



Two sites with outline planning permission
Each site approximately 1/3 acre
Stunning sites with far fetching panoramic views
Wonderful location convenient to many schools, bus routes and good access to Belfast
A superb opportunity to build your dream homes with no complications
Outline planning details can be found under reference: LA05/2022/395/0
Ridge height of no more than 6.8 meters- best suited to a bungalow house type

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Application No: **LA05/2022/0395/O**

Date of Application: **6 April 2022**

Site of Proposed Development: **Lands between no. 12 & no. 14 School Road Crossnacreevy**

Description of Proposal: **Proposed site for 2 infill dwellings**

Applicant: **[REDACTED]**

Address: **[REDACTED]**

Agent: **Gravis Planning**
Address: **1 Pavilions Office Park
Kinnegar Drive
Holywood
BT18 9JQ**

Drawing Ref: 01, 02.

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE PLANNING PERMISSION

for the above mentioned development in accordance with your application subject to

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 3 spaces per dwelling.

Reason: To ensure adequate (in-curtilage) parking in the interests of road safety and the convenience of road users.

5. Any existing street furniture or landscaping obscuring or located within the proposed carriageway, sight visibility splays or access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

Reason: In the interest of road safety and the convenience of road users.

6. The proposed dwelling shall have a ridge height of less than 6.8 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with the requirements of the SPPS and Planning Policy Statement 21.

7. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.35 metres at any point.

Reason: In the interest of visual amenity.

8. No development shall be undertaken on the site until the proposed development has been approved by the Council.

Twice as Nice!

For those longing to enjoy countryside living with a modern twist and a convenient location then this could be just the sites you have been waiting for! This is a fantastic opportunity to purchase not one but two sites with outline planning permission. Located just 5 miles from Belfast City Centre, six miles from Comber and eleven miles from Lisburn ensuring you can enjoy country living with plenty of amenities nearby. Please note a maximum ridge height of 6.8 meters is in place so the sites would be best suited to a bungalow.

Sites can be sold as one lot or sub divided and sold separately @ £150,000 per site.

Outline planning details can be found under reference: LA05/2022/395/0

For further information or to arrange a viewing please call Michael Chandler Estate Agents on 02890 450 550 or visit www.michael-chandler.co.uk Michael Chandler Estate Agents have endeavoured to prepare these sales particulars as accurately and reliably as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and agents do not give any warranty in relation to the property/ Site. We would recommend that all information contained in this brochure is verified by yourself or your professional advisors. Services, fittings and equipment referred to in the sales details have not been tested and no warranty is given to their condition. All measurements contained within this brochure are approximate. Site sizes are approximate and have not been verified.

Informatives

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
4. DAERA Standing Advice on Single Dwellings
 - a. The storm drainage of the site, during site clearance, construction and operational phases of the development, should be designed to the principles of Sustainable Drainage Systems (SuDS), where appropriate, in order to minimise the polluting effects of storm water on waterways.
 - b. Construction of SuDS should comply with the design and construction standards as set out in the Construction Industry Research and Information Association (CIRIA) manual G753 (2015) The SuDS Manual. A separate site handbook (2009).

Large-scale stormwater management systems for water treatment is your private water supply safe-2015.pdf
More detailed guidance can be obtained from the private water supplies technical manual at: <http://www.privatewatersupplies.gov.uk/>

g. Borehole construction should be undertaken by a competent contractor taking account of best practice. Guidance on best practice can be accessed by the Institute of Geologists of Ireland (IGI) at: <http://igi.ie/publications/guidelines/>

h. Environment Agency (EA) Guidance on Rainwater Harvesting Guidance can be obtained from:
<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/geho1110bten-e-e.pdf> (PDF 767KB)

i. It is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

j. An application form for consent to discharge under the Water (NI) Order 1999 can be obtained by contacting NIEA Water Management Unit at:
17 Antrim Road, Tonagh, Lisburn, BT28 3AL
Or by visiting our website: <https://www.daera-ni.gov.uk/articles/regulating-water-discharges>

Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!

REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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ESTATE AGENTS