Michael Chandler
ESTATE AGENTS

Site @ Ballystockart Road/ Gransha Close,

Asking Price £185,000

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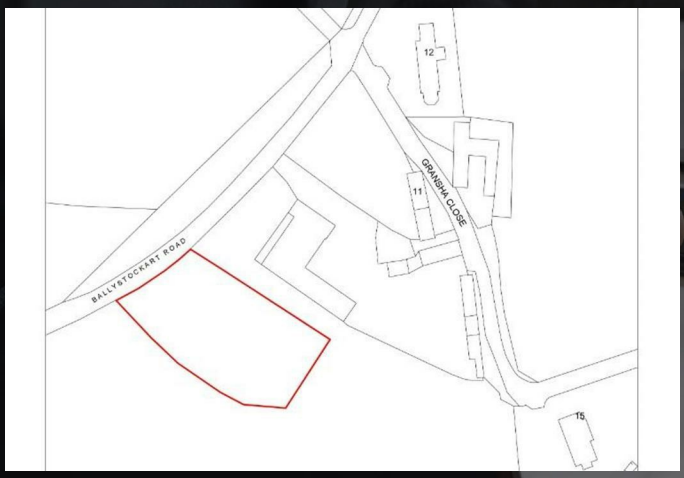

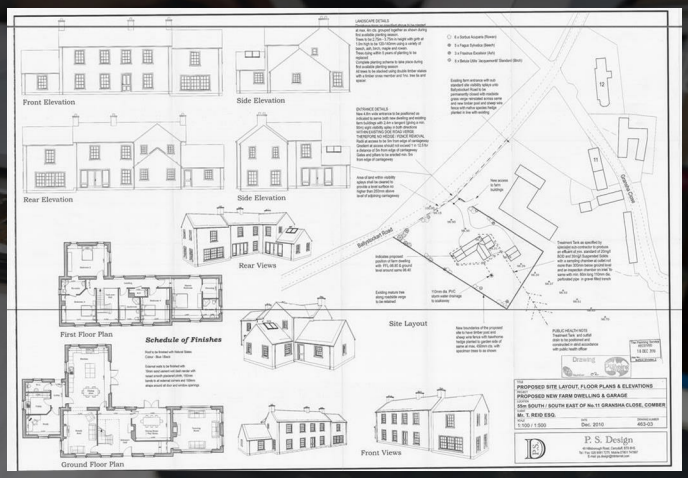

A Site for Sore Eyes!

This is a fabulous opportunity to purchase a unique site of circa 0.67 acres in the Ballystockart area of Dundonald. The site benefits from stunning and uninterrupted countryside views and has been approved with full planning for a large detached two storey residence.

It is only minutes from the bustling towns of Dundonald and Comber which offer a vast range of amenities, shops and schools with Belfast City Centre and East Belfast being a short drive away.

Planning was initial passed in February 2010 and amended in 2011 with foundations in place. The planning reference for this approval is Y/2010/0516/F

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carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.

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

4. Any existing street furniture or landscaping within the visibility splays as conditioned above shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicants expense.

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

5. The access gradient shall not exceed 4% (1 in 25) over the first 10.0m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

6. The development hereby permitted shall not be commenced until the existing access indicated on Drawing No.02A bearing the date stamp 20th June 2011 has been permanently closed and the verge reinstated to the satisfaction of Roads Service.

public road.

7. No Environmental Health objections in principal subject to compliance with all relevant legislation. Developer to carry works out in accordance with BS5228 to minimise disturbance to local residents.

No objection subject to the provision of a satisfactory means of disposal of foul effluent. Insufficient detail is given with this application to determine the suitability of the location of the septic tank. In this regard, application must be made to the Water Management Unit of Department of Environment, Environment and Heritage Service, Calvert House, 23 Castle Place, Belfast BT1 1FY for a Consent to Discharge under the provisions of the Water NI order 1999.

8. This planning permission is granted for a dwelling on the farm as provided for in Policy CTY10 of the Planning Policy Statement 21 - Sustainable Development in the Countryside, under Farm Business Reference 632584

9. The applicant is advised that under Policy CTY 10 of PPS 21: Sustainable Development in the Countryside planning permission will not be granted for a dwelling under this policy if a dwelling or development opportunity has been sold off from the farm holding within 10 years of the date of the application. For the purposes of this policy, 'sold-off' will mean any development opportunity disposed of from the farm holding to any other person including a member of family.

and shrubs of mixed woodland species planted on the inside.

Reason: To ensure the proposal is in keeping with the character of the rural area.

Informatives

1. It is the responsibility for the developer / house builder to find out about the nearest public watermain, foul sewer and storm sewer / watercourse that has the capacity to service the proposed development. Copies of existing water and sewer records can be obtained from NI Water. There is a nominal charge for this service.

2. Guidance can be given to developers / house builders about how the proposed development can be served by a public watermain or sewers. To find out how proposed development can be serviced with water and sewer infrastructure, developers and house builders can submit a Pre-Development Enquiry.

3. If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NIW Water to extend the public watermain or foul / storm sewer system to service your development.

This can be done by requisitioning a watermain under Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermains and sewers.

Date of Application: 16th December 2010

Site of Proposed Development: **55m south south west of 11 Gransha Close Comber**

Description of Proposal: **Erection of a farm dwelling and garage (proposal is change of house type including extension of curtilage to that previously approved under Y/2010/0069/F) (amended proposal description and site address)**

Applicant: Mr T Reid C/O Agent
Address:

Agent: P. S. Design
Address: 49 Hillsborough Road
Carryduff
BT8 8HS

Drawing Ref: 01, 02A, 03

The Department of the Environment in pursuance of its powers under the above-mentioned

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