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Northern Ireland 2016

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**Freehold B/S 40m South West of
31 Mill Road Belfast BT8 8HJ**

OFFERS
AROUND

£100,000

We are delighted to offer this mature building site estimated to extend to about 1.38 acres or thereabouts (to be confirmed) set on an elevated position overlooking a wooded valley towards Belfast.

The site has received full planning permission for a 1½ storied detached residence extending to about 2000 sqft. The site is approached from a shared laneway leading to a private laneway (exact position to be confirmed) accessing the site.

Ideally located little over a mile from Forestside in the heart of the country this site affords the purchaser a rare opportunity to acquire a mature site in a prime location so convenient to the city centre, shops, public transport and sports facilities.

From Saintfield Road turn right at lights at entrance to Purdysburn Hospital and immediately left along Old Saintfield Road, proceed about 200 metre and turn right into Mill Road, proceed past Mill Road West and turn into 1st entrance past Mill Road West to Atmur House.

1B Main Street, Saintfield, BT24 7AA

Email: info@timmartin.co.uk

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APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA05/2015/0634/F**

Date of Application: **29th September
2015**

Site of Proposed
Development:

**40M South West 31
Mill Road
Mealough
BT8 8HJ**

Description of Proposal:

**Replacement Dwelling with retention of old dwelling as
store**

Agent: Ewart Davis
Address: 15 Killynure Avenue
Carryduff
Belfast
BT8 8ED

Drawing Ref: LA05/2015/0634/01-03

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

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

3. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

4. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the root protection area nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written consent of the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

5. No development activity, including ground preparation or vegetation clearance, shall take place until a Badger Mitigation Plan (BMP) has been submitted to and approved in writing by the Council. The approved BMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved BMP, unless otherwise agreed in writing by the Council. The BMP shall include the following:
- a) Details of the appointment of a suitably qualified and experienced ecologist to oversee works and the implementation of mitigation measures;
 - b) Details of an updated badger survey by an ecologist immediately prior to works commencing;
 - c) Details of the implementation of badger protection zones and the establishment of appropriate temporary fencing to protect badgers and their setts during works;
 - d) Details of additional planting of native, thorny species within badger protection zones;
 - e) Any additional mitigation deemed necessary by the ecologist.

Reason: To protect badgers and their setts.

6. Upon occupation of the new dwelling, the dwelling to be replaced, coloured green on the approved plan date stamped 8th June 2017 shall no longer be used or adapted for purposes of human habitation and may only be used for the purposes specified in this permission or any other purpose incidental to the enjoyment of the approved dwelling house.

Reason: To ensure that the proposed development does not result in the creation of an additional dwelling in the countryside.

7. The vehicular access, including any visibility splays and any forward sight distance, shall be provided in accordance with drawing No. 02, bearing the date stamp 15 December 2017, prior to the commencement of any other works or other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

8. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses 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.

9. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with approved drawing no. 02 bearing date stamp 15 December 2017 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

10. Any existing street furniture or landscaping obscuring or located within the proposed carriageway, sight visibility splays, forward sight lines 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.

Informatives

1. The applicant's attention is drawn to Article 10 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly kill, injure or take any wild animal included in Schedule 5 of this Order, which includes the badger (*Meles meles*). It is also an offence to intentionally or recklessly: damage or destroy, or obstruct access to, any structure or place which badgers use for shelter or protection; damage or destroy anything which conceals or protects any such structure; disturb a badger while it is occupying a structure or place which it uses for shelter or protection. Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence. If there is evidence of badger activity on the site, all works should cease immediately and further advice sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT7 2JA. Tel: 028 905 69605
2. The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:
kill, injure or take any wild bird; or
take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
at any other time take, damage or destroy the nest of any wild bird included in Schedule A1;
or
obstruct or prevent any wild bird from using its nest; or
take or destroy an egg of any wild bird; or
disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
disturb dependent young of such a bird.
Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

It is therefore advised that any tree, hedge loss or vegetation clearance should be kept to a minimum and removal should not be carried out during the bird breeding season between 1st March and 31st August, unless pre-clearance surveys show an absence of breeding birds
3. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

4. Notwithstanding the terms and conditions of the Planning Department's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure - Road's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DFI - Roads Section Engineer whose address is Lisburn & Castlereagh Section Office, 40a Benson Street, Lisburn. A monetary deposit will be required to cover works on the public road.
5. All construction plant and materials shall be stored within the curtilage of the site.
6. It is the responsibility of the developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site.
7. 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.
Construction of SuDS should comply with the design and construction standards as set out in the Construction Industry Research and Information Association (CIRIA) manual C753 (2015) The SuDS Manual. A separate site handbook (C698) for the construction of SuDS has also been produced by CIRIA.
The applicant should comply with all the relevant Pollution Prevention Guidelines (PPGs) in order to minimise the impact of the project on the environment, paying particular attention to:
PPG 01 - General guide to pollution prevention
PPG 02 - Above ground oil storage
PPG 04 - Disposal of sewage where no foul sewer is available
PPG 05 - Works in, near or liable to affect watercourses
PPG 06 - Working at demolition and construction sites
Compliance with the advice in PPG 05 and 06 will help to minimise the impact of the site clearance and construction phases of the project on the environment. These PPGs can be accessed by visiting the NetRegs website at:
<http://search.netregs.org.uk/search?w=pollution%20prevention%20guidelines>
Should any culverting or piping of watercourses be required, the applicant will be required to adhere to the guidance detailed in Standing Advice Note. 22 - Culverting:
http://www.planningni.gov.uk/index/advice/northern_ireland_environment_agency_guidance/standing_advice.htm
General advice and guidance on private water supplies can be obtained from the DWI's information leaflet 'Is your private water supply safe?'

<https://www.daera-ni.gov.uk/sites/default/files/publications/doe/water-leaflet-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/>

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://www.igi.ie/publications/codes-guidelines.htm>

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)

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. An application form for consent to discharge under the Water (NI) Order 1999 can be obtained by contacting NIEA Water

Management Unit at:

NIEA Water Management Unit
17 Antrim Road, Tonagh, Lisburn.
BT28 3AL

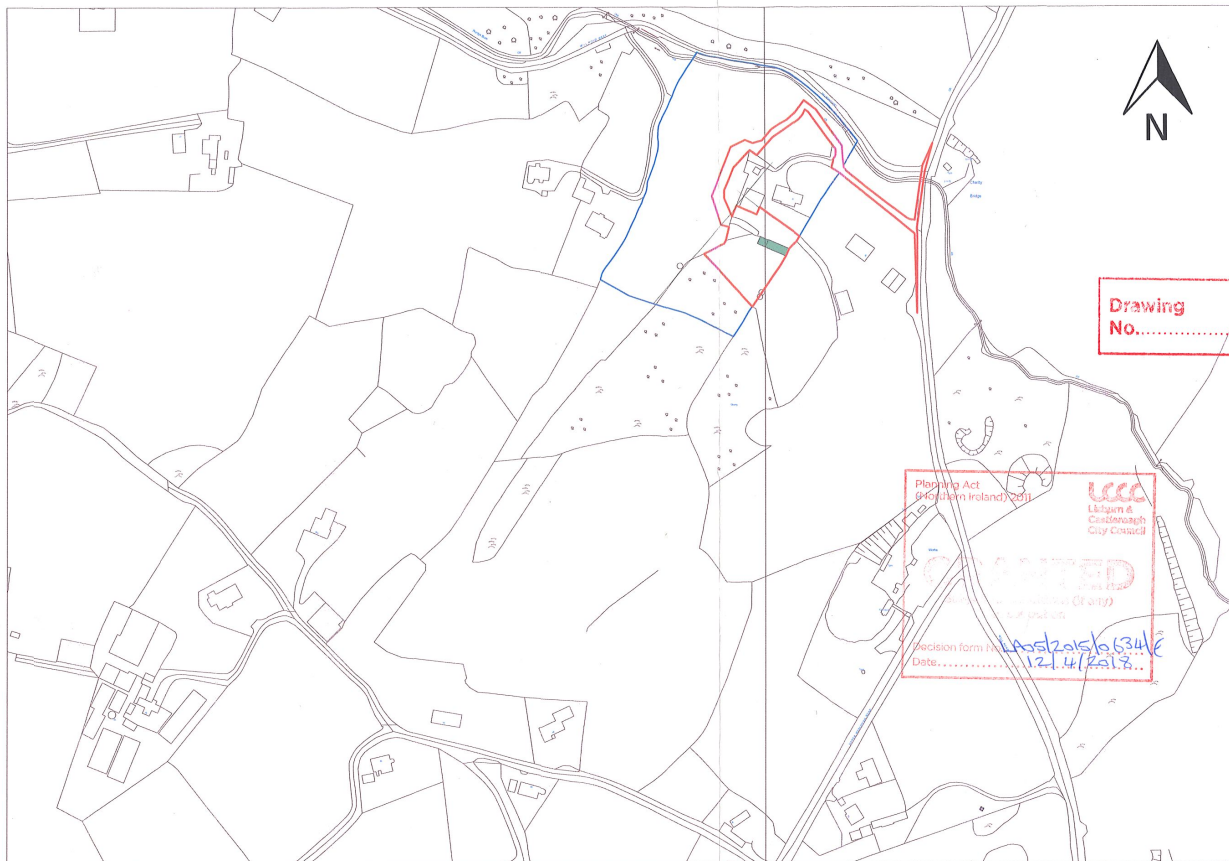
or by visiting our website:

<https://www.daera-ni.gov.uk/articles/regulating-water-discharges>

Dated: 12th April 2018

Authorised Officer





Lisburn & Castlereagh
City Council
Area Planning Office
RECEIVED
08 JUN 2017
File No.

Drawing
NO.

LCCC
Lisburn &
Castlereagh
City Council

Planning Act
(Northern Ireland) 2011
LCCC
Lisburn &
Castlereagh
City Council
PROPOSED
REPLACEMENT
DWELLING TO REAR OF 31,
MILL ROAD, PURDYSBURN,
BELFAST FOR MR & MRS A.
RENDALL
Decision form re: 12.4/2015/634/1
Date: 12.4/2015/634/1

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Job Title
PROPOSED REPLACEMENT
DWELLING TO REAR OF 31, MILL
ROAD, PURDYSBURN, BELFAST FOR
MR & MRS A. RENDALL

Drawing Name
SITE LOCATION PLAN

Drawn by
MB

Date
Sept 2015

Drawing Scale
1:2500

Revision
REV A - 31-05-17 - SITE AMENDMENTS



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

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THE
ESTAS
ESTATE
AGENT
AWARDS 2016

GOLD WINNER

NORTHERN
IRELAND
"GATED YOUR CLIENTS"

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable 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 us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



RICS