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**Building Site 64m West Of 12 Florida Road**  
**Killinchy BT23 6RU**

OFFERS  
AROUND

**£150,000**

A superb opportunity to acquire this freehold building site, situated in a much sought after area of Killinchy, with pleasing rural views.

Occupying a level site, extending to approximately 0.8 of an acre or thereabouts, full planning permission has been granted under application LA06/2018/0718/F dated 2 August 2019, for a change of use and conversion of existing stone wall vernacular building. The property, upon completion, will extend to approximately 2,750 sqft or thereabouts and provide fantastic family accommodation.

Mains water, electricity and telephone appear convenient to the site.

The site is situated approximately 1 ½ miles from Lisbane and 2 ½ miles from Killinchy, both offering an excellent choice of pubs and restaurants, McCann's convenient store, Crafty Fox boutique, doctors surgery and primary school. Downpatrick, Newtownards and Belfast are all within convenient commuting distance.

27 Castle Street, Comber, Co Down BT23 5DY

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**APPROVAL OF PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA06/2018/0718/F**

Date of Application: **2nd July 2018**

Site of Proposed  
Development:

**Lands approximately 64m West of Gate Lodge at 12 Florida  
Road  
Killinchy  
BT23 6RU**

Description of Proposal:

**Proposed change of use and conversion of existing stone  
wall vernacular building into dwelling and associated site  
works.**

Applicant: Eaglepass Ltd  
Address: 12-14 Florida Road  
Killinchy  
BT23 6RU

Agent: Alan Bennett Architects  
Address: 2 St Judes Avenue  
Belfast  
BT7 2GZ

Drawing Ref: 01, 04B, 05A, 06A & 07A

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. The landscaping scheme as shown on Drawing No. LA06/2018/0718/04B, date stamped 25th October 2018, shall be planted in the first available planting season following the occupation of the dwelling.

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

3. The existing trees along the northern, western and southwestern boundaries, coloured green on Drawing No. LA06/2018/0718/04B, date stamped 25th October 2018, shall be permanently retained.

Reason: To ensure the development integrates into the countryside and the ensure maintenance of screening of the site.

4. 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.

5. No development activity, including ground preparation or vegetation clearance, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Planning Authority. The CEMP shall include the following:

- Pollution Prevention Plan; including details of the establishment of buffer zones to watercourses (50 metres to streams and 20 metres to minor drains) and details of watercourse crossings;
- Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;
- Peat/Spoil Management Plan; including identification of peat/spoil storage areas and
- details of the reinstatement of excavated peat/spoil;
- Water Quality Monitoring Plan;
- Environmental Emergency Plan;
- Detail of the appointment of an Ecological Clerk of Works and their roles and responsibilities.

Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Construction

Environmental Management Plan and to prevent likely significant effects on Strangford Lough Area of Special Scientific Interest, Strangford Lough RAMSAR site, Strangford Lough Special Area of Conservation and Strangford Lough Special Protection Area.

6. There shall be no construction works including refuelling, storage of oil and fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc. within 10 metres of watercourses on the north and west site boundaries.

Reason: To minimise the impact of the development on designated sites.

7. The septic tank and soakaway shall be located as shown on drawing number LA06/2018/0718/04B, date stamped 25th October 2018.

Reason: To minimise the impact of the development on designated sites.

8. The applicant must adhere to the mitigation methods listed in sections 4-6 in the CEMP document, date stamped 25th October 2018.

Reason: To protect the site selection features and conservation objectives of Strangford Lough SAC / SPA / Ramsar.

9. No development should take place on-site until a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure a practical solution to sewage disposal is possible at this site thus protecting water quality of the waterways that lead to Strangford Lough SAC/ SPA/ Ramsar.

10. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No LA06/2018/0718/04B, date stamped 25th October 2018, prior to the commencement of any 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 250mm 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 interests of road safety and the convenience of road users.

11. The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 8% (1 in 25) over the first 10 m outside the road boundary. Where the vehicular access crosses footway, 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.



12. The external materials used on the dwelling hereby approved shall comply with those materials annotated on Drawing No. LA06/2018/0718/06A & 07A, date stamped 20th June 2019.

Reason: Reason: to protect the character of the setting to the listed buildings, in compliance with BH11 (b) "the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building".

13. The southeastern boundary abutting Florida Road shall be defined by either estate fencing painted black or native hedging as illustrated on Drawing No. LA06/2018/0718/04B, date stamped 25th October 2018.

Reason: Reason: to protect the character of the setting to the listed buildings, in compliance with BH11 (b) "the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building".

#### Informatives

1. This Notice relates solely to a planning decision and does not purport to convey any other approval or consent which may be required under the Building Regulations or any other statutory purpose.

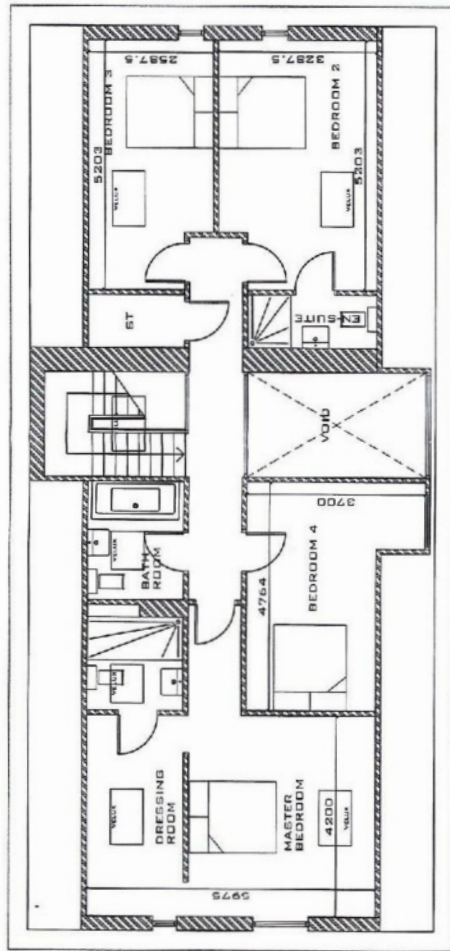
Dated: 2nd August 2019

Authorised Officer



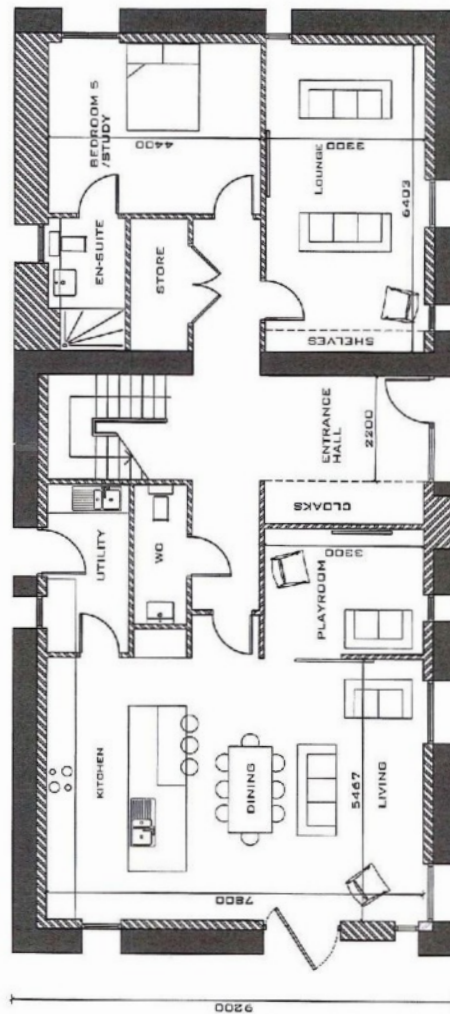
Application No. LA06/2018/0718/F

LA06



**FIRST FLOOR**  
GROSS INTERNAL FIRST  
FLOOR AREA: 114m<sup>2</sup>

19567



**GROUND FLOOR**  
GROSS INTERNAL GROUND  
FLOOR AREA: 142m<sup>2</sup>

TOTAL GROSS INTERNAL FLOOR AREA:  
256m<sup>2</sup> / 2750SQT



REV A - REDESIGNED FOR PLANNING  
13.05.19 - AB

FLORIDA ROAD SITE

PROPOSED PLANS 1:100 @A3

ALAN BENNETT ARCHITECTS

11.06.18

18-18-P/104A





