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**SITE WITH OUTLINE PLANNING FOR DETACHED DWELLING Offers Around
BETWEEN 201 & 205 MOORFIELDS ROAD, BALLYMENA, £25,000
BT42 3DE**

This site is ideally located a short distance from Moorfields Primary School on the main Ballymena to Larne line and close to Collin Road which leads directly to Ballyclare. The site extends to approximately 0.33 acres and has the benefit of good road frontage. Mains water and electricity are convenient (there is a transformer on the site). Outline Planning Permission (LA02/2017/0856/O) has been passed for a detached dwelling and garage which was granted on 26 October 2017 allowing the successful buyer the opportunity to design their own home.





**Mid & East
Antrim**
Borough Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA02/2017/0856/O**

Date of Application: **27th September
2017**

Site of Proposed
Development:

**Between 201 and 205 Moorfields Road
Ballymena**

Description of Proposal:

**Dwelling and Garage (Infill site) Renewal of Previous
Approval G/2014/0295/O.**

Applicant: **Mr N McBurney**
Address: **205 Moorfields Road
Ballymena
BT42 3EG**

Agent: **FMK Architecture**
Address: **Unit 5 ahoghill Business Centre
Ballymena
BT42 1LA**

Drawing Ref: **01,**

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 compliance with the following conditions which are imposed for the reasons stated:

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
 - i. the expiration of 5 years from the date of this permission;

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LA02





Mid & East Antrim Borough Council

or

- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

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

5. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: To ensure the dwelling integrates into the landform and to ensure resident's privacy is not adversely affected.

6. The existing natural screenings of the site, shall be retained unless necessary to prevent danger to the public in which case a full expansion along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

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

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LA02





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7. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with species hedgerow/trees 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. 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.
2. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.
3. 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.
4. The applicant's attention is drawn to the enclosed information sheet from NIE and NI Water.

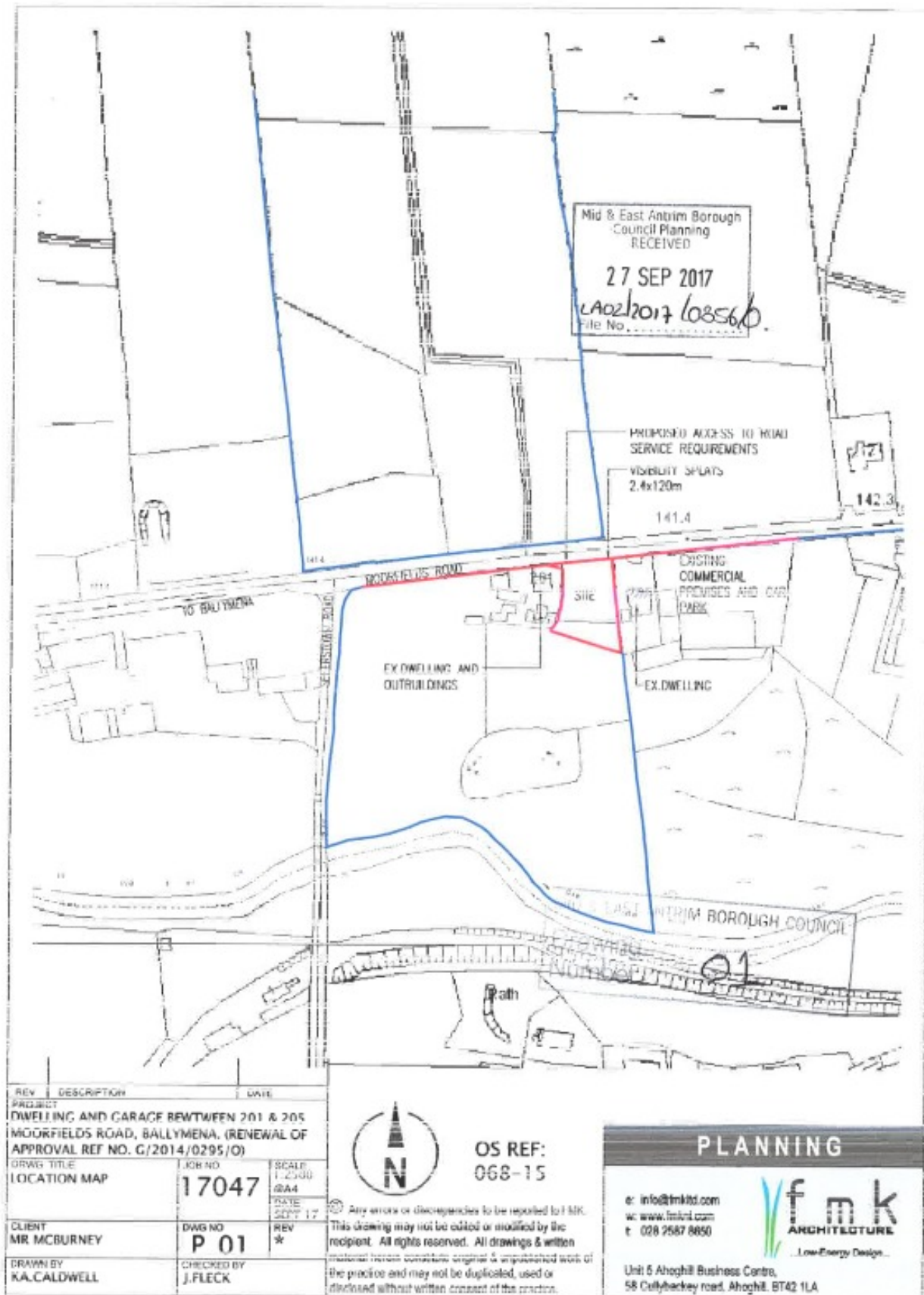
Dated: 26th October 2017

Authorised Offi

Application No. LA02/2017/0855/D

LA02







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AGENT'S NOTES

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description, necessary permissions for use and measurements. None of the services or appliances at the property have been tested by us and no warranty as to their condition is given. Neither the vendor, James H. McKinney & Sons, nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property.