

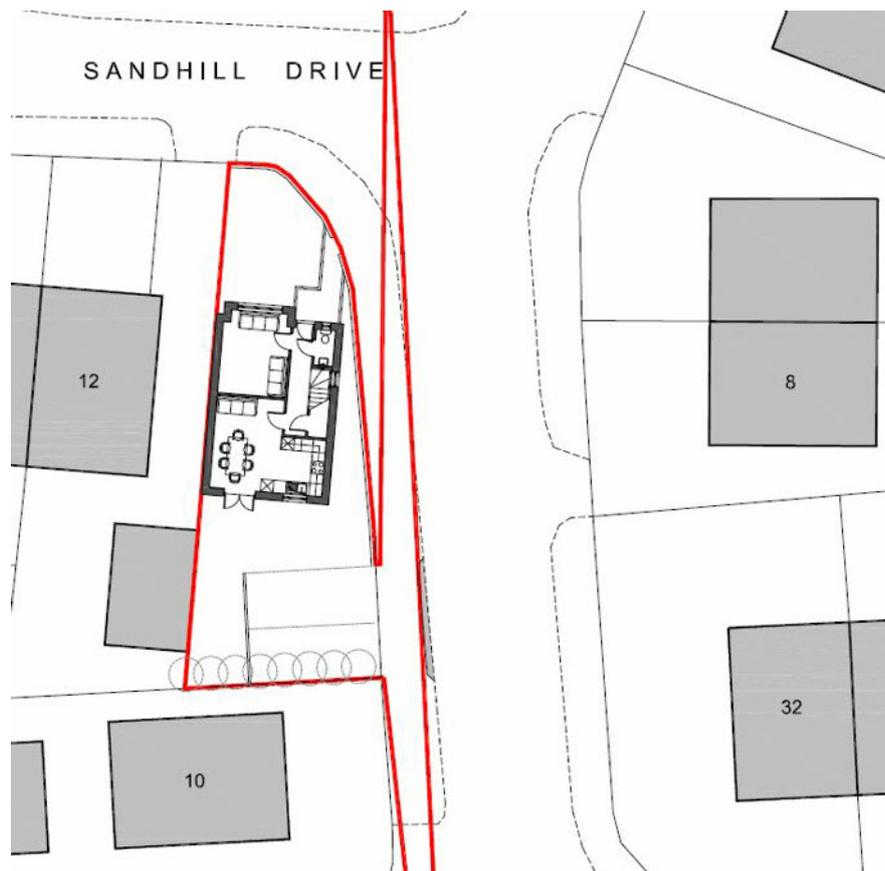
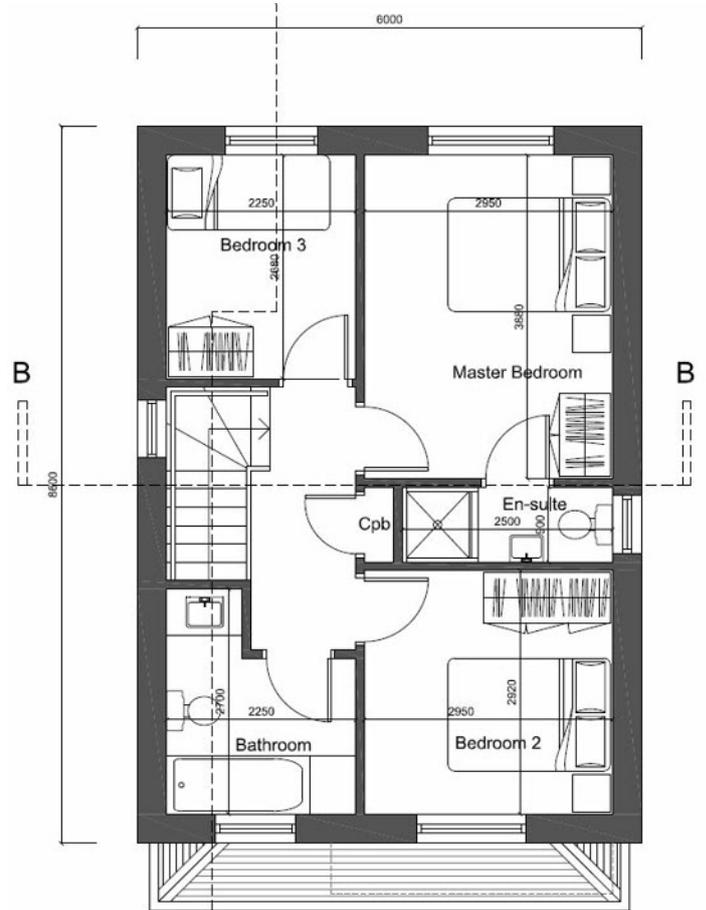
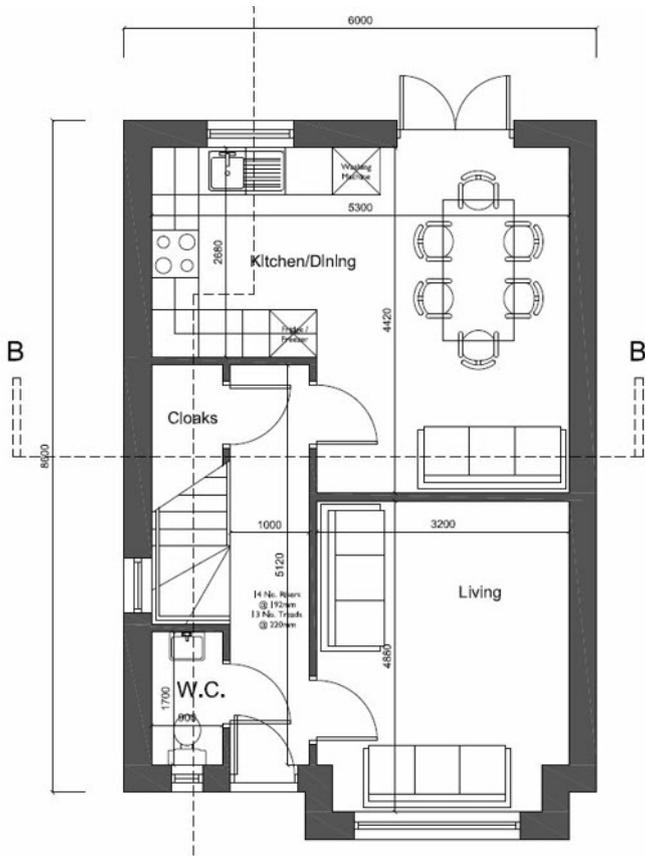


Offers Over
£65,000

Site adjacent to
12 Sandhill Drive,
BELFAST,
BT5 6DQ

Viewing by
appointment with
& through agent
028 9065 0000

- Residential development site
- Full planning for three bedroom detached villa
- New house will have front and rear gardens plus off-street parking
- Quiet yet convenient location
- Close to Ballyhackamore, Greenville Park
- Planning reference: LA04/2016/2509/F





APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA04/2016/2509/F

Date of Application: 24th November 2016

Site of Proposed
Development:

**Land located 5 metres east of
12 Sandhill Drive
Belfast
BT5 6DQ**

Description of Proposal:

**3 bed detached dwelling located on land 5 metres east of 12
Sandhill Drive**

Applicant: Philip McKeown
Address: 12 Sandhill Drive
Belfast
BT5 6DQ

Agent: Jonathan McGrandle
Address: 159 Avoniel Road
Belfast
BT5 4SG

Drawing Ref: 01A, 02 & 03B

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 materials to be used in the construction of the external surfaces of the dwelling hereby permitted, shall be as per drawing 02 bearing the Belfast Planning Service date stamp 24th November 2016.



5. 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.

6. All construction plant and materials shall be stored within the curtilage of the site.

7. 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 road side drainage is preserved and does not allow water from the road to enter the site.

8. CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011

Should any unforeseen ground contamination be encountered during the development, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.

9. No construction to be made, trees planted or other obstruction made within 3m (or 1.5 times the depth whichever is greater) of sewers, or 4m (or 1.5 times the depth whichever is greater) of water mains. A diversion may be necessary. Consultation with NIW is required at an early design stage.

All services within the development should be laid underground.

The dwelling hereby permitted shall be occupied until the (sewage disposal/drainage) works have been completed in accordance with the submitted plans

The dwelling shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Department.

Development shall not begin until drainage works have been carried out in accordance with details submitted to and approved in writing by the Department.

10. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.

11. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site: such as diversion, culverting, bridging or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

12. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.



Reason: In the interest of visual amenity and to ensure the proposal is in keeping with the approved plans.

3. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 03B, 'Proposed Site Plan with Visibility Splays', bearing the Belfast City Council Planning Office date stamp 30 May 2017, prior to the occupation of any other development hereby permitted. The area within the visibility splays and any forward sight line shall, with the exception of existing trees, 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 interests of road safety and the convenience of road users.

4. The dwelling extension shall not be occupied until hard surfaced areas have been constructed in accordance with approved Drawing No. 03B, 'Proposed Site Plan with Visibility Splays', bearing the Belfast City Council Planning Office date stamp 30 May 2017 to provide 2 No. parking spaces within the sites. 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 adequate in-curtilage parking in the interests of road safety and the convenience of road users.

5. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber slat fence dimensions detailed on drawing no 03B bearing Planning Service date stamp 30 May 2017.

Reason: In the interests of the character and appearance of the area and residential amenity.

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. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.

4. Notwithstanding the terms and conditions of the Department for Infrastructure's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure'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 148-158 Corporation Street, Belfast, BT1 3DH. A monetary deposit will be required to cover works on the public road.



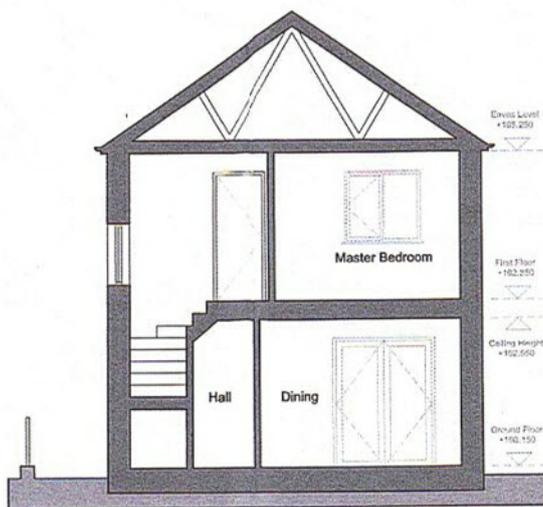
13. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.

Director of Planning and Place

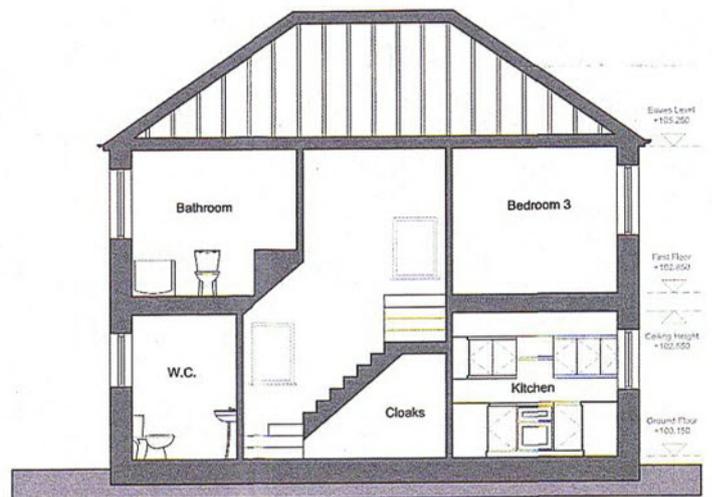
Dated: 11th September 2017

Location:

From Ballyhackamore, head down Sandown Road. Turn right into Clara Road and then follow road in to Sandhill Parade. Into Sandhill Park and Sandhill Drive is on right hand side.



Proposed Section B-B
Scale - 1:50



Proposed Section A-A
Scale - 1:50

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

www.templetonrobinson.com