



Rarely does an opportunity like this arise to purchase a site with such a contemporary residence. The first of its kind to be granted development in a rural setting and designed by FAMILY (Award Winning Architects). This Four bedroom family home names the 'Barnhouse' has been thoroughly thought out in design and function and is proposed to utilise contemporary forms and materials, connecting in with local vernacular architecture in its local rural setting.

The site itself extends to approximately 0.4 acres with views to open countryside.

In close proximity to the M1 Motorway and with ease of access to Belfast and the south via the A1 Dual Carriageway.

Early enquires are recommended as it is sure to appeal to a broad range of individuals.

Offers in the  
region of  
£125,000

121C Saintfield Road,  
LISBURN,  
BT27 5PG

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Full Planning Permission for an exceptional contemporary residence
- The proposed home presents 4 bedrooms with generous reception spaces
- Site of approximately 0.4 acres
- Views to Open Countryside
- Convenient to Lisburn City Centre and its leading Schools
- Ease of commute to Belfast and beyond with the M1 motorway just minutes away.

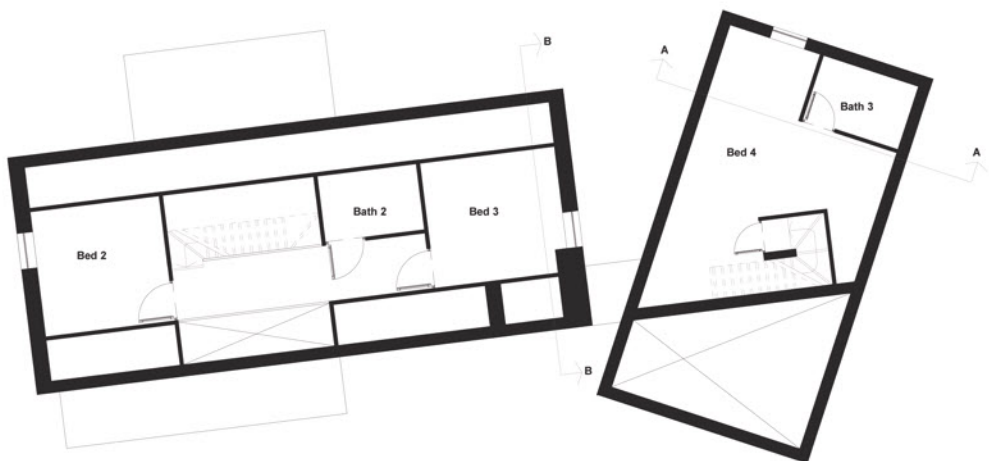








GROUND FLOOR



FIRST FLOOR

**APPROVAL OF PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA05/2017/0439/F**

Date of Application: **28th April 2017**

Site of Proposed  
Development:

**121b Saintfield Road  
Lisburn  
BT27 5PG**

Description of Proposal:

**A one and a half storey 4no. bedroom dwelling with  
integrated garage**

Applicant: **Alasdair Cumming**  
Address: **121b Saintfield Road  
Lisburn  
BT27 5PG**

Agent: **Family Architects**  
Address: **121b Saintfield Road  
Lisburn  
BT27 5PG**

Drawing Ref: **LA05/2017/0439/01-23.**

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 vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No's. LA05/2017/0439/19 and LA05/2017/0439/20 bearing the date stamp 27th July 2017, 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.

3. The dwelling hereby permitted shall not be occupied until parking / hard standing has been provided and permanently retained in accordance with the approved drawing. Drawing No. LA05/2017/0439/15 bearing the date stamp 27th July 2017.

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

4. All hard and soft landscape works shall be carried out in accordance with the approved details on plan LA05/2017/0439/07 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 dwelling.

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

#### **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. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.

4. 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.

5. Notwithstanding the terms and conditions of the Council'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'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 DfI Roads Section Engineer whose address is Castlereagh and Lisburn Section Office, 40a Benson Street, Lisburn (Tel 02892 626615 for advice or to arrange an appointment). A monetary deposit will be required to cover works on the public road.

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. There is a large hedge on land inside the proposed development and under the current ownership of the applicant which runs within the eastern boundary of the proposed development. This hedge may cause a loss of amenity at 121b Saintfield Road due to loss of light to the occupier. The hedge may be subject to a complaint and subsequent remedial action under the High Hedge legislation.

9. NI Water Informatives:

a. The onus is on the householder/developer to find out if there is existing water and sewer infrastructure within their property.

b. It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.

c. House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.

d. Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder/developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc.

e. It is the responsibility of the house builder/builder/developer to establish if existing public watermains, foul/storm sewers, together with appropriate waste water treatment facilities, have adequate capacity to serve the proposal. To establish how best any development may be served by existing public water and sewerage infrastructure, a Pre Development Enquiry (PDE) would require to be submitted. There is a charge for this service.



f. 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 NI 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.

g. Septic Tank emptying. The applicant must provide a hard standing area with a 3.5m wide access capable of supporting the weight of a sludge tanker within 30 metres of the septic tank.

If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-Ordination Team.

Copies of our Application Forms can be obtained by contact the Developers Services Business Line 08458770002 or by downloading from our web page [www.niwater.com/servicesfordevelopers.asp](http://www.niwater.com/servicesfordevelopers.asp) and Forms.

#### 10. Water Management Unit Informatives:

No development should take place on-site until the method of sewage disposal has been agreed in writing with NIW or a consent to discharge has been granted. To ensure a practical solution to sewage disposal is possible at this site.

The building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rain-water drainage system, once the building is occupied. In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

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) 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 C697. 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>

General advice and guidance on private water supplies can be obtained from the DWI's information leaflet 'Is your private water supply safe?'  
<http://www.doeni.gov.uk/niea/privatewatersuppliesleaflet.pdf> (PDF 463KB)  
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)

Dated: 15th February 2018

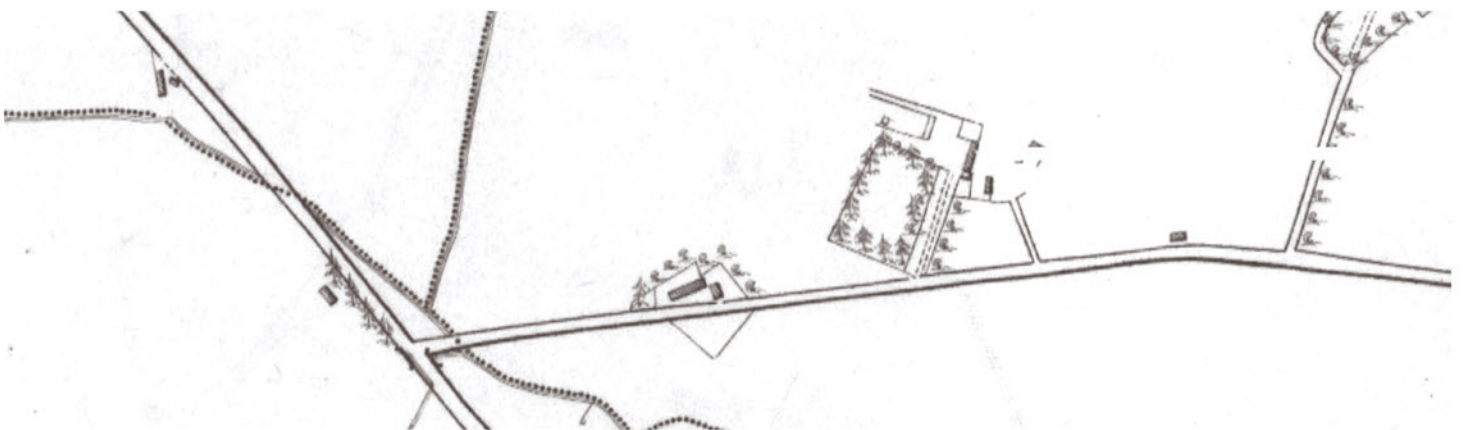
Authorised Officer \_\_\_\_\_



## INSPIRATION

The formation of this house reflects the historic vernacular architecture in the area.

3D VIEW OF WALLED GARDEN



SITE MAP OSNI HISTORICAL FIRST EDITION - (1832 - 1846)





Location:

When leaving the M1 Motorway at the Saintfield Road Exit, take the Saintfield Road past Dobbies Garden Centre and continue for two miles. After two miles filter left and continue along the Saintfield Road and the is 500 yards on the left hand side



Lisburn - 028 92 66 1700  
Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747

[www.templetonrobinson.com](http://www.templetonrobinson.com)



With You  
Every Step  
of the Way

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