

Tim Martin
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**Building
Site**

Freehold Building Site 30m East of 10 Killynure Road West
Carryduff
BT8 8EA

**Offers Around
£140,000**

www.timmartin.co.uk
Telephone 028 97 568300

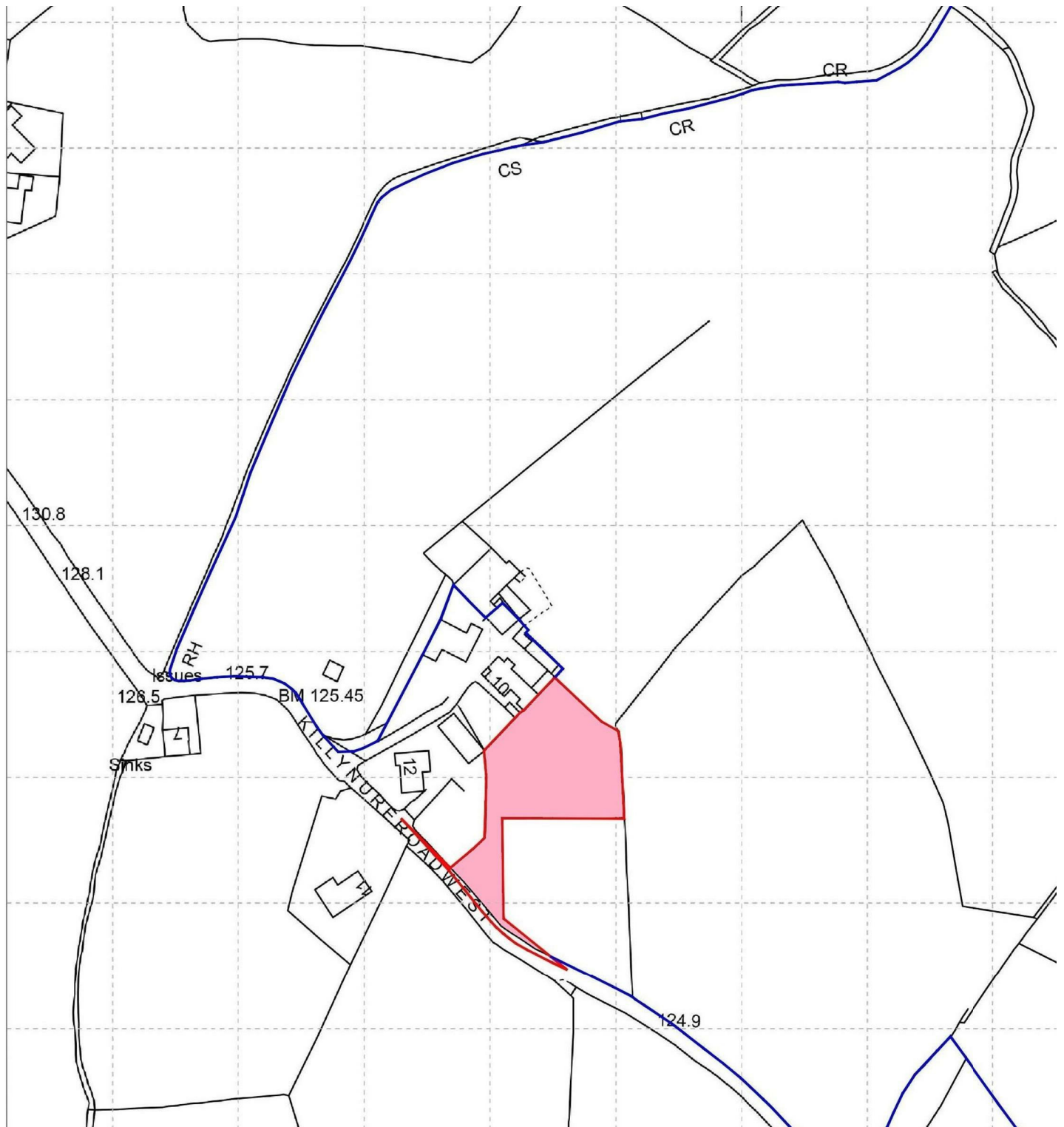
SUMMARY

Situated a short distance from Carryduff, this spacious freehold building site extending to circa 0.75 of an acre is set back from the road and enjoys far reaching and pleasing views over the countryside.

The site has been granted Outline Planning Permission for a farm dwelling and garage as contained in Application No LA05/2023/0137/0 dated 23rd October 2023.

Mains services including water, electricity and telephone are convenient to the site. The soakaway from an adjoining property maybe located within the site and may be required to be relocated to allow for the construction of a driveway.

This is a quality level site the likes of which only occasionally comes to the open market.





OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA05/2023/0137/O**

Date of Application: **6th February 2023**

Site of Proposed Development: **Lands 30m east of 10 Killynure Road West, Carryduff**

Description of Proposal: **Farm dwelling and garage**

Applicant: James Lowe
Address: 59 Killynure Road
Carryduff
BT8 8EB

Agent: Colin McAuley
Address: 2 Millreagh
Dundonald
Belfast

Drawing Ref: 01, 02, 03

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; 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. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 3 spaces per dwelling.

Reason: To ensure adequate (in-curtilage) parking in the interests of road safety and the convenience of road users.

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

5. The external wall finish to the proposed dwelling shall be a painted render in a colour to be approved in writing by the Council or roughcast or fine grade chippings not exceeding 3mm and the window frames shall be in accordance with A Sustainable Design Guide for the Northern Ireland Countryside

Reason: To ensure that the proposal is in keeping with the character of the rural area.

6. The roofing tiles or slates shall be blue/black or dark grey in colour and shall be flat and non-profiled.

Reason: To ensure that the proposal is in keeping with the character of the rural area.

7. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

8. 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.

9. A detailed landscaping scheme shall be submitted to the Council for approval at Reserved Matters stage providing for species, siting, planting distances, presentation and programme of planting. It shall include indications of all existing trees and hedgerows on the land together with details of any to be retained and measures for their protection during the course of the development.

Reason: To ensure the continuity of amenity afforded by existing trees, and the provision, establishment and maintenance of a high standard of landscape.

10. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species of 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.

11. The existing natural screenings of the site as shown on drawing No.02 published on the Planning Register on the 9th February 2023, shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

12. The proposal shall be in general conformity with approved drawing No. 02 published on the Planning Register on the 9th February 2023.

Reason: To ensure the development is satisfactorily integrated into the landscape in accordance with requirements of the Plan Strategy.

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.

This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

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.

2. There is a public water main within 20m of the proposed development boundary which can adequately service these

proposals.

An application to NI Water is required to obtain approval to connect.

Applications and guidance notes can be found at [www.niwater.com](https://www.niwater.com/services-fordevelopers/multi-unit-developments/water-services/new-water-connections/) at the following link - <https://www.niwater.com/services-fordevelopers/multi-unit-developments/water-services/new-water-connections/>

To ensure compliance with the Water and Sewerage Service (NI) Order 2006 (as amended Water and Sewerage Services Act (Northern Ireland) 2016), consultation with NI Water is essential at an early design stage with regard to the following matters;

Where the sewers within the proposal serves two or more properties the developer must enter into an Agreement for Adoption of Sewers under Article 161 of the above Order. Sewers must be designed to meet the criteria as set out in the current Sewers for Adoption

Northern Ireland specification. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised by NI Water.

If your proposal is for more than 1 property it may be eligible for the provision of a public watermain. Single property if accessed directly from a public road / area. For multiple properties each must have an individual supply direct from the proposed public watermain under Article 76 of the above order.

For single properties where there is no sewer NI Water provide an annual septic tank desludge/emptying service. Further information is available by contacting Waterline on 03457 448800 or waterline@niwater.com . Desludge/emptying request is also available via NIW Self Service Portal at <https://selfservice.niwater.com/DesludgeOpen>

Upon receipt of this statutory consultation and to discuss any areas of concern, the applicant is advised to contact Waterline on 03457 440088 or waterline@niwater.com. Alternatively, guidance notes and application forms are available to download from NI Water website at <https://www.niwater.com>

If during the course of developing the site the developer uncovers a pipe not previously evident, NI Water should be contacted immediately via Waterline 03457 440088. NI Water will carry out an investigation, and, provide guidance and direction in respect of any necessary measures to deal with this issue.

3. At the time of the reserved matters application the applicant shall provide a detailed site plan which includes the location of the proposed dwelling, the septic tank/biodisc and the area of subsoil irrigation for the disposal of effluent. The drawing should also include the position of the septic tank and soakaway for any other relevant adjacent dwelling.
4. The applicant and any prospective owner should be made aware that the proposed development is located in close proximity to a child care nursery and a commercial

premises. This may give rise to offensive conditions and as a result impact upon the amenity enjoyed by the proposed development due to noise.

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

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 DfI Rivers. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage (Northern Ireland) Order 1973 which may lead to prosecution or statutory action as provided for.

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 DfI Rivers. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage (Northern Ireland) Order 1973 which may lead to prosecution or statutory action as provided for.

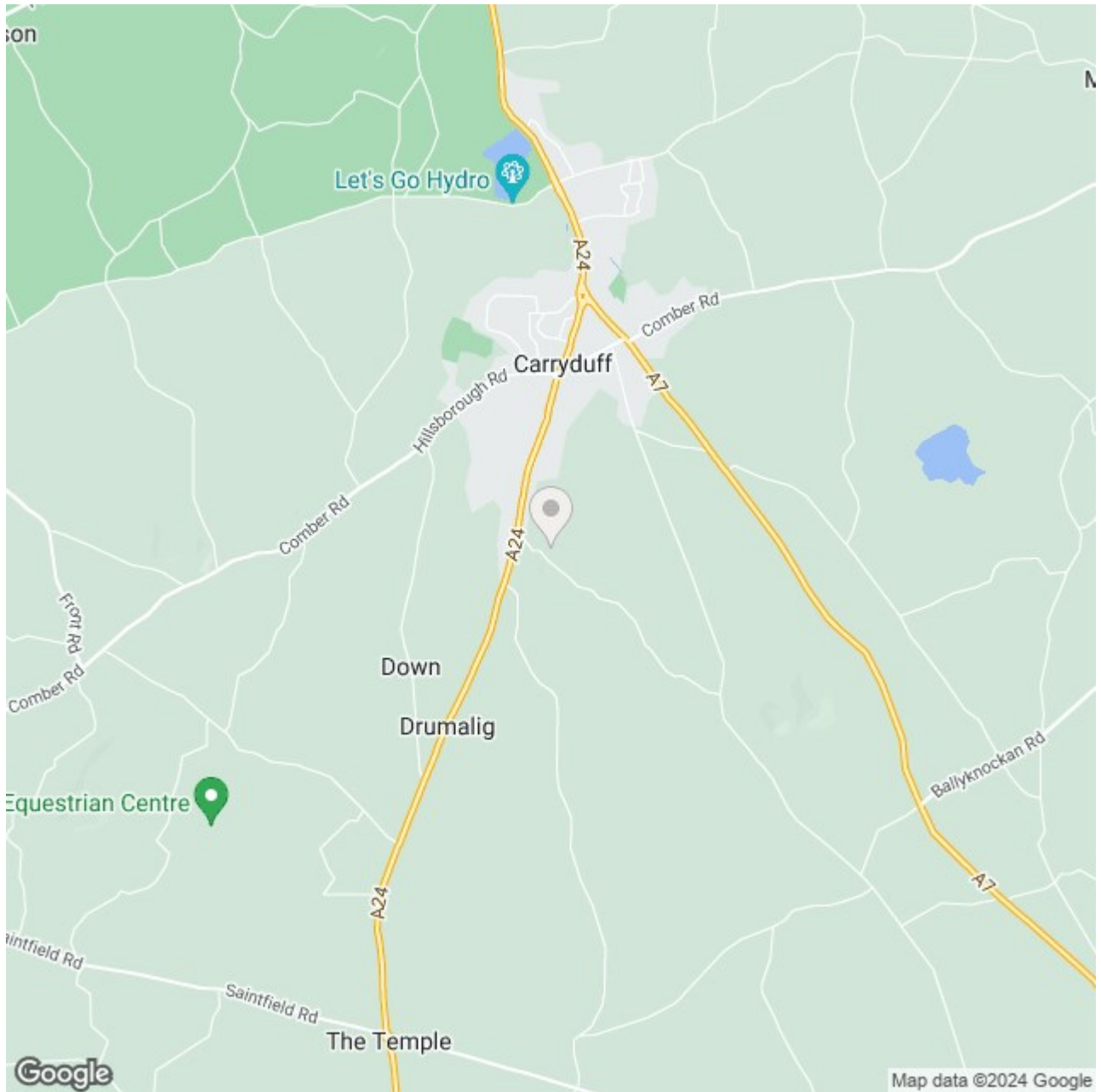
Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult DfI Rivers accordingly on any related matters.

If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the DfI Rivers local Area 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.

6. The drawings and relevant information associated with this decision are available to view on the Planning Register at <https://planningregister.planningsystemni.gov.uk>

Dated: 23rd October 2023

Authorised Officer: ____



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Comber ■
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

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