



Offers Over
£230,000

INFILL SITE WITH OUTLINE PLANNING PERMISSION FOR
TWO DWELLINGS

Sites at
174 & 184 Hillhall Road,
Drumbo,
Lisburn,
BT27 5JA

Viewing by
appointment with
& through agent
028 9266 1700

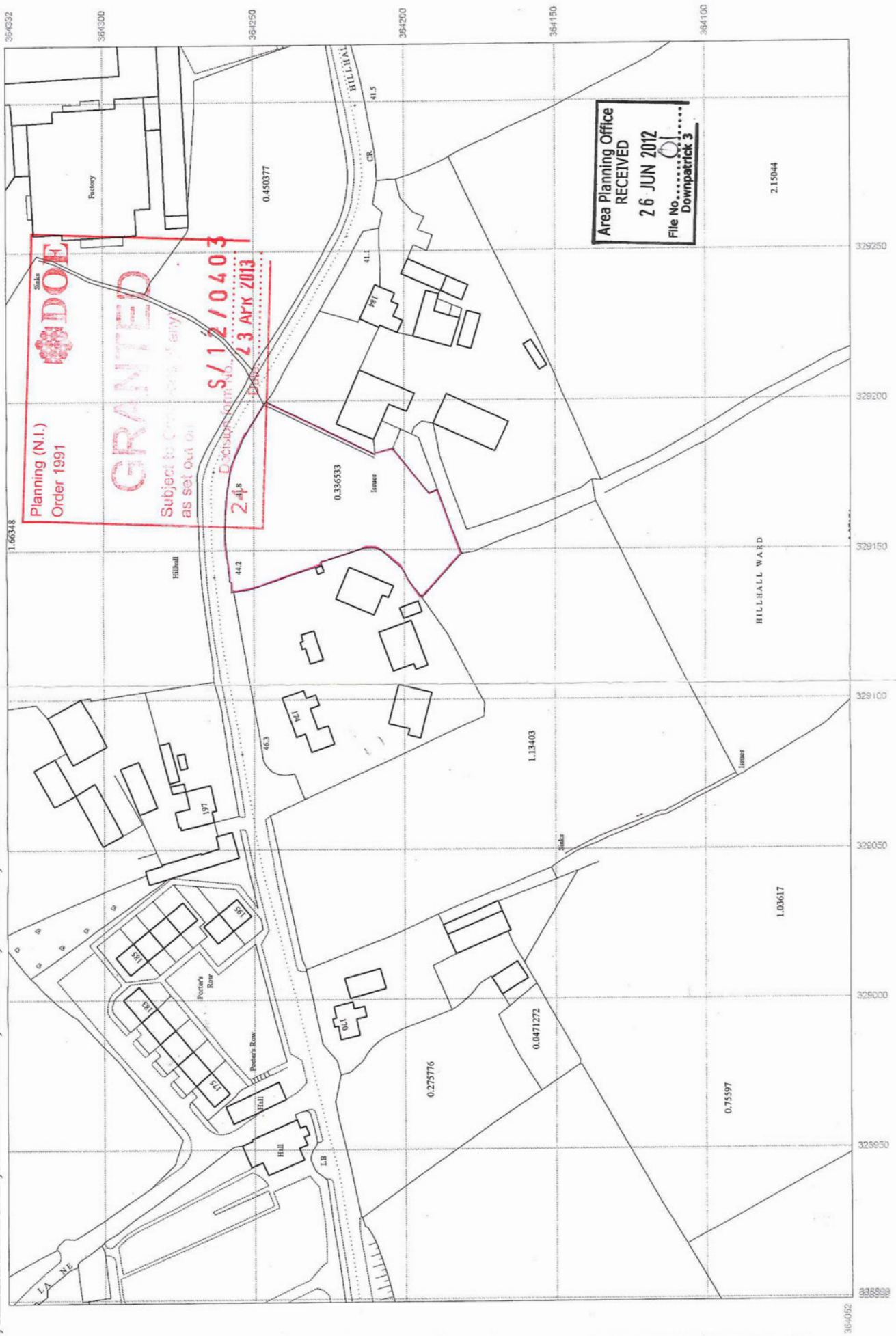


VIEW 2

Location: Travelling from Belfast towards Lisburn, site is on the left hand side.



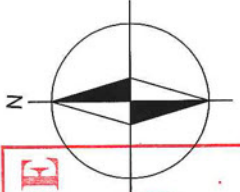
ORDNANCE SURVEY OF NORTHERN IRELAND®



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Area Planning Office RECEIVED 26 JUN 2012 File No. Downpatrick 3

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Area Planning Office
RECEIVED
26 JUN 2012
File No. DOWPATRICK 3

DOE
Planning (N.I.)
Order 1991

GRANTED

Subject to Conditions (if any)
as set out on

Decision form S/12/0403
Date... 23. MAY 2013.

HILLHALL ROAD

NEW BOUNDARIES TO BE DEFINED BY NEW
POST & RAIL FENCING WITH
APPROPRIATE WOODLAND MATURE
SPECIES TREES AND SHRUBS PLANTED ON
THE INNER SIDE

EXISTING NATURAL BOUNDARIES
RETAINED & UNDEFINED BOUNDARIES
DEFINED BY NEW POST & RAIL FENCING
WITH APPROPRIATE WOODLAND SPECIES
TREES PLANTED ON THE INSIDE

EXISTING
DEVELOPMENT

No. 174

No. 184

LAWN

LAWN

LAWN

LAWN

2

1

OUTBUILDING

OUTBUILDING

FOOTPRINT OF PROPOSED
NEW DWELLING -
FOR INFORMATION
PURPOSES ONLY

SITE FOR PROPOSED DEVELOPMENT
ADJACENT TO
184 HILLHALL ROAD,
LISBURN

PROPOSED SITE PLAN
1:500 Scale

DWG. NO. SK-10

OUTLINE PLANNING PERMISSION
Planning (Northern Ireland) Order 1991

Application No: **S/2012/0403/O**

Date of Application: **26th June 2012**

Site of Proposed Development: **Land between 184 and 174 Hillhall Road
Lisburn**

Description of Proposal: **Two infill dwellings**

Applicant: **Mr John Graham**
Address: **83 Killyleagh Road
Killinchy
BT23 6TL**

Agent:
Address:

Drawing Ref: **S/2012/0403/01-02**

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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. As required by Article 35 of the Planning (Northern Ireland) Order 1991, application for approval of the reserved matters shall be made to the Department 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: Time Limit

2. Except in so far as expressly conditioned below, 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 Department, in writing, before any development is commenced.

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

3. All existing trees and screen planting on all boundaries, except where vehicular access is to be gained; shall be permanently retained and no development shall take place until a landscaping scheme with full details of all proposed tree and shrub planting and a programme of works, has been approved by the Department; and all tree and shrub planting shall be carried out in accordance with those details and at those times.

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

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 other part of the development hereby permitted shall be commenced until the visibility splays as stated in the attached RS1 form have been provided.

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

6. The dwellings shall not be occupied until provision has been made and permanently retained within the curtilage of the sites for the parking and manoeuvring of private cars in accordance with the Creating Places document.

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



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

Reason: To safeguard the site and adjacent land against flooding and standing water.

8. All services within the development shall be laid underground.

Reason: In the interests of visual amenity.

9. None of the dwellings shall 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.

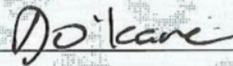
Reason: In the interests of public health.

10. The proposed dwelling shall have a ridge height of less than 8 metres above finished floor level.

Reason: To ensure that the development is not prominent / satisfactorily integrated into the landscape in accordance with the requirements of the Department's Rural Strategy.

Dated: 23rd April 2013

Authorised Officer



Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

Bangor - 028 91 45 1166
Holywood - 028 90 42 4747
Lisburn - 028 92 66 1700

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