



## Building Site At 35 Maboy Road, Portglenone, Ballymena, BT44 8HG

- Outline Planning Permission
- Replacement Dwelling And Garage
- Close Proximity To Surrounding Towns / Villages
- c.0.2 Acre Building Site
- Rural Views
- Plans And Maps Available On Request

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EPC Rating



# Building Site At 35 Maboy Road, Ballymena, BT44 8HG



**OUTLINE PLANNING PERMISSION**  
**Planning Act (Northern Ireland) 2011**

Application No: LA02/2021/0555/O  
Date of Application: 27th May 2021

Site of Proposed Development: 35 Maboy Road Portlengone

Description of Proposal: Site of replacement dwelling and garage

Applicant Address: \_\_\_\_\_ Agent Address: \_\_\_\_\_

Drawing Ref: 01

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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

Application No. LA02/2021/0555/O LA02



reserved matters to be approved  
Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. The under-mentioned reserved matters shall be as may be approved, in writing, by the Council:-  
Siting: the two dimensional location of buildings within the site.  
Design: the two dimensional internal arrangement of buildings and uses and the floor spaces devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, number of storeys, general external appearance and suitability for the display of advertisements.  
External appearance of the building: the colour, texture and type of facing materials to be used for external walls and roof.  
Means of Access: the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site.  
Landscaping: the use of the site not covered by buildings and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means, the laying out of gardens and the provision of other amenity features.  
Reason: To enable the Council to consider in detail the proposed development of the site.

3. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the approved plan 01, site stamped 27th May 2021, is demolished. All rubble and foundations have been removed and the site restored in accordance with a scheme to be submitted to the Council and approved in writing.  
Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

4. 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

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## PROPERTY DESCRIPTION



Hedge-row and trees and shrubs of mixed woodland species planted on the inside.

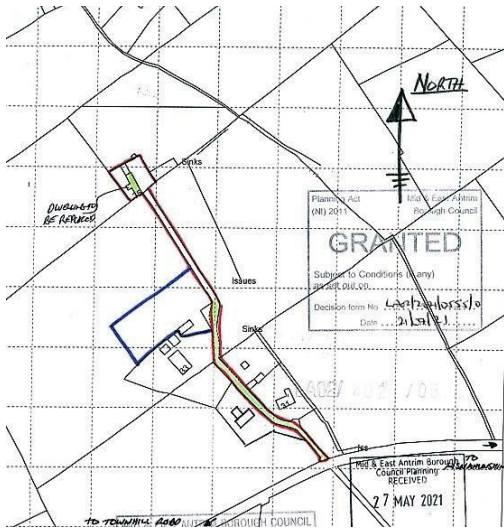
Reason: To ensure the proposal is in keeping with the character of the rural area.

**Information:**

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls 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 properties for the removal of or building on the party wall or boundary whether or not defined.
4. The use of a Septic Tank is subject to the written consent being obtained from Northern Ireland Environment Agency.

Date: 21st July 2021      Authorised Officer

Application No. LA2020106550      LA20



**COLIN  
GRAHAM  
RESIDENTIAL**  
**...WE SELL HOUSES**



**c.0.2 acre building site benefiting from outline planning permission for a replacement dwelling and garage, enjoying rural views, located off Maboy Road, Portglenone, in close proximity to main commuter networks and amenities of surrounding towns/villages.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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