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**Building Site at Mount Alexander,  
Off Castle Lane, Comber, BT23 5QL**

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AROUND

**£120,000**

A superb building site, situated just off Castle Lane, within walking distance of Comber village, North Down Cricket club and the local primary and secondary schools.

This mature site extends to approximately 0.230 of an acre or thereabouts and enjoys pleasing views over the entire river valley and open country side. Outline planning permission has been granted for a dwelling and garage as set out in application No. LA06/2021/0116/O, dated 9 September 2021.

The site provides an ideal opportunity for those wishing to construct and design their own home in the heart of the country and yet enjoy the benefit of the town facilities almost at their door step!

VIEWING Anytime

**OUTLINE PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA06/2021/0116/O**

Date of Application: **4th February 2021**

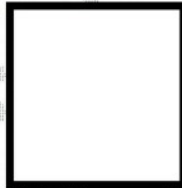
Site of Proposed  
Development:

**Lands between 12 and 14 Mount Alexander, Castle Lane,  
Comber**

Description of Proposal:

**Dwelling and Garage (renewal of planning approval  
LA06/2017/1394/O)**

Applicant:  
Address:



Agent:  
Address:

Drawing Ref: LA06/2017/1394/01

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. 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 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. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements 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.

4. The access shall be constructed in accordance with the approved plans prior to the commencement of any other development hereby approved.

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

5. 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.

6. A plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels shall be submitted to and approved by the Council at reserved matters stage.

Reason: To ensure the dwelling integrates into the landform.

7. One dwelling only shall be erected within the site outlined in red as shown on Drawing No. 01, bearing the Granted stamp date 15th March 2018.



**Ards and  
North Down**  
Borough Council

7. One dwelling only shall be erected within the site outlined in red as shown on Drawing No. 01, bearing the Granted stamp date 15th March 2018.


Reason: To accord with the Councils policy in relation to prevent an accumulation of buildings in the area.

Informatives

1. This Notice relates solely to a planning decision and does not purport to convey any other approval or consent which may be required under the Building Regulations or any other statutory purpose.

Dated: 9th September 2021

Authorised Officer



LA06 2017/1394

PLAN

RECEIVED  
Ards and North Down Borough Council  
04 FEB 2021

LA 06 / Fig No. 2.1 / 0.1.16

FOR INFORMATION ONLY



Drawing Number..... 01.....

LOCATION PLAN  
SCALE 1:1250  
NOVEMBER 2017  
JOB No. 0101-01

SITE AREA:  
0.108 HECTARES

Cmp McAuley Planning





**VIEWING**

By Appointment with Agent



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