

PRIME DEVELOPMENT SITE

26 COALISLAND ROAD

DUNGANNON

CO TYRONE

BT71 6LA



*working harder to make your **move easier***

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

DEVELOPMENT SITE WITH OUTLINE PLANNING PERMISSION FOR 11 DWELLINGS

PRIME DEVELOPMENT SITE IDEALLY LOCATED CIRCA. 5 MINUTES FROM THE BUSTLING TOWNS OF DUNGANNON & COALISLAND IN THIS HIGHLY SOUGHT-AFTER & MOST CONVENIENT AREA POPULAR FOR RESIDENTIAL DEVELOPMENT.

BENEFITTING FROM OUTLINE PLANNING PERMISSION PASSED (**LA09/2021/0138/0**) FOR NO. 11 DWELLINGS THIS SITE AFFORDS THE DISCERNING PURCHASER / DEVELOPER THE FANTASTIC OPPORTUNITY TO BUILD HOUSES IN A PROVEN MARKET PLACE (S.T.S.C).

“BUILD AN EXCLUSIVE DEVELOPMENT OF 11 HOMES IN A HIGHLY SOUGHT-AFTER LOCATION”



CLOSING DATE: THURSDAY 23RD NOVEMBER 2023 AT 11AM
UNLESS PREVIOUSLY SOLD



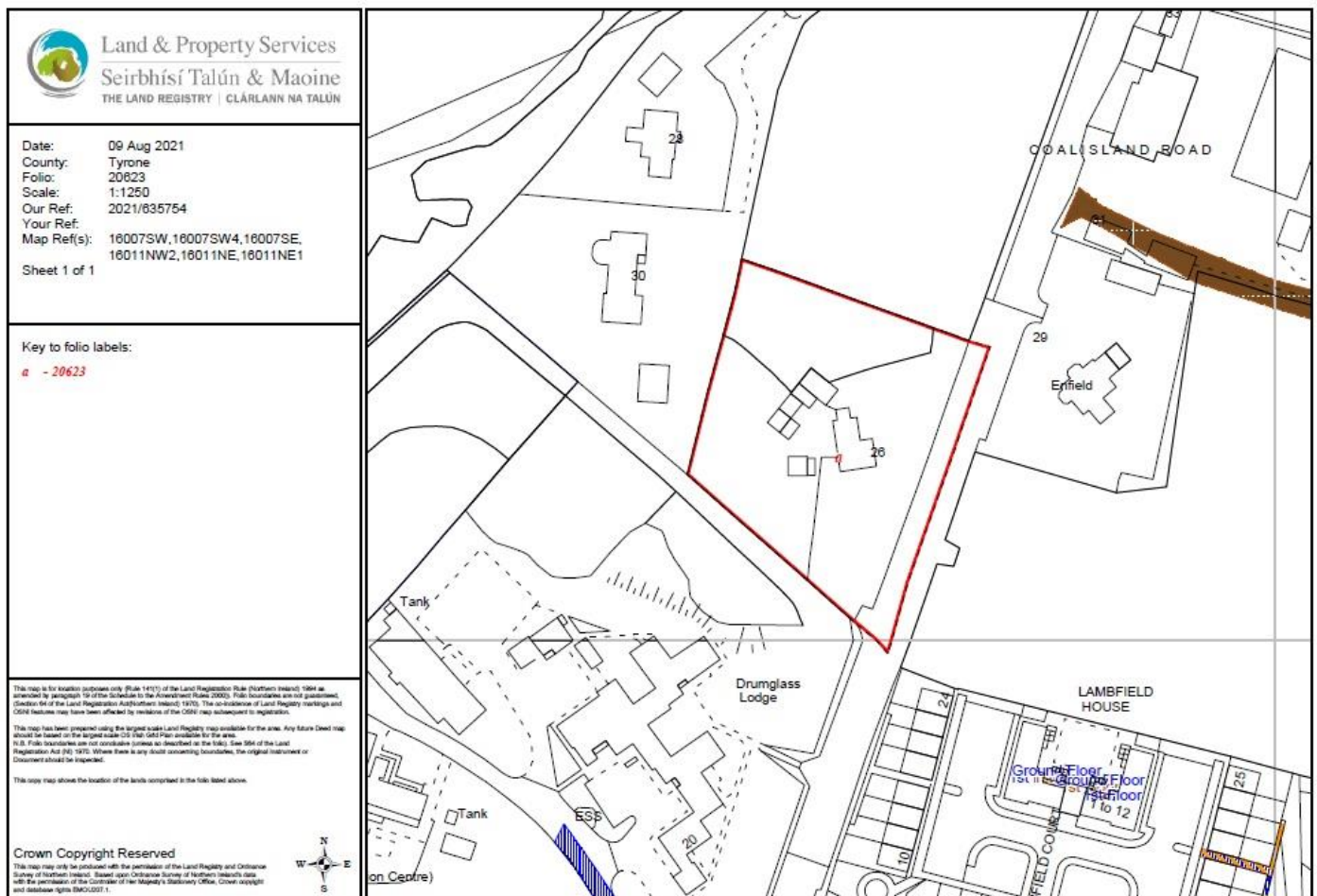
OPEN TO OFFERS

PLANNING LEGISLATION, PROPOSED SITE LAYOUT & MAPS FOR I.D. PURPOSES OVERLEAF...

www.tomhenryandco.com

SITE FEATURES:

- DEVELOPMENT SITE WITH OUTLINE PLANNING PERMISSION PASSED.
- APPROX. 1 ACRE IN TOTAL.
- LA09/2021/0138/O
- OUTLINE PLANNING PERMISSION FOR 11 UNITS.
- NO. 1 DETACHED & NO. 10 SEMI-DETACHED.
- HIGHLY SOUGHT-AFTER & MOST CONVENIENT RESIDENTIAL SITUATION.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND TOWN CENTRES.
- WITHIN WALKING DISTANCE OF MAJOR EMPLOYERS, LOCAL SHOPS, RENOWNED SCHOOLS & RECREATIONAL FACILITIES.
- A FANTASTIC OPPORTUNITY IN A PROVEN MARKET PLACE.





Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2021/0138/O**

Date of Application: **1st February 2021**

Site of Proposed Development: **26 Coalisland Road
Dungannon**

Description of Proposal: **Proposed housing development (revised road details)**

Applicant:
Address:

Agent: Henry Marshall Brown
Address: Architectural Partnership
10 Union Street
Cookstown
BT80 8NN

Drawing Ref: 01, 02(REV 2),

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. As required by Section 62 of the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Mid Ulster 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: Time Limit.

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 Mid Ulster District Council, in writing, before any development is commenced.

Reason: To enable Mid Ulster Council to consider in detail the proposed development of the site.

3. The existing natural screenings of this site shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given in writing to the Mid Ulster Council prior to the removal / within 7 days of removal.

Reason: To ensure the development integrates into its surroundings.

4. During the first available planting season after the occupation of any of the buildings, for its permitted use, trees and hedging shall be planted along the site boundaries in accordance with a scheme submitted to and approved by Mid Ulster Council.

Reason: In the interest of visual amenity and to ensure the development integrates into its surroundings.

5. No development including site clearance works, lopping, topping or felling of trees, trucking machinery over tree roots, shall take place until full details of both and hard and soft landscape works have been submitted to and approved in writing by Mid Ulster Council and these works shall be carried out as approved. These details shall include: proposed finished levels/existing and proposed contours/means of enclosure.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

6. The visibility splays of 4.5 metres by 90 metres at the junction of the proposed access road with the public road, shall be provided in accordance with Drawing No. 02 Rev 2 bearing the date stamp 16/11/2021, prior to the commencement of any other works or other development.



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

7. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The development shall be in accordance with the requirements of the Department's Creating Places Design Guide and, for the purpose of adopting private streets as public roads, the Department shall determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Street (Northern Ireland) Order 1980.

8. A 3.0m wide cycle way shall be provided along the entire site frontage in accordance with Drawing Number 02 Rev 2 bearing the date stamp 16/11/2021.

Reason: in the interests of road safety and the convenience of road users.

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. Your attention is drawn to the Minister's Statement in January 1996 on the Quality Initiative. A high standard of design, layout and landscaping is required and you are therefore, advised to discuss and agree with the Council, a comprehensive design scheme which sets out the broad details of the scheme and the process by which it was conceived, prior to the submission of a further application in accordance with the publication "Creating Places: achieving quality in residential developments".
3. The design concept plan submitted 16th November 2021 is considered to be generally acceptable for the development of the site, The Concept Plan may not be the only concept design that would be considered acceptable to the Council. If the developer wishes to discuss alternative proposals, then the Council will enter into discussions based on PPS7 - Quality Residential Environments, PPS8 - Open space, Sport and Outdoor Recreation and other relevant publications. Particular attention needs to be given to boundary treatments and protection of private open space.



4. Department for Infrastructure Roads Informatives:

DfI Roads have noted that drawing 02 Rev2 date stamp 16/11/2021 is a conceptual drawing and that if at Reserved Matters stage this development is of a shared surface design then 2.0m wide service strips will be required. A detailed design at Reserved Matters stage will be required to allow for a Private Streets Determination to take place.

5. Northern Ireland Water comments:

See consultation sheet dated returned 19/2/2021.

6. Department for the Economy - Geological Survey of Northern Ireland:

Geological Survey of Northern Ireland (GSNI) assessed the planning proposal in view of stability issues relating to abandoned mine workings. A search of the Geological Survey of Northern Ireland Shafts and Adits Database indicates that the proposed site is not in the vicinity of any known abandoned mine workings.

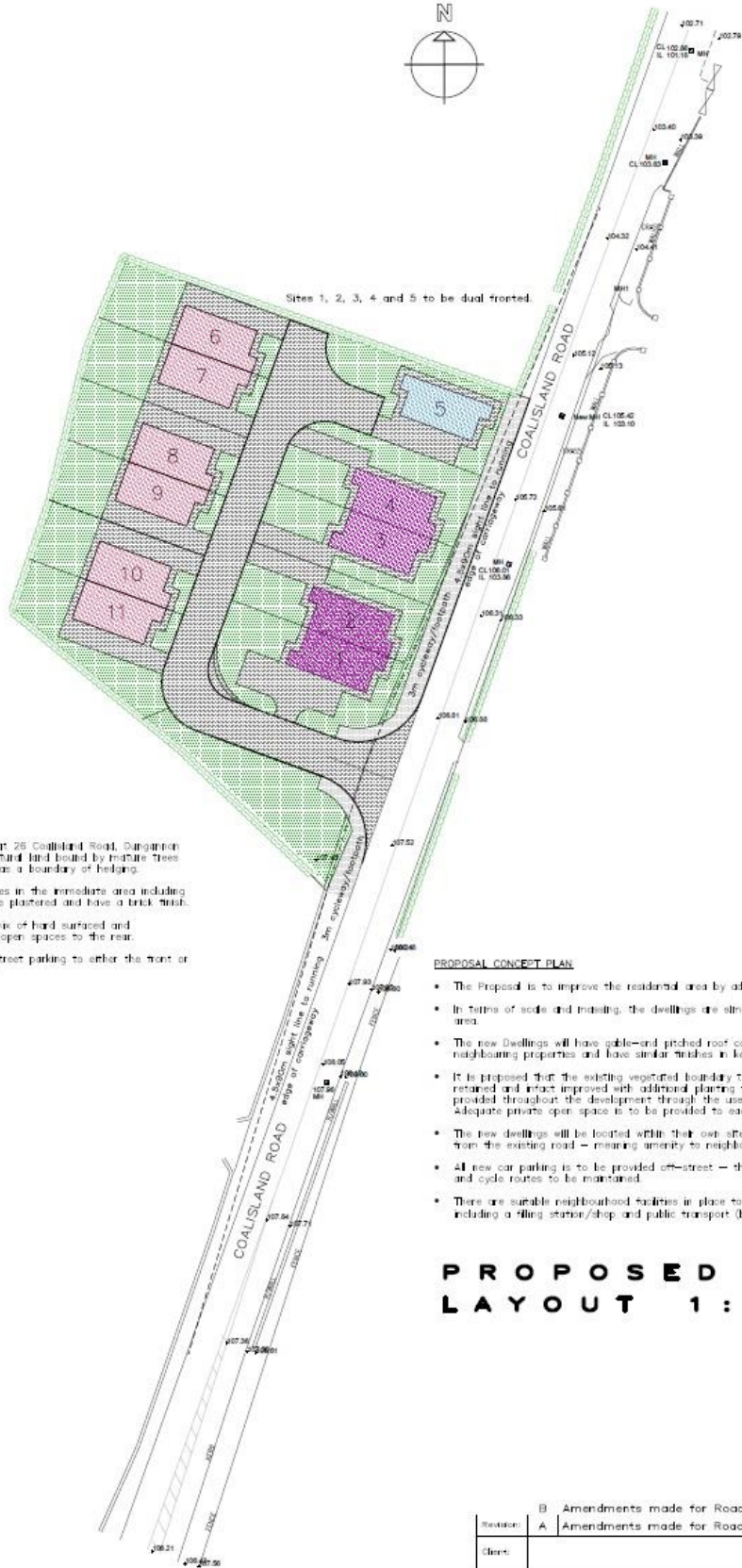
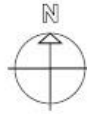
This letter summarises the information currently held by GSNI. We acknowledge that our databases may not be comprehensive and that in certain circumstances the precise location of features and boundaries cannot be guaranteed as being accurate. I would therefore draw your attention to the attached Conditions and Limitations.

Conditions and Limitations:

Use by the customer of information provided by the Geological Survey of Northern Ireland is at the customers risk. The Department for the Economy gives no warranty, expressed or otherwise implied as to the quality or accuracy of information supplied by the Survey. The report provides only general indications of ground conditions and must not be relied upon as a source of detailed information about specific areas or as a substitute for site investigation or ground surveys. Users must satisfy themselves, by seeking appropriate professional advice and carrying out ground surveys and site investigations if necessary, that the ground conditions are suitable for any particular use or developments.

Dated: 26th April 2022

Service Director



SITE ANALYSIS

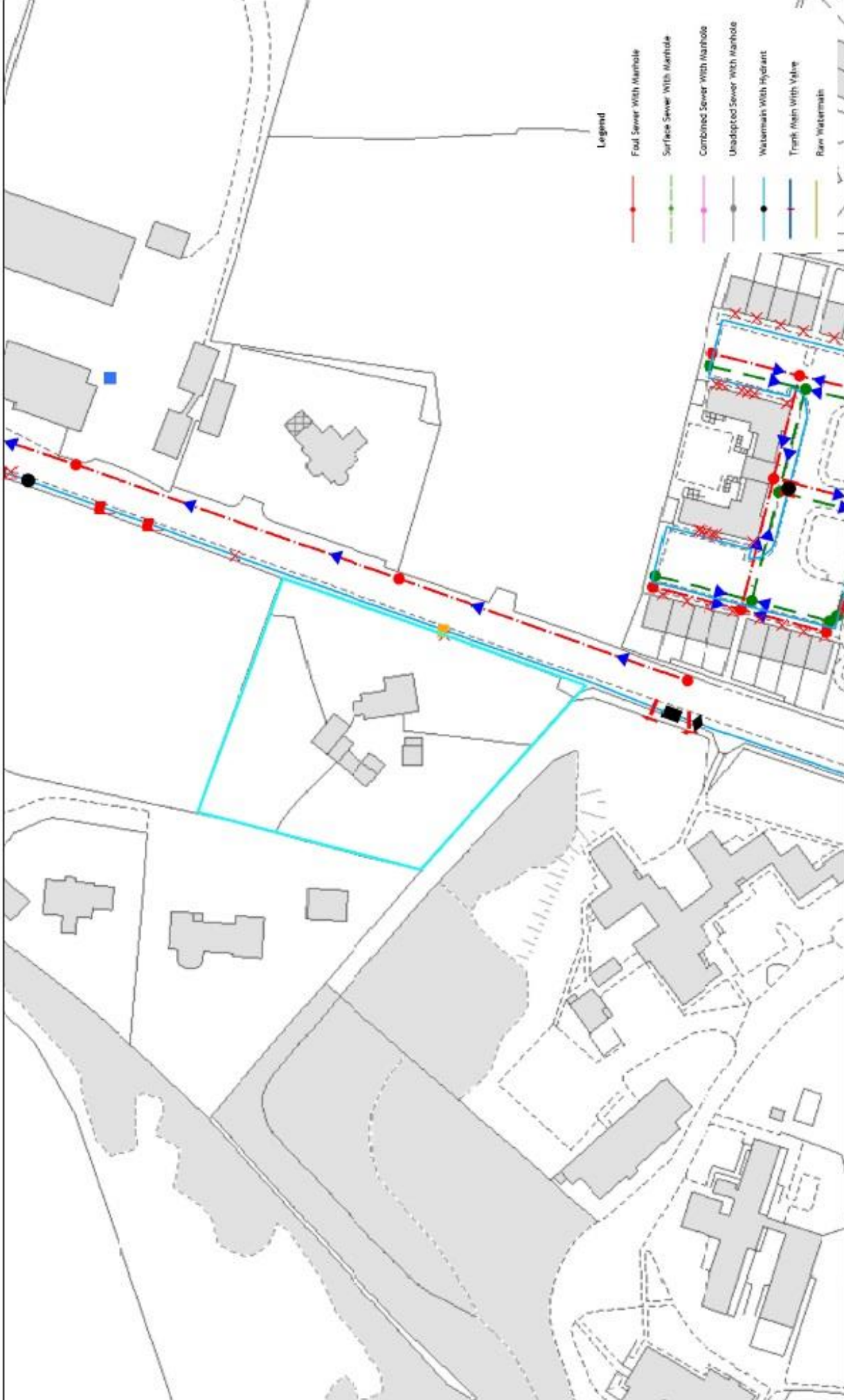
- The Proposed Site is located at 26 Coalisland Road, Dungannon and consists of vacant residential land bound by mature trees to the North and West, and has a boundary of hedging.
- There is a mix of dwelling types in the immediate area including two-storey townhouses. All are plastered and have a brick finish.
- All existing dwellings have a mix of hard surfaced and landscaped areas with private open spaces to the rear.
- Most Dwellings have got off-street parking to either the front or side, or in a private car park.

PROPOSAL CONCEPT PLAN

- The Proposal is to improve the residential area by adding a small number of new Dwellings.
- In terms of scale and existing, the dwellings are similar to existing dwellings in the immediate area.
- The new Dwellings will have gable-and pitched roof constructions, be of similar height to neighbouring properties and have similar finishes in keeping with the character of the area.
- It is proposed that the existing vegetated boundary to the North, South and West will be retained and intact improved with additional planting to be provided. New boundaries will be provided throughout the development through the use of timber fencing, walling and hedging. Adequate private open space is to be provided to each property.
- The new dwellings will be located within their own site – with vehicular and pedestrian access from the existing road – meaning amenity to neighbouring properties is maintained.
- All new car parking is to be provided off-street – this will allow the existing good pedestrian and cycle routes to be maintained.
- There are suitable neighbourhood facilities in place to accommodate for the additional housing including a "flag" station/shop and public transport (bus stop).

PROPOSED SITE LAYOUT 1 : 500

Revision:	B Amendments made for Roads Service	20/10/21	AB
	A Amendments made for Roads Service	12/10/21	AB
Client:			
Scheme:	PROPOSED HOUSING DEVELOPMENT AT 26, COALISLAND ROAD, DUNGANNON, BT71 6LA.		
Drawn:	CONCEPT SITE LAYOUT	henry marshall brown architectural partnership	
Scale:	1:500 @ A2	Date:	JAN, 2021
Drawn By:	TR	TR	TR
Tel: no: 028 9576 5215 Fax: no: 028 9576 5656 Email: info@hmbpa.com			



Service Enquiry Information

Joint : **DS56065 AT 26 COALISLAND ROAD, DUNGANNON**

Scale : 1 : 1250

Centre X-Y : 280,289 364,043

Plotted by : FontaineJ@WATER

Date : 23 June 2022

Time : 12:23:00

Note : Service Enquiry A4 Landscape

northern ireland water

Delivering what matters

Legend

- Foul Sewer With Manhole
- Surface Sewer With Manhole
- Combined Sewer With Manhole
- Unadapted Sewer With Manhole
- Watermain With Hydrant
- Trench Main With Valve
- Rain Watermain

Disclaimer:
 Northern Ireland Water (NIW) Disclaimer:
 The position and attributes of NIW infrastructure shown on this map should be regarded as approximate and should not be relied upon. NIW does not accept any liability for loss or damage to any person or property caused as a result of any inaccuracy in the information. For health and safety reasons it is your responsibility to determine the exact location of NIW infrastructure, prior to any excavation work being undertaken and it is recommended that hand dug trial holes are used to determine the precise location.

Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

RICS www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

MAPS FOR I.D. PURPOSES ONLY.

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are taken to the nearest 5 inches. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.