

**SITE BETWEEN  
2 ASHBROOKE &  
67 COASH ROAD  
BALLYNAKILLY  
DUNGANNON  
CO. TYRONE  
BT71 6JE**



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

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

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

**SITE WITH O.P.P. IN A HIGHLY SOUGHT-AFTER & COMMUTER CONVENIENT LOCATION**

BENEFITTING FROM OUTLINE PLANNING PERMISSION PASSED (LA09/2023/1293/0) FOR A DETACHED DWELLING WITH A GARAGE  
THIS BUILDING SITE IS IDEALLY LOCATED IN THE QUIET, YET COMMUTER CONVENIENT HAMLET OF BALLYNAKILLY, ONLY  
MINUTES BY CAR TO COALISLAND & DUNGANNON TOWNS & JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING TO THE  
EAST OR WEST OF THE PROVINCE.

THIS SITE IS SURE TO APPEAL TO THOSE SEEKING TO SELF-BUILD THEIR "FOREVER FAMILY HOME" AND DISCERNING  
CONTRACTORS / BUILDERS ALIKE.

**C. 0.25 ACRES - OUTLINE PLANNING PERMISSION – DETACHED DWELLING & GARAGE**



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PLANNING LEGISLATION & MAPS FOR I.D. PURPOSES OVERLEAF...

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# SITE FEATURES:

- BUILDING SITE WITHIN THE QUIET HAMLET OF BALLYNAKILLY.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND.
- GOOD ACCESS TO THE MAIN ROADS NETWORK / M1 INTERSECTION.
- EXTENDING TO CIRCA. 0.25 ACRES.
- OUTLINE PLANNING PERMISSION PASSED MARCH 2024.
- PERMISSION FOR A DETACHED DWELLING & GARAGE.
- PLANNING REFERENCE: LA09/2023/1293/0
- A FANTASTIC OPPORTUNITY FOR THE SELF-BUILDER OR A CONTRACTOR / BUILDER.

**FOR I.D. PURPOSES ONLY:**

Mid Ulster District Council  
Drawing 01  
Number.....

Planning Act (NI) 2011      Mid Ulster District Council

GRANTED

For the reasons set out on  
LA09/2023/1293/0  
Decision form No. 2      Date: 06.03.2024

Project: <b>Proposed Dwelling &amp; Garage</b>	
Address: <b>Coash Road Dungannon</b>	
Client:	
Drawing: <b>Location Map</b>	
Scale: <b>1:2500</b>	Date: <b>Nov 23</b>
Job No: <b>3624-01</b>	Revisions:

**J Aidan Kelly LTD**  
50 Tullycullion Rd Dungannon Co Tyrone BT70 3LY  
Tel: 02887767363      Email: info@jakelly.co.uk

**CIAT**  
REGISTERED PRACTICE

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## OUTLINE PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

**Application No:** LA09/2023/1293/O

**Date of Application:** 28 November 2023

**Site of Proposed Development:** Between 2 Ashbrooke and 67 Coash Road Dungannon BT71 6JE

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

**Applicant:** Agent: J. Aidan Kelly Ltd  
**Address:** Address: 50 Tullycullion Road  
Dungannon  
BT70 3LY

**Approved Plan(s):** 01,

Mid Ulster District 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:

#### Condition 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.

#### Condition 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.

#### Condition 3

Full particulars, detailed plans and elevations of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

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

#### Condition 4

No development shall take place until a plan indicating floor levels of the proposed buildings in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: In the interest of visual and residential amenity.

#### Condition 5

During the first available planting season following the occupation of the dwelling hereby approved, a landscaping scheme, as agreed with the Council at Reserved Matters stage shall be implemented as agreed. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice. Any tree, shrub or other plant identified in the landscaping scheme dying with 5 years of planting shall be replaced in the same position in the next available planting season with a plant of a similar size and species.

Reason: In the interests of visual and residential amenity.

#### Condition 6

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 RS1 form attached to the DFI comments dated 20 DEC 2023 on the Planning Portal and shall include sight splays of 2.4m x 70m in both directions onto the public road and a 70m forward sight distance. The access as approved at Reserved Matters stage 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.

#### Informatives

The applicant is advised to refer to the informative advice provided by consultees in their responses which are available to view at [www.midulstercouncil.org](http://www.midulstercouncil.org). The applicant is also advised that this permission does not confer title. Please ensure that you control all the lands necessary to carry out the proposed development.

Dated: 6th March 2024

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Mid Ulster Planning Service Director

## Form P19

### EXPLANATORY NOTES TO ACCOMPANY APPROVALS

Type of Approval	See Notes
(a) Planning Permission or Approval of Reserved Matters	1, 2, 3 & 4
(b) Consent to Display Advertisements	1, 2, 4 & 5
(c) Listed Building Consent	1, 2, 4 & 6

#### Notes

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Council or Department for Infrastructure (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website ([www.pacni.gov.uk](http://www.pacni.gov.uk)) or by contacting the Commission directly at the aforementioned address.
2. You should check whether further approval is required under other legislation, such as the Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water, etc to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to the approval plans or comply with conditions attached to this permission is a contravention of the Planning Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in enforcement action.
5. If you intend to display an advertisement on land which is not in your possession you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained Listed Building Consent to demolish a building you must not do so before the Department for Communities Historic Environment Division has:
  - (i) Been given reasonable access to the building for one month following the granting of consent; or
  - (ii) Stated that it has completed its record of the building; or
  - (iii) Stated that it does not wish to record it.

The Department for Communities Historic Environment Division can be contacted at [HEDPlanning.General@doeni.gov.uk](mailto:HEDPlanning.General@doeni.gov.uk) or Tel: (028) 9082 3177 or (028) 9082 3126.

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**MAP FOR I.D. PURPOSES ONLY.**

**N.B.**

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**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.**