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REDEVELOPMENT OPPORTUNITY / FORMER POLICE STATION / C. 0.25 ACRES



FULL PLANNING PERMISSION FOR REDEVELOPMENT INTO 4 SELF CATERING HOLIDAY UNITS

TOM HENRY & CO ARE PLEASED TO BRING TO THE MARKET THIS EXCITING REDEVELOPMENT OPPORTUNITY.

THIS LANDMARK BUILDING / FORMER POLICE STATION IS SET ON CIRCA. 0.25 ACRES OF LANDS WITHIN BUSTLING STEWARTSTOWNS SETTLEMENT LIMIT AND BENEFITS FROM SIGNIFICANT ROAD FRONTAGE TO HILLHEAD.

LOCATED IN AN AREA THAT IS CURRENTLY EXPERIENCING A HIGH LEVEL OF REGENERATION, THIS LOT BENEFITS FROM FULL PLANNING PERMISSION FOR REDEVELOPMENT INTO NO.4 "AIRBNB" / SELF CATERING HOLIDAY UNITS (LA09/2018/1253/F) WITHIN STOLLING DISTANCE OF STEWARTSTOWNS PICTURESQUE TOWN CENTRE.

OFFERS OVER: £124,950

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PROPERTY FEATURES...

- LANDMARK BUILDING / FORMER POLICE STATION FOR SALE.
- SITUATED ON CIRCA. 0.25 ACRES OF LANDS.
- WITHIN STEWARTSTOWN SETTLEMENT LIMIT.
- FULL PLANNING PERMISSION PASSED (LA09/2018/1253/F).
- PLANNING FOR DEVELOPMENT INTO NO. 4 AIRBNB / SELF CATERING HOLIDAY UNITS:
 - NO. 2 X 1 BEDROOM.
 - NO. 1 X 2 BEDROOM.
 - NO. 1 X 3 BEDROOM.
- AREA CURRENTLY EXPERIENCING SIGNIFICANT REGENERATION.
- WITHIN WALKING DISTANCE OF MANY OF PICTURESQUE TOWN CENTRE AMENITIES.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK.
- MAY HAVE POTENTIAL FOR OTHER USES S.T.P.P.
- A UNIQUE OPPORTUNITY THAT IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS.

Proposed Front Elevation:





APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2018/1253/F**

Date of Application: **24th September 2018**

Site of Proposed Development: **31 Hillhead Road
Stewartstown**

Description of Proposal: **Proposed conversion and alterations of former police station and sergeants living accommodation, to provide 4 self catering holiday units (preliminary risk assessment)**

Applicant:
Address:

Agent: Kee Architecture Ltd
Address: 9a Clare Lane
Cookstown
BT80 8RJ

Drawing Ref: 01, 02/1, 03, 04

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS 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. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Guidance for Pollution Prevention



(GPP 2) and the Pollution Prevention Guidance (PPG27) and the quality of surrounding soils and groundwater verified. Should contamination be identified during this process, Conditions 3 and 4 will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

3. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

4. After completing the remediation works under Conditions 2 and 3; and prior to occupation of the development hereby approved a verification report shall to be submitted in writing and agreed with Planning Authority. This report shall be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report shall present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

5. Prior to the development hereby approved becoming operational, the wall indicated in yellow on drawing No. 02 rev1 date received 12th December 2018 shall be reduced to 1.2 meters high above ground level at that point, unless otherwise agreed in writing with Mid Ulster Council.

Reason: To improve visual amenity and to provide a quality development.

6. The vehicular access, including visibility splays of 2.4 x 60m in both directions, shall be provided in accordance with Drg No 02(rev 1) dated 12/12/18, prior to the commencement of any other works or other development hereby permitted.

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

7. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is commenced 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.

8. The access gradient shall not exceed 8% (1 in 12.5) over the first 5.0m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
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 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.
4. DfI Roads advise;
The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department Infrastructure for which separate permissions and arrangements are required.

It is the responsibility of the developer to ensure that

- Surface water does not flow from the site onto the public road
- The existing roadside drainage is accommodated and no water flows from the public road onto the site
- The developer should note that this planning approval does not give consent to discharge water into a DfI Transport NI drainage system.

Notwithstanding the terms and conditions of the Mid Ulster District Council's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Loughry Campus, 49 Tullywiggan Road, Cookstown, BT80 8SG. A monetary deposit will be required to cover works on the public road.

5. NIEA advise;



The purpose of the Conditions 2-4 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e.

Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks.

The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste and Contaminated Land (Northern Ireland) Order 1997, the Waste Management Licensing Regulations (Northern Ireland) 2003 and the Water Order (Northern Ireland) 1999.

RU recommend that the applicant consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. Discharged waters should meet appropriate discharge consent Conditions.

Certain types of work with asbestos in soils and construction and demolition (C&D) materials can only be done by those who have been issued with a licence by HSENI. This is work which meets the definition of 'licensed work with asbestos' in Regulation 2(1) of the Control of Asbestos Regulations (Northern Ireland) (2012) (the Regulations). These Regulations can be viewed at: http://www.legislation.gov.uk/nisr/2012/179/pdfs/nisr_20120179_en.pdf.

The Regulations and the accompanying Approved Code of Practice and guidance (The Control of Asbestos Regulations 2012: Managing and working with asbestos (L143)) apply to all work with asbestos, including managing the risks related to exposure to asbestos from work with asbestos contaminated soil or C&D materials in addition to CL:AIRE's Industry Guidance entitled: Control of Asbestos Regulations 2012, Interpretation for managing and working with asbestos in soils and C&D materials 2016 that can be viewed at: <https://www.claire.co.uk/projects-and-initiatives/asbestos-in-soil>.

All works associated with asbestos contaminated land must be carried out by competent persons so that the site reports can be relied upon and works completed in compliance with the Regulations and in a manner likely to be minimise consequential risks.

Prior to disposing waste materials to a suitable facility, waste classification needs to be completed of the materials either in-situ or of excavated materials in accordance with the EWC codes. Details of this classification can be found in Waste Management Paper No 3 at: <https://www.gov.uk/government/publications/waste-classification-technicalguidance>

Should the materials be classified as Hazardous waste then this material will need to be consigned off site as hazardous waste. NIEA should receive the waste consignment notices 72 hours in advance of any movements off site and

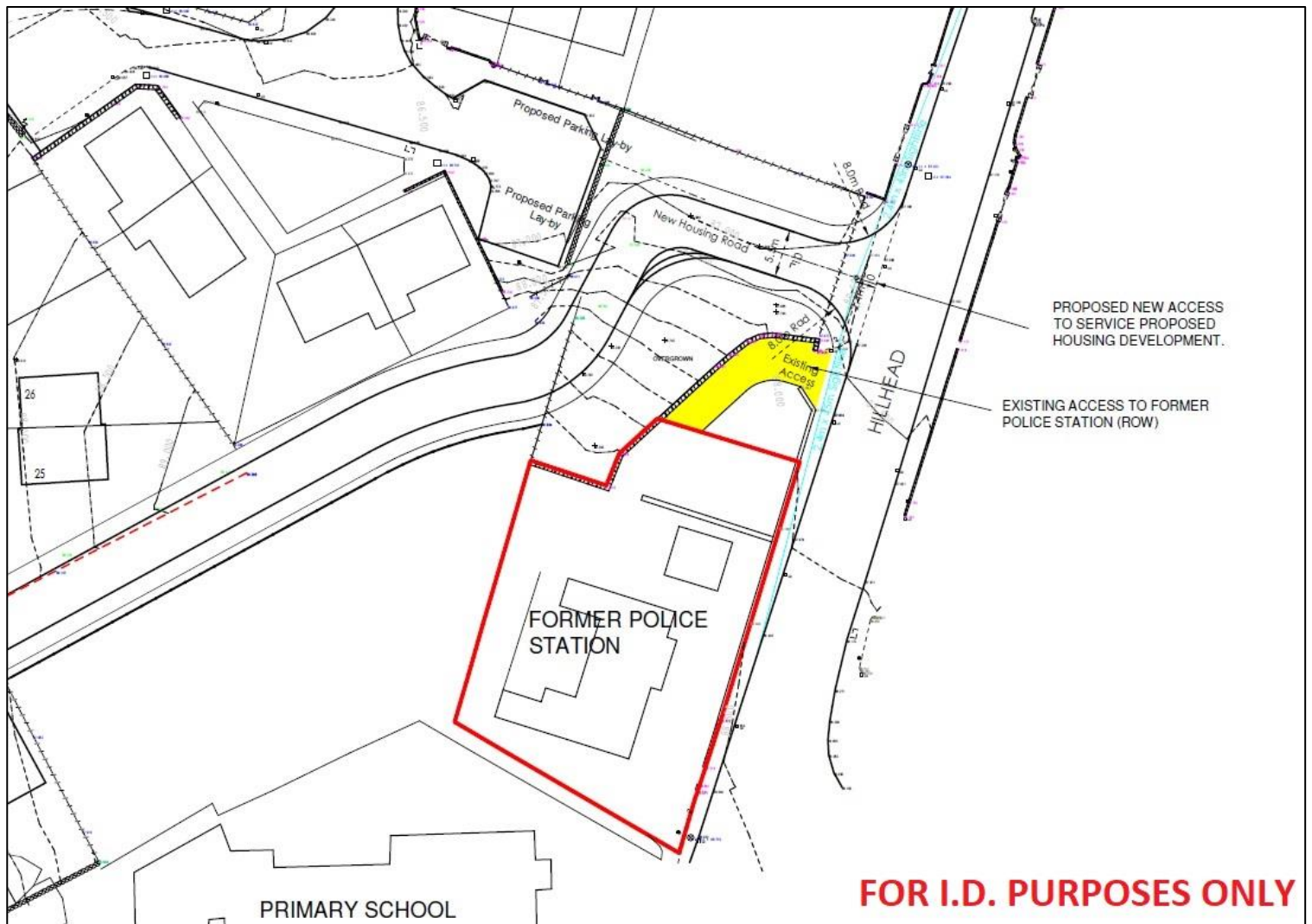


waste materials moved off site only by a registered carrier (i.e. ROC permitted). Also, if the material is hazardous, it should be WAC tested to determine a suitable landfill for disposal. Note there are no landfills in Northern Ireland licensed to take non-asbestos hazardous wastes, so this material would need to be disposed at a suitable site in England or Scotland

Dated: 6th August 2019

Planning Manager





*** IN THE EVENT THAT THE RIGHT OF WAY (INDICATED IN **YELLOW**) HAS TO BE ABANDONED AN ALTERNATIVE ACCESS VIA A NEW ESTATE ROADWAY WILL BE GRANTED***

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