

FOR SALE

By Private Treaty

**LANDS ADJACENT TO
260 COALISLAND ROAD
DUNGANNON
CO. TYRONE
BT71 6LL**



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

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

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RESIDENTIAL DEVELOPMENT SITE

FULL PLANNING PERMISSION FOR 6 DETACHED DWELLINGS - "READY TO GO"

PRIME RESIDENTIAL DEVELOPMENT SITE IDEALLY LOCATED IN THIS HIGHLY SOUGHT-AFTER SITUATION BETWEEN COALISLAND & DUNGANNON TOWNS; CONVENIENT TO RENOWNED SCHOOLS, MAJOR EMPLOYERS & THE MAIN ROADS NETWORK. EXTENDING TO APPROX. 1.65 ACRES & BENEFITTING FROM FULL PLANNING PERMISSION PASSED (**LA09/2020/0954/F**) FOR 6 DETACHED DWELLINGS, THIS SITE AFFORDS THE DISCERNING DEVELOPER A FANTASTIC OPPORTUNITY TO ACQUIRE A BESPOKE SITE TO BUILD AN EXCLUSIVE DEVELOPMENT OF ONLY 6 HOMES IN A MOST DESIRABLE RESIDENTIAL AREA.

BUILD AN EXCLUSIVE DEVELOPMENT OF 6 DETACHED HOMES IN A HIGHLY SOUGHT-AFTER LOCATION



OPEN TO OFFERS

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

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INTRODUCTION:

WE ARE INSTRUCTED TO OFFER FOR SALE THIS SUPERB RESIDENTIAL DEVELOPMENT SITE IN DUNGANNON, CO. TYRONE. THE LANDS WHICH EXTEND TO A TOTAL OF APPROX. 1.65 ACRES (0.67 HECTARES) ARE SITUATED ON THE MAIN ARTERIAL COALISLAND ROAD.

THE SITE BENEFITS FROM FULL PLANNING PERMISSION FOR 6 NO. DETACHED HOUSES RANGING FROM 1500 SQ FT – 2050 SQ FT. THE HOUSE TYPES HAVE BEEN DESIGNED IN TRADITIONAL RENDER FINISHES WITH ACCOMMODATION THAT IS APPROPRIATE AND PROVEN IN THE LOCAL MARKET PLACE.

THERE HAS BEEN STRONG DEMAND IN THE AREA FOR NEW DEVELOPMENTS, WITH LIMITED NEW HOUSING SCHEMES BEING RELEASED TO THE MARKET IN RECENT TIMES AND A LACK OF AVAILABILITY OF ZONED HOUSING LAND.

THE RESALE MARKET IN THE LOCAL AREA FOR SIMILAR HOUSE TYPES TO THOSE PROPOSED CONTINUES TO PERFORM EXCEPTIONALLY WELL AND WE WOULD FORCAST HIGH DEMAND FOR THE ONWARD DEVELOPMENT DUE TO ITS MOST CONVENIENT LOCATION CLOSE TO MAJOR EMPLOYERS, RENOWNED SCHOOLS & ITS EXCELLENT ACCESS TO THE MAIN ROADS NETWORK & THE M1 INTERSECTION.

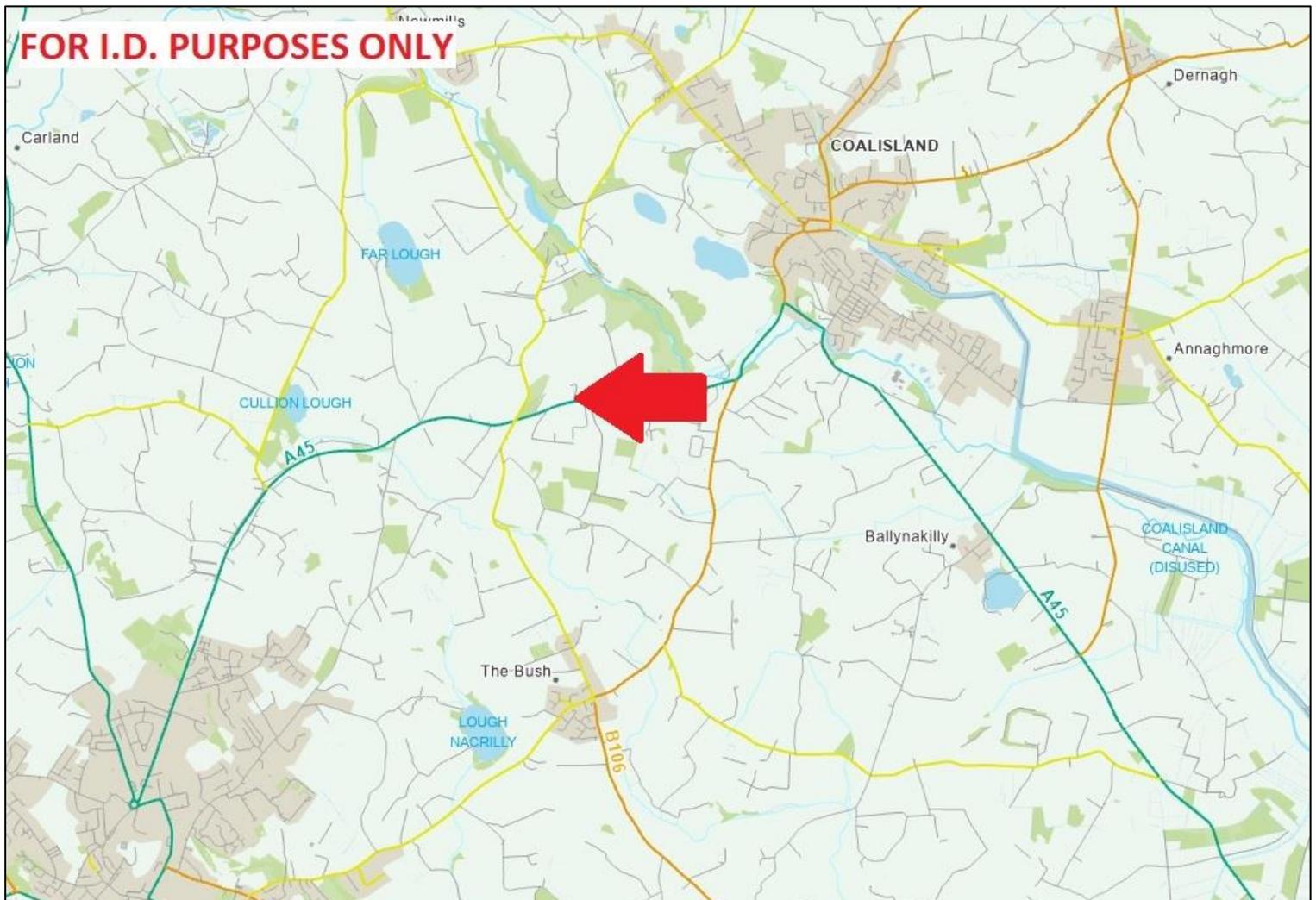
WE WOULD EXPECT THE ONWARD DEVELOPMENT TO ATTRACT INTEREST FROM PARTIES SEEKING MODERN, FAMILY ACCOMMODATION WITHIN THE CATCHMENTS OF DUNGANNON, COALISLAND, NEWMILLS, COOKSTOWN, ETC.

THE SALE OF THIS LAND REPRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A VIRTUALLY “READY TO GO” SITE FOR AN EXCLUSIVE HOUSING SCHEME.

LOCATION:

DUNGANNON, FROM THE IRISH MEANING “GEANANNS FORT” IS THE SECOND LARGEST TOWN IN CO. TYRONE WITH A POPULATION OF 16,282 AT THE 2021 CENSUS, THAT LIES AT THE HEART OF NORTHERN IRELAND.

PERFECTLY POSITIONED FOR COMMUTING TO THE EAST OR WEST OF THE PROVINCE, DUNGANNON BENEFITS FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK AND BOASTS SUPERB SCHOOLS, A THRIVING ENGINEERING SECTOR, MANY MAJOR EMPLOYERS, AND A WEALTH OF CULTURAL, RECREATIONAL AND LEISURE OPPORTUNITIES.



SITE FEATURES:

- A PRIME RESIDENTIAL DEVELOPMENT SITE.
- EXTENDING TO APPROX. 1.65 ACRES / 0.67 HECTARES.
- FULL PLANNING PERMISSION PASSED (**LA09/2020/0954/F**).
- PERMISSION FOR 6 DETACHED 4 BEDROOM DWELLINGS.
- DWELLINGS FROM C. 1500 SQ FT – 2050 SQ FT.
- POPULAR LOCATION WITH STRONG DEMAND FOR NEW HOMES.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND TOWN CENTRES.
- CONVENIENT TO MAJOR EMPLOYERS, LOCAL SHOPS, RENOWNED SCHOOLS & RECREATIONAL FACILITIES.
- SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.
- A GREAT OPPORTUNITY TO CONSTRUCT AN EXCLUSIVE DEVELOPMENT.



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2020/0954/F**

Date of Application: **6th August 2020**

Site of Proposed
Development:

**Adj to & rear of 260 Coalisland Road
Dungannon**

Description of Proposal:

**Renewal of planning permission for housing development
as previously approved under LA09/2015/1242/F**

Applicant:
Address:

Agent:
Address:

Drawing Ref: 01, 02, 03

Mid Ulster District 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. The existing mature trees and vegetation along the entire site boundaries shall be retained except where it is required to provide sight lines. No trees or



vegetation shall be lopped, topped or removed without the prior consent in writing of the Department, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing at the earliest possible moment.

Reason: In the interests of visual amenity.

3. All planting indicated on drawing No 02 date stamped received 06 AUG 2020 shall be carried out in the first planting season following the occupation of the dwelling and any trees or shrubs which, within a period of 5 years from the occupation of the building, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species,

Reason: In the interests of visual amenity.

4. The visibility splays of 2.4 metres by 80 metres at the junction of the proposed access with the public road shall be provided in accordance with Drawing No: 02 bearing the date stamp 06 AUG 2020, prior to the commencement of other works or development.

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

5. Notwithstanding the provisions of The Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and re-enacting that Order no buildings, walls or fences shall be erected, nor hedges, nor formal rows of trees grown in verges/service strips determined for adoption.

Reason: To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage or obstruction to services.

6. No dwelling(s) shall be occupied until that part of the service road which provides access to it has been constructed to base course: the final wearing course shall be applied on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

7. The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m 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.



8. The development hereby permitted shall not be occupied until the 2-metre-wide footway adjacent to the Coalisland Road has been completed in accordance with the details indicated on Drawing No 2 dated 06 AUG 2020.

Reason: To ensure there is adequate provision for pedestrians in the interests of road safety and the convenience of road users.

Roads PSD Conditions

PSD 01 The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department for Infrastructure has determined that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawings No 02 bearing the date stamp 06 AUG 2020.

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

PSD 02 The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. No part of the development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No 02 bearing the date stamp 06 AUG 2020. The Department for Infrastructure has attached to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

Informatives

1. This permission is a renewal of planning permission LA09/2015/1242/F and shall be read in conjunction with this permission.
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. Northern Ireland Water advise:

The site is located within a development consultation zone in proximity to a Waste Water Treatment Works (WWTW) and there is a possibility of nuisance from WWTW



odours. Noise may also be a problem. The developer must provide confirmation that the conditions of Planning Policy Strategy PPS11 can be satisfied, and where directed agree to cover the capital and operating costs of installing the appropriate abatement equipment. Application to NIW is required in order that they can assess the 'Development Encroachment' on the WWTW.

Although it has been determined above if NIW infrastructure is within 20m of your proposal, consultation with NIW is required at an early design stage by means of a Predevelopment Enquiry to determine how your proposal may be served. Waste Water Treatment facilities (Coalisland) are presently available to serve the proposal. The proposer to contact NI Water if they wish to requisition NIW for a Surface Water (Storm) Sewer extension to the proposed site.

5. Environmental Health advise the following;

No Environmental Health objection is offered, however, it is the departments view that the proposed means of effluent disposal is designed and constructed in such a manner so as to enable adoption of the facility by Northern Ireland Water. The Environmental Health Department is aware of a number of complaints concerning defects in the sewerage systems of a number of new housing developments. Therefore, it is strongly recommended that a condition is imposed on the developer that approval will not be granted unless the sewerage system connecting the proposed development to the mains network is constructed to a standard which is capable of being approved by Northern Ireland Water (NIW). The adoption of the sewerage system within the development by NIW should be received within one year of completion of the development.

6. Transport NI advise;

This application does not require a determination under The Private Streets Order 1980 and The Private Streets (Amendment) (Northern Ireland) Order 1992 as the street was previously determined under Application Reference M/2011/0053/F.

7. NIEA Water Management Unit advise the following;

Water Management Unit recommends the storm drainage of the site adheres to the precepts contained in DOE Standing Advice Note No. 5 Sustainable Drainage Systems (April 2015).

Discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment and may be required or site drainage during the construction phase of the development. Any proposed discharges not directly related to the construction of the development, such as from septic tanks or wash facilities, will also require separate discharge consent applications. The applicant should refer to in DOE Standing Advice Note No. 11 Discharges to the Water Environment (April 2015).

The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any



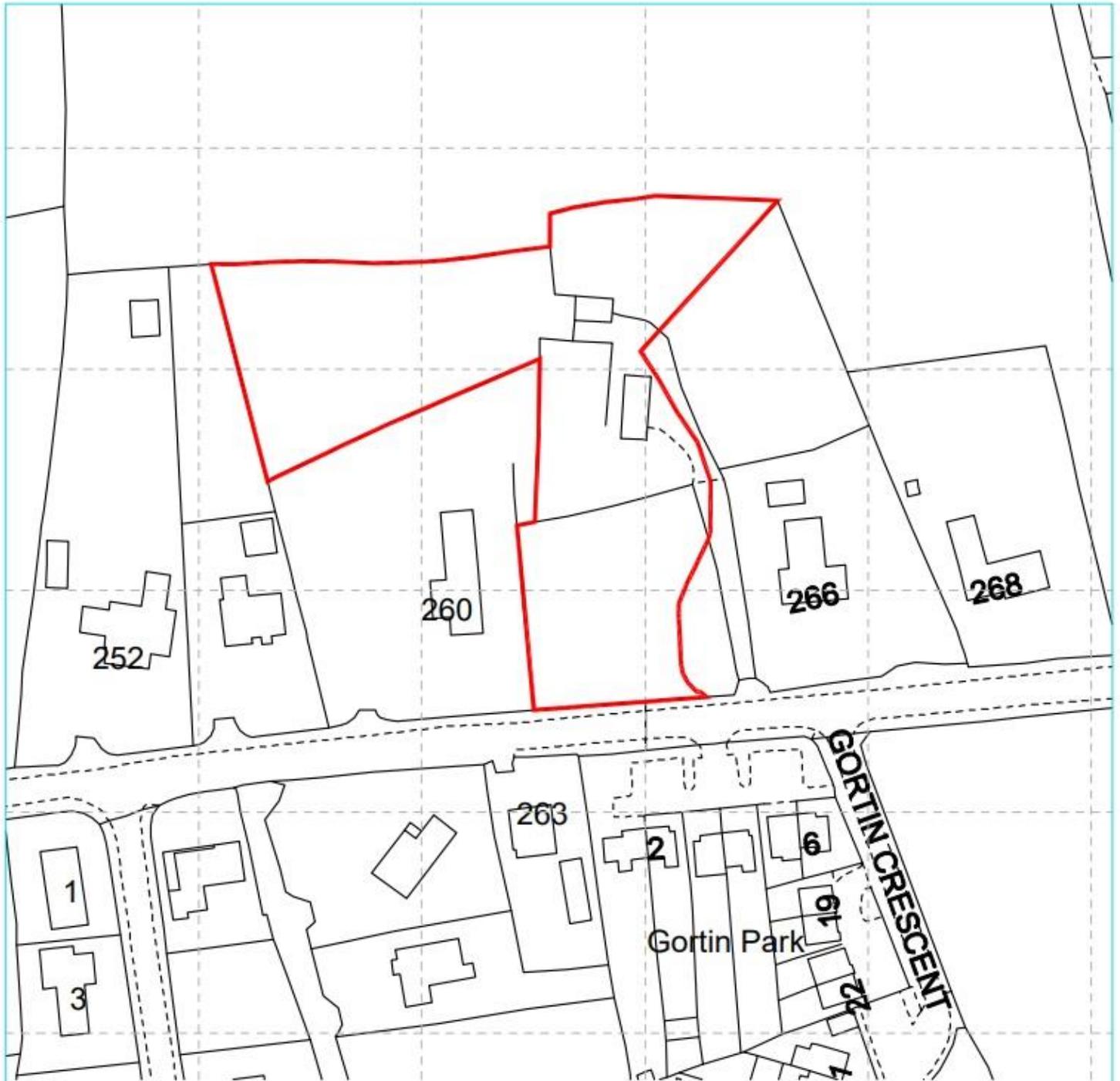
underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.

Dated: 11th December 2020

Planning Manager

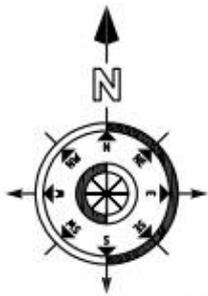




Project: Housing Development	
Address Coalisland Road Dungannon CoTyrone	
Client:	
Drawing: Location Map	
Scale: 1:1250	Date: June 2025
Job No: 2839-L1	Revisions:

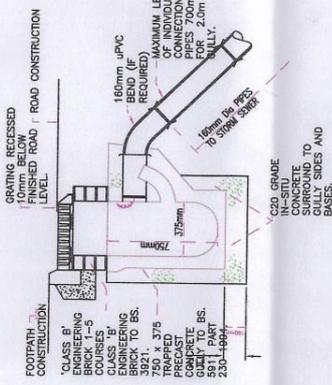

J Aidan Kelly LTD
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CIAT
REGISTERED PRACTICE



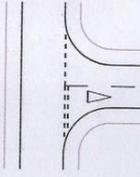
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Proposed road section & Footpath utilities.NTS



Pre-cast concrete gully NTS

Road signage to be in accordance with traffic signs regulations NI 1997.



Road markings to be in accordance with chapter 5 of the road marking manual 1995.

ROAD MARKINGS . NTS

2m high close boarded fence.



All existing trees, shrubs and hedgerows/natural screening on the boundaries of the site shall be permanently retained. All existing trees, shrubs or hedges shall be protected by a system of steel sheet piling in order to protect the root systems prior to the commencement of site work. This must be at a distance of the crown spread or half of the tree height, whichever is the greater. Any trees, shrubs or hedges removed, unretained, unrooted, or any other trees, shrubs or hedges seriously damaged or defective - another tree, shrub or hedge of the same species shall be planted at the same place during the next planting season.

If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, unrooted or destroyed or dies, or becomes seriously damaged or defective - another tree, shrub or hedge of the same species shall be planted at the same place unless the department gives its written consent to any variation.

Access located 0.3m west of centre of existing driveway 2.4 x 8.0m visibility splay 3.5m wide access with 1.0m access cut with 2m wide footway to one side. Proposed site existing footway along site frontage to be widened to 2m. Some to be tapered from edge of site frontage of width of 2m to existing edge - shown hatched.

Site entrance to be 5.5m wide with 10m entrance radii and max.4% gradient for the first 10m.

Existing road drainage system to be adjusted to accommodate the proposed road widening and kerbing.

Road markings to be in accordance with the "Traffic signs manual" Chapter 5 - 2003.

Give way signs to be in accordance with Traffic Sign regulations (47) 1997

SITE PLAN 1:500



HOUSE TYPE 1
SITE 1



HOUSE TYPE 2
SITE 2 & 6



HOUSE TYPE 3
SITE 3



HOUSE TYPE 4
SITE 4 & 5

Proposed inner edge of footway where it has been widened to 2m along site frontage. Lamp post & telephone poles along the site frontage to be relocated behind the visibility splay.

Proposed inner edge of footway where it has been widened to 2m along site frontage.

Proposed inner edge of footway where it has been widened to 2m along site frontage. Existing inner edge of footway.

Proposed inner edge of footway where it has been widened to 2m along site frontage. Existing inner edge of footway.



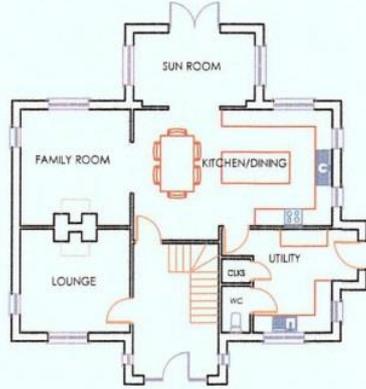
FRONT ELEVATION



RHS ELEVATION



LHS ELEVATION



GF PLAN 101 M SQ (1087 sq ft)



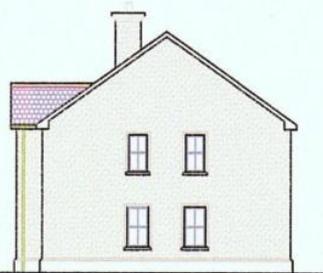
FF PLAN 89.52 M SQ (963 sq ft)



REAR ELEVATION

EXTERNAL FINISHES >
 Roof Covering - Flat profile Concrete Roof Tiles.
 Colour Slate Grey/Black, Ridge Tile Red Clay.
 Eaves / Verge - Half Round Black Aluminum Guttering & Downpipes.
 Redwood Sarking Painted Dark Colour.
 Wall Finishes - Roughcast Render, painted. Plaster bands to Windows where shown.
 Smooth plaster render to Base, Chimney Details Etc.
 Windows - White uPVC Windows.
 Doors - Hardwood Doors & Frame Painted Dark Colour.

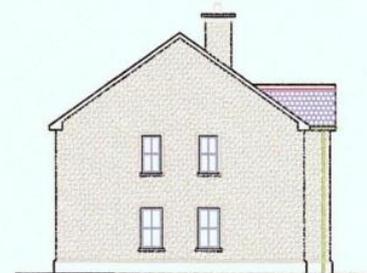
HOUSE TYPE 1
SITE 1 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR LAYOUT
 1500ft sq Total Floor Area



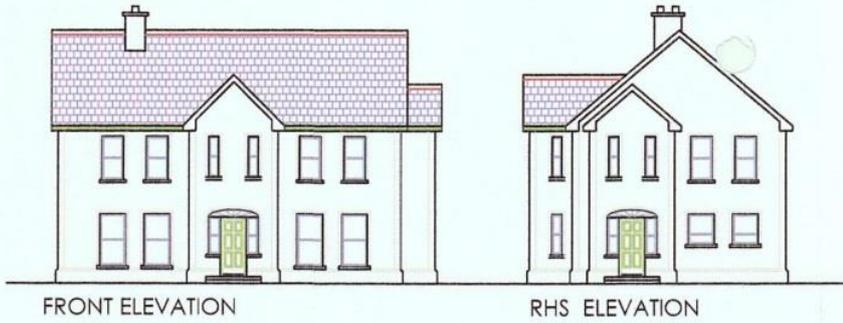
FIRST FLOOR LAYOUT



FRONT ELEVATIONS

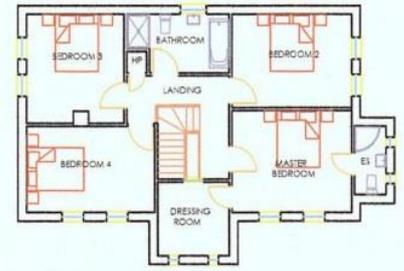
EXTERNAL FINISHES >
 Roof Covering - Flat profile Concrete Roof Tiles.
 Colour Slate Grey/Black, Ridge Tile Red Clay.
 Eaves / Verge - Half Round Black Aluminum Guttering & Downpipes.
 Redwood Sarking Painted Dark Colour.
 Wall Finishes - Roughcast Render, painted. Plaster bands to Windows where shown.
 Smooth plaster render to Base, Chimney Details Etc.
 Windows - White uPVC Windows.
 Doors - Hardwood Doors & Frame Painted Dark Colour.

HOUSE TYPE 2
SITES 2 & 6 1:100

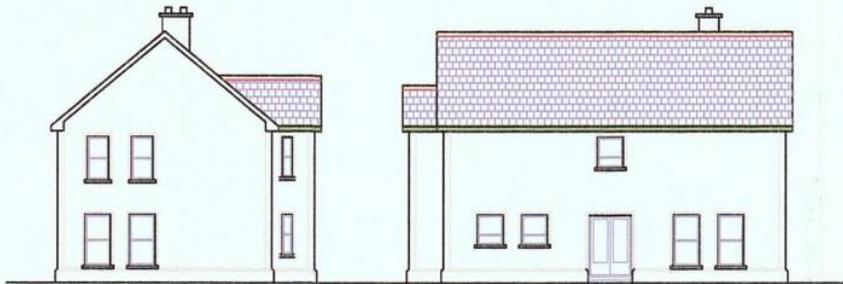


FRONT ELEVATION

RHS ELEVATION

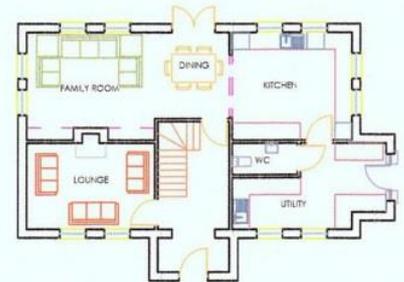


FIRST FLOOR PLAN
85.2 M SQ



LHS ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN
85.2 M SQ

HOUSE TYPE 3

SITE 3 1:100

TOTAL FLOOR AREA 1835 SQ FT

EXTERNAL FINISHES >

- Roof Covering - Flat profile Concrete Roof Tiles.
- Colour Slate Grey/Black, Ridge Tile Red Clay.
- Eaves / Verge - Half Round Black Aluminum Guttering & Downpipes.
- Redwood Barge, Painted Dark Colour.
- Wall Finishes - Roughcast Render, painted. Faced plaster bands to Windows where shown.
- Smooth plaster render to Base, Chimney Details Etc.
- Windows - White uPVC Windows.
- Doors - Hardwood Doors & Frame Painted Dark Colour.



SIDE ELEVATION



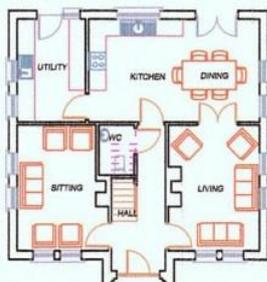
REAR ELEVATION



SIDE ELEVATION

EXTERNAL FINISHES >

- Roof Covering - Flat profile Concrete Roof Tiles.
- Colour Slate Grey/Black, Ridge Tile Red Clay.
- Eaves / Verge - Half Round Black Aluminum Guttering & Downpipes.
- Redwood Barge, Painted Dark Colour.
- Wall Finishes - Roughcast Render, painted. Faced plaster bands to Windows where shown.
- Smooth plaster render to Base, Chimney Details Etc.
- Windows - White uPVC Windows.
- Doors - Hardwood Doors & Frame Painted Dark Colour.



GROUND FLOOR LAYOUT
1500ft sq Total Floor Area



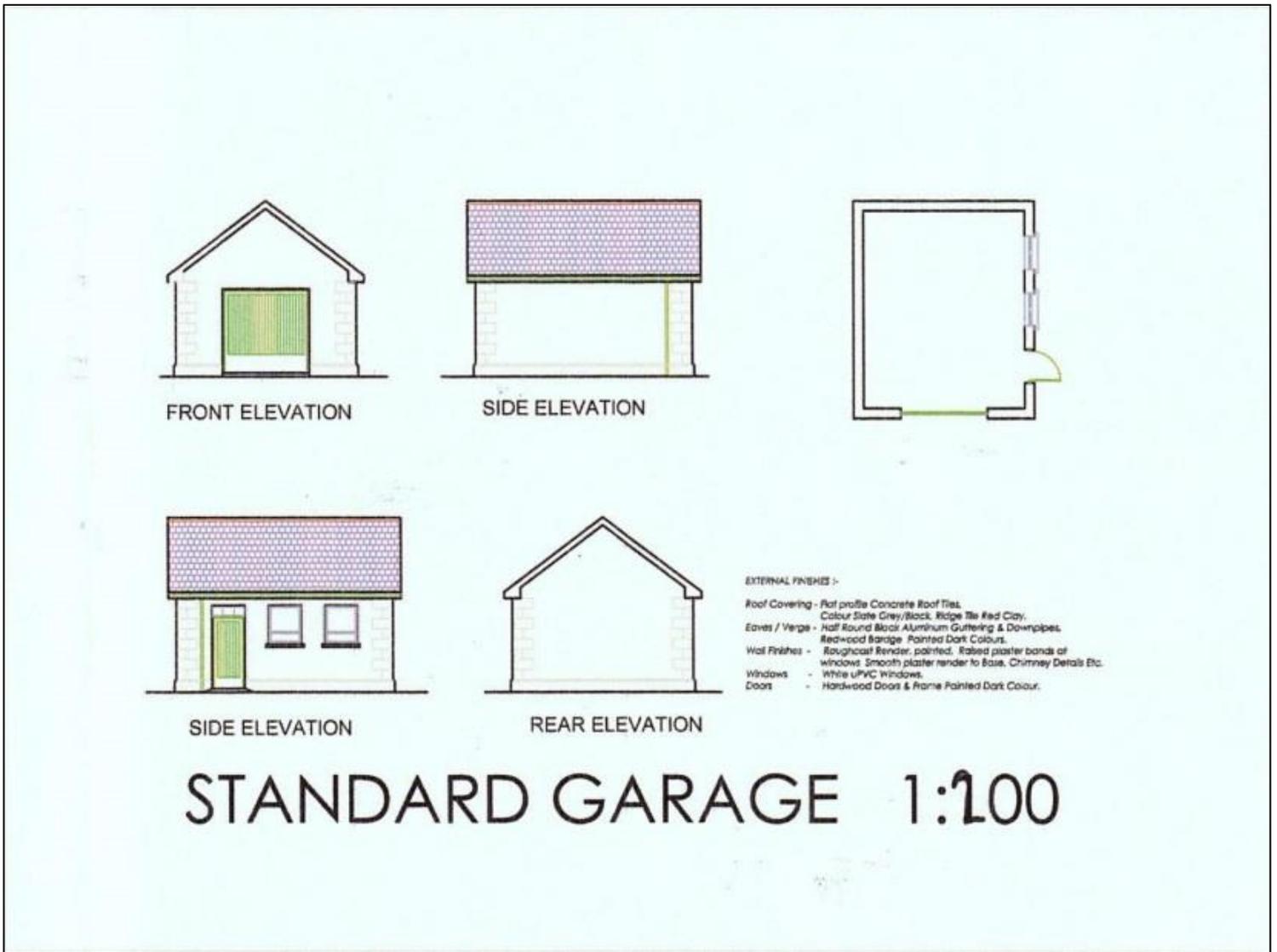
FIRST FLOOR LAYOUT



FRONT ELEVATIONS

HOUSE TYPE 4

SITES 4 & 5 1:100



MAPS 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 FURTHER DETAILS PLEASE CONTACT THE SOLE AGENT.