

**205M NORTH EAST OF  
27 BALLYNAKILLY ROAD  
COALISLAND  
DUNGANNON  
CO. TYRONE  
BT71 6JJ**



*working harder to make your move easier*

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

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**PRIME BUILDING SITE WITH ADJOINING LANDS TOTTALLING APPROX. 11.5 ACRES**

**AVAILABLE IN ONE OR TWO LOTS TO SUIT**

AVAILABLE TO PURCHASE IN ONE OR TWO LOTS TO SUIT, THIS PRIME BUILDING SITE EXTENDS TO APPROX. 1.4 ACRES & BENEFITS FROM FULL PLANNING PERMISSION GRANTED (LA09/2021/1051) FOR A DETACHED SINGLE STOREY DWELLING (FOOTINGS IN PLACE) WITH A DETACHED DOUBLE GARAGE (SEE PLANNING LEGISLATION & FLOORPLANS ATTACHED).

WITH ADJOINING LANDS EXTENDING TO AN ADDITIONAL APPROX. 10.1 ACRES, THIS SALE PRESENTS A RARE OPPORTUNITY TO ACQUIRE A GENEROUS BUILDING SITE PLUS FURTHER AGRICULTURAL LANDS / AMENITY GROUNDS IN A MOST SOUGHT-AFTER LOCATION AND IS SURE TO APPEAL TO A WIDE RANGE OF PROSPECTIVE PURCHASERS; THOSE WISHING TO SELF BUILD A DREAM HOME, DEVELOPERS / CONTRACTORS, FARMERS, THOSE WITH EQUESTRIAN INTERESTS, THOSE DESIRING A SMALL HOLDING, ETC.

WITH SUPERB ACCESS TO COALISLAND, DUNGANNON AND THE MAIN ROADS NETWORK FOR COMMUTING, **THIS UNIQUE LOT IS UNLIKELY TO HANG ABOUT!**



**OPEN TO OFFERS**

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

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

## SITE FEATURES...

- A SUPERB BUILDING SITE EXTENDING TO APPROX. 1.4 ACRES.
- PLANNING PERMISSION GRANTED (LA09/2021/1051).
- PLANNING PERMISSION FOR A SUPERIOR SINGLE STOREY RESIDENCE WITH A DETACHED DOUBLE GARAGE.
- FOOTINGS IN PLACE FOR DWELLING.
- ADJOINING PRIME AGRICULTURAL LANDS APPROX. 10.1 ACRES.
- **TOTAL:** IN EXCESS OF 11.5 ACRES.
- HIGHLY SOUGHT-AFTER LOCATION.
- ONLY MINUTES BY CAR TO DUNGANNON, COALISLAND, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK / M1 INTERSECTION.
- MAY BE SOLD IN ONE OR TWO LOTS TO SUIT.
- A FANTASTIC OPPORTUNITY FOR THOSE WISHING TO BUILD THEIR DREAM HOME.
- SURE TO ALSO APPEAL TO DEVELOPERS / CONTRACTORS, FARMERS, ETC.



**FOR ILLUSTRATIVE PURPOSES ONLY**





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## APPROVAL OF RESERVED MATTERS

### Planning Act (Northern Ireland) 2011

Application No: **LA09/2021/1051/RM**

Date of Application: **14th July 2021**

Site of Proposed Development: **205m NE of 27 Ballynakilly Road  
Coalisland  
Dungannon**

Description of Proposal: **Replacement single storey dwelling and double garage**

Applicant:  
Address:

Agent:  
Address:

Drawing Ref: 01, 02, 03

Outline Application Number: LA09/2018/1048/O

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, The Council in pursuance of its powers under the above-mentioned Act and in accordance with your application

### HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-
  - i. The expiration of a period of 5 years from the grant of outline planning permission; or
  - ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.



2. Prior to commencement of the development hereby permitted, visibility splays of 2.4m x 120m shall be provided in accordance with the approved Drawing No.02 bearing the date stamp 14 JULY 2021, or as may otherwise be agreed in writing with the Council. The area within the visibility splays shall be cleared of all obstructions to a height of 250mm above the adjacent carriage and be permanently retained clear thereafter.

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

3. All hard and soft landscape works shall be carried out in accordance with the approved details on drawing No.02 dated 14 JULY 2021 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the dwelling.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

#### **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. 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. 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 for Infrastructure for which separate permissions and arrangements are required.

Notwithstanding the terms and conditions of the Councils 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 Infrastructures 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 Roads Service Section Engineer whose address is Main Street, Moygashel, Dungannon. A monetary deposit will be required to cover works on the public road.

Provision shall be made to the satisfaction of DFI Roads Service, to ensure that surface water does not flow from the site onto the public road.

Provision shall be made to the satisfaction of DFI Roads Service, to accommodate the existing roadside drainage and to ensure that surface water does not flow from the public road onto the site.

Dated: 6th October 2021      Planning Manager



**OUTLINE PLANNING PERMISSION**  
**Planning Act (Northern Ireland) 2011**

Application No: LA09/2018/1048/O

Date of Application: 2nd August 2018

Site of Proposed Development: 205m NE of 27 Ballynakilly Road Coalisland Dungannon.

Description of Proposal: Replacement single storey dwelling with double garage.

Applicant:  
Address:

Agent:  
Address:

Drawing Ref: 01

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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. 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. All existing hedgerows outside the required visibility splays and along the boundaries of the site as indicated in pink on approved drawing No. 01 date stamp received 02 AUG 2018, shall be permanently retained intact and no lopping, topping, felling or removal shall be carried out without the prior written approval of the Council unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing within one week of the work being carried out.

Reason: To ensure the development integrates and to ensure the maintenance of screening to the site.

4. 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 include details of those trees to be retained and measures for their protection during the course of development and details of an 8 - 10 metres in depth buffer of planting (indigenous species) along the eastern boundary of the site as indicated in green on approved drawing No. 01 date stamp received 02 AUG 2018. 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 with a plant of a similar size and species.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape and to protect the setting of Coalisland.

5. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.3 metres at any point.

Reason: In the interest of visual amenity.

6. Prior to commencement of any development hereby approved, the vehicular access as detailed in the attached form RS1, including visibility splays of 2.4mx 120m in both directions and any forward sight distance, shall be




provided in accordance with a 1:500 scale site plan as submitted and approved at Reserved Matters stage. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above adjoining road 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.

#### 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. 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 determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
4. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.
5. Please see NI Water consultation response dated and scanned to epic on the 3rd October 2018 attached.
6. Please see DAERA Water Management Unit's Environmental Advice for Planning 'Standing Advice for Single Dwellings' available at <https://www.daera-ni.gov.uk/publications/standing-advice-development-may-haveeffect-water-environment-including-groundwater-and-fisheries> which contains Conditions and Informatives relevant to this proposal.
7. RS1 Form attached for info.

Dated: 8th October 2018      Planning Manager 

**CONSENT NO: 293/23/1**

**FILE NO: NC 2266/22\_1**

**DEPARTMENT OF AGRICULTURE ENVIRONMENT & RURAL AFFAIRS**

***Water (Northern Ireland) Order 1999***

***Consent to Discharge of Effluent***

TO:

***The Department of Agriculture, Environment & Rural Affairs in pursuance of the powers conferred on it by the Water (Northern Ireland) Order 1999 HEREBY CONSENTS to your making a discharge into the waterway at Easting 284313 and Northing 365742 in accordance with the application dated 04 November 2022 in respect of a discharge of sewage effluent arising from a single domestic dwelling situated at 30 Ballynakilly Road, Coalisland, BT71 6JJ.***

***SUBJECT TO the following conditions:***

1. Should it subsequently be revealed that the sewage treatment system has not been accurately described in the application, this consent shall be considered voidable.
2. The discharge shall consist solely of sewage effluent from the single domestic dwelling at 30 Ballynakilly Road, Coalisland, BT71 6JJ.
3. The discharge shall not exceed 1 cubic metre per day.
4. All surface water shall be excluded from the system.
5. The sewage treatment works shall have BSEN 12566-3 certification demonstrating at least 95% removal of the influent Biochemical Oxygen Demand (BOD).

**CONSENT NO:** 293/23/1

**FILE NO:** NC 2266/22\_1

**DEPARTMENT OF AGRICULTURE ENVIRONMENT & RURAL AFFAIRS**

**Water (Northern Ireland) Order 1999**

**Consent to Discharge of Effluent**

6. The effluent discharged to the waterway shall not:
  - a. contain any substance which will cause the water in the underground stratum or in any waterway to be toxic or injurious to fish or other aquatic organisms;
  - b. contain any substance to such an extent as to cause the receiving waters, or any waters of which the receiving waters are a tributary, to be poisonous or injurious to the spawning grounds, spawn or food of fish in those waters, or otherwise cause damage to the ecology of those waters.
7. The consent holder shall enter into a contract with either the supplier of the sewage treatment works, or other competent body, to maintain optimum performance of the system at all times. Maintenance and service history documentation shall be available for inspection by the Department on request.
8. An alarm shall be provided to warn of power or plant failure. The consent holder shall take the necessary action as soon as possible to ensure compliance with the consent upon activation of the alarm.
9. The consent holder shall be responsible at all times for compliance with these consent conditions.
10. Facilities shall be available to ensure that a representative sample of the discharge can be obtained.
11. If the consent holder intends to change anything at the site which will impact on the content of this consent, including any accompanying site plan and/or the composition or quality of the effluent then they must make application to the Department for review of this consent. Review application should be made no later than 4 months before the proposed changes will be carried out.
12. Should the consent holder wish to transfer responsibility for this consent they must submit an application for transfer of ownership within 21 days of the transfer taking place.

**CONSENT NO: 293/23/1**

**FILE NO: NC 2266/22\_1**

**DEPARTMENT OF AGRICULTURE ENVIRONMENT & RURAL AFFAIRS**

**Water (Northern Ireland) Order 1999**

**Consent to Discharge of Effluent**

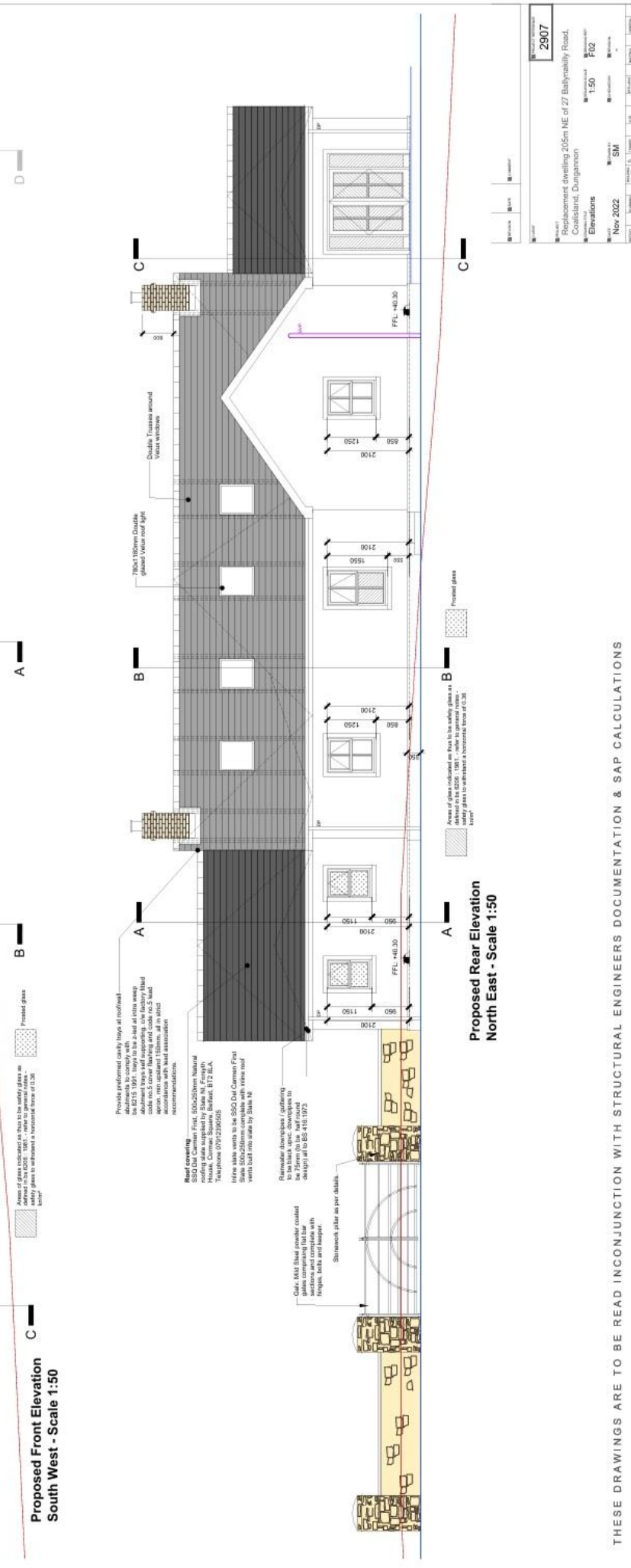
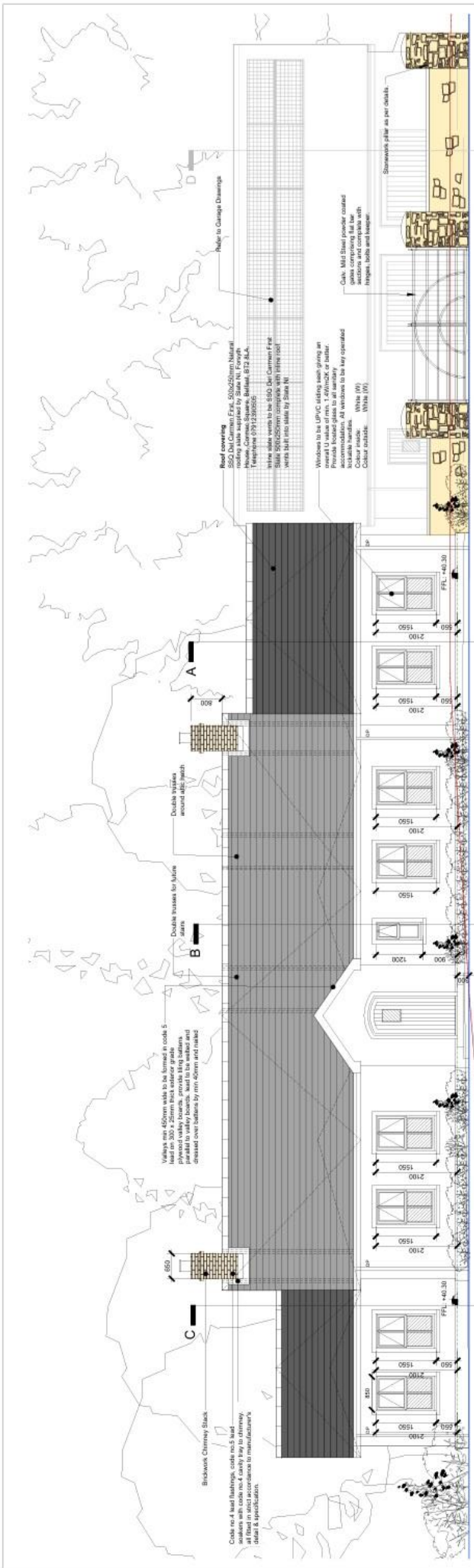
**INFORMATIVES**

1. This discharge consent may be reviewed at any time, if the area of discharge or any area downstream, has been, or becomes designated under the European Communities Nature Conservation (Natural Habitats etc) Regulations (Northern Ireland) 1995 or the consent conditions do not meet the requirements of any other European Community Directive.
2. Compliance with the conditions of this consent ensures that this consent meets the requirements of the Urban Waste Water Treatment Regulations (Northern Ireland) 2007.
3. This consent does not grant the right of access to or use of third party land for the installation and/or maintenance of any of the treatment and drainage infrastructure to which this consent relates. It shall be the responsibility of the consent holder to obtain any third party wayleave/access permissions as may be required.

**Dated this 30 day of January 2023**

**Northern Ireland Environment Agency  
Water Regulation Team  
17 Antrim Road  
Lisburn  
Co Antrim  
BT28 3AL**





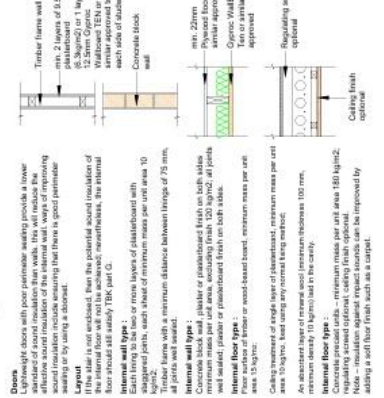
**Proposed Front Elevation  
South West - Scale 1:50**

**Proposed Rear Elevation  
North East - Scale 1:50**

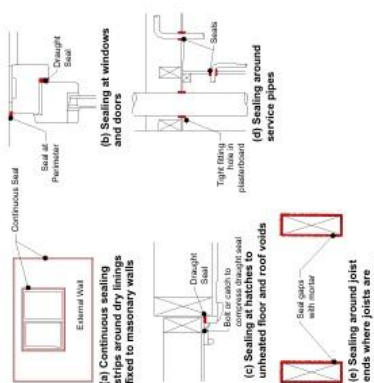
Project No.	2907
Client	Replacement dwelling 205m NE of 27 Ballynakilly Road, Conisland, Dunganman
Scale	1:50
Date	Nov 2022
Author	SM
Check	
Drawn	
Discussed	
Approved	

**Resistance to the passage of sound**  
Sound insulation for partition against sound within a dwelling or room for residential purposes to be carried out on site. The person carrying out the work shall ensure that appropriate sound insulation is achieved. The sound insulation shall be carried out in accordance with the requirements of BS 5516:2014. The sound insulation shall be carried out in accordance with the requirements of BS 5516:2014. The sound insulation shall be carried out in accordance with the requirements of BS 5516:2014.

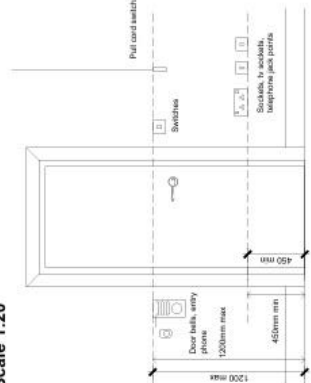
**Methods of limiting sound infiltration - Scale 1:20**



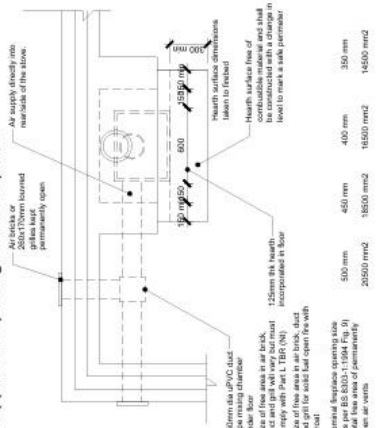
**Methods of limiting air infiltration**



**Height of sockets and switches Scale 1:20**



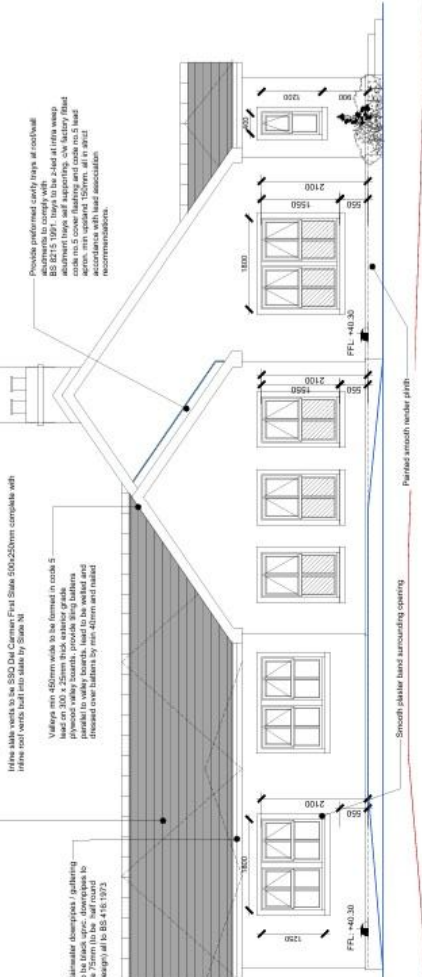
**Hearth Details (Wood burning stove- Appliance opening to firebed) 1:20**



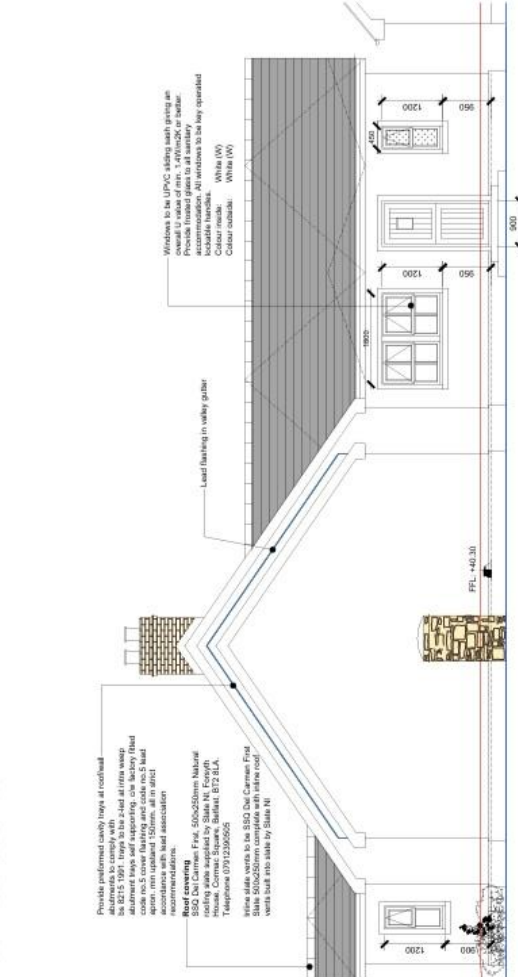
**Table 3.1 Air supply to solid fuel burning appliances**

Appliance	Net free area of permanently open air vents	Net free area of permanently open air vents	Net free area of permanently open air vents
150mm dia PVC duct	500 mm	450 mm	350 mm
200mm dia PVC duct	2000 mm <sup>2</sup>	1850 mm <sup>2</sup>	1450 mm <sup>2</sup>
350 mm dia PVC duct	5000 mm <sup>2</sup>	4500 mm <sup>2</sup>	3500 mm <sup>2</sup>

**Proposed Side Elevation North West - Scale 1:50**



**Side Elevation South East - Scale 1:50**



**Infrastructure for High speed electronic communiac Detail 1:10**

Infrastructure for High speed electronic communiac Detail 1:10. This detail shows the infrastructure for high speed electronic communication, including ducting, conduits, and termination points.

2907  
 Rebuildment dwelling 205m NE of 27 Ballynakilly Road,  
 Comanagh, Dungannon  
 Elevations & Details  
 1:50  
 Nov 2022  
 SM







**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.**