

# DEVELOPMENT OPPORTUNITY

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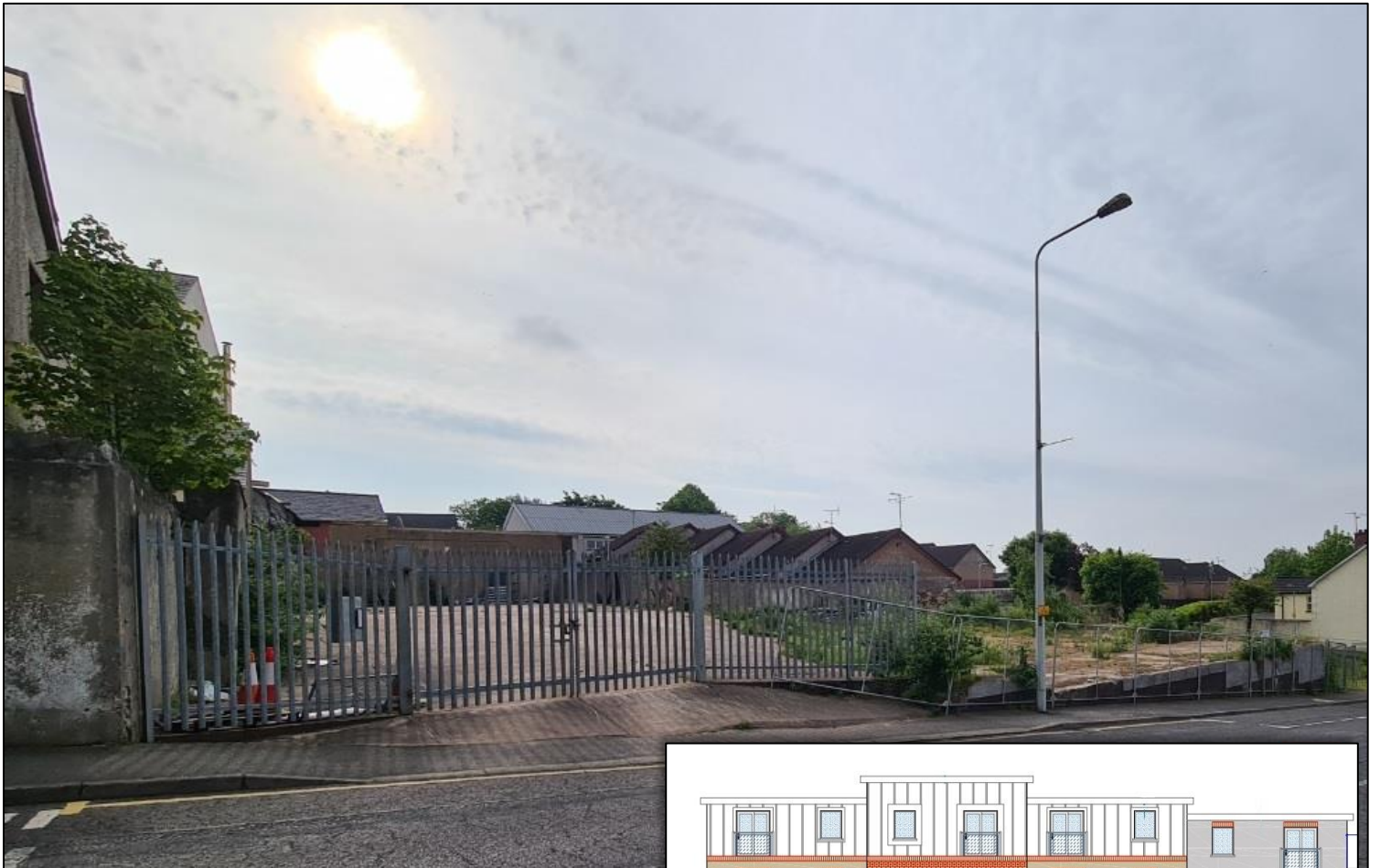
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BT71 6AB

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## A "READY TO GO" DEVELOPMENT OPPORTUNITY FOR 15 SUPERBLY LOCATED APARTMENTS

DEVELOPMENT OPPORTUNITY WITH FULL PLANNING PERMISSION PASSED (**LA09/2019/0656/RM**) FOR 15 X 2 BEDROOM APARTMENTS. FANTASTIC LOCATION WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS, ALL TOWN AMENITIES AND MOST CONVENIENT TO THE MAJOR ROAD NETWORKS / TRANSPORT LINKS FOR EASY COMMUTING.

**"A FANTASTIC PROSPECT FOR DEVELOPERS, CONTRACTORS OR DISCERNING INVESTORS"**



**PRICE ON APPLICATION**

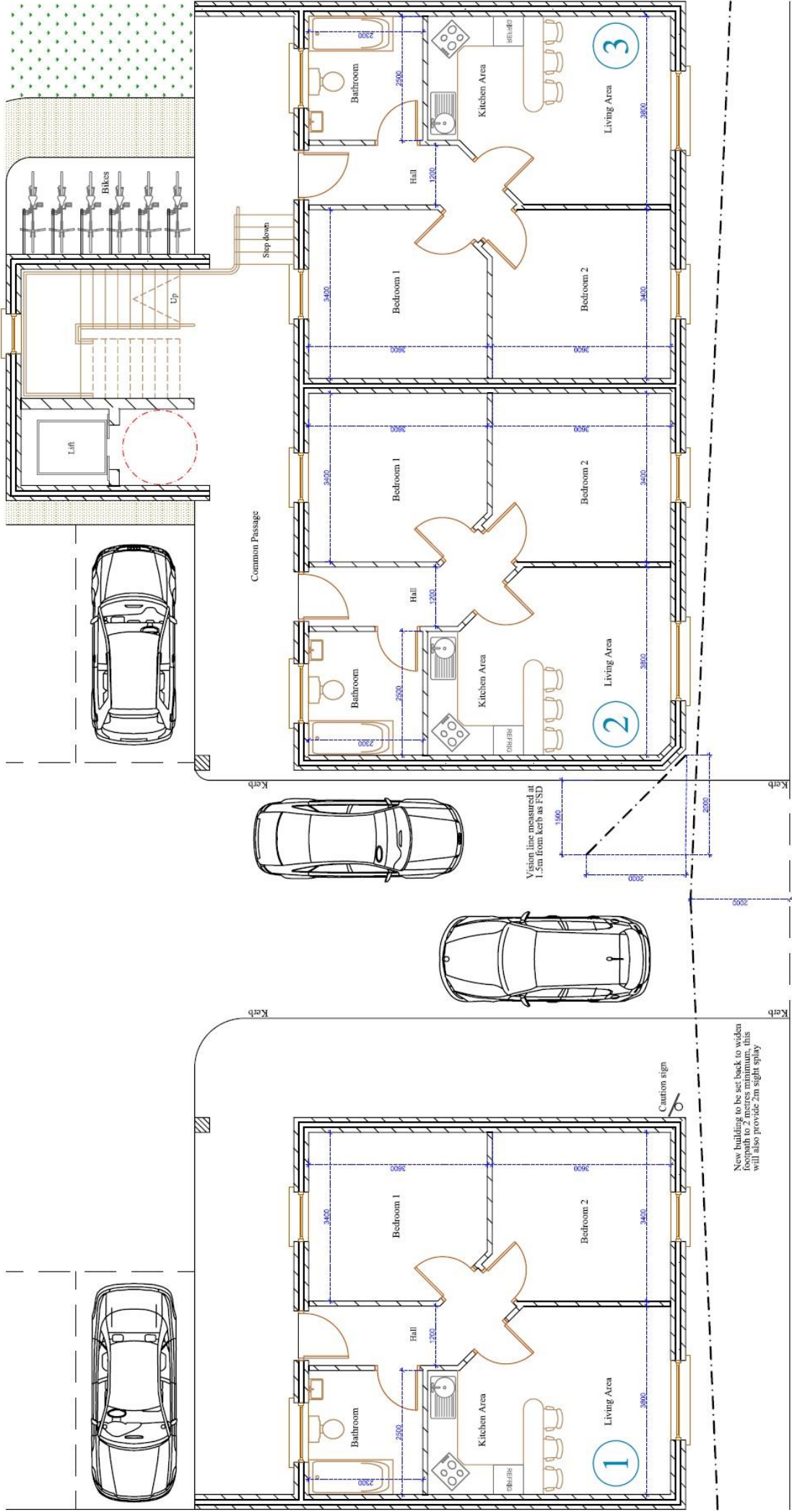
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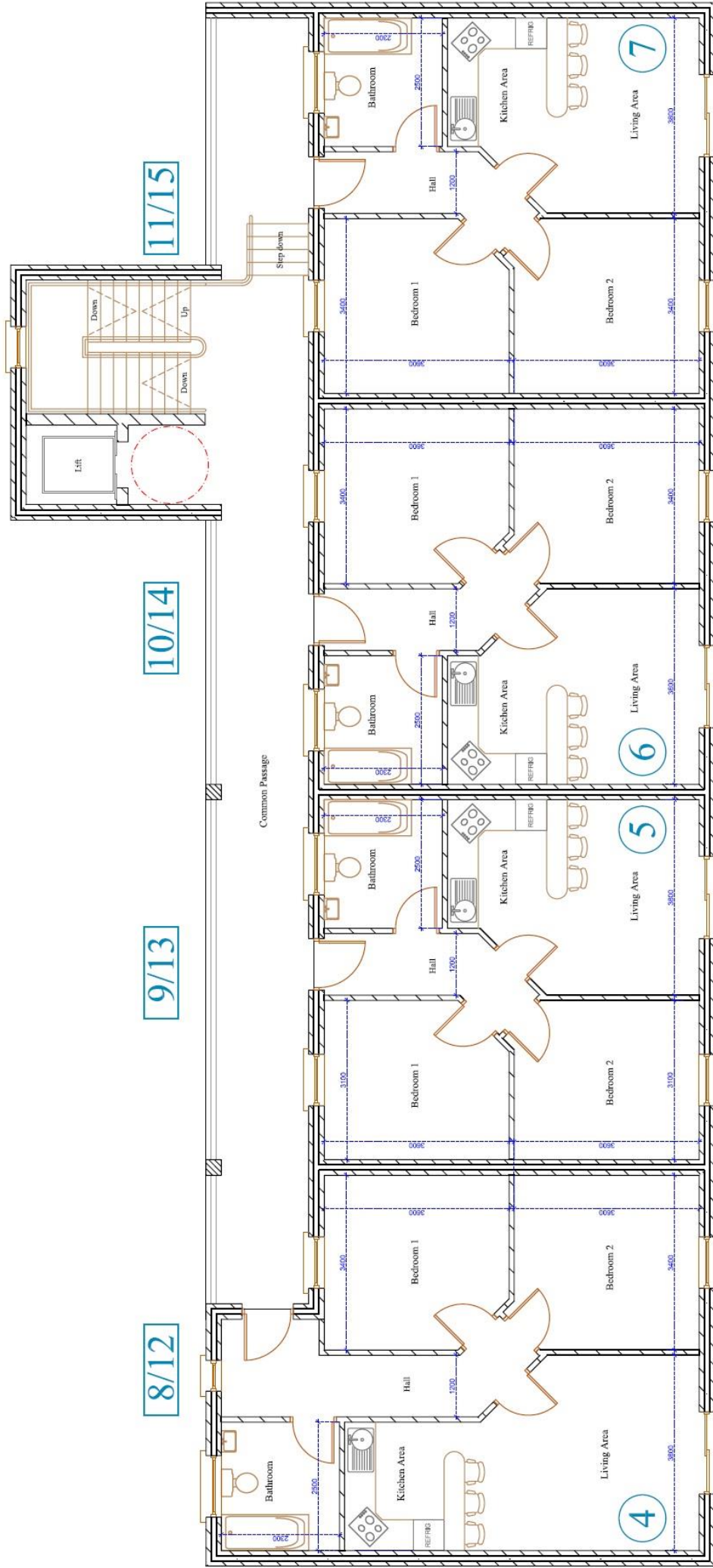






New building to be set back to widen footpath to 2 metres minimum, this will also provide 2m sight splay

Proposed Ground Floor Plan - 1:100-



Proposed First, Second & Third Floor Plan - 1:100-  
 (NOTE:- Units 12,13 & 14 on third floor to be stepped back as per elevations)



## APPROVAL OF RESERVED MATTERS

### Planning Act (Northern Ireland) 2011

Application No: **LA09/2019/0656/RM**

Date of Application: **15th May 2019**

Site of Proposed Development: **10-12 Park Road  
Dungannon**

Description of Proposal: **15 two bedroom apartments and associated site works**

Applicant:  
Address:

Agent:  
Address:

Drawing Ref: 01, 02, 3A, 4A, 05  
Outline Application Number: LA09/2016/0652/O

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, The Mid Ulster 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 2.4 metres by 38.0 metres in both directions, shall be provided in accordance with the approved drawing No.3A bearing date stamp 09 September 2019, 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. The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, 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 user.

4. Prior to the occupation of any of the apartments hereby approved, the applicant shall submit a bin management programme for council approval. The bin management programme as agreed shall be adhered to unless otherwise agreed in writing.

REASON; To ensure an orderly means of refuse collection on site.

5. All hard and soft landscape works shall be carried out in accordance with the approved details on drawing No.3A dated 9th September 2019 and the appropriate British Standard or other recognised Codes of Practise. 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. DFI Roads informatives



The applicant must apply to the Dfi Roads for a licence indemnifying the Department against any claims arising from the implementation of the proposal.

Separate approval must be received from Dfi in respect of detailed standards required for the construction of streets in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001.

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.

It is a Dfi requirement that all structures which fall within the scope of the current version of BD 2 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges shall require Technical Approval. Details shall be submitted to the Technical Approval Authority through the relevant Division.

The development shall not be commenced until a Certificate issued by a Chartered Structural Engineer certifying that the structure has been designed in accordance with the relevant standards and guidance, has been submitted to and accepted by Dfi. The certificate should state;

We certify all reasonable professional skill and care has been used in the design & check of the above named structure in accordance with the following design standards and advice notes

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

Notwithstanding the terms and conditions of the Council's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure 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 Section Engineer whose address is Section Office Main Street, Moygashel, Dungannon. A monetary deposit will be required to cover works on the public road.

All construction plant and materials shall be stored within the curtilage of the site.

Highway design shall be in accordance with the current relevant standards of the Design Manual for Roads and Bridges. In exceptional circumstances Departures from Standard maybe necessary and shall be supported by a full technical, safety, environmental and economic justification. All details shall be submitted to Network Services through the relevant Division.

It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side





drainage is preserved and does not allow water from the road to enter the site.

Notwithstanding the terms and conditions of the Department's approval set out above, you are required under the Street Works (Northern Ireland) Order 1995 to be in possession of a Street Works Licence before any work is commenced which involves making any opening or placing of any apparatus in a street. The Street Works Licence is available on personal application to the Department for Infrastructure Section Engineer whose address is Section Office, Moygashel, Dungannon.

Geotechnical activities which require Geotechnical Certification shall be submitted to Engineering Policy and Parking Services through the relevant Division. Geotechnical Certification shall be in accordance with the Department for Regional Development's Geotechnical Certification procedures as laid down in the current version of HD 22 Managing Geotechnical Risk: Volume 4: Design Manual for Roads and Bridges.

#### 4. Environmental Health Informatives

A Consent to Discharge Sewage Effluent being obtained from Water Management unit, The Northern Ireland Environment Agency, as required by the Water (Northern Ireland) Order 1999.

The applicant ensuring that the proposal does not compromise any existing drainage arrangements serving existing neighbouring premises or developments not completed/commenced which are the subject of a planning approval.

Planning department receiving confirmation from Northern Ireland Water that a mains water supply is available and that it is feasible for the proposed development to be connected to same. Where mains water supply is not available, the applicant/agent is strongly advised to contact this department before any detailed plans are prepared. (The District Council cannot approve plans for housing development unless a satisfactory water supply is available).

#### 5. NIEA Informatives

The applicant should refer and adhere to the precepts contained in DAERA Standing Advice on Pollution Prevention Guidelines.

Care should be taken to ensure that only clean surface water is discharged to the nearby water environment. Water Management Unit recommends the applicant refers and (where applicable) adheres to the precepts contained in DAERA Standing Advice on Sustainable

Drainage Systems for brownfield sites or contaminated land in order to minimise the polluting effects of storm water on the water environment.

Discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment and may be required for 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 DAERA Standing Advice on Discharges to the Water Environment.

If the development includes excavation of underground structures, then depending on the geological setting, the potential exists for the water table to be encountered during these works. If water is encountered, an appropriate abstraction/impoundment licence under the


Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006 and consent to discharge under the Water (Northern Ireland) Order 1999 may be required from Water Management Unit. The applicant should refer to DAERA Standing Advice on Abstractions and Impoundments, and Discharges to the Water Environment.

All DAERA Standing Advice is available at:  
<https://www.daerani.gov.uk/publications/standing-advice-development-may-have-effect-water-environmentincluding-groundwater-and-fisheries>

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.

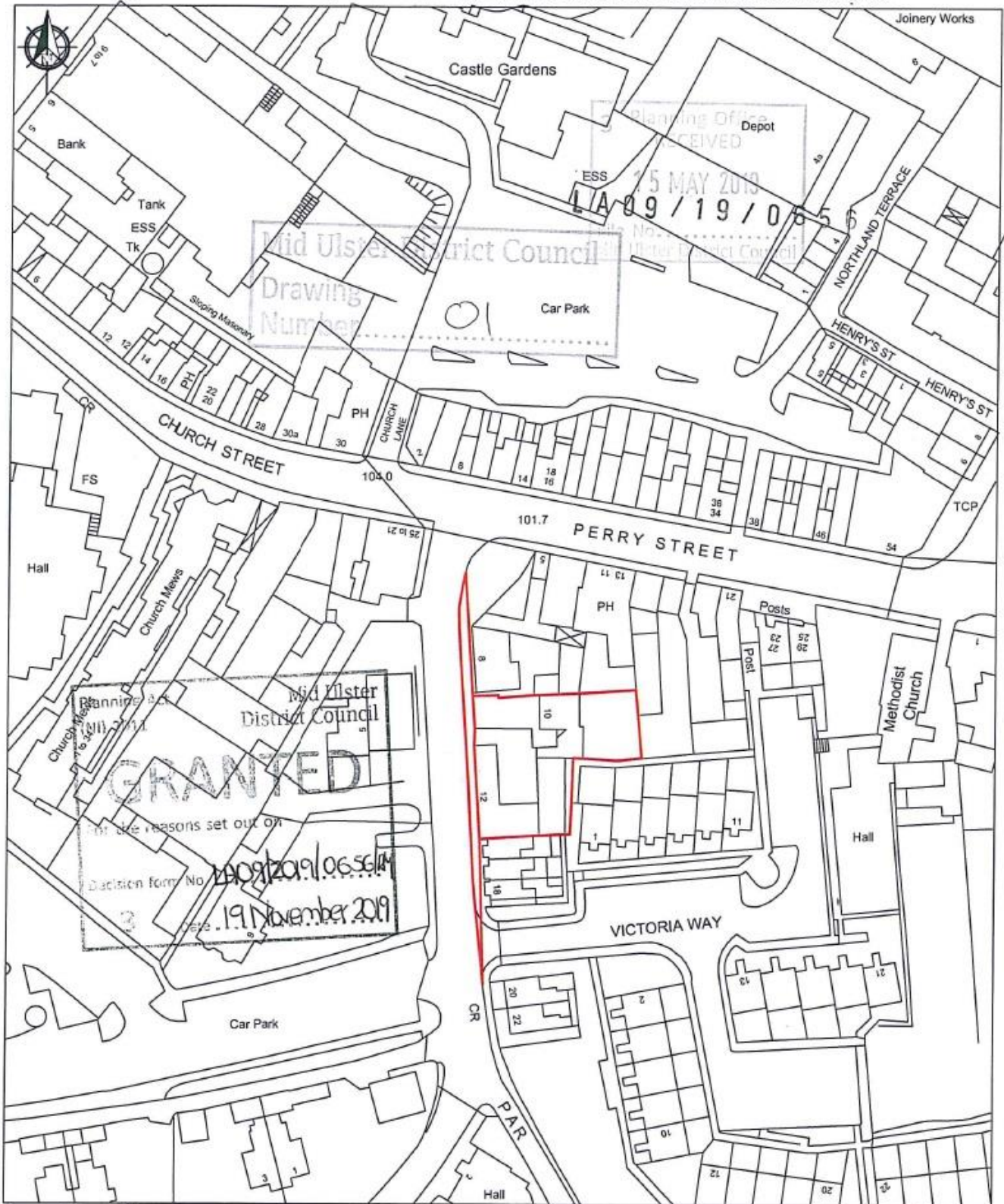
The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.

Dated: 19th November 2019 Planning Manager 









Location Plan

-1:1250-

|             |                  |   |                |        |             |
|-------------|------------------|---|----------------|--------|-------------|
| S<br>D<br>S | <b>project</b>   | Proposed Apartments at 10-12 Park Road<br>Dungannon, Co. Tyrone |                |        |             |
|             | <b>client</b>    |   |                |        |             |
|             | <b>dwg title</b> | Location Plan   |                |        |             |
|             | <b>dwg no.</b>   | 2515-D-01   | <b>scale</b>   | 1:1250 |             |
|             | <b>drawn</b>     | P.B.  | <b>checked</b> | A.B.   | <b>date</b> |

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