

**SITE ADJACENT TO  
5 BALLYNORTHLAND DEMESNE  
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BT71 6DY**



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26 Church Street,  
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## **A SUPERB SITE IN THIS PREMIER RESIDENTIAL AREA**

LOCATED IN THIS HIGHLY SOUGHT-AFTER, CONVENIENT & PRESTIGIOUS RESIDENTIAL AREA, THE SALE OF THIS SUPERB SITE AFFORDS THE DISCERNING PURCHASER A UNIQUE OPPORTUNITY TO DESIGN AND BUILD A RESIDENCE OF THEIR CHOOSING (S.T.P.P.).

**A RARE OPPORTUNITY IN THIS VICINITY AND ONE NOT TO BE MISSED!**



### **SITE FEATURES:**

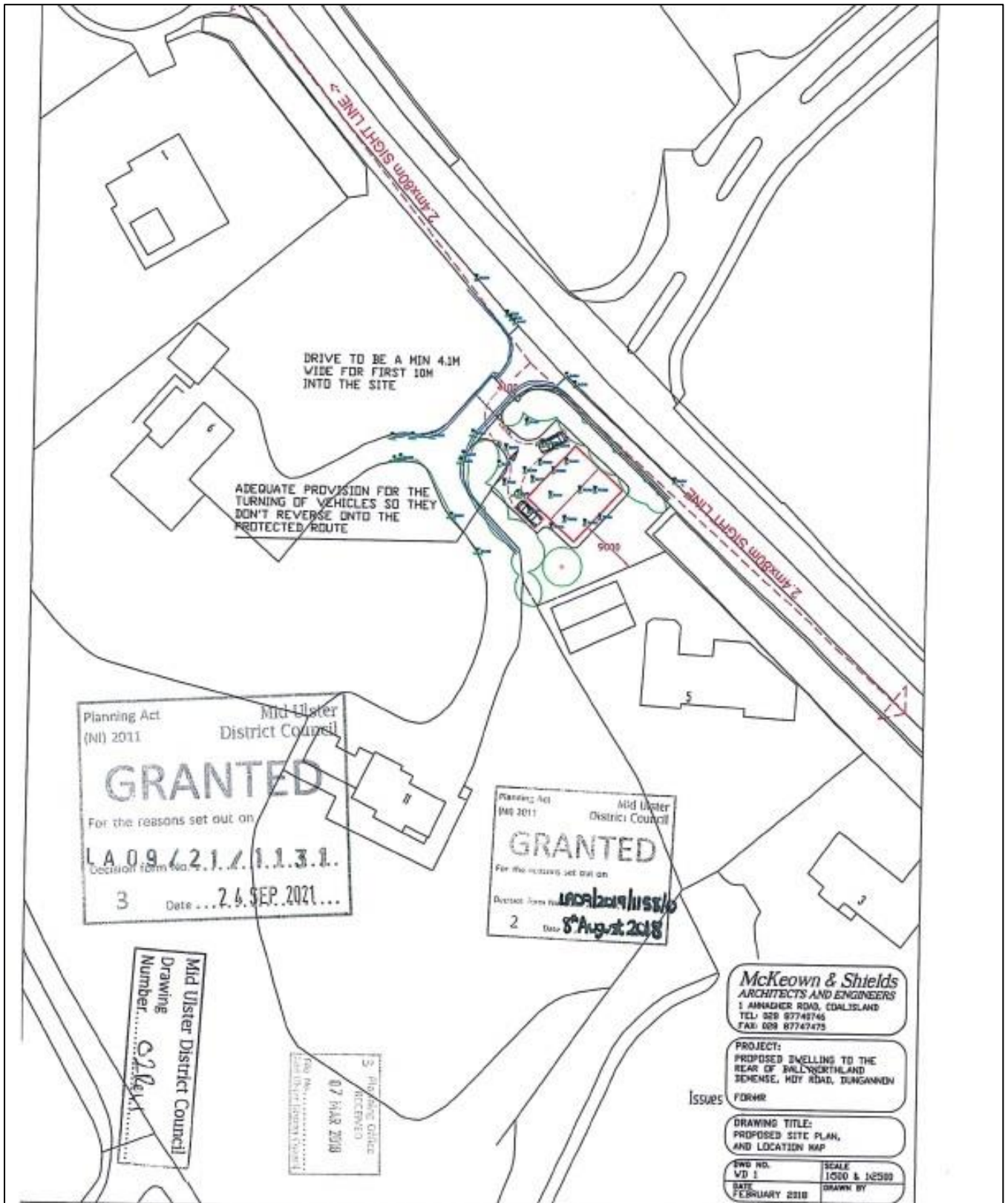
- BUILDING SITE IN THIS MOST DESIRABLE, PRESTIGIOUS & SOUGHT-AFTER RESIDENTIAL AREA.
- OUTLINE PLANNING PERMISSION GRANTED 5<sup>TH</sup> AUGUST 2021 (LA09/2021/1131/0).
- A FANTASTIC OPPORTUNITY.

**OFFERS OVER: £69,950**

PLANNING LEGISLATION AND SITE MAP FOR I.D. PURPOSES OVERLEAF...

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

Application No: **LA09/2021/1131/O**

Date of Application: **5th August 2021**

Site of Proposed  
Development:

**To the rear of 5 Ballynorthland Demense  
Moy Road  
Dungannon**

Description of Proposal:

**Proposed Renewal of Outline Planning Permission  
LA09/2017/1158/O for Site for Proposed Dwelling**

Applicant:  
Address:

Agent:  
Address:

Drawing Ref: 01, 02 REV1

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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:

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





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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. The under-mentioned reserved matters shall be as may be approved, in writing, by the Council :-

Siting; the two dimensional location of buildings within the site.

Design; the two dimensional internal arrangement of buildings and uses and the floor space devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, number of storeys, general external appearance and suitability for the display of advertisements.

External appearance of the Buildings; the colour, texture and type of facing materials to be used for external walls and roofs.

Means of Access; the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site.

Landscaping; the use of the site not covered by building(s) and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means, the laying out of gardens and the provisions of other amenity features.

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





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4. Prior to commencement of any development hereby approved, the vehicular access, including relocation of the existing wall and pillar, widening of the laneway to 4.1m for the first 10m from the edge of Moy Road and visibility splays of 2.4mx 60.0m 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 the provision of and any forward sight line shall be provided in accordance with the approved plans.

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

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 include details of those trees to be retained and measures for their protection during the course of development. 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 of a high standard of landscape.

#### Informatives

1. This permission does not alter or extinguish or affect any existing right of way crossing.
2. This permission does not confer title. It is the responsibility of the developer to ensure he controls all the land necessary to carry out the proposed development.
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 any other statutory authority.
4. The applicant is advised that under Article 11 of the Roads Order (NI) 1993, the Department for Infrastructure is empowered to take measures to recover any reasonably incurred expenses in consequence of any damage caused to the public road/footway as a result of extraordinary traffic generated by the proposed



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development.

Notwithstanding the terms and conditions of the Planning Authority'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'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 TransportNI Section Engineer whose address is Main Street, Moygashel, Dungannon. A monetary deposit will be required to cover works on the public road.

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. which is deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

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

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

- Surface water from the roof of the development hereby approved does not flow onto the public road, including the footway

- The developer should note that this planning approval does not give consent to discharge water into a Transportni drainage system.

Dated: 24th September 2021

Planning Manager







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**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 FULL DETAILS PLEASE CONTACT THE SOLE AGENT.**