



Development site with outline planning permission granted for four detached houses and offers the opportunity to create an exclusive residential scheme. The planning permission was passed under LA09/2019/1436/O and granted on 7th May 2020. Close to a range of amenities and located in a highly desirable area, we would expect interest to be high.

- Site with planning for four detached houses
- Planning application LA09/2019/1436/O
- Planning granted May 2020
- Current building on site could have a range of commercial options
- In a popular area and close to amenities
- Adjoining house / site available by separate negotiation

Offers Over
£150,000

Site @ 56 Grange
Road,
COOKSTOWN,
BT80 8SH

Viewing by
appointment
through agent
028 9066 3030



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2019/1436/O**

Date of Application: **1st November 2019**

Site of Proposed Development: **58 Grange Road, Cookstown**

Description of Proposal: **Proposed housing development with associated treatment tank for drainage**

Applicant: Mr & Mrs McCreesh
Address: 58a Grange Road
Cookstown
BT80 8SH

Agent: APS Architects LLP
Address: 4 Midulster Business Park
Sandholes Road
Cookstown, BT80 9LU

Drawing Ref: 01, 02

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 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. A scale plan and accurate site survey at 1:500 scale (min.) shall be submitted as part of the reserved matters application, showing splays of 2.4m x 60m to the West and 2.4m x 70m to the East and all other access requirements in accordance with the attached form RS1.

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

4. A site plan at scale 1:500 shall be submitted as part of the Reserved Matters application showing floor levels of the proposed dwellings in relation to existing and proposed ground levels.

Reason: To ensure the development integrates into the landform and to ensure the protection of residential amenity

5. Detailed Section drawings shall be submitted as part of the Reserved Matters application

Reason: To ensure the development integrates into the landform and to ensure the protection of adjacent residential amenity

6. The depth of underbuilding of each dwelling between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

7. A landscaping scheme shall be submitted simultaneously with the detailed drawings for the development, hereby approved, at the Reserved Matters stage. Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All landscaping shall take place within the first available planting season after the commencement of the development.

Reason: In the interests of visual amenity.

8. The existing natural screenings of this site shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be submitted to Mid Ulster District Council in writing, and agreed, prior to the commencement of any works.

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

9. Details of the location, type of temporary treatment plant and its capacity shall be submitted at Reserved Matters Stage

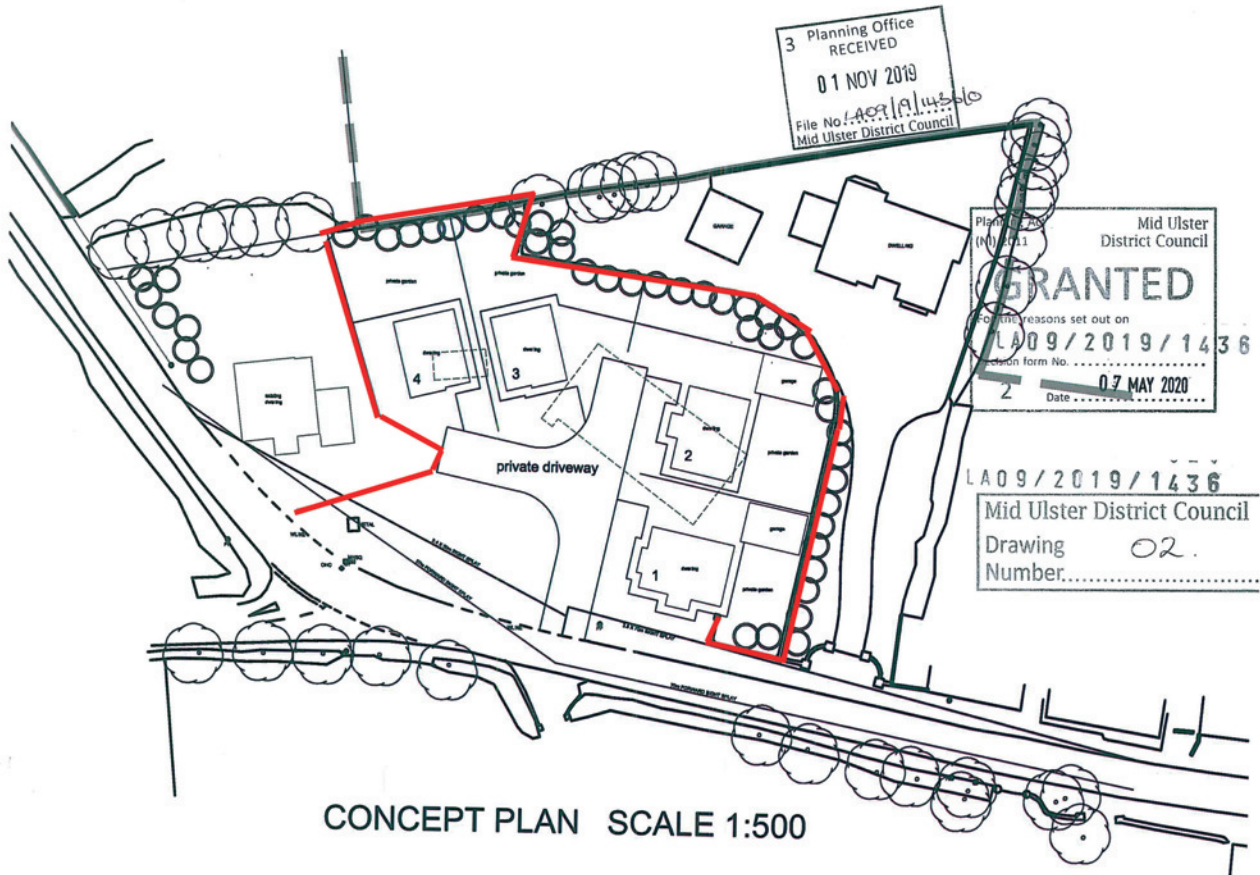
Reason: To ensure the protection of residential amenity

10. Details of a maintenance programme for the temporary treatment plant for a period of not less than 20 years shall be submitted at Reserved Matters Stage.

Reason: To ensure the protection of residential amenity

11. The proposed development shall be in general conformity with the concept plan, drawing number 02 bearing date stamp 1/11/19 submitted with this application

Reason: To ensure a quality residential development in compliance with the Cookstown Area Plan 2010 and PPS 7



Location:

Leaving Cookstown on the A29 pass Asda and at next roundabout and take the first exit onto the Tullywiggan Road, and take the first left onto Grange Road. No 58B Grange Road is on the left hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

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