

# FOR SALE

TOM  
**HENRY**  
&CO.

estate agents

working harder to make your *move easier*

By Private Treaty

**LANDS SOUTH OF  
19 ANNAGHMAKEOWN ROAD  
CASTLECAULFIELD  
CO. TYRONE  
BT71 6LL**

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

T: (028) 8772 6992  
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E: tom@tomhenryandco.com

## PRIME RESIDENTIAL DEVELOPMENT SITE

**C. 1.8 ACRES (0.72 HA) – FULL PLANNING PERMISSION FOR 20 DWELLINGS – POPULAR VILLAGE LOCATION – “READY TO GO”**

TOM HENRY & CO ARE PLEASED TO PRESENT TO THE MARKET THIS PRIME DEVELOPMENT SITE IDEALLY LOCATED IN THE PICTURESQUE & MOST SOUGHT-AFTER VILLAGE OF CASTLECAULFIELD, DUNGANNON.

EXTENDING TO APPROX. 1.8 ACRES & BENEFITTING FROM FULL PLANNING PERMISSION PASSED (LA09/2022/1357/F) FOR NO.20 DWELLINGS, THIS PRIME SITE AFFORDS THE DISCERNING DEVELOPER A FANTASTIC OPPORTUNITY TO BUILD PROVEN HOUSE TYPES IN A BUSTLING VILLAGE SETTING WITH EXCEPTIONAL APPEAL & A HIGH LEVEL OF DEMAND.

**BUILD AN EXCLUSIVE DEVELOPMENT OF 20 HOMES IN A HIGHLY SOUGHT-AFTER LOCATION**



## OPEN TO OFFERS

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

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

## INTRODUCTION:

WE ARE INSTRUCTED TO OFFER FOR SALE THIS SUPERB RESIDENTIAL DEVELOPMENT SITE IN CASTLECAULFIELD, CO. TYRONE. THE LANDS WHICH EXTEND TO A TOTAL OF APPROX. 1.8 ACRES (0.72 HECTARES) ARE SITUATED ON THE ANNAGHMAKEOWN ROAD, JUST OFF THE BUSTLING VILLAGE MAIN STREET.

THE SITE BENEFITS FROM FULL PLANNING PERMISSION FOR 20 HOUSES CONSISTING OF 4 NO. FOUR BEDROOM DETACHED & 16 NO. THREE BEDROOM SEMI-DETACHED. THE HOUSE TYPES HAVE BEEN DESIGNED IN TRADITIONAL RENDER FINISHES WITH ACCOMMODATION THAT IS APPROPRIATE AND PROVEN IN THE LOCAL MARKET PLACE, CATERING FOR FIRST-TIME BUYERS, SMALL FAMILIES AND THOSE WISHING TO DOWN SIZE WITH THE CONVENIENCE OF VILLAGE LIVING.

THERE HAS BEEN SIGNIFICANT DEMAND IN RECENT YEARS IN BOTH CASTLECAULFIELD VILLAGE & THE WIDER DUNGANNON 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 FORECAST HIGH DEMAND FOR THE ONWARD DEVELOPMENT DUE TO ITS MOST CONVENIENT LOCATION; ONLY A STROLL TO VILLAGE AMENITIES INCLUDING RENOWNED PRIMARY SCHOOLS, LOCAL SHOPS, TAKEAWAY, PUBLIC HOUSE, PLACES OF WORSHIP, PICTURESQUE PARKANAUER FOREST PARK & BEAUTIFUL OPEN COUNTRYSIDE.

CASTLECAULFIELD IS ALSO ONLY MINUTES BY CAR TO DONAGHMORE VILLAGE WITH ITS SUPERB SOCIAL AMENITIES & GRAMMAR SCHOOL, DUNGANNON TOWN & THE A4 DUAL CARRIAGE WAY; ENSURING ITS POPULARITY WITH THOSE COMMUTING NORTH, WEST OR SOUTH.

THE SITE BENEFITS FROM AVAILABLE CAPACITY IN THE LOCAL WWTW TO SERVE THE ENTIRE DEVELOPMENT.

THE SALE OF THESE LANDS REPRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A "READY TO GO" SITE.

**LINK TO DATA ROOM AVAILABLE ON REQUEST.**

## LOCATION:

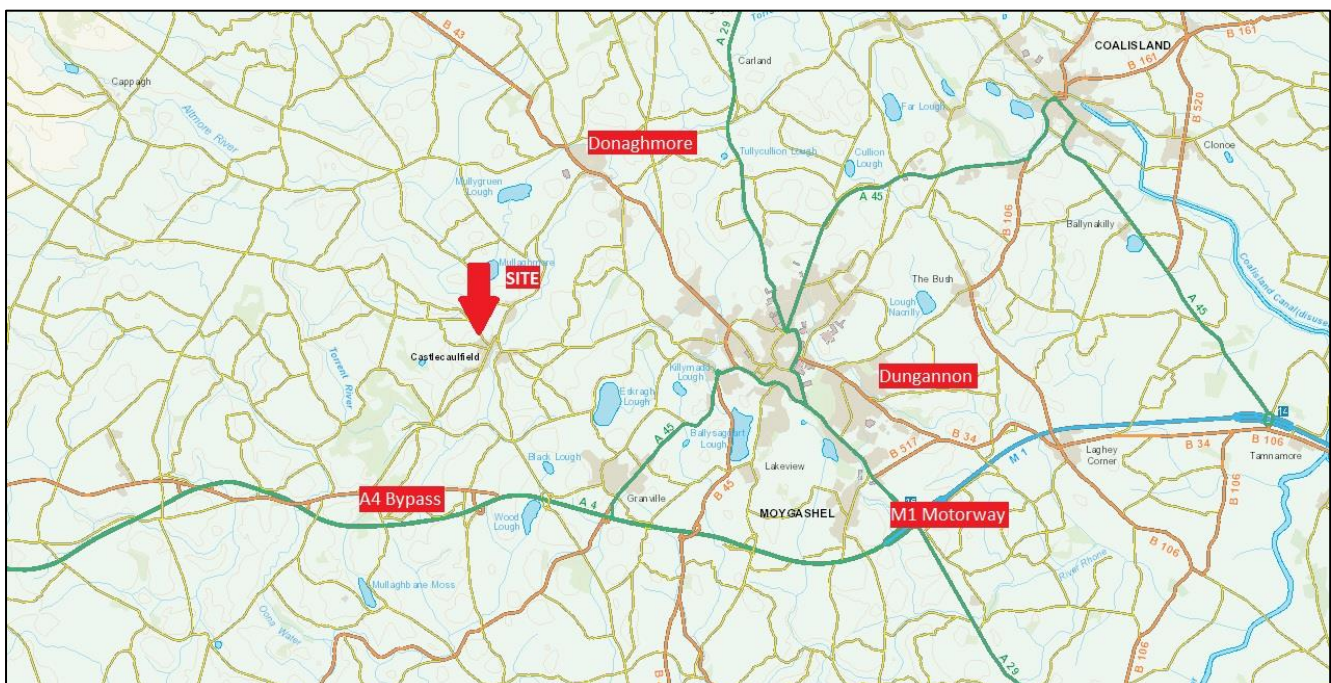
NAMED FOR ITS CASTLE CONSTRUCTED C. 1619, CASTLECAULFIELD IS A CHARMING VILLAGE, STEEPED IN HISTORY THAT LIES AT THE HEART OF NORTHERN IRELAND.

PERFECTLY POSITIONED CLOSE TO DUNGANNON AND COOKSTOWN IN MID-ULSTER, CASTLECAULFIELD OFFERS A TRANQUIL VILLAGE ESCAPE WITH EASY ACCESS TO TOWN LIFE AND THE MAIN ROADS NETWORK FOR COMMUTING THROUGHOUT THE PROVINCE.

A MODEL OF VILLAGE LIVING, CASTLECAULFIELD OFFERS TWO SOUGHT-AFTER PRIMARY SCHOOLS, A CONVENIENCE STORE, BUTCHERS, HAIRDRESSERS, A TAKEAWAY AND A CHARMING PUBLIC HOUSE. A WEALTH OF CULTURAL, RECREATIONAL AND LEISURE OPPORTUNITIES ARE ALSO MINUTES AWAY IN THE NEARBY PICTURESQUE DONAGHMORE VILLAGE AND BUSTLING DUNGANNON TOWN (BOTH LESS THAN 3 MILES AWAY) WITH SUPERB SCHOOLS, SHOPPING AMENITIES SUCH AS THE OAKS CENTRE, TESCO, LINEN GREEN RETAIL OUTLET, RENOWNED EATERIES AND SCENIC WALKS AT PARKANAUER FOREST PARK; A FOREST PARK WITH WALKING TRAILS AND RIVER EXTENDING TO ALMOST 200 HECTARES OF WOODLAND.

THE LOCATION OF THE LANDS FOR SALE ARE LESS THAN A 5 MINUTE DRIVE FROM THE A4 DUAL CARRIAGEWAY WHICH DIRECTLY CONNECTS ONTO THE M1 MOTORWAY PROVIDING EXCELLENT OPTIONS FOR THOSE COMMUTING NORTH, WEST OR SOUTH. BELFAST IS C. 45 MILES AWAY.

THE CENTRAL LOCATION OF CASTLECAULFIELD ENSURES THAT IT IS EASILY ACCESSIBLE TO DUNGANNON, COOKSTOWN, BALLYGAWLEY, ARMAGH, PORTADOWN, CRAIGAVON, OMAGH, ENNISKILLEN & BELFAST.



# SITE FEATURES:

- A PRIME RESIDENTIAL DEVELOPMENT SITE.
- EXTENDING TO APPROX. 1.8 ACRES / 0.72 HECTARES.
- FULL PLANNING PERMISSION PASSED (**LA09/2022/1357/F**).
- PERMISSION FOR 20 UNITS:
  - 4 NO. 4 BEDROOM DETACHED HOMES.
  - 16 NO. 3 BEDROOM SEMI-DETACHED HOMES.
- 8 NO. UNITS WITH DETACHED GARAGES.
- ALL UNITS WITH PRIVATE OFF STREET PARKING.
- HIGHLY SOUGHT-AFTER & MOST CONVENIENT VILLAGE SITUATION.
- ONLY MINUTES BY CAR TO SURROUNDING VILLAGES & TOWNS.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS, PRIMARY SCHOOLS, PUBLIC HOUSE, PLACES OF WORSHIP & PICTURESQUE PARKANAUR FOREST PARK.
- SUPERB ACCESS TO THE M1 / A4.
- ONLY A STROLL TO BEAUTIFUL OPEN COUNTRYSIDE.
- PROVEN HOUSE DESIGNS IN A LOCATION EXPERIENCING SIGNIFICANT DEMAND.





## APPROVAL OF PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

**Application No:** LA09/2022/1357/F

**Date of Application:** 7 September 2022

**Site of Proposed Development:** South Of 19 Annaghmakeown Road Castlecaulfield, Dungannon

**Description of Proposal:** Residential development, 20 no dwellings, 16 semi detached and 4 detached dwellings, detached garages and associated site works

**Applicant:**  
**Address:**

**Agent:** McAdam Stewart Architects  
**Address:** Banbridge Enterprise Centre  
Scarva Road  
Banbridge  
Co. Down  
BT32 3QD

**Approved Plan(s):** 01, 18, 17, 22, 21, 48 Rev 1, 49 Rev 1, 50 Rev 1, 51 Rev 1, 52 Rev 1, 53 Rev 1, 19 Rev 5, 28 Rev 4, 31 Rev 3, 27 Rev 4, 20 Rev 1, 24 Rev 1, 42 Rev 2, 35 Rev 1, 37 Rev 1, 34 Rev 1, 36 Rev 1, 57, 56, 32, 33, 02 REV 6, 54 Rev 1, 55 Rev 1, 43 REV 2,

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:

#### Condition 1

As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit

#### Condition 2

No site works of any nature or development shall take place until a Programme Of

archaeological Work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Mid Ulster District Council, in consultation with Historic Environment Division, Department for Communities. The POW should provide for

- the identification and evaluation of the archaeological remains within the site,
- for mitigation of the impacts of the development through licensed excavation recording or by preservation of remains in-situ,
- preparation of the digital, documentary and material archive for deposition.

Reason: To ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

#### Condition 3

No site works of any nature or development shall take place other than in accordance with the POW approved under Condition No 2.

Reason: To ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

#### Condition 4

A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the POW approved under Condition No 2. These measures shall be implemented and a Final Archaeological Report shall be submitted to and approved in writing by Mid Ulster District Council within 12 months of the completion of the archaeological site works, or as otherwise agreed to by Mid Ulster District Council

Reason: To ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

#### Condition 5

The proposal shall be strictly in accordance with Drawings stamped permission granted and published to the Mid Ulster District Council Planning Portal with the date of this notice.

Reason: To ensure the detailed design respects the listed building in terms of scale, height, massing, and alignment and to ensure the proposal respects the character of the setting of the Listed Buildings.

#### Condition 6

No development shall be commenced until a Sewer Adoption Agreement has been authorised by NI Water to permit a connection to the public sewer in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 and Sewerage Services Act (Northern Ireland) 2016.

Reason: To prevent pollution and to ensure public safety. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 2006 and the Sewerage Services Act (Northern Ireland) 2016.

#### Condition 7

Prior to the construction of the drainage network, the applicant shall submit a Drainage Assessment, compliant with FLD 3 & Annex D of PPS 15, to be agreed with the

Council which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, agreed under Article 161, in a 1 in 100-year event with an additional allowance for climate change (10%) and urban creep (10%).

Reason - In order to safeguard against surface water flood risk.

#### Condition 8

An application to NI Water is required to obtain approval to connect which will be restricted to Greenfield Runoff rate of 10 litres/second/hectare.

Reason - To reduce the potential for a negative impact on the local water environment.

#### Condition 9

Prior to the occupation of any of the dwellings hereby approved, the developer shall provide a signed agreement with a Landscape Management company for the maintenance of the area of open space. The area of open space as detailed on Drawing 31 REV3 date stamped 26th January 2024, shall be maintained by the nominated management company in accordance with the Landscape Management Plan.

Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space in the interests of visual and residential amenity.

#### Condition10

The development hereby permitted shall not commence until such time as the applicant has provided adequate evidence to the Council that NI Water will allow connection to the public sewer and this condition has been discharged and received written confirmation that the Council has agreed discharge of this condition.

Reason: In the interests of public health.

#### Condition11

Prior to works commencing on site, the veteran ash and oak trees that occur either side of the field access gate in the south-eastern section of Boundary B1 as recorded in the addendum to the Preliminary Ecological Assessment, shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Mid Ulster District Council's Planning Department.

Reason: To protect potential roosting bat environments.

#### Condition12

The visibility splays of 2.4 metres by 60 metres at the junction of the proposed access road with the public road, shall be provided in accordance with Drawing No 27 REV 4 bearing the date stamp 29th May 2024, prior to the commencement of any other works or other development. The area within the visibility splays and any forward sight

line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained 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.

#### Condition13

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, 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.

#### Condition14

No dwellings 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.

#### Condition15

Prior to the occupation of this proposed development, the applicant should provide a 1.8m high acoustic barrier with a minimum self-weight of 10kg/m<sup>2</sup> (with no gaps) which will be installed along the north western boundary of the development site, as annotated on Drawing Number 02 Rev 6, dated 28th May 2024. The acoustic barrier shall be maintained and permanently retained thereafter.

Reason: To protect residential amenity from noise.

#### Condition16

Prior to the occupation of the dwellings on Plots 9, 10, 11 & 12, as per Drawing Number 02 Rev 6, dated 28th May 2024, the dwellings shall be fitted with glazing and acoustically attenuated mechanical ventilation, that can provide a sound reduction of 30dB Rw or greater within habitable rooms. These systems shall be maintained and permanently retained thereafter.

Reason: To protect residential amenity from noise.

#### Condition17

Prior to the occupation of all other building plots not listed within Condition 16 as per Drawing Number 02 Rev 6, dated 28th May 2024, the dwellings shall be fitted with glazing and acoustically attenuated mechanical ventilation, that can provide a sound reduction of 26dB Rw or greater within habitable rooms. These systems shall be maintained and permanently retained thereafter.

Reason: To protect residential amenity from noise.

#### Condition18

The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

PSDo1 - 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 Drawing No 27 REV 4 bearing the date stamp 29th May 2024.

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.

#### Condition19

The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

PSDo2 - No other development hereby permitted shall be commence until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No 27 REV 4 bearing the approved PSD stamp dated 29th May 2024. 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 agreements under Article 3 (4C) and Article 32

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.

#### Informatives

The applicant is advised to refer to the informative advice provided by consultees in their responses which are available to view at [www.midulstercouncil.org](http://www.midulstercouncil.org). The applicant is also advised that this permission does not confer title. Please ensure that you control all the lands necessary to carry out the proposed development.

#### Informative 1

The developer, future purchasers and their successors in title should note that the access way and parking areas associated with Site numbers 17, 18, 19 & 20 of this development as indicated on the approved PSD Drawing are, and will remain, private. The DfI Roads has not considered, nor will it at any time in the future consider, these areas to constitute a "street" as defined in The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

Responsibility for the access way and parking areas associated with these sites rests solely with the developer.

The Private Streets (Northern Ireland) Order 1980 and The Private Streets (Amendment) (Northern Ireland) Order 1992.

Under the above Orders the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the



land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the DfI Roads to make the roads (including road drainage) in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001. Sewers require a separate bond from Northern Ireland Water to cover foul and storm sewers.

The developer, future purchasers and their successors in title should note that DfI Roads will not adopt any 'street' as defined in The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992 until such time an Article 161 agreement between the developer and NI Water for the construction of foul and storm sewers including any attenuation holding tanks and discharge pipes has been fully implemented and works upon completion approved by NI Water Service.

Separate approval must be received from DfI Roads 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.

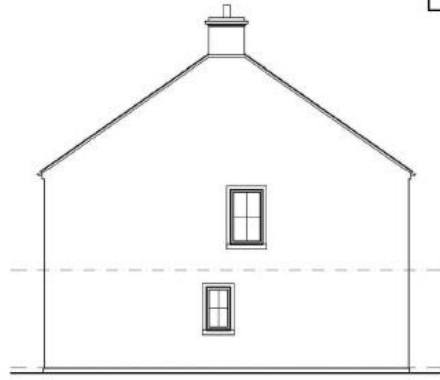
Dated: 3rd September 2024

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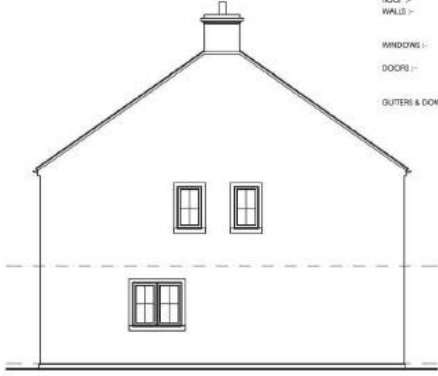
Planning Service Lead - Local Planning



front elevation



side elevation



side elevation



rear elevation

Planning Act (NI) 2011 Mid Ulster District Council  
**GRANTED**  
 For the reasons set out on LA09/2022/1357/F  
 Decision form No. 2 Date 03.09.2024

SCHEDULE OF FINISHES

- ROOF :- PLAIN DARK GREY CONCRETE ROOF TILES
- WALLS :- SMOOTH RENDER FINISH PAINTED OFF WHITE
- WINDOWS :- WHITE UPVC
- DOORS :- COMPOSITE FRONT DOOR
- GLAZING :- WHITE UPVC REAR DOORS
- OUTLETS & DOWNPIPES :- BLACK PVC SEAMLESS ALUMINIUM OGGE SECTION GUTTER
- BLACK PVC ALUMINIUM ROUND SECTION DOWNPIPES

Mid Ulster District Council  
 Drawing Number 35 Rev 1  
 Number.....

Project Title:  
**proposed development at annamakeown road, castlecaulfield**

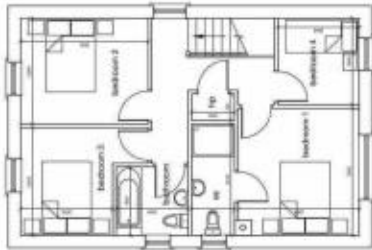
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 HTF - ELEVATIONS - SITES 19&20

Project No:	Drawing No:	Revision
<b>22-011</b>	<b>D-03</b>	<b>B</b>
Scale:	Date:	Drawn by:
1:100 @ A3	DEC 2022	---
Checked by:	REV: DATE:	BY: DESCRIPTION:
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R	12-08-23	CS	FINISHES SCHEDULE AMENDED
M	15-09-23	MI	AMENDMENTS
A	27-06-23	RP	AMENDED FOR HED

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 35 Rev 1  
 Castlecaulfield, Annamakeown Road, Banbridge, Co. Down BT22 3GD  
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 Email: [info@mcadamstewart.com](mailto:info@mcadamstewart.com)  
 Website: [www.mcadamstewart.com](http://www.mcadamstewart.com)



first floor plan



ground floor plan

Planning Act (NI) 2011 Mid Ulster District Council  
**GRANTED**  
 For the reasons set out on LA09/2022/1357/F  
 Decision form No. 2 Date 03.09.2024

Mid Ulster District Council  
 Drawing Number 34 Rev 1  
 Number.....

proposed development at annamakeown road, castlecaulfield

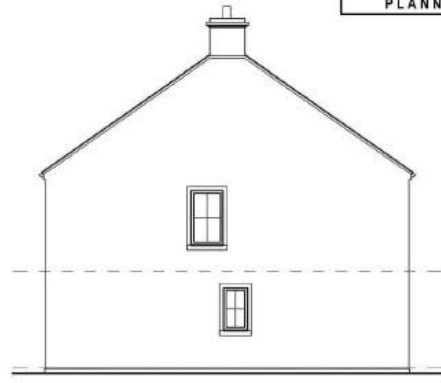
McAdam Stewart Architects  
 34 Rev 1  
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 Website: [www.mcadamstewart.com](http://www.mcadamstewart.com)

Drawing Title:	HTF - PLANS - SITES 19&20
Project No:	<b>22-011</b>
Drawing No:	<b>D-02</b>
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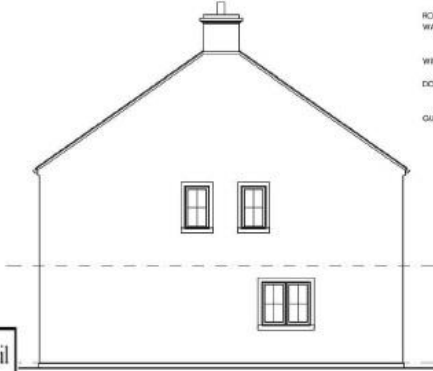
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front elevation



side elevation



side elevation



rear elevation

SCHEDULE OF FINISHES

ROOF :-	PLAIN DARK GREY CONCRETE ROOF-TILES
WALLS :-	SMOOTH RENDER FINISH PAINTED OFF WHITE
WINDOWS :-	WHITE UPVC
DOORS :-	COMPOSITE FRONT DOOR WHITE UPVC REAR DOORS
GUTTERS & DOWNPIPES :-	BLACK PFC SEAMLESS ALUMINIUM EDGE SECTION GUTTER BLACK PFC ALUMINIUM ROUND SECTION DOWNPIPES

Mid Ulster District Council  
**GRANTED**  
 For the reasons set out on  
 LA09/2022/1357/F  
 Decision form No. 2  
 Date 03.09.2024

Mid Ulster District Council  
 Drawing 37 Rev 1  
 Number.....

Project Title:  
**proposed development at  
 annakeown road,  
 castlecaulfield**

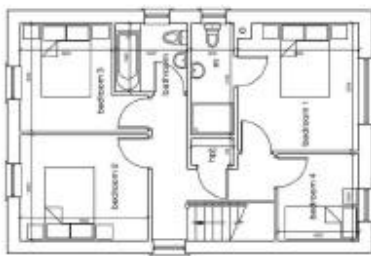
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 HTFh - ELEVATIONS - SITES 17&18

Project No:	Drawing No:	Revision:
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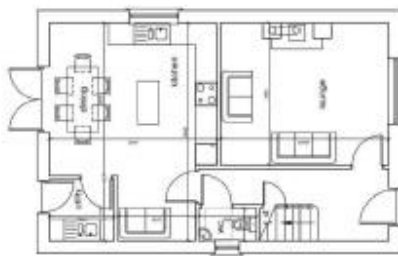
12-09-23	CS	FINISHES SCHEDULE AMENDED
15-09-23	MI	AMENDMENTS
22-06-23	RP	AMENDED FOR RED

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first floor plan



ground floor plan

Mid Ulster District Council  
**GRANTED**  
 For the reasons set out on  
 LA09/2022/1357/F  
 Decision form No. 2  
 Date 03.09.2024

Mid Ulster District Council  
 Drawing 36 Rev 1  
 Number.....

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proposed development at annakeown road, castlecaulfield

McAdam Stewart Architects

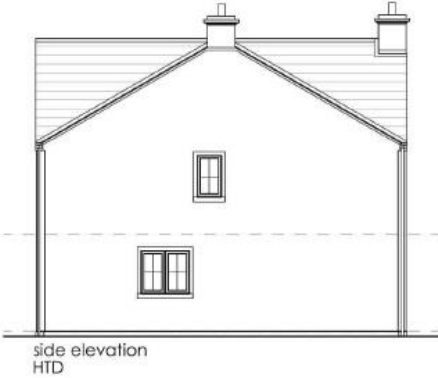
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 HTFh - PLANS - SITES 17&18

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Checked by:	REV. DATE:	BY: DESCRIPTION:
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Mid Ulster District Council  
Drawing 43 Rev 2  
Number.....

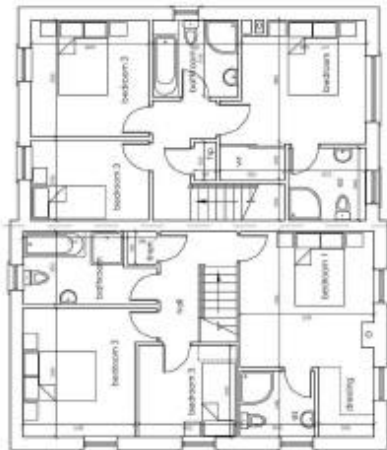
SCHEDULE OF FINISHES SITES 1,2  
ROOF :- FLANK CONCRETE ROOF TILE COLOUR DARK GREY  
WALLS :- SMOOTH RENDER FINISH PAINTED OFF WHITE  
SMOOTH PLASTER AND WINDOW SURROUNDS PAINTED OFF WHITE  
WINDOWS :- WHITE UPVC  
DOORS :- COMPOSITE FRONT DOOR  
WHITE UPVC REAR DOORS  
GUTTERS & DOWNPIPES :- BLACK PVC SEAMLESS ALUMINIUM GUTTER SECTION OUTER  
BLACK PVC ALUMINIUM ROUND SECTION DOWNPIPES



Planning Act (NI) 2011 Mid Ulster District Council  
**GRANTED**  
For the reasons set out on  
LA09/2022/1357/F  
Decision form No. 2 Date 03.09.2024



Project Title: <b>housing development at annagmakeown road, castlecaulfield</b>	Drawing Title: HTD&E - ELEVATIONS SITES 1-2		Project No: <b>22-011</b>		Drawing No: <b>D-17</b>		Revisions: <b>B</b>		REV. DATE: BY: DESCRIPTION:		NOTES: Copyright Reserved - this drawing is not to be used for a purpose other than that for which it has been issued by McAdam Stewart Architects. Nor is it to be copied or reproduced in any manner without written consent.	Barbridge Enterprise Centre Sceneo Road, Barbridge Co. Down BT32 3JD tel: (028) 4062 3444 fax: (028) 4062 3411 e-mail: info@mcadamstewart.com website: www.mcadamstewart.com	McAdam Stewart ARCHITECTS
	Scale: 1:100 @ A3	Date: DEC 2022	Drawn by: ---	Checked by: ---	A	12/08/23	CS	MI	FINISHES SCHEDULE AMENDED	B			



first floor plan HTD



ground floor plan HTE

Mid Ulster District Council  
Drawing 42 Rev 2  
Number.....  
**GRANTED**  
For the reasons set out on  
LA09/2022/1357/F  
Decision form No. 2 Date 03.09.2024

Mid Ulster District Council  
Drawing 42 Rev 2  
Number.....

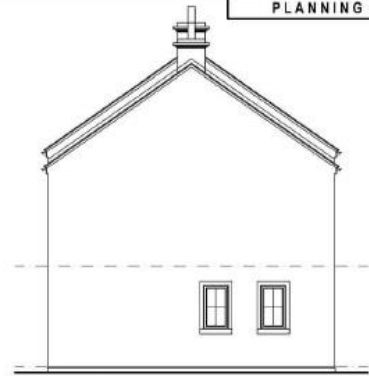
housing development at annagmakeown road, castlecaulfield

Project Title: HTD&E - PLANS SITES 1-2		Project No: <b>22-011</b>		Drawing No: <b>D-16</b>		Revisions: <b>B</b>		REV. DATE: BY: DESCRIPTION:		Barbridge Enterprise Centre Sceneo Road, Barbridge Co. Down BT32 3JD tel: (028) 4062 3444 fax: (028) 4062 3411 e-mail: info@mcadamstewart.com website: www.mcadamstewart.com	McAdam Stewart ARCHITECTS	
Scale: 1:100 @ A3	Date: DEC 2022	Drawn by: ---	Checked by: ---	A	08/12/23	PS	MI	DRAWING TITLE	B			03/09/24

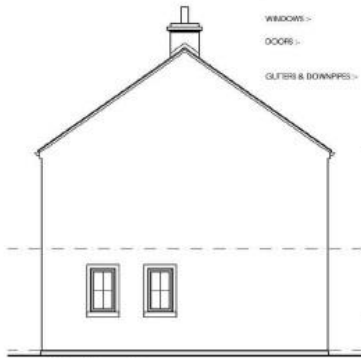
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front elevation



side elevation



side elevation



rear elevation

SCHEDULE OF FINISHES

ROOF :-	PLAN CONCRETE ROOF TILE COLOUR DARK GREY
WALLS :-	SMOOTH RENDER FINISH PAINTED OFF WHITE SMOOTH PLUMB AND WINDOW SURROUND PAINTED OFF WHITE
WINDOWS :-	WHITE UPVC
DOORS :-	COMPOSITE FRONT DOOR WHITE UPVC REAR DOORS
GUTTERS & DOWNPIPES :-	BLACK PVC SEAMLESS ALUMINIUM OEGE SECTION GUTTER BLACK PVC ALUMINIUM ROUND SECTION DOWNPIPES

Planning Act (NI) 2011 Mid Ulster District Council

**GRANTED**

For the reasons set out on  
LA09/2022/1357/F  
Decision form No. 2 Date 03.09.2024

Project Title:  
**housing development  
at annaghmakeown Road  
castlecaufield**

Drawing Title:  
HTA - ELEVATIONS - 450mm SPLIT - SITES  
11&12

Project No:	Drawing No:	Revision
<b>22-011</b>	<b>D-19</b>	<b>B</b>
Scale:	Date:	Drawn by:
1:100 @ A3	6 SEPT 2023	---

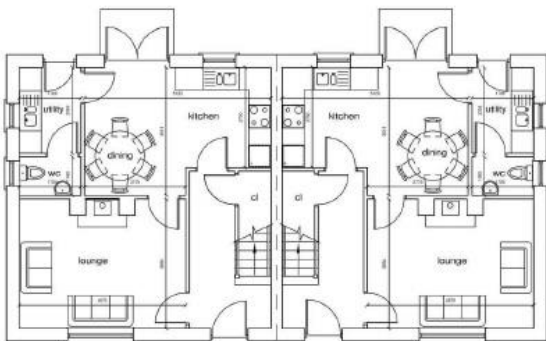
REV:	DATE:	BY:	DESCRIPTION:
B	25/01/24	MI	AMENDMENTS
A	12/28/23	CS	FINISHES SCHEDULE AMENDED
	15/09/23	MI	DRAWING TITLE

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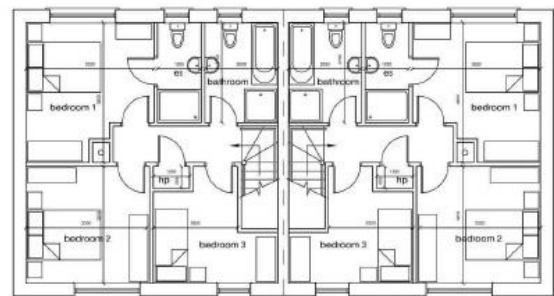
Mid Ulster District Council  
Drawing 49 Rev 1  
Number.....

Barbridge Enterprise Centre  
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ground floor plan



first floor plan

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**GRANTED**

For the reasons set out on  
LA09/2022/1357/F  
Decision form No. 2 Date 03.09.2024

Mid Ulster District Council  
Drawing 48 Rev 1  
Number.....

Project Title:  
**housing development  
at annaghmakeown road,  
castlecaufield**

Drawing Title:  
HTA - PLANS - 450mm SPLIT - SITES 11&12

Project No:	Drawing No:	Revision
<b>22-011</b>	<b>D-18</b>	<b>B</b>
Scale:	Date:	Drawn by:
1:100 @ A3	6 SEPT 2023	---

REV:	DATE:	BY:	DESCRIPTION:
B	25/01/24	MI	AMENDMENTS
A	15/09/23	MI	DRAWING TITLE

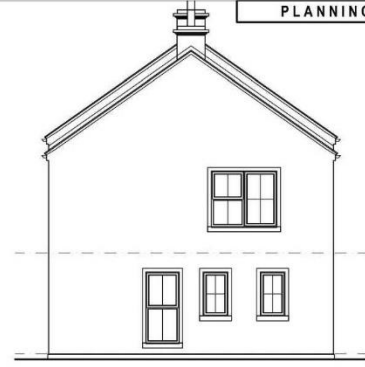
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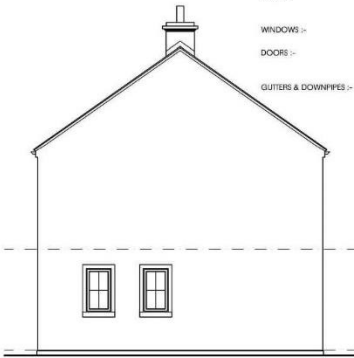
front elevation HTA HTA1



side elevation - HTA1

SCHEDULE OF FINISHES

- ROOF :- NATURAL SLATE
- WALLS :- SMOOTH RENDER FINISH PAINTED OFF WHITE  
SMOOTH PLINTH AND WINDOW SURROUNDS PAINTED OFF WHITE
- WINDOWS :- WHITE UPVC
- DOORS :- COMPOSITE FRONT DOOR  
WHITE UPVC REAR DOORS
- GUTTERS & DOWNPIPES :- BLACK PVC SEAMLESS ALUMINIUM OGEE SECTION GUTTER  
BLACK PVC ALUMINIUM ROUND SECTION DOWNPIPES

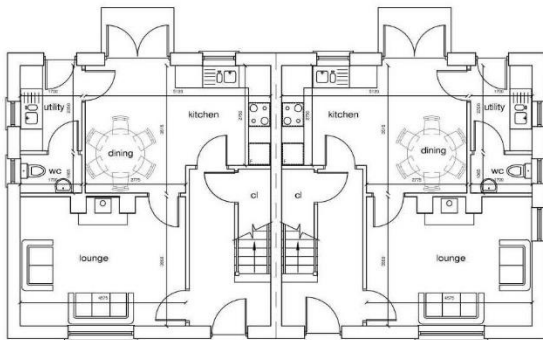


side elevation - HTA

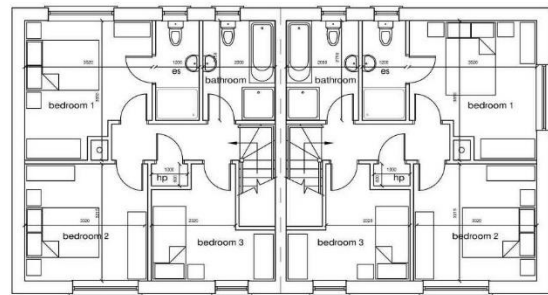


rear elevation HTA1 HTA

<p><b>Project Title:</b> housing development at annaghmakeown road, castlecaufield</p>	<p><b>Drawing Title:</b> HTA&amp;A1 - ELEVATIONS - SITES 3&amp;4</p>		<p><b>NOTES:</b> Copyright Reserved - this drawing is not to be used for a purpose other than that for which it has been issued by McAdam Stewart Architects. Nor is it to be copied or reproduced in any manner without written consent.</p> <p><b>Mid Ulster District Council</b> Drawing 51 Rev 1 Number.....</p>	
	<p><b>Project No:</b> 22-011</p>	<p><b>Drawing No:</b> D-21</p>	<p><b>Revision:</b> B</p>	
	<p><b>Scale:</b> 1:100 @ A3</p>	<p><b>Date:</b> 6 SEPT 2023</p>	<p><b>Drawn by:</b> ---</p>	<p><b>Checked by:</b> ---</p>
	<p><b>REV. DATE: BY: DESCRIPTION:</b></p>		<p>B 25/01/24 MI AMENDMENTS</p>	<p>A 12-08-23 CS FINISHES SCHEDULE AMENDED 15/09/23 MI DRAWING TITLE</p>



ground floor plan A A1

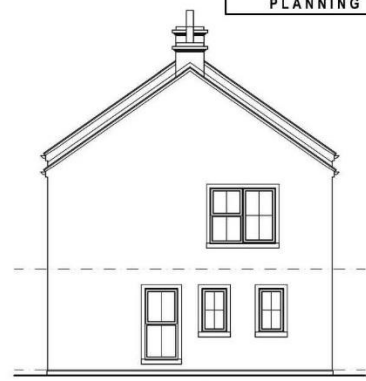


first floor plan A A1

<p><b>Project Title:</b> housing development at annaghmakeown road, castlecaufield</p>	<p><b>Drawing Title:</b> HTA&amp;A1 - PLANS - SITES 3&amp;4</p>		<p><b>NOTES:</b> Copyright Reserved - this drawing is not to be used for a purpose other than that for which it has been issued by McAdam Stewart Architects. Nor is it to be copied or reproduced in any manner without written consent.</p> <p><b>Mid Ulster District Council</b> Drawing 50 Rev 1 Number.....</p>	
	<p><b>Project No:</b> 22-011</p>	<p><b>Drawing No:</b> D-20</p>	<p><b>Revision:</b> B</p>	
	<p><b>Scale:</b> 1:100 @ A3</p>	<p><b>Date:</b> 6 SEPT 2023</p>	<p><b>Drawn by:</b> ---</p>	<p><b>Checked by:</b> ---</p>
	<p><b>REV. DATE: BY: DESCRIPTION:</b></p>		<p>B 25/01/24 MI AMENDMENTS</p>	<p>A 15/09/23 MI DRAWING TITLE</p>



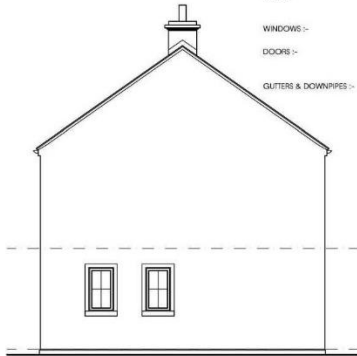
front elevation HTA HTA1



side elevation - HTA1

SCHEDULE OF FINISHES

- ROOF :- PLAIN CONCRETE ROOF TILES COLOUR DARK GREY
- WALLS :- SMOOTH RENDER FINISH PAINTED OFF WHITE  
SMOOTH PLINTH AND WINDOW SURROUNDS PAINTED OFF WHITE
- WINDOWS :- WHITE UPVC
- DOORS :- COMPOSITE FRONT DOOR  
WHITE UPVC REAR DOORS
- GUTTERS & DOWNPIPES :- BLACK PFC SEAMLESS ALUMINIUM OGEE SECTION GUTTER  
BLACK PFC ALUMINIUM ROUND SECTION DOWNPIPES

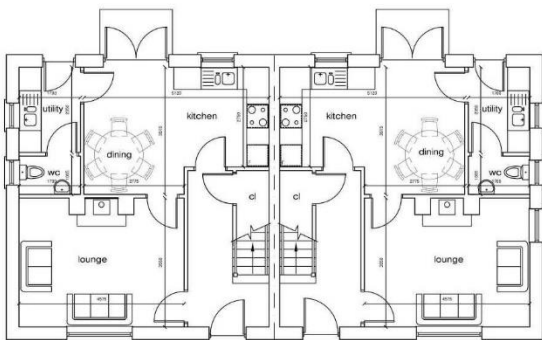


side elevation - HTA

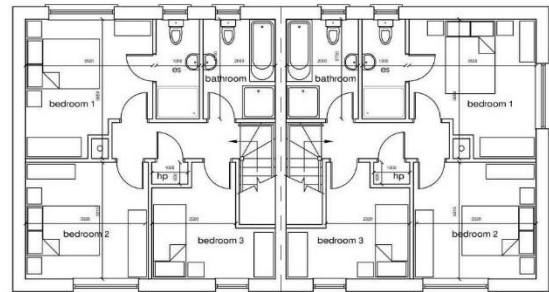


rear elevation HTA1 HTA

<p><b>Project Title:</b> housing development at annaghmakeown road, castlecaufield</p>	<p><b>Drawing Title:</b> HTA&amp;A1 - ELEVATIONS - 900mm SPLIT - SITES 9&amp;10</p>				<p><b>NOTES:</b> Copyright Reserved - this drawing is not to be used for a purpose other than that for which it has been issued by McAdam Stewart Architects. Nor is it to be copied or reproduced in any manner without written consent.</p> <p><b>Mid Ulster District Council</b> Drawing 53 Rev 1 Number.....</p>	<p>Barbridge Enterprise Centre Scarva Road, Banbridge Co. Down BT32 3GD tel. (028) 4062 3444 fax. (028) 4062 3411 e-mail. arch@mcadastewart.com www. www.mcadastewart.com</p>
	<p><b>Project No:</b> <b>22-011</b></p>	<p><b>Drawing No:</b> <b>D-23</b></p>	<p><b>Revision:</b> <b>B</b></p>	<p><b>REV. DATE:</b> B 25/01/24 M1 AMENDMENTS</p>		
	<p><b>Scale:</b> 1:100 @ A3</p>	<p><b>Date:</b> 6 SEPT 2023</p>	<p><b>Drawn by:</b> --</p>	<p><b>Checked by:</b> --</p>		
	<p><b>REV. DATE:</b> A 15/09/23 M1 FINISHES SCHEDULE AMENDED <b>BY:</b> M1 DRAWING TITLE <b>DESCRIPTION:</b></p>					



ground floor plan A A1



first floor plan A A1

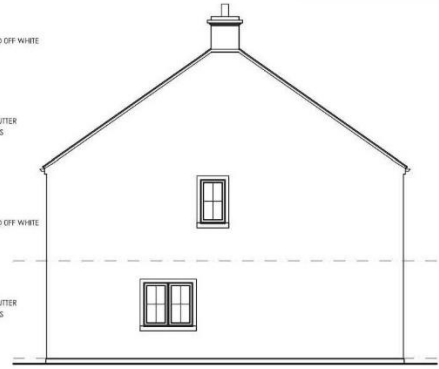
<p><b>Project Title:</b> housing development at annaghmakeown road, castlecaufield</p>	<p><b>Drawing Title:</b> HTA&amp;A1 - PLANS - 900mm SPLIT - SITES 9&amp;10</p>				<p><b>NOTES:</b> Copyright Reserved - this drawing is not to be used for a purpose other than that for which it has been issued by McAdam Stewart Architects. Nor is it to be copied or reproduced in any manner without written consent.</p> <p><b>Mid Ulster District Council</b> Drawing 52 Rev 1 Number.....</p>	<p>Barbridge Enterprise Centre Scarva Road, Banbridge Co. Down BT32 3GD tel. (028) 4062 3444 fax. (028) 4062 3411 e-mail. arch@mcadastewart.com www. www.mcadastewart.com</p>
	<p><b>Project No:</b> <b>22-011</b></p>	<p><b>Drawing No:</b> <b>D-22</b></p>	<p><b>Revision:</b> <b>B</b></p>	<p><b>REV. DATE:</b> B 25/01/24 M1 AMENDMENTS</p>		
	<p><b>Scale:</b> 1:100 @ A3</p>	<p><b>Date:</b> 6 SEPT 2023</p>	<p><b>Drawn by:</b> --</p>	<p><b>Checked by:</b> --</p>		
	<p><b>REV. DATE:</b> A 15/09/23 M1 DRAWING TITLE <b>BY:</b> M1 DRAWING TITLE <b>DESCRIPTION:</b></p>					



front elevation

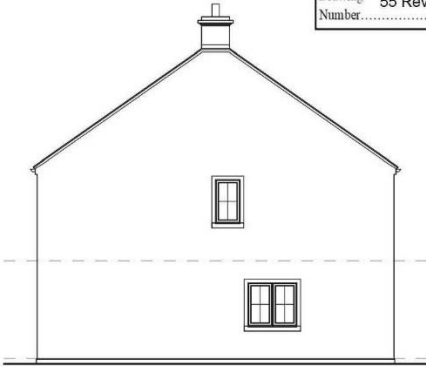
- SCHEDULE OF FINISHES FOR SITES 13+14
- ROOF > FLAIN DARK GREY CONCRETE ROOF TILES
  - WALLS > SMOOTH RENDER FINISH PAINTED OFF WHITE
  - WINDOWS > WHITE UPVC
  - DOORS > COMPOSITE FRONT DOOR
  - WHITE UPVC REAR DOORS
  - GUTTERS & DOWNPIPES > BLACK PPC SEAMLESS ALUMINIUM OGEE SECTION GUTTER
  - BLACK PPC ALUMINIUM ROUND SECTION DOWNPIPES

- SCHEDULE OF FINISHES FOR SITES 7+8 & 15+16
- ROOF > NATURAL SLATE
  - WALLS > SMOOTH RENDER FINISH PAINTED OFF WHITE
  - WINDOWS > WHITE UPVC
  - DOORS > COMPOSITE FRONT DOOR
  - WHITE UPVC REAR DOORS
  - GUTTERS & DOWNPIPES > BLACK PPC SEAMLESS ALUMINIUM OGEE SECTION GUTTER
  - BLACK PPC ALUMINIUM ROUND SECTION DOWNPIPES



side elevation

Mid Ulster District Council  
Drawing 55 Rev 1  
Number.....



side elevation



rear elevation

Project Title:  
**housing development at  
annagmakeown road,  
castlecaulfield**

Drawing Title:  
**HTD - ELEVATIONS  
SITES 7-8 & 13-16**

Project No:  
**22-011**

Drawing No:  
**D-25**

Revision:  
**B**

B	06/12/23	PS	DRAWING TITLE
A	12/08/23	---	FINISHES SCHEDULE AMENDED

Scale:  
1:100 @ A3

Date:  
DEC 2022

Drawn by:  
---

Checked by:  
---

REV. DATE: BY: DESCRIPTION:

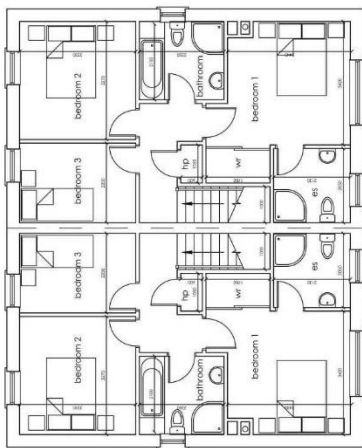
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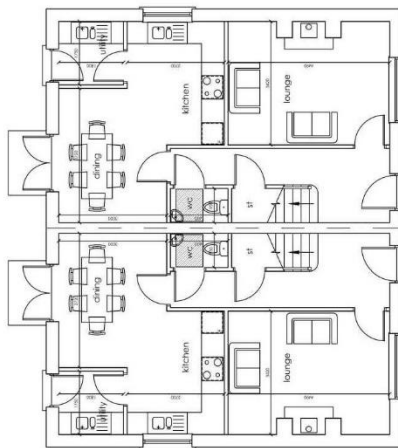
Banbridge Enterprise Centre  
Scarva Road, Banbridge  
Co. Down BT32 3QD  
tel: (028) 4062 3444  
fax: (028) 4062 3411  
e-mail: arch@mcadamstewart.com  
website: www.mcadamstewart.com



Mid Ulster District Council  
Drawing 54 Rev 1  
Number.....



first floor plan



ground floor plan

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Drawing Title:  
**housing development at annagmakeown road, castlecaulfield**

Drawing Title:  
**HTD - PLAN  
SITES 7-8 & 13-16**

Project No:  
**22-011**

Scale:  
1:100 @ A3

Date:  
DEC 2022

Drawn by:  
---

Checked by:  
---

Revision:  
**B**

Drawing No:  
**D-24**

Table:

B	06/12/23	PS	DRAWING TITLE
A	15/08/23	M	DRAWING TITLE

REV. DATE: BY: DESCRIPTION:

Banbridge Enterprise Centre  
Scarva Road, Banbridge  
Co. Down BT32 3QD  
tel: (028) 4062 3444  
fax: (028) 4062 3411  
e-mail: arch@mcadamstewart.com  
website: www.mcadamstewart.com

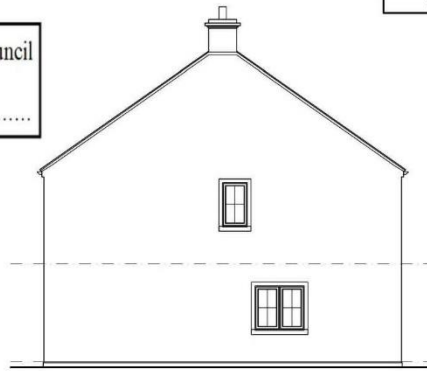
McAdam Stewart  
ARCHITECTS



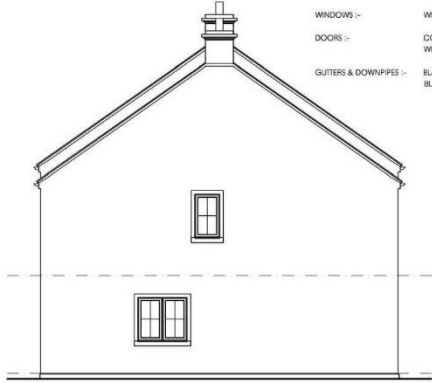
Mid Ulster District Council  
 Drawing 57  
 Number.....



front elevation



side elevation



side elevation



rear elevation

SCHEDULE OF FINISHES  
 ROOF :- NATURAL SLATE  
 WALLS :- SMOOTH RENDER FINISH PAINTED OFF WHITE  
 SMOOTH PLINTH AND WINDOW SURROUNDS PAINTED OFF WHITE  
 WINDOWS :- WHITE UPVC  
 DOORS :- COMPOSITE FRONT DOOR  
 WHITE UPVC REAR DOORS  
 GUTTERS & DOWNPIPES :- BLACK PVC SEAMLESS ALUMINIUM OGE SECTION GUTTER  
 BLACK PVC ALUMINIUM ROUND SECTION DOWNPIPES

Project Title:  
**proposed development at  
 annagmakeown road,  
 castlecaulfield**

Drawing Title:  
 HTD - ELEVATIONS - 450mm SPLIT - SITES 5&6

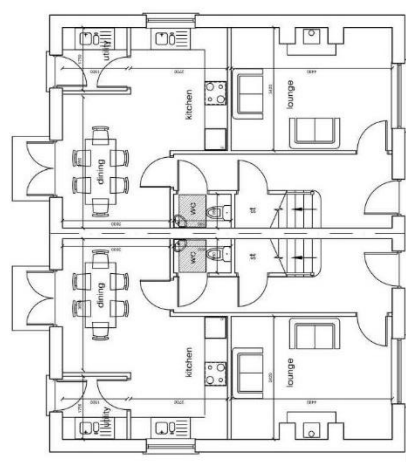
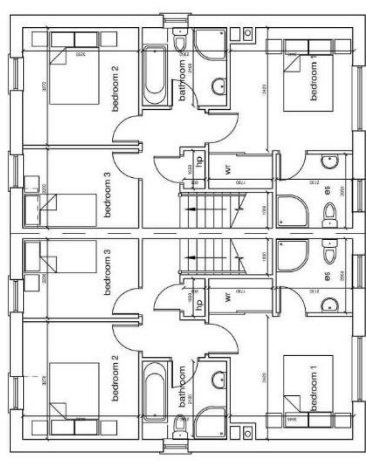
Project No:	Drawing No:	Revision
<b>22-011</b>	<b>D-27</b>	<b>A</b>
Scale:	Date:	Drawn by:
1:100 @ A3	13 SEPT 2023	---
Checked by:	REV: DATE:	BY: DESCRIPTION:
---	A 12-08-23	CS FINISHES SCHEDULE AMENDED
	M 15/09/23	MI DRAWING TITLE

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 ARCHITECTS

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Mid Ulster District Council  
 Drawing 56  
 Number.....

Drawing Title:  
**housing development at annagmakeown road, castlecaulfield**

Drawing Title:  
 HTD - PLANS - 450mm SPLIT - SITES 5&6

Project No:	Drawing No:	Revision
<b>22-011</b>	<b>D-26</b>	-
Scale:	Date:	Drawn by:
1:100 @ A3	13 SEPT 2023	---
Checked by:	REV: DATE:	BY: DESCRIPTION:
---		

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**McAdam Stewart**  
 ARCHITECTS

**KEY:**

- 73.029
- 75.61
- MH
- 00.00
- 00.00
- 00.00
- PCP
- PEDESTRIAN CROSSING POINT WITH TACTILE PAVING
- NEW ROAD GULLY
- RESIDENT / VISITOR PARKING

**CIVIL NOTES**

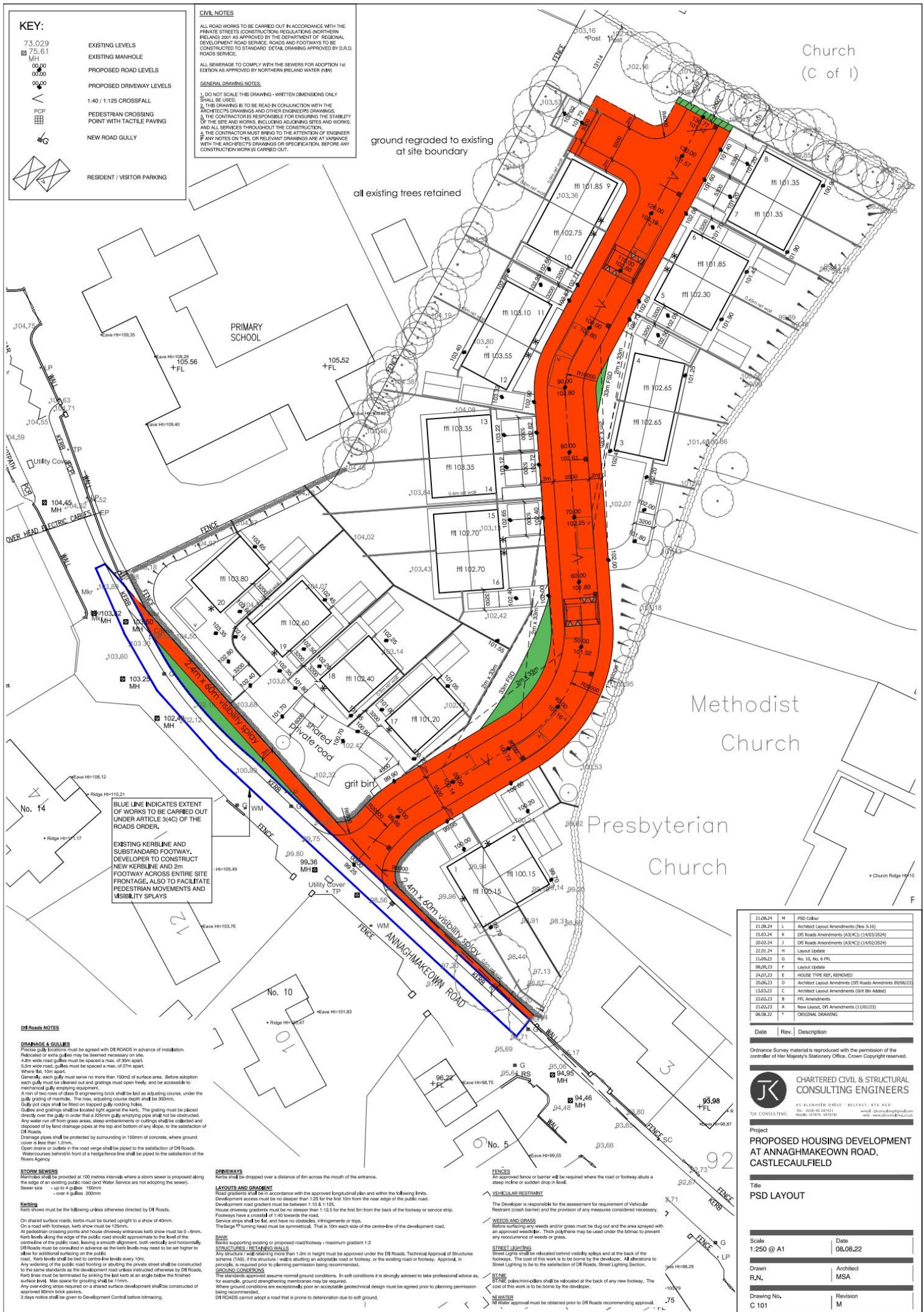
ALL ROAD WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE PRIVATE STREETS CONSTRUCTION REGULATIONS (NORTHERN IRELAND) 2004 AS APPROVED BY THE DEPARTMENT OF REGIONAL DEVELOPMENT ROAD SERVICE. ROADS AND FOOTWAYS TO BE CONSTRUCTED TO STANDARD DETAIL DRAWING APPROVED BY D.R.D. ROADS SERVICE.

ALL SEWERAGE TO COMPLY WITH THE SEWERS FOR ADOPTION 14th EDITION AS APPROVED BY NORTHERN IRELAND WATER (NIW).

**GENERAL DRAWING NOTES:**

- DO NOT SCALE THIS DRAWING - WRITTEN DIMENSIONS ONLY SHALL BE USED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS AND OTHER ENGINEERS DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE STABILITY OF THE SITE AND WORKS, INCLUDING ADJOINING SITES AND WORKS, AND ALL SERVICES THROUGHOUT THE CONSTRUCTION.
- THE CONTRACTOR MUST BRING TO THE ATTENTION OF ENGINEER IF ANY NOTES ON THIS OR RELEVANT DRAWINGS ARE AT VARIANCE WITH THE ARCHITECT'S DRAWINGS OR SPECIFICATION, BEFORE ANY CONSTRUCTION WORK IS CARRIED OUT.

Church  
(C of I)



ground regraded to existing at site boundary

all existing trees retained

Methodist Church

Presbyterian Church

BLUE LINE INDICATES EXTENT OF WORKS TO BE CARRIED OUT UNDER ARTICLE 3(4C) OF THE ROADS ORDER.

EXISTING KERBLINE AND SUBSTANDARD FOOTWAY, DEVELOPER TO CONSTRUCT NEW KERBLINE AND 2m FOOTWAY ACROSS ENTIRE SITE FRONTAGE, ALSO TO FACILITATE PEDESTRIAN MOVEMENTS AND VISIBILITY SPLAYS

**DI Roadways NOTES**

**DRAINAGE & GULLIES**

Precise gully locations must be agreed with DI ROADS in advance of installation. Repositioned or extra gullies may be deemed necessary on site.

4.9m wide road gullies must be spaced max. of 20m apart.

5.0m wide road gullies must be spaced a max. of 27m apart.

Where fit, 10m apart.

General: each gully must serve no more than 150sqm of surface area. Before adoption each gully must be cleaned out and grating must open freely, and be accessible to mechanical gully emptying equipment.

A min of two rows of clean engineering brick shall be laid as a bedding course, under the gully grating of manholes. The max. bedding course depth shall be 300mm.

Gully pot caps shall be fitted on trapezoidal gully bedding.

Gullies and grating shall be located right against the kerb. The grating must be placed directly over the gully in order that a 250mm gully emptying pipe shall not be obstructed.

Any water run off from grass areas, steep embankments or catflaps shall be collected and disposed of by land drainage pipes at the top and bottom of any slope, to the satisfaction of DI Roads.

Drainage pipes shall be protected by surrounding in 150mm of concrete, where ground cover is less than 120mm.

Open drains or culverts in the road verge shall be piped to the satisfaction of DI Roads.

Watercourses behind in front of a hedge/fence line shall be piped to the satisfaction of the Rivers Agency.

**STORM SEWERS**

Manholes shall be provided at 100 metres intervals; where a storm sewer is proposed along the edge of an existing public road (and Water Service are not adopting the sewer).

Sewer size - up to gullies 150mm  
- over gullies 200mm

**Kerbing**

Kerbs shall be the following unless otherwise directed by DI Roads.

On shared surface roads, kerbs must be buried upright to a show of 40mm.

On a road with footpaths, kerbs show must be 125mm.

At pedestrian crossing points and house driveway entrances kerbs show must be 6 - 8mm.

Kerb levels along the edge of the public road shall approximate to the level of the centreline of the public road, leaving a smooth alignment, both vertically and horizontally.

DI Roads must be consulted in advance as the kerb levels may need to be set higher to allow for additional surfacing on the public road.

Kerb levels shall be tied to centre-line levels every 10m.

Any widening of the public road fronting or abutting the private street shall be constructed to the same standards as the development road unless instructed otherwise by DI Roads.

Kerb levels must be terminated by sinking the kerb back at an angle below the finished surface level. Max space for grouting shall be 10mm.

Any over-riding areas required on a shared surface development shall be constructed of approved 80mm brick pavers.

3 days notice shall be given to Development Control before bitmacing.

**DRAINWAYS**

Kerbs shall be dropped over a distance of 6m across the mouth of the entrance.

**LAYOUTS AND GRADIENT**

Road gradients shall be in accordance with the approved longitudinal plan and within the following limits.

Development access must be no steeper than 1:25 for the first 10m from the rear edge of the public road.

Development road gradient must be between 1:10 & 1:125.

House driveway gradients must be no steeper than 1:12.5 for the last 5m from the back of the roadway or service strip.

Footways have a crossfall of 1:40 towards the road.

Service steps shall be flat, and have no obstacles, obstructions or trips.

The large 'M' kerbing must be symmetrical. This is 'On' each side of the centre-line of the development road.

**BANKS**

Banks supporting existing or proposed road/footway - maximum gradient 1:2

**STRUCTURES / RETAINING WALLS**

Any structure wall retaining more than 1.0m in height must be approved under the DI Roads, Technical Approval of Structures scheme (TAS). If the structure wall is abutting an adoptable road or footway, or the existing road or footway, approval, in principle, is required prior to planning permission being recommended.

The standards approved assume normal ground conditions. In soft conditions it is strongly advised to take professional advice as, for example, ground strengthening measures may be required.

**GROUND CONDITIONS**

Where ground conditions are exceptionally poor an acceptable geotechnical design must be agreed prior to planning permission being recommended.

**DI ROADS**

DI ROADS cannot adopt a road that is prone to deterioration due to soft ground.

**FENCES**

An approved fence or barrier will be required where the road or footway abuts a steep incline or sudden drop in level.

**VEHICULAR RESTRAINT**

The Developer is responsible for the assessment for requirement of Vehicular Restraint (crash barriers) and the provision of any measured considered necessary.

**WEEDS AND GRASS**

Below surfacing any weeds and/or grass must be dug out and the area sprayed with an approved weedkiller. Thick polythene may be used under the bitmac to prevent any regrowth of weeds or grass.

**STREET LIGHTING**

Street Lights shall be relocated behind visibility splays and at the back of the footway. The cost of this work is to be borne by the developer. All alterations to Street Lighting to be to the satisfaction of DI Roads, Street Lighting Section.

**STONE**

STONE poles/min-pillars shall be relocated at the back of any new footway. The cost of this work is to be borne by the developer.

**SEWER**

NI Water approval must be obtained prior to DI Roads recommending approval.

Date	Rev.	Description
21.06.24	H	PSD Colour
21.06.24	L	Architect Layout Amendments (Nos. 3-10)
15.03.24	K	DI Roads Amendments (AS/ACI) (14/03/2024)
20.02.24	J	DI Roads Amendments (AS/ACI) (14/02/2024)
22.01.24	H	Layout Update
11.09.23	G	No. 10, No. 6 FFL
08.26.23	F	Layout Update
24.02.23	E	HOUSE TIME REV. REMOVED
20.06.23	D	Architect Layout Amendments (DI Roads Amendments 09/06/23)
13.03.23	C	Architect Layout Amendments (Gill Bin Added)
22.02.23	B	FFL Amendments
21.02.23	A	New Layout, DI Amendments (11/01/23)
08.08.22	+	ORIGINAL DRAWING

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Project  
**PROPOSED HOUSING DEVELOPMENT AT ANNAGHMAKEOWN ROAD, CASTLECAULFIELD**

Title  
**PSD LAYOUT**

Scale 1:250 @ A1	Date 08.08.22
Drawn R.N.	Architect MSA
Drawing No. C 101	Revision M

## **TERMS OF SALE:**

### **CRITERIA REQUIRED FROM INTERESTED PARTIES:**

- NAME OF PURCHASER.
- PROOF OF FUNDS FROM BANK TO CONFIRM THAT ADEQUATE FUNDS ARE AVAILABLE TO COMPLETE THE PURCHASE AT OFFER LEVEL.
- TIMESCALE TO COMPLETE THE PURCHASE POST ACCEPTANCE OF OFFER; COMPLETION SHALL BE NO LATER THAN 6 WEEKS FOLLOWING DATE OF OFFER ACCEPTANCE.
- DETAILS OF OFFER LEVEL AND CONFIRMATION THAT A 10% NON-REFUNDABLE DEPOSIT WILL BE PAID UPON EXCHANGE OF CONTRACTS.
- DETAILS OF SOLICITOR WHO WILL REPRESENT THE PROPOSED PURCHASER.

## **DATA ROOM:**

ALL RELEVANT PLANNING & CONSULTANT REPORTS RELATING TO THE LANDS FOR SALE CAN BE VIEWED IN A DATA ROOM.

THE LINK TO THE DATA ROOM CAN BE SHARED FOLLOWING REGISTRATION OF INTEREST WITH THE SOLE AGENT, TOM HENRY & COMPANY.

## **MAPS FOR I.D. PURPOSES ONLY.**

### **N.B.**

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**FOR FURTHER DETAILS PLEASE CONTACT THE SOLE AGENT.**