

PRIME BUILDING SITES

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PORTADOWN

CO. ARMAGH

BT62 1NE

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&CO.

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NO. 2 X BUILDING SITES FOR SALE IN 1 OR 2 LOTS TO SUIT

OFFERED FOR SALE IN ONE OR TWO LOTS TO SUIT, THESE BUILDING SITES (EXTENDING TO APPROX. 0.3 ACRES EACH) PRESENT A SUPERB OPPORTUNITY FOR SELF-BUILDERS SEEKING TO CONSTRUCT THEIR DREAM HOME FOR OWNER OCCUPATION OR A DEVELOPER / CONTRACTOR ALIKE.

ENJOYING A MOST POPULAR & CENTRAL LOCATION ONLY MINUTES TO THE M1 INTERSECTION FOR COMMUTING THROUGHOUT THE PROVINCE AND CONVENIENT BY CAR TO MOY, LOUGHGALL, DUNGANNON & PORTADOWN THESE ADJACENT SITES BENEFIT FROM FULL PLANNING PERMISSION FOR DETACHED 4 BEDROOM, 2 RECEPTION ROOM, CIRCA. 2000 SQ FT PROPERTIES AND HAVE ALL MAINS SERVICES IN CLOSE PROXIMITY (LA08/2020/1349/F).

“A GREAT OPPORTUNITY TO BUILD A FOREVER FAMILY HOME OR FOR A DEVELOPER / CONTRACTOR”



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PLANNING LEGISLATION OVERLEAF...

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SITE FEATURES:

- TWO ADJACENT BUILDING SITES IN ONE OR TWO LOTS TO SUIT.
- FULL PLANNING PERMISSION PASSED 15/08/2022.
- PLANNING REFERENCE (LA08/2020/1349/F).
- PLANNING FOR NO.2 x CIRCA. 2000 SQ FT DETACHED 4 BEDROOM HOMES.
- EACH SITE EXTENDING TO 0.3 ACRES.
- ELECTRICITY & MAINS WATER IN CLOSE PROXIMITY.
- ONLY MINUTES TO THE M1 INTERSECTION FOR COMMUTING.
- CONVENIENT BY CAR TO MOY, LOUGHGALL, DUNGANNON & PORTADOWN.
- A FANTASTIC OPPORTUNITY FOR THOSE WISHING TO SELF-BUILD.
- SURE TO ALSO APPEAL TO THE DISCERNING DEVELOPER / CONTRACTOR.



type 'A'



House type A Front (1) 1:100



House type A bedroom Side (1) 1:100



House type A Rear (1) 1:100



House type A Patio Side (1) 1:100



Ground Floor (1) 1:100

Armagh City, Banbridge & Craigavon Borough Council

Drawing Number..... 06

FINISHES
 Walls: Smooth textured render
 Roof: Concrete roof tiles, grey
 Gutters etc: Black UPVC
 Joinery: Black UPVC

Weir + Weir

Project
2 House Development

Client

Drawing
Ground Floor (1), (1), First Floor Plan

Scale
1:100

Date
#Date

Drawing No.
05:026: D4: Type A Pg 2

(028) 3839 3993 07710 665 410
 info@weir-weir.com www.weir-weir.com

Weir + Weir architects ltd

Studio 05 • Millennium Court Arts Centre
 William Street • Portladown • Co. Armagh
 BT162 3NX

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type 'B'



House type B Front 1:100



House type B Patio Side 1:100



House type B Lounge Side 1:100



House type B Patio SideB 1:100

1:100 First Floor



Ground Floor (1) 1:100

FINISHES
 Walls: Smooth textured render
 Roof: Concrete roof tiles, grey
 Gutters etc: Black UPVC
 Joinery: Black UPVC

Armagh City, Banbridge & Craigavon Borough Council
 Drawing Number.....05 (REV 2).....

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Project
2 House Development

Client

Drawing
Ground Floor (1), First Floor

Scale
1:100

Date
#Date

Drawing No.
05:026: D4: Type B Pg 1

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APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA08/2020/1349/F**

Date of Application: **6th November 2020**

Site of Proposed
Development:

**59 Blackisland Road
Portadown
Armagh
BT62 1NE**

Description of Proposal:

**Proposed erection of 2no. dwellings, demolition of garage
and construction of new entrance**

Applicant:
Address:



Agent: Weir + Weir Architects
Address: Studio 5
Millenium Court
William Street
Portadown
BT62 3NX

Drawing Ref: 01 (REV 1), 02 (REV 1), 04 (REV 6), 05 (REV 2), 06, 06 PSD

The 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:





1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

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

The Council hereby determines 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. 06PSD bearing the date stamp 19/05/2022. Footway along site frontage as shown on the above plan must be complete prior to the occupation of the house hereby approved.

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.

3. The vehicular access, including visibility splays, shall be provided in accordance with Drawing No. 06PSD bearing the date stamp 19/05/2022, prior to the commencement of any 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.

4. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars as shown on the approved plan.

Reason: To ensure adequate (in-curtilage) parking in the interests of road safety and the convenience of road users.

5. All hard and soft landscape works shall be carried out in accordance with the approved details 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 development.

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





6. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

Informatives

1. 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 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.

Under the terms of The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001, design for any Street Lighting schemes will require approval from DFI Roads Street Lighting Consultancy. The Applicant is advised to contact DFI Roads Street Lighting Section at an early stage. The Applicant/Developer is also responsible for the cost of supervision of all street works determined under the Private Streets Order (Northern Ireland) 1980.

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.

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

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 Council'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 DFI Roads Section Engineer.

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.

2. The Environmental Health Department has no objection in principle to the above proposed development subject to:

A Consent to Discharge Sewage Effluent being obtained from DOE, Northern Ireland Environment Agency, as required by the Water (Northern Ireland) Order 1999 (Tel: 028 90 254792).

Any new or existing septic tank unit being a minimum of 15 metres from the proposed development or any other habitable dwelling/building such as an office or such a dwelling/building in the course of construction or the subject of planning approval.

A legal agreement being obtained in relation to lands used in connection with any septic tank/drainage arrangement where such lands are outside the ownership of the applicant or outside the area marked in red which is the subject of this application. This agreement must ensure that the lands in question will always be available for the intended purpose and also that any occupier/owner of the proposed development will have access to these lands for maintenance/improvement works as required. Such legal agreement should be included in any planning approval as a planning condition.

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 planning approval.

All waste generated by this development, e.g. demolition waste (as applicable) being handled/disposed of so as to ensure compliance with the Waste & Contaminated Land (NI) Order 1997 and subordinate Regulations. (Special requirements would apply in respect of, for example, asbestos or other hazardous waste). Further information regarding handling and disposal of such waste can be obtained from the Land & Resource Management Unit, Department of the Environment, Northern Ireland Environment Agency, Belfast ? telephone 028 90 254792.

Planning 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).





Finally, the developer should be aware that if it is their intention to bring any fill material onto the site they will require a Waste Licensing Exemption under the Waste Management Licensing Regulation (NI) 2003. Applications for such an exemption should be made to the Waste Licensing Section of the Northern Ireland Environment Agency (NIEA) - contact Gary Tate on 028 90 569358.

Prior to the granting of an exemption under the above regulations the developer will be required to demonstrate to NIEA that planning approval has been granted for infilling/importing inert material to the associated land.

If during the development works, new contamination or risks to the water environment are encountered works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or as described in the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>, as applicable. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

3. With regards to existing water and sewer infrastructure:

-the onus is on the developer to find out if there is existing water and sewer infrastructure within their property.

-it is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near water mains, sewers, pipes and associated works owned or maintained by Northern Ireland Water unless with the prior consent by NI Water.

- developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.

-where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public water mains, sewers and associated works, the developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted / realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc.

No connection should be made to the public sewer from 23rd May 2016, in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006



Planning Act (Northern Ireland) 2011



**Armagh City
Banbridge
& Craigavon**
Borough Council

(as amended Water and Sewerage Services Act (Northern Ireland) 2016), until the mandatory Sewer Adoption Agreement has been authorised by NIW.

Statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse. All internal plumbing installation must comply with the current Water Supply (Water Fittings) Regulations (Northern Ireland).

Applicants should contact NI Water's Water Fittings Regulations team via waterline@niwater.com if they have any queries.

If you wish to find out more about what you can or cannot do, if there is existing water or sewer infrastructure in, over or under your property or you want to find out how your proposed development can be served contact NI Water staff on the Developers Service Business Line 03458770002 and ask for the Developers Services Co-Ordination Team.

Copies of our Application Forms can be obtained by contacting the Developers Service Business Line: 03458770002 or by downloading from our webpage www.niwater.com/servicesfordevelopers.asap and Forms.

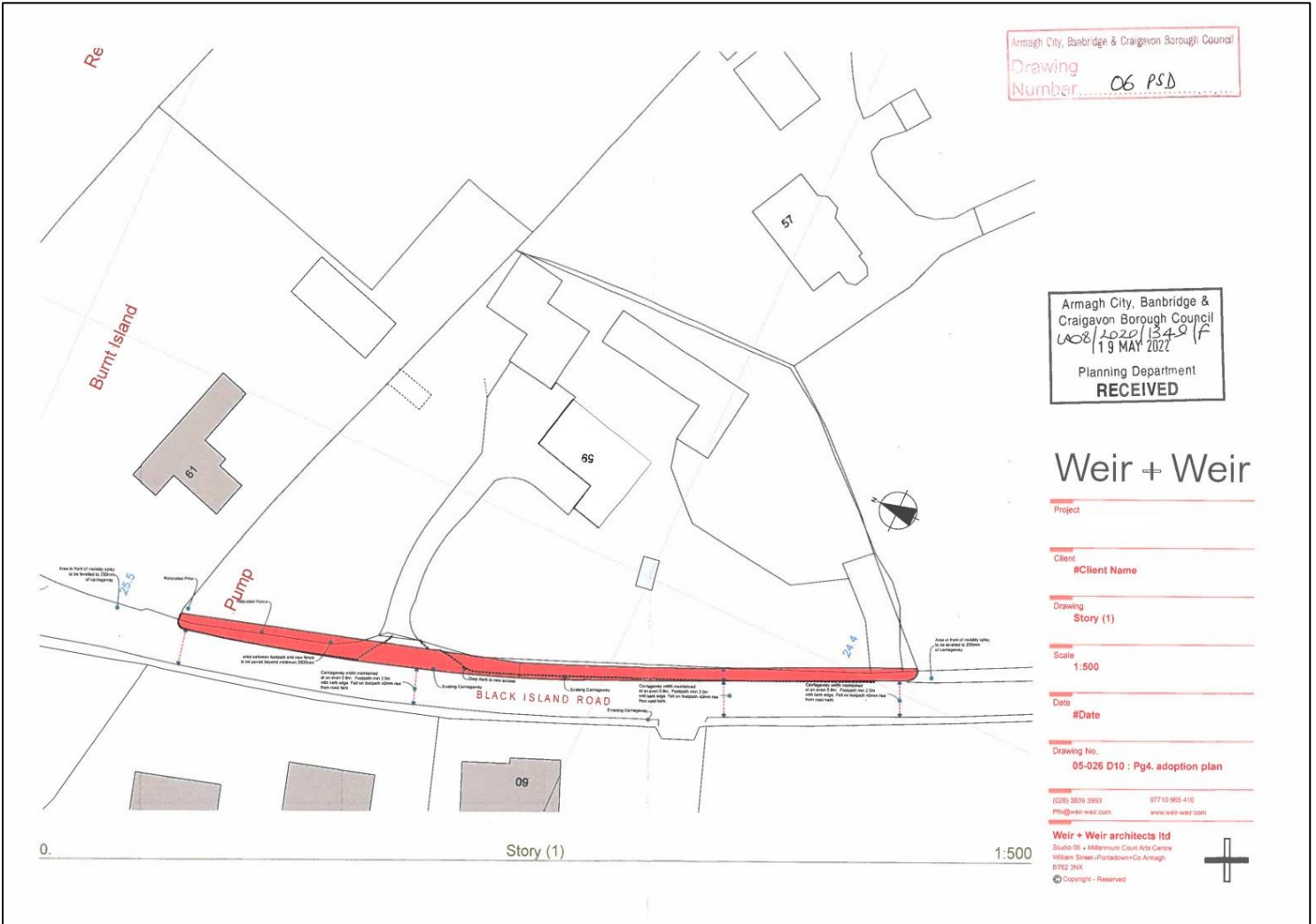
4. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

5. 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.

Dated: 15th August 2022

Authorised Officer





Armagh City, Banbridge & Craigavon Borough Council
 Drawing Number... 06 PSD

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 008/2020/1349/F
 19 MAY 2022
 Planning Department
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Project _____

Client _____

#Client Name _____

Drawing Story (1)

Scale 1:500


Date _____

#Date _____

Drawing No. 05-026 D10 : Pg4. adoption plan

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Drawing 01.

Weir + Weir

Project _____

Client _____

#Client Name _____

Drawing Story (1)

Scale 1:500

Date _____

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FOR FURTHER INFORMATION PLEASE CONTACT THE SOLE AGENT.