

BUILDING SITE FOR SALE

BETWEEN 25 & 27

MULNAGORE ROAD

COOKSTOWN

CO. TYRONE

BT80 9BS

TOM

HENRY

&CO.

estate agents

*working harder to make your **move easier***

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

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

O.P.P. GRANTED / DWELLING & GARAGE / CIRCA. 0.6 ACRES / COMMUTER CONVENIENT LOCATION

THIS PLEASANT RURAL BUILDING SITE (CIRCA. 0.6 ACRES) BENEFITS FROM OUTLINE PLANNING PERMISSION PASSED (LA09/2022/0642/O) FOR A DETACHED DWELLING & DETACHED GARAGE AND IS IDEALLY LOCATED ONLY MINUTES BY CAR TO PICTURESQUE & POPULAR DONAGHMORE VILLAGE, AND DUNGANNON & COOKSTOWN TOWNS.

THIS SITE PRESENTS AN IDEAL OPPORTUNITY FOR THOSE WISHING TO SELF-BUILD THEIR DREAM HOME OR FOR THE DISCERNING DEVELOPER.



GUIDE PRICE: £69,950

PLANNING LEGISLATION AND MAPS OVERLEAF...

www.tomhenryandco.com

SITE FEATURES:

- BUILDING SITE EXTENDING TO CIRCA. 0.6 ACRES.
- POPULAR RURAL, YET COMMUTER CONVENIENT LOCATION:
 - DONAGHMORE: APPROX. 3.5 MILES.
 - DUNGANNON: APPROX. 6.5 MILES.
 - COOKSTOWN: APPROX. 7 MILES.
- OUTLINE PLANNING PERMISSION FOR A DWELLING & DETACHED GARAGE.
- RIDGE HEIGHT NO GREATER THAN 6M.
- PLANNING GRANTED OCTOBER 2022 (LA09/2022/0642/O).
- A FANTASTIC OPPORTUNITY FOR SELF-BUILDERS & DEVELOPERS ALIKE.



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA09/2022/0642/O

Date of Application: 17 May 2022

Site of Proposed Development: Between 25 & 27 Mulnagore Road Cookstown BT80 9BS

Description of Proposal: Outline permission for a dwelling and detached garage;

Applicant:

Address:

Agent:

Address:

Blackbird Architecture

4 Glenree Avenue

Dungannon

BT71 6XG

Approved Plan(s): 01, 02(Rev.01),

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:

Condition 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.

Condition 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.

Condition 3

Full particulars, detailed plans and elevations of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

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

Condition 4

The proposed dwelling shall have a ridge height of no greater than 6 metres above finished floor level.

Reason: In the interest of visual amenity.

Condition 5

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

Reason: In the interest of visual amenity.

Condition 6

No development or land raising shall take place within the area hatched blue on Drawing no. 2(Rev.01) bearing the date stamp received 6 SEP 2022.

Reason: To prevent flood risk to the development or elsewhere.

Condition 7

No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: In the interest of visual amenity.

Condition 8

The existing mature trees and vegetation along the entire site boundaries as indicated in yellow on Drawing no. 1 bearing the date stamp received 17 May 2022, shall be retained except where it is required to provide access and / or sight lines. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing of the Council, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing at the earliest possible moment.

Reason: In the interests of visual amenity.

Condition 9

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 and a native species hedgerow to be planted to the rear of the visibility

splays and. 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.

Condition10

A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1 and shall include sight splays of 2m x 33m in both directions onto the public road and a forward sight distance of 33m. The access as approved at Reserved Matters stage shall be constructed in accordance with the approved plans, prior to the commencement of any other development hereby approved.

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

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. 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.

Dated: 3rd October 2022



Mid Ulster Planning Service Director

Form P19

EXPLANATORY NOTES TO ACCOMPANY APPROVALS

Type of Approval	See Notes
(a) Planning Permission or Approval of Reserved Matters	1, 2, 3 & 4
(b) Consent to Display Advertisements	1, 2, 4 & 5
(c) Listed Building Consent	1, 2, 4 & 6

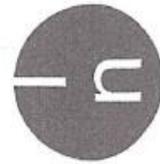
Notes

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Council or Department for Infrastructure (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website (www.pacni.gov.uk) or by contacting the Commission directly at the aforementioned address.
2. You should check whether further approval is required under other legislation, such as the Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water, etc to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to the approval plans or comply with conditions attached to this permission is a contravention of the Planning Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in enforcement action.
5. If you intend to display an advertisement on land which is not in your possession you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained Listed Building Consent to demolish a building you must not do so before the Department for Communities Historic Environment Division has:
 - (i) Been given reasonable access to the building for one month following the granting of consent; or
 - (ii) Stated that it has completed its record of the building; or
 - (iii) Stated that it does not wish to record it.

The Department for Communities Historic Environment Division can be contacted at HEDPlanning.General@doeni.gov.uk or Tel: (028) 9082 3177 or (028) 9082 3126.

LPS/OSNI Copy 2880
Licence No:

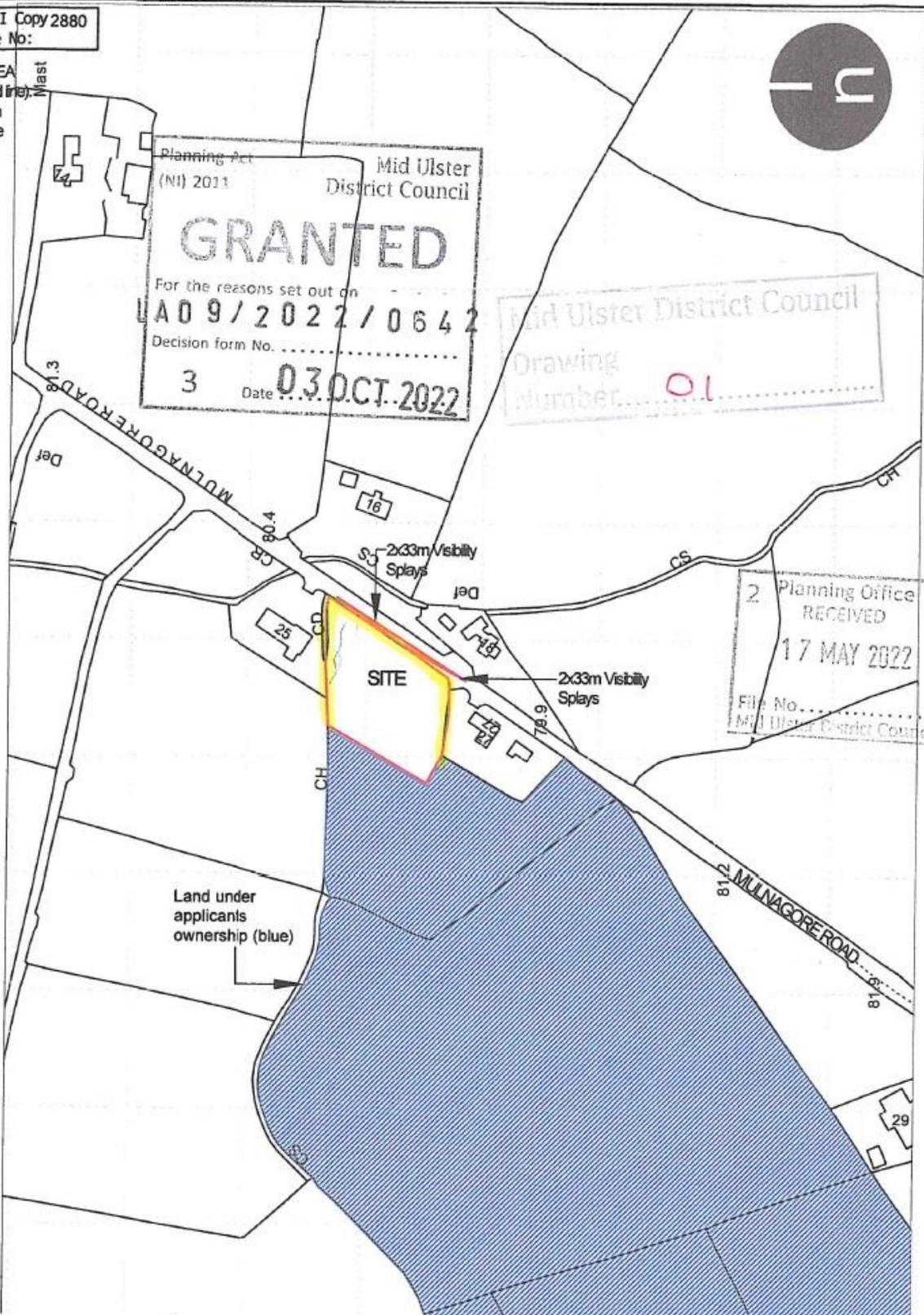
SITE AREA
(within red line):
0.2744Ha
0.678Acre
2,744m²



Planning Act
(NI) 2011
GRANTED
For the reasons set out on
LA09/2022/0642
Decision form No.
3 Date **03.OCT.2022**

Mid Ulster District Council
Drawing
Number..... **01**.....

2 Planning Office
RECEIVED
17 MAY 2022
File No.....
Mid Ulster District Council

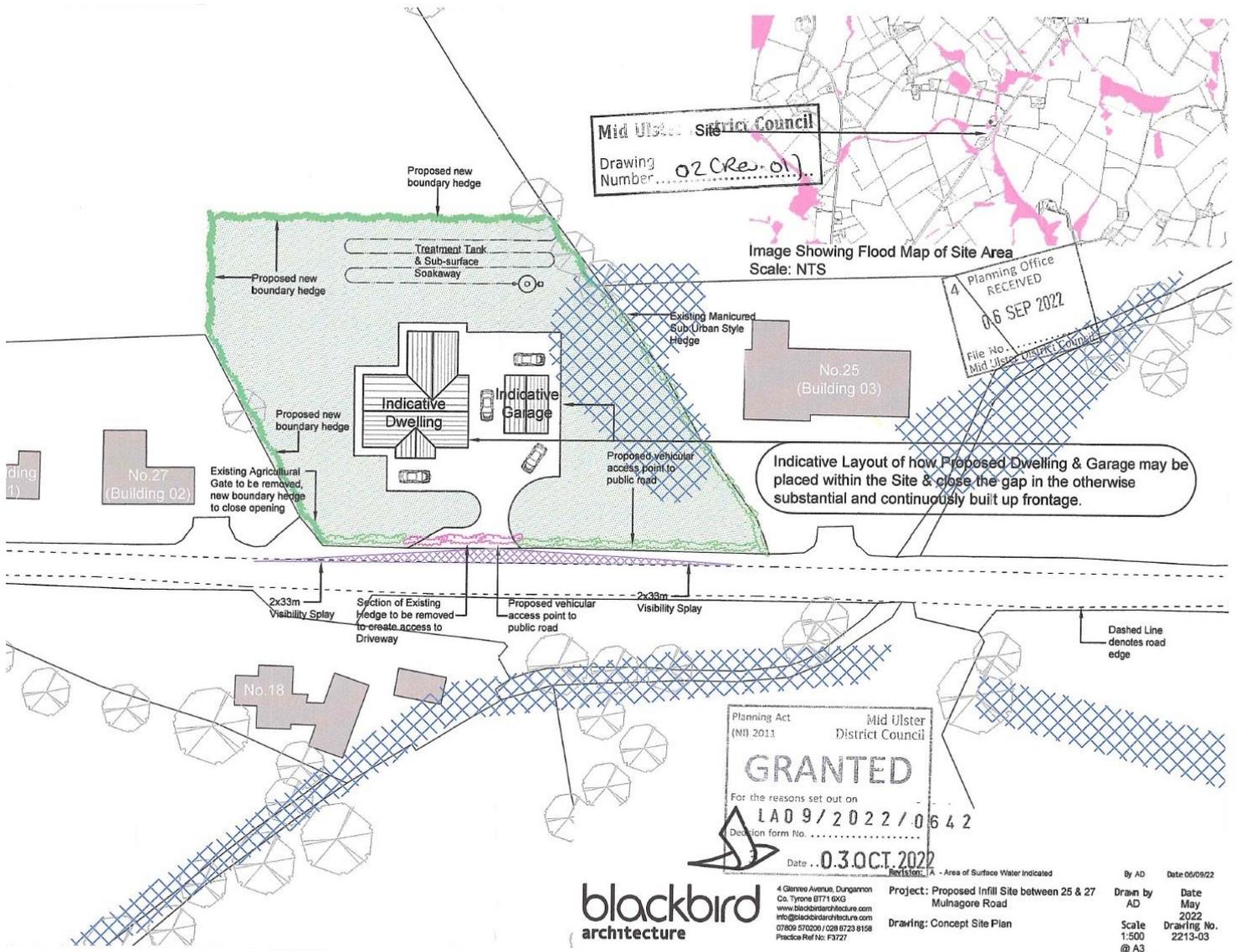


blackbird
architecture

4 Glenree Avenue, Dungannon
Co. Tyrone BT71 6XG
www.blackbirdarchitecture.com
info@blackbirdarchitecture.com
07809 570206 / 028 8723 8158
Practice Ref No: F3727

Revision: ...
Project: Proposed Infill Site between 25 & 27
Mulnagore Road
Drawing: Location Map

By ... Date .../.../...
Drawn by AD Date May 2022
Scale 1:2500 Drawing No. 2213-01
@A4



MAPS FOR I.D. PURPOSES ONLY.

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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 FURTHER DETAILS PLEASE CONTACT THE SOLE AGENT.