



This excellent site occupies a superb situation just on the outskirts of the village of Dromore overlooking the River Lagan.

There is planning permission for the erection of two detached dwellings of approximately 700 sq ft each both with gardens and parking (current outline permission pending).

One off opportunity to purchase a quality site within walking distance of Dromore village and all its amenities.

Offers Around
£59,950

Site @ 27 Circular
Road,
Dromore,
BT25

Viewing by
appointment with
& through agent
028 9266 1700



- Quality Building Site on Outskirts of Dromore Village Overlooking River Lagan
- Previous Planning Permission for the Erection of 2 Detached Dwellings of Approximately 700 sq ft Each Both with Gardens & Parking (Current Outline Permission Pending)
- Dromore Village & all its Amenities Only a Short Distance Walk
- Many Parts of the Province Easily Accessible Including Belfast & also Dublin via the Nearby A1 Dual Carriageway & M1 Motorway Network
- Rare One Off Investment opportunity to Purchase a Quality Site in such a Sought After Location



Department of
the Environment
www.doeni.gov.uk

APPROVAL OF PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: **Q/2013/0036/F**

Date of Application: **28th January 2013**

Site of Proposed Development: **27 and 27A Circular Road
Dromore**

Description of Proposal: **Proposed 2no. Detached Dwellings**

Applicant: **Mr Harold Reain**
Address: **C/O Agent**

Agent: **Kee Architecture LTD**
Address: **35 Templereagh Road
Stewartstown
BT71 5PJ**

Drawing Ref: **01, 03 REV 1, 04, 05, 06**

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: **Time Limit.**

Application No. **Q/2013/0036/F**

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2. The vehicular exit, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 04 bearing the date stamp 16th May 2014 prior to the occupation of any building (other development) hereby permitted. 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.

3. The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a 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 user.

4. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department 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 04 bearing the date stamp 16th May 2014.

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.

5. No dwelling shall be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 2 spaces per dwelling.

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

6. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: To monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition or agreement, is completed in accordance with the approved programme.

7. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification



and evaluation of the archaeological remains within the site, for mitigation of the impacts of the development through excavation recording or by preservation of remains and for the preparation of an archaeological report.

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

Informatives

1. This decision notice relates to drawing No 01 which was received on 28th January 2013, drawing No 03 Rev 1 which was received 14th October 2013, drawing 04 which was received 16th May 2014 and drawing No's 05 and 06 which were received 14th January 2014.
2. The Private Streets 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 Department to make the roads and sewers in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001.
3. Separate approval must be received from DRD Roads Service 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.
4. It is a DRD Roads Service requirement that all structures which fall within the scope of the current version of BD 2 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges shall require Technical Approval. Details shall be submitted to the Technical Approval Authority through the relevant Division.
5. Geotechnical activities which require Geotechnical Certification shall be submitted to Engineering Policy Unit through the relevant Division. Geotechnical Certification shall be in accordance with the DRD's Geotechnical Certification procedures as laid down in the current version of HD 22 Managing Geotechnical Risk: Volume 4: Design Manual for Roads and Bridges.
6. All construction plant and materials shall be stored within the curtilage of the site.
7. 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.
8. 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 and surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

9. For guidance on the preparation of the Written Scheme and Programme of Archaeological Work, which should be submitted for approval at least three weeks before work is due to begin, contact:

NI Environment Agency - Historic Monuments Unit
5-33 Hill Street
Belfast
BT21 2LA

Quote Ref : SM 11/1 Dow 21:48 (SC)

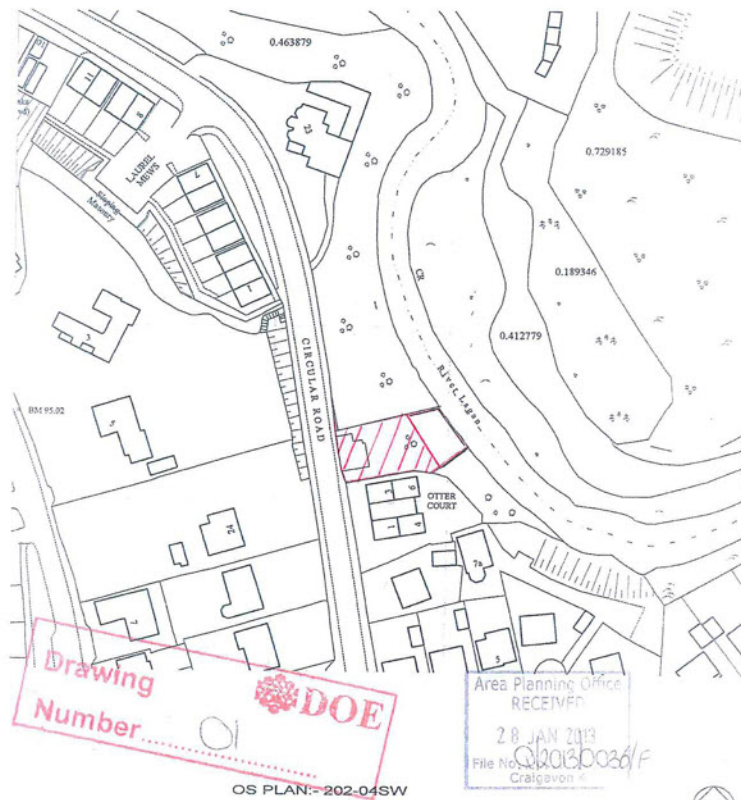
Application for an excavation license, required under the Historic Monuments and Archaeological Objects (NI) Order 1995, should be submitted to the above address at least three weeks before work is due to begin, by a qualified archaeologist responsible for the project.

10. 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.
11. 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.
12. The applicant's attention is drawn to the attached information note from Northern Ireland Water.

Dated: 23rd June 2014

Authorised Officer



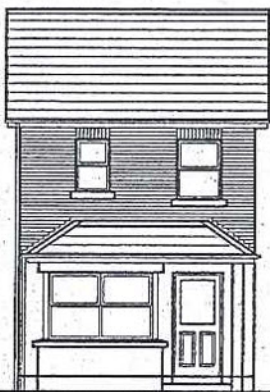


OS PLAN: 202-04SW

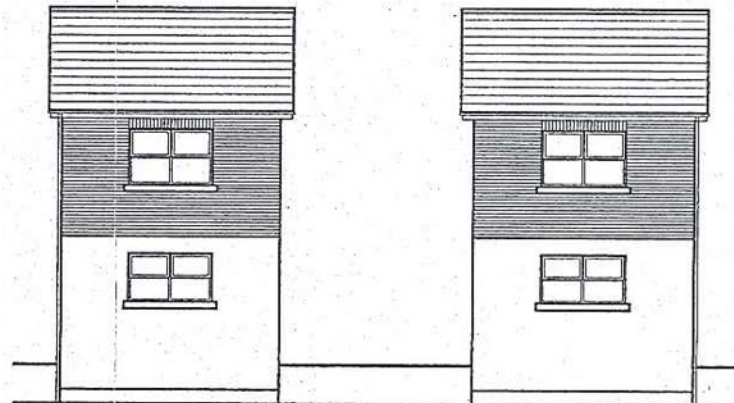
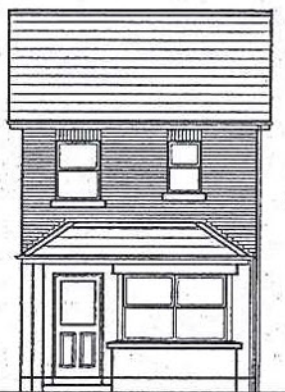
Kee Architecture Ltd.
CHARTERED ARCHITECTURAL TECHNOLOGIST

Order 1991
25 Templereagh Road
Stewartstown
BT71 5P3
Tel: (028) 877 38377
Mob: 07711992279
GRANTED
Subject conditions (if any)
as set out on
Decision form No. Q/2013/00361/F
19 Date: 23/6/14

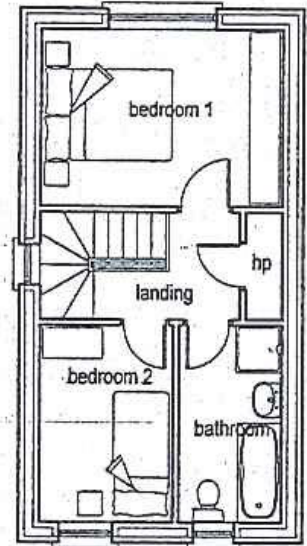
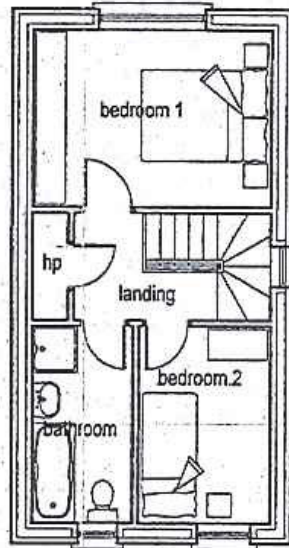
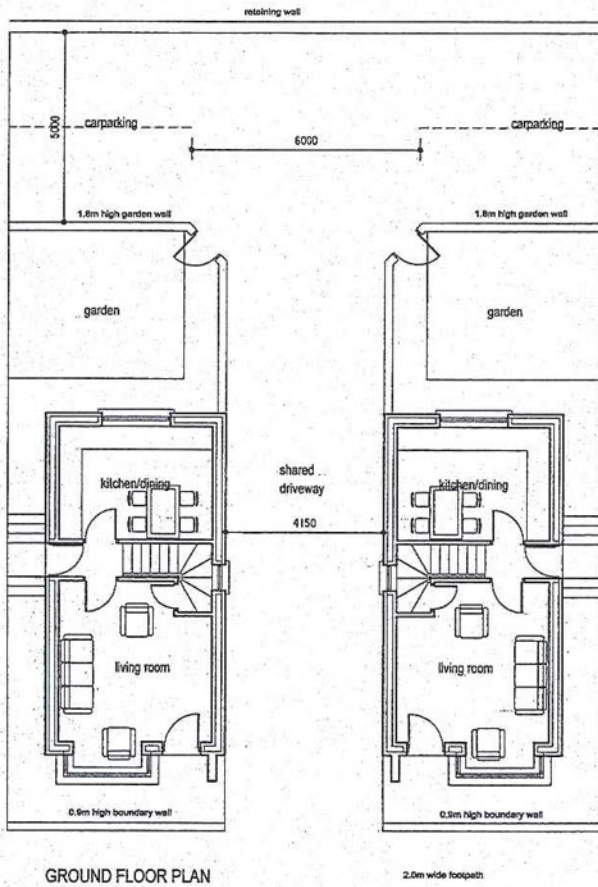
Project Title
Proposed 2 No Semi-Detached Dwellings
At 27 & 27A Circular Road
Dromore
Drawing Title
Location Map
Client
Mr Harold Reain
Drawing No
1223/A02
Scale
1:1250
Date
Jan 13



FRONT ELEVATION



REAR ELEVATION



Drawing

November 03 Rev 1

Location:

Heading out of Dromore itself, site is approximately a quarter of a mile on the left just before Otter Wood Development.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

Bangor - 028 91 45 1166
Holywood - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



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