

ANNEX B – Response Pro-forma

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Original Representation Reference Number: MUDPS/23 (for administrative use only)

Please tick the applicable box below.

a) I confirm that I wish for my original representation to be considered as my representation.

b) I confirm that I wish to amend or add to my original representation.

c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.

Signature:

[Redacted Signature]

Date: 16. 03. 2020.

If you require assistance when completing the above, please contact developmentplan@midulstercouncil.org

Please ensure you return this completed Pro forma (along with any additional documents if you have ticked [b]) above) to Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN, by 5pm on 21st May 2020.

Michael McGibbon

From: Carol McLvar [REDACTED]
Sent: 15 April 2019 15:58
To: DevelopmentPlan@midulstercouncil.org
Subject: Representation to Draft Plan Strategy
Attachments: Draft Plan Strategy - Representation.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Dear Development Plan Team

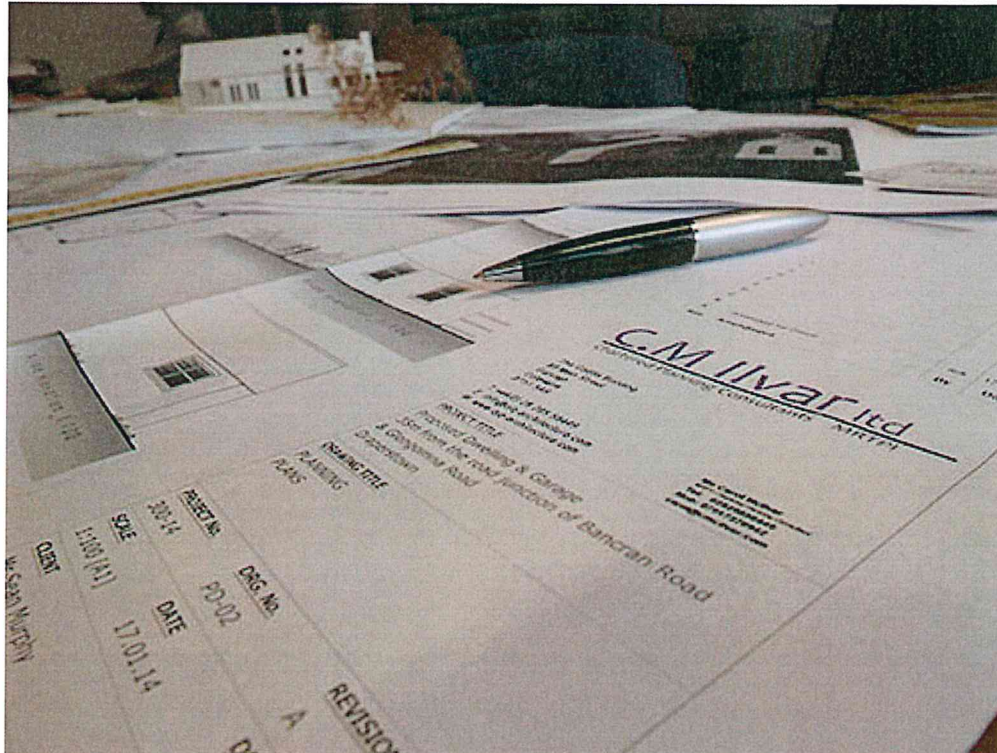
Find attached a representation to the draft plan strategy as requested by 19th April 2019. Please acknowledge receipt of this email and attachment once received.

Kind Regards,
Mrs Carol Gourley (Mc ILvar) MRPTI
Managing Director for C. McLvar Ltd

C.McLvar Ltd – Chartered Planning Consultants/Unit 7, Derryloran Industrial Estate, Sandholes Rd, Cookstown,
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C. McILvar Ltd

Chartered Planning Consultants MRTPI



*Representation to Local Development Plan 2030 Draft
Plan Strategy on behalf of Mr. Pat O'Neill*

1.0 Introduction

- 1.1 This submission has been prepared on behalf of Pat O'Neill of 43 Summerisland Rd, Loughgall, Armagh, as the owner of lands totaling 2.4 ha located adjacent and north-east of Derryvale Park, Coalisland.
- 1.2 This representation is submitted in advance of the publication of The Mid Ulster Local Development Plan - Local Policies Plan (LPP). The focus of this submission is to seek the inclusion of the subject lands within the settlement limit for Coalisland and zoned for economic development purposes.

2.0 The Subject Site – Overview

Site Location & description

- 2.1 The subject lands are outlined in red on the extract from the Dungannon and South Tyrone Area Plan 2010 (DSTAP); they are presently located out-with the settlement development limit for Coalisland. See Figure 1.

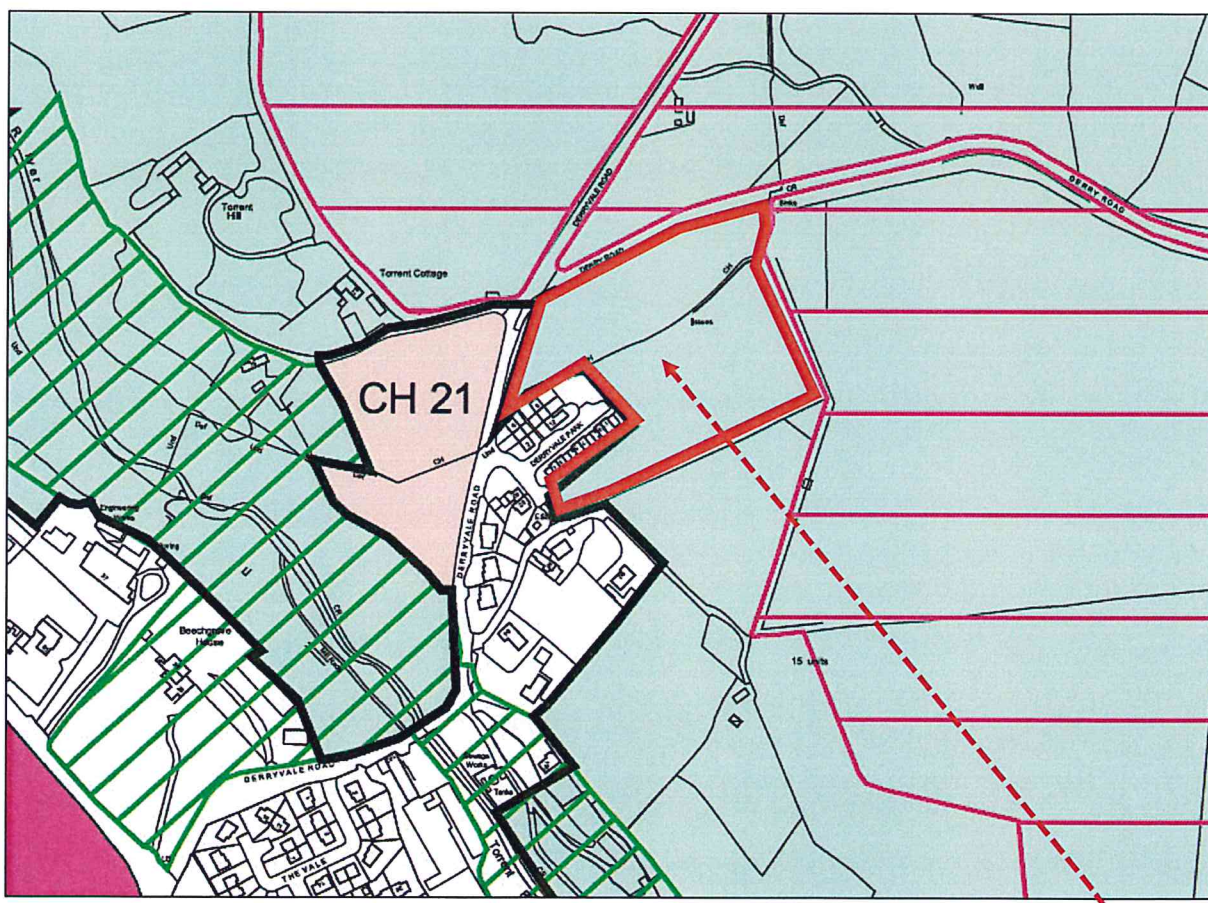


Fig 1 – Site Location

- 2.2 The 2.4 ha site adjoins the north-eastern settlement development limit of Derryvale, an outlying portion of Coalisland Town. The northern section of the site, fronting the Derry Road, is occupied by several industrial

units, associated offices, yard areas/hard landscaping and storage areas. The lands to the south have been levelled, stripped of top soil and regraded with gravel. Planning permission has been granted for the development of a sizeable, two-storey dwelling upon the narrow strip of ground which artfully invades into the existing development of Derryvale.

- 2.3 The entire section of ground is enclosed with galvanized palisade security fencing and the site benefits with from a recessed entrance onto the Derry Road; the established visibility splays are 4.5m x 90 m in both directions.
- 2.3 Derryvale Park, a mature residential estate comprising two-storey, semi-detached and terraced housing, adjoins the site to the south-west. The lands to the north and south are undeveloped and appear rural in character. The sizeable former clay pits, which equates to an area of 66 ha adjoin the site to the east. In topographical terms, the developed site is relatively flat.
- 2.5 The immediate context of the site is shown by the aerial image at Figure 2 below.



Fig 2 - Aerial Image of the Site

Strategic Location

- 2.6 The site is strategically located along the Derryvale Road, which connects the settlements of Edendork and Coalisland and where there are several complementary engineering businesses. Its proximity to the Tamnamore roundabout means it is well placed and highly accessible to the M1, which is a key transport corridor within the RDS. This this is a critical factor in delivering a successful business location and will be a highly influential driver in attracting contracts/customers, inward investment to create high quality, valued businesses and employment.

- 2.7 As well as the adjoining Coalisland area, the site is within 5km of Dungannon, one of the main population centers in the Mid Ulster Council area. The existing businesses within the site draw their employees from these urban areas and the surrounding rural hinterland.

Current On-Site Activities

- 2.10 The landowner, Mr. Pat O'Neill developed the existing industrial buildings on the site. These are leased out separately to two indigenous engineering companies:
- Rubber & Plastics (R & P) (Unit 1);
 - McCloskey International (Unit 2).
- 2.11 According to the Council's produced Northern Ireland Settlement Study (page 89), outside of Belfast, the Dungannon LGD has the largest manufacturing industry. The area has welcomed substantial foreign direct investment stemmed from large multinationals buying smaller local indigenous firms. These include:
- Terex Corporation (Powerscreen):
 - Sandvik;
 - Astec Industries; and
 - McCloskey International.
- 2.13 One of the main sectors is the manufacture of large plant equipment for the aggregates, quarrying and waste management industries. According to Invest NI, Northern Ireland commands more than 40% of the global market for the manufacture of mobile screening and crushing equipment. A large proportion of this is supplied by companies within Mid Ulster which is recognized as a "Centre of Excellence" for light engineering on the island of Ireland with a host of family owned businesses spread across the region in Coalisland, Dungannon, Moy and Caledon.
- 2.14 Paragraph 2.5 of DPS states for instance, 27.5% of all jobs in Mid Ulster are in manufacturing and 8% are in construction, compared to regional figures of 11% and 4.2% respectively (Census for Employment, NISRA, July 2014). The high prevalence of manufacturing is in part linked to a thriving minerals industry in the District, particularly the extraction of sand and gravel. As a spin off a strong manufacturing sector has developed specializing in crushing and screening equipment. As a direct result of this success, Mid Ulster experiences a high level of export which has allowed firms based in Dungannon to enter into markets based in Asia, Pacific Islands, China and Australia.
- 2.16 McCloskey International leads the screening and crushing industry with a line of equipment including cone, jaw and impact crushers, vibrating screeners, trommels and stacking conveyors. This equipment is used in a wide range of industries, which include aggregates, landscaping, infrastructure, and road building, construction and demolition, mining, waste management and recycling. McCloskey International continually seek to innovate with new products and technologies in order to maintain its position as a market leader in a competitive and crowded market place. The company's Head Office and manufacturing facility in Ontario, Canada is an advanced production plant. Its secondary facility at Moore Road, Coalisland houses the world's premier crusher and screener engineering office.
- 2.17 Rubber & Plastics – Hydraulic and Industrial Specialists offer a vast range of industrial and fluid power products. These include pneumatics, hydraulic hose, fittings, adaptors, assemblies, motors, accumulators and pumps. Their industrial products principally are aimed at mobile power generation and quarrying equipment manufacturers. They currently own distribution and manufacturing depots in Belfast and Coalisland, with facilities in China, Singapore and Canada.

Planning History

2.18 The Planning History of the site is set out below:

- *LA09/2019/0130/F:* Unit2: Proposed extension to existing workshop to provide more floor space for production to meet increase in sale
- *LA09/2018/1220/F:* Retention of excavation and regrading works outside of adjacent industrial site outlined in red on drawing No01 of planning approval LA09/2016/0631/F
- *LA09/2018/0212/F:* Extension to workshop
- *LA09/2016/0603/F:* Retention of existing mobile office unit and WC facilities associated with adjacent warehouse and provision of additional parking/lorry turning area
- *LA/09/2016/0419/F:* Retention of extension to existing workshop unit
- *M/2013/0181/F:* New access to serve approved use for light engineering
- *M/2013/0498/F:* Change of use from equestrian site to Light Industrial use
- *M/2013/0578/F:* Proposed industrial/light engineering shed to be built on site of approved equestrian shed to include relocation of roadside industrial fencing
- *M/2011/0757/F:* Equestrian facilities incorporating indoor arena, stables, feed store, tack room, manager's officer, paddocks and parking areas.
- *M/2006/1910/F:* Equestrian facility incorporating outdoor sand area, stables, manager's office, tack room and ancillary car parking.

3.0 Designation of Settlement Development limits

- 3.1 Section 4.0 of the DPS sets out the Spatial Planning Framework for the Plan. This has been devised in accordance with the Regional development Strategy 2035 and will be used as a guide when preparing the Local Policies Plan.
- 3.2 Objective SPF 1 aims to manage growth based on sustainable patterns of development balanced across Mid Ulster, with settlement limits defined for all settlements to provide compact urban forms and to protect the setting of individual settlements.
- 3.3 Section 4.9 advises that drawing a settlement limit is partly to promote and partly to contain new development within the limit and so maintain a clear distinction between the built-up area and surrounding countryside.
- 3.4 Section 4.10 sets out key considerations the Planning Authority will have regard to when defining limits for settlements in order to differentiate potential development land from open countryside. These include:
- *Achieving compact urban forms:* whilst providing a choice of development opportunities appropriate to the size and role of the settlement;

- *Avoiding urban sprawl and ribbon development:* development of land that would mar this distinction between the settlement and the countryside;
- *Avoiding prominence and softening the urban edge:* utilizing natural features and field boundaries to soften but clearly delineate the urban edge;
- *Avoiding risk to human health and wellbeing:* by, where appropriate, not including land subject to flood risk or land subject to other environmental constraints caused by smells and nuisance;
- *Protecting natural and historic environment:* including protection of important landscape features including river corridors; and
- *Increasing accessibility:* whilst avoiding the proliferation of individual accesses on to our key route ways

Designation of Settlement Limits – Other Matters

3.5 There is currently no published/adopted policy that explains what should be considered when delineating settlement limits. We argue the following should be considered during this decision-making process:

- The boundary will be defined around settlements and informed by defined features such as walls fences, hedgerows, roads, canals and woodland'
- The boundary should be continuous;
- Settlement boundaries should include:
 - Existing commitments, i.e. unimplemented planning permissions and implemented planning permissions;
 - Buildings adjacent to the edge of the built form which fall within the definition of a community facility;
 - The curtilages of buildings which closely relate to the character of the built form and have enclosing features; and
 - Planning allocations.

Consideration of the Subject Site for its Inclusion in the Settlement Limit

3.6 Considering the factors as set out above, we argue the site is suitable for inclusion in the Settlement Limit for Coalisland for the following reasons:

- **Planning Status:** the planning history as outlined in Section 3.1 above is a key consideration demonstrating that the site is a suitable location for industrial uses.
- **Physical Appearance:** the site comprises a significant amount of built form that includes industrial buildings, hardstanding yards, offices and palisade fencing, which give rise to a heavily engineered character that is more appropriate to an urban area. The site is clearly associated with the settlement of Coalisland in terms of physical relationship and visual appearance.
- **Location:** the site's location adjoining the settlement limit as defined by DSTAP and its visual appearance mars the distinction between the settlement and the surrounding rural area. In these terms it is considered that the site's current Economic Development use makes it suitable as a natural

extension of the Coalisland Settlement Limit at this location. Incorporating the site into the settlement would contribute to a clear distinction between the built-up area and surrounding countryside.

- **Compatibility:** As demonstrated through each of the planning permissions, the existing land use is compatible with the adjoining residential land use in the settlement limit and is not a risk to human wellbeing.
- **Rounding off:** The site area is well enclosed by the existing settlement limit on its western side and the Former Clay Pit site which the Planning Authority intends to zone as 'Existing Recreational and with supporting Economic Mixed-Use Development' (refer to Map 1.4 of the DPS). Therefore, extending the settlement limit to take in the site area will not encroach into the open countryside but would round off the settlement and provide a compact urban form with a well-defined urban edge.

Need to Facilitate Expansion of the Existing Economic Development Use on the Site

- 3.7 Objective SPF 3 aims to consolidate the role of the local towns of Coalisland and Maghera as service centres for their hinterlands by providing appropriate development opportunities for (interalia) employment activities, in keeping with the scale and character of these settlements.
- 3.8 Paragraph 4.21 advises that in zoning economic development land, the primary aim is to provide opportunity for expansion clustered around existing provision or to provide economic activities on publically owned land. However, no specific allocation of economic land is to be made to Coalisland as the Planning Authority aims for schemes to be privately led.
- 3.9 As previously noted, the subject lands are privately owned by our client Mr. Pat O'Neill. The Planning History set out in Section 3.1 above, demonstrates that Mr. O'Neill has shown a commitment to provide suitable lands and facilities for locally based economic development enterprises i.e. Rubber & Plastics and McCloskey International.
- 3.10 For these companies to remain competitive however, in a rapidly changing sector they need to continually adapt, evolve their process and products. The planning history provided illustrates how the site has developed in an incremental manner over the past 5-10 years in accordance with the demands of these occupants. As a result, the premises have evolved from an initial farm diversification scheme to a facility considered suitable for accommodating world leaders in Engineering. It is highly likely that further expansion of these facilities will be necessary in order meet the needs of the current occupants. The settlement boundary of Derryvale should be extended to facilitate opportunities for expansion and to create employment opportunities in accordance with Objective SPF 3.
- 3.11 Considering the site's present location outside the settlement limit and the Planning Authority's proposed policy: Econ 2 – Economic Development in the Countryside, we argue that future expansion of the existing facilities on the site would be significantly limited by this onerous policy. The current tenants continued use of the site could be undermined if their future growth/expansion is limited or they are forced to relocate out of the district.
- 3.12 We argue the site should be located within the Settlement Limit and Zoned for Economic development Purposes in order to benefit from the policy presumption in favour of economic development as set out under Policy Econ 1 – Economic Development in Settlements.

4.0 Conclusion

- 4.1 This submission has been prepared in advance of the publication of The Mid Ulster Local Development Plan - Local Policies Plan.
- 4.2 The focus of this submission is to seek the inclusion of the 2.4 ha portion of lands located adjacent to and north-east of Derryvale Park, Coalisland, within the settlement limit for Coalisland and zoned for economic development purposes.
- 4.3 The existing industrial buildings on the site are occupied by indigenous engineering companies who are specialist manufacturers operating within a highly competitive worldwide market.
- The rationale for including it within the settlement limit and zoning it for economic development use is on the basis that:
 - The site performs well against the key considerations the Planning Authority will have regard to when defining limits for settlements in order to differentiate potential development land from open countryside.
 - The site has heavily engineered character that is more appropriate to an urban area.
 - The current Economic Development use makes it suitable as a natural extension of the Coalisland Settlement Limit at this location which would contribute to a clear distinction between the built-up area and surrounding countryside.
 - Extending the settlement limit to take in the site area will not encroach into the open countryside but would round off the settlement and provide a compact urban form with a well-defined urban edge.
 - Including the site within the settlement removes the requirement for future planning proposals to comply with the proposed onerous policy requirements associated with such uses in the countryside.
 - It is considered vital for the existing indigenous businesses on the site to continue their expansion and evolve in line with current and future market demands.
- 4.4 In summary, the subject lands represent a significant positive investment in the Mid Ulster area by the landowner. Including it within the settlement limit would secure the future of the existing indigenous businesses, sustain existing employment and increase employment opportunities.
- 4.5 We trust that the above will be given your full consideration during the preparation of the LPP.

Representation prepared by Mrs Carol Gourley

C. McIlvar Ltd

Chartered Planning Consultants