

ANNEX B – Response Pro-forma

Name: CONOR COCHRANE

Address: 5 Oxford Street, Belfast, BT1 3LA

Original Representation Reference Number: MUDPS/132 (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- c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.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.

Elaine Mullin

From: Gavin Rolston <[REDACTED]>
Sent: 19 April 2019 11:33
To: DevelopmentPlan@midulstercouncil.org
Cc: Conor Cochrane
Subject: Representation to Mid Ulster draft Plan Strategy
Attachments: MU dPS Rep Housing Matter 26 Magherafelt Rd, Draperstown.pdf

Importance: High

Dear Sir / Madam,

Please find enclosed a representation on behalf of our client, Reagalmac Ltd, to the recently published draft Plan Strategy.

We would be grateful if you could confirm receipt by return.

Kind regards,

Gavin Rolston
Planning Director

CLYDE SHANKS

5 Oxford Street Belfast
BT1 3LA

Tel: 02890434393

Mob [REDACTED]

www.clydeshanks.com

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Planning LDP Team
Mid-Ulster Council Offices
50 Ballyronan Road
Magherafelt
BT45 6EN

BY E-MAIL

18th April 2019

Our Ref: Matter 26

E: [REDACTED]

Dear Sir/Madam,

**REPRESENTATION TO LOCAL DEVELOPMENT PLAN (LDP) - LANDS AT MAGHERAFELT ROAD,
DRAPERSTOWN**

MID ULSTER DISTRICT COUNCIL

MUPOP/254

We write on behalf of our client Reagalmac Ltd, in relation to the Council's recently published draft Plan Strategy. This letter relates to the strategic theme of housing, and provides commentary on our client's site at Magherafelt Road, Draperstown. We have also for completeness attached a copy of our client's representation to the Preferred Options Paper as the points it raises remain valid.

Growth Strategy and Spatial Planning Framework

Spatial Planning Framework

We remain of the view that the framework elements SPF1 – SPF6 are in theory in accordance with the strategic direction of the RDS. However, the actual housing allocation figures articulated in Appendix 1 do not reflect a coherent strategy and in practice will not result in growth being focused within the three main towns nor will it result in a sustainable pattern of development in the countryside.

Rather, due to the simplistic, equitable split approach to allocating housing across the settlement hierarchy and countryside, and the very substantial over-subscribing of housing identified in large part due to existing committed developments, the proposed allocations will encourage a dispersed pattern of settlement and place undue pressure on the countryside from a landscape, environmental and infrastructure perspective.

The disconnect between the strategy and the figures in Appendix 1 is most stark in relation to the HGI. The HGI for Mid Ulster is identified as 11,000 houses pro-rata over the plan period to 2030. However, when the actual capacity of

settlements and equitable split of the HGI as identified in Appendix 1 is tallied with the 40% housing in the countryside it results in a total of 19,074 dwellings. This is over 170% of the HGI.

This creates fundamental tensions between the strategy and the proposed growth/allocation that are not grappled with in the draft Plan Strategy. This substantial over-allocation would not be sustainable as previously articulated as it provides such a generous spread of housing across the settlement hierarchy there is no mechanism to direct growth to the main towns and other settlements more suited to growth such as Draperstown.

Whilst SPF6 states that the countryside will not be subject to an allocation of the District's HGI, this is not the case in reality. Any dwelling constructed within the District boundaries during the Plan period counts towards housing growth, irrespective of how it is characterised. If 4,300 dwellings are built in the countryside during the plan period, this is 40% of the HGI allocation whether or not the Council chooses to call it such.

It is clear that there is a need for the Council to follow through on its strategy and make difficult decisions on where to reduce growth in order to genuinely seek to achieve sustainable patterns of development. In our view this must start with a significant reduction in housing allocated to the countryside, and that this must be delivered through the provision of more restrictive area-specific or district-wide rural housing policies. Without flowing through on these matters the dPS is at present unsound.

Site Specifics

The site currently comprises existing residential zoning DN 03/2 within the settlement limit of Draperstown, as shown in the Magherafelt 2015. The site extends to approx. 1.57 Ha with access gained off the Drumard Road and the main frontage onto Magherafelt Road. The red line boundary is identified in Annex 1 of the attached POP representation.

This site is positioned adjacent to the east of an area used for industry on the Magherafelt Road and is a site that is currently being used as agricultural land. The Magherafelt Area Plan does not stipulate key design requirements for this site as future development will be subject to the conditions attached to relevant planning permissions. The site slopes gently downwards from the south to the north and is bounded by a hedgerow to the north, beyond which is the Magherafelt Road. A low level fence and tree belt to the east, south and west is in-situ that bounds the site.

The planning history of the site identifies that permission was granted under planning reference H/2008/0216/F for a housing development consisting of 44 dwellings. (6 no. detached, 10 no. semi-detached, 22 no. terraced and 6no. apartments). This also confirmed that access to the site is achievable.

It can be confirmed that Reagalmac Ltd intend on bringing forward and completing the development of this site during the Plan period. To this end a fresh planning application was submitted for the site on 27th January 2017 under planning reference LA09/2017/0126/F. This application is anticipated to be approved in the near future as no consultees have objected to the application, it is identified as zoned housing land in the extant Plan and it was recommended for approval to the Council's January 2019 planning committee. The application was deferred at this meeting for further consideration but is anticipated to be presented to committee again shortly.

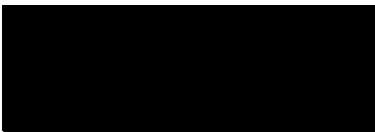
Summary

We would respectfully request that our client's lands located at Magherafelt Road, Draperstown are retained as a zoned housing site within the SDL of Draperstown in the emerging Local Development Plan for the strategic and site-specific reasons outlined above.

We believe there is a compelling case for the lands to remain zoned given their location within the currently settlement limit, Reagalmac Ltd's clear intention to develop the lands for housing during the LDP period and the likelihood of planning permission being granted on the site for housing in the very near future.

I trust the above is helpful to the Council in progressing the draft Plan Strategy and look forward to further input as appropriate as the Plan progresses.

Yours Sincerely,



Conor Cochrane
Senior Planner

cc. Reagalmac Ltd
Encs. MUPOP/254



**Preferred Options Paper
Representation Form**

Ref:
Date Received:
(For official use only)

This form can be used to submit your representation to the Preferred Options Paper. Representations can also be made in writing or via email to the address detailed at the end of this form.

SECTION A

1. Personal Details 2. Agent Details

Title	Reagalmac Ltd	Clyde Shanks Ltd
	C/O Agent	Gavyn
Last Name	-	Smyth
Job Title (where relevant)	-	Senior Planner
Organisation (where relevant)	-	Clyde Shanks
Address Line 1		5 Oxford Street
Line 2		Belfast
Line 3	-	-
Line 4	-	-
Postcode		BT1 3LA
Telephone Number	C/O Agent	02890434393
Email Address	C/O Agent	████████████████████

SECTION B

Your comments should be set out in full. This will help the Council understand the issues you raise to inform the preparation of the Local Development Plan.

2. To which part of the POP does your representation relate?

- (i) Page Number (s) – 22 to 24 and 134 to 135
- (ii) Subject (s) – Housing Growth [Draperstown] & Housing Allocation
- (iii) Policy Ref (s) – see page 135
- (iv) Map Name (s) – N/A

A. Introduction

Following the receipt of a letter from Mid Ulster Council dated 12th December 2016 in respect of the emerging plan we have been instructed to submit to you a site representation following the release of the Preferred Options Paper. Reagalmac Ltd own 1.57ha of land on the eastern side of Draperstown on the Magherafelt Road, at the junction with Drumard Road, Draperstown.

B. Purpose

Retain lands within the SDL for Draperstown and zoned for housing within the new area plan.

Please read this site specific representation along with Clyde Shanks strategic representation regarding housing growth and the preferred housing allocation option.

C. Settlement Matters

The landowner acknowledges that this first stage of the LDP relates to 'strategic' issues but that MU Council has welcomed site specific representations now.

MU Council within the POP outlined that there are 4 villages which have land zoned for Housing (Land Use) Policy Areas, these are Castledawson, Bellaghy, Draperstown and Tobermore. In addition, the Council notes that there are 52 hectares of land designated as Housing Land Use Policy Areas across the four villages. Appendix 2 of the POP indicates that there is no need for additional houses within the Plan period for any of the aforementioned villages.

D. Site Specific Matters

Notwithstanding the strategic issue, the following sets out the high level merits of the land.

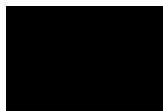
This site is positioned adjacent to the east of an area used for industry on the Magherafelt Road and is a site that is currently being used as agricultural land. The Plan does not stipulate key design requirements for this site as future development will be subject to the conditions attached to relevant planning permission. The site slopes gently downwards from the south to the north and is bounded by a hedgerow to the north, beyond which is the Magherafelt Road. A low level fence and tree belt to the east, south and west is in-situ that bounds the site. Beyond the site the area is characterised as agricultural land with a small industrial area to the west.

The planning history of the site identifies that permission was granted under planning reference H/2008/0216/F for a housing development consisting of 44 dwellings. (6 no. detached, 10 no. semi detached, 22 no. terraced and 6no. apartments). This also confirmed that access to the site is achievable.

The site is currently zoned as housing under the Magherafelt Area Plan (DN 03/2) and it can be confirmed that Reagalmac Ltd intend on bringing forward development of this site with a fresh application this week and intend to build out during the Plan period. The reason for the fresh application is to revise the dwelling mix in order to reflect market requirements.

See attached environmental matrix setting out site context/characteristics – Annex 1. In terms of protective designations (built heritage and flood risk) see Annex 2 for exhibits. The Mid Ulster Council letter to the landowner is included - Annex 3.

Signature:



on behalf of Clyde Shanks

Date: 25 January 2017

You are encouraged to provide your comments via email to the following email address:
DevelopmentPlan@midulstercouncil.org

Or to the following postal address:

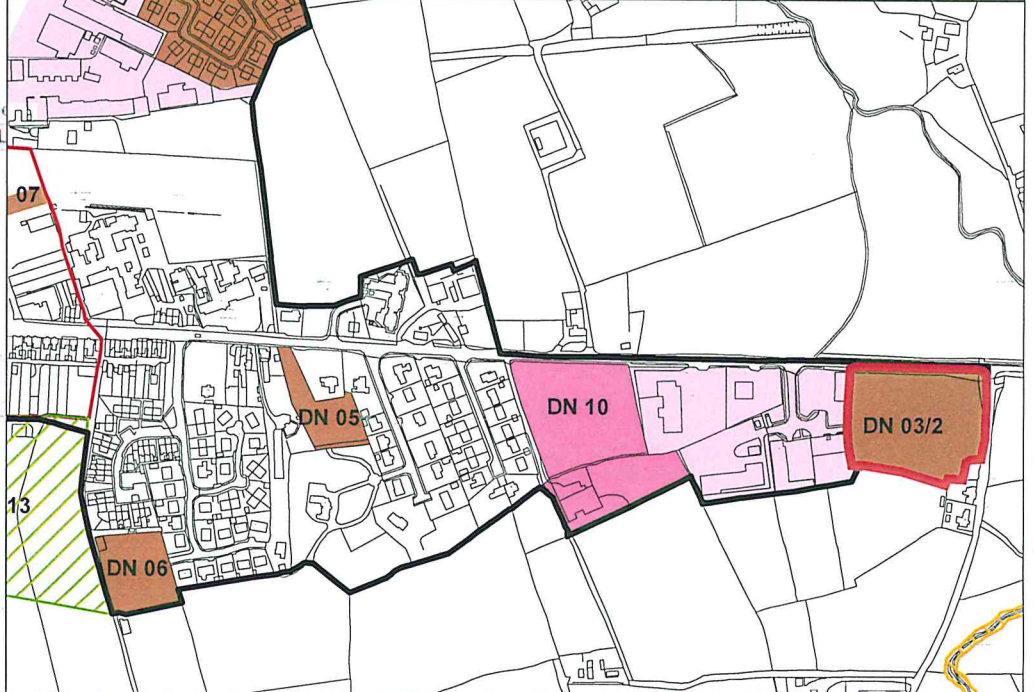
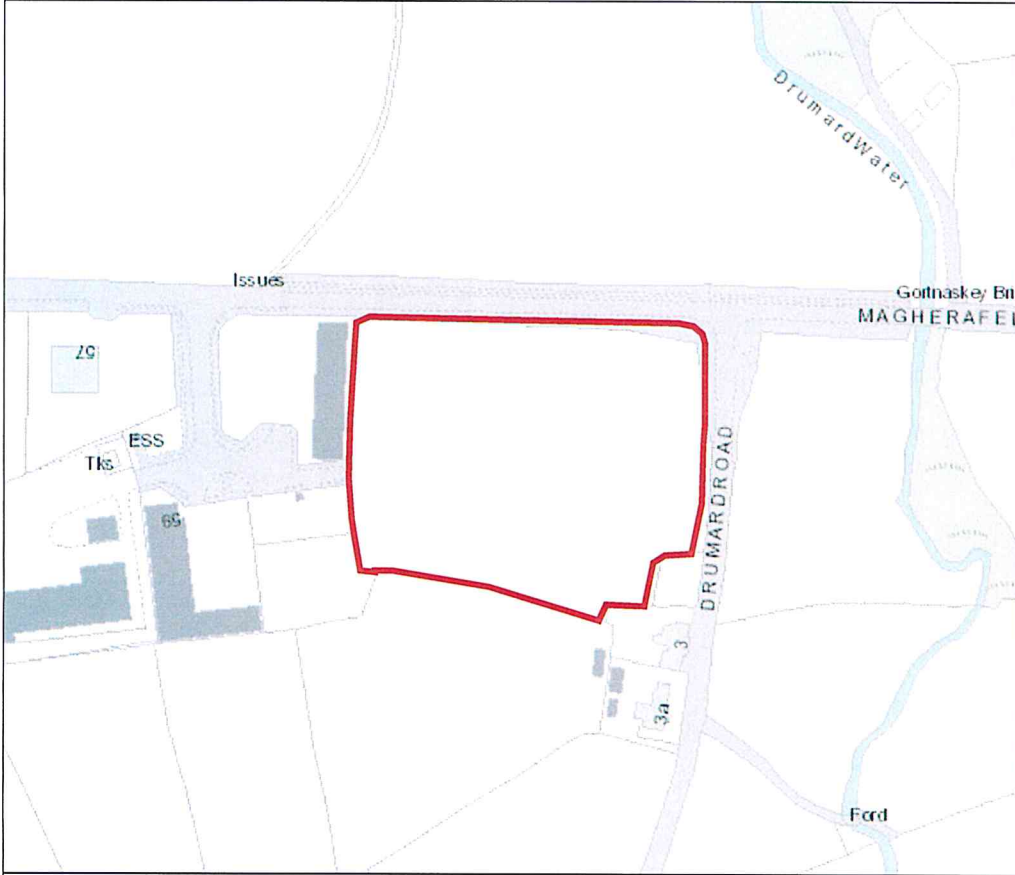
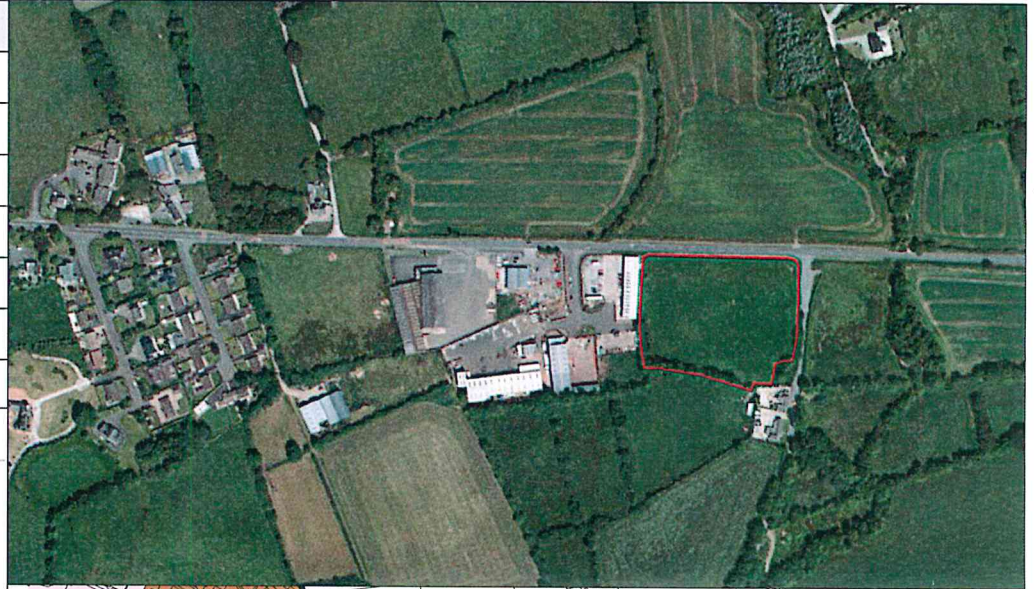
Dr Chris Boomer
Mid Ulster Area Planning Manager
Magherafelt Council Office
50 Ballyronan Road
Magherafelt
Co L Derry
BT45 6EN

CLOSING DATE FOR REPRESENTATIONS NO LATER THAN 5.00pm ON FRIDAY 27TH JANUARY 2017

ANNEX 1 – ENVIRONMENTAL MATRIX

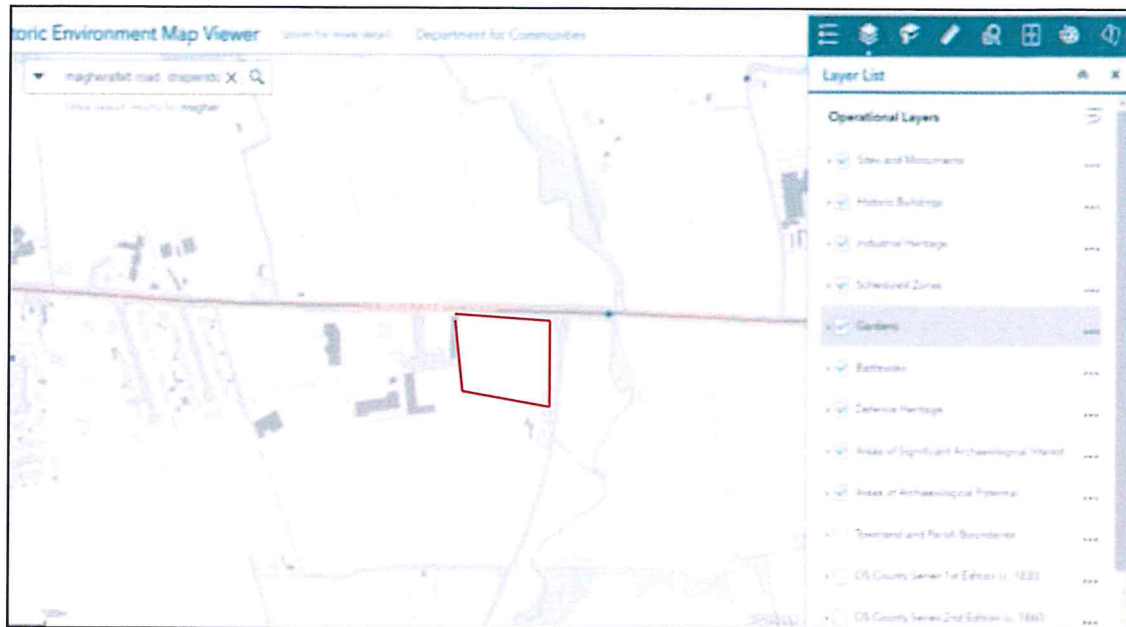
Site Context/Environmental Matrix

Proposal	Land for Residential Use
Site area (red)	1.57 ha
Access	Magherafelt Road
Topography	Flat
Boundaries	Mature trees and hedging
WWTW's capacity	Available
Potential Yield	44 units

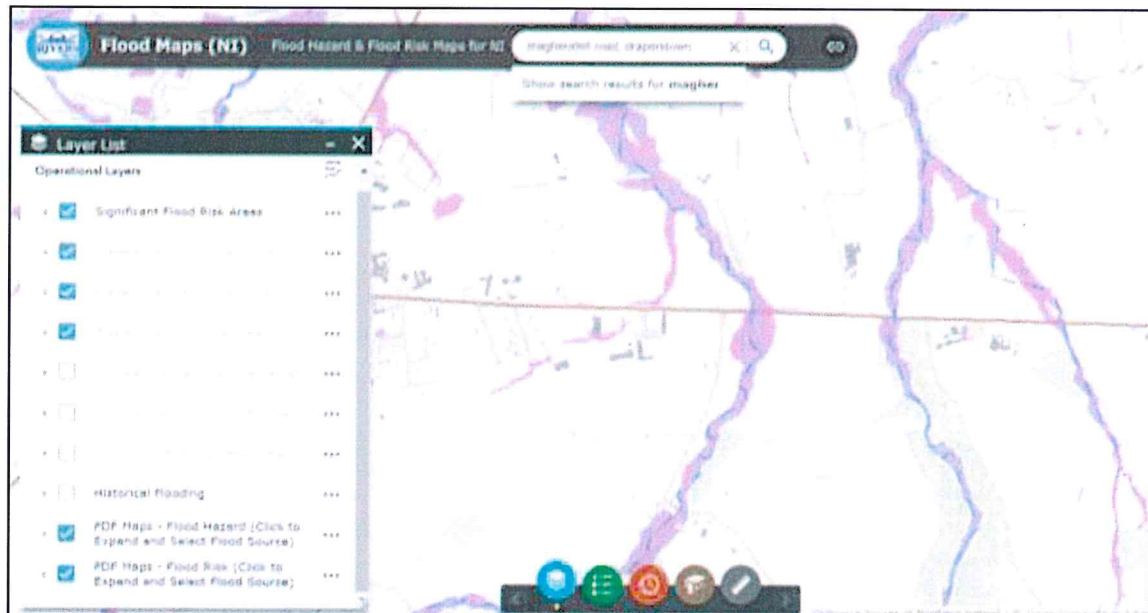


Lands at Magherafelt Road, Draperstown - Development Plan Representation Map

ANNEX 2 – MAP VIEWER EXTRACTS (BUILT HERITAGE AND FLOOD RISK)



- No built heritage within site.



- Site is not affected by flooding.

ANNEX 3 – MID ULSTER COUNCIL LETTER



Cornhairle Ceannair
Lár Uladh
Mid Ulster
District Council

Mid Ulster District Council
Planning Department
Local Development Plan Team
50 Ballyronan Road
Magherafelt
BT45 6EN
Tel – 03000 132 132
Email –
developmentplan@midulstercouncil.org

Reagalmac Ltd
57 Drum Road
Cookstown
BT80 8QS

Date: 12th December 2016

Dear Reagalmac Ltd

Local Development Plan – Evaluation of Zoned Sites for Housing

We are writing to you because you have been identified as the owner of land at DN 03/2 Housing Site at Magherafelt Road which is currently zoned for housing development in the Magherafelt Area Plan 2015.

As part of its planning functions, the Council is now responsible for preparing the Local Development Plan for Mid Ulster which will guide development within the District for the period 2015-2030. Part of the process of preparing the Plan involves the evaluation of existing housing zonings to gauge their viability for inclusion in the forthcoming Plan.

On 7th November 2016, the Council published its Preferred Options Paper (POP). The POP is a consultation paper intended to promote debate on issues of strategic significance which are likely to influence the shape of future development within Mid Ulster. As the title of the document suggests, it sets out the Councils' preferred options for dealing with such issues.

As part of the preparation of the new Plan Mid Ulster Council wishes to provide market certainty and protect housing supply by retaining existing zonings where there is a degree of commitment to its delivery, demonstrated by permissions and investment by landowners. The responses received as part of this exercise will be used to inform the final zonings of sites within the forthcoming Local Development Plan 2030.

We have examined our records as far back as 2010 and note that the above site benefits from Planning Permission. A key issue for Mid Ulster Council is whether there has been any commitment to develop a zoned site and whether the zoning should therefore remain in the forthcoming Local Development Plan. Bearing this matter in mind, it is important that you take this opportunity to contact the Council to provide an indication of the anticipated timeframes for the implementation of the above mentioned planning permission.

In replying to this letter you should address your correspondence to;

Dr C R Boomer