

ANNEX B – Response Pro-forma

Name: CONOR COCHRANE

Address: 5 Oxford Street, Belfast, BT1 3LA

Original Representation Reference Number: MUDPS/37 (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- c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.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:



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.

JohnPaul Devlin

From: Conor Cochrane [REDACTED]
Sent: 16 April 2019 16:38
To: DevelopmentPlan@midulstercouncil.org
Cc: Conor Cochrane
Subject: LDP draft Plan Strategy Representation Matter 8 of 25 Creagh Road Creagh
Attachments: Mid Ulster dPS Rep Matter 8 Tullywiggan RIPA.pdf; MULDP Matter 8 Final - CS Site Specific Rep Tullywiggan Road - Par Renewables.pdf

Importance: High

Dear Sirs,

We attach for your consideration our **site specific** representation/comments relating to the Mid Ulster Council LDP draft Plan Strategy dated 21 February 2019 relating to **Tullywiggan Road, Tullywiggan** on behalf of a client of this office.

This follows on from a previously submitted representation submitted on 25 January 2017 in respect of same (attached for reference).

I trust this is satisfactory however, should you require any further information or clarification, please do not hesitate to contact me.

Please confirm receipt (Matter 8 of 25).

Kind regards,

Conor Cochrane
Senior Planner

CLYDE SHANKS

5 Oxford Street Belfast
BT1 3LA

Tel: [REDACTED]

www.clydeshanks.com

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From: Matthew Doak
Sent: 25 January 2017 16:06
To: DevelopmentPlan@midulstercouncil.org
Cc: Matthew Doak [REDACTED]
Subject: MULDP CS Site Specific Rep- Matter 8, Tullywiggan Road, Tullywiggan (PoP)
Importance: High

Dear Sirs,

We attach for your consideration our **site specific** representation/comments relating to the Mid Ulster Council LDP Preferred Options Paper (PoP) dated November 2016 relating to **lands at Tullywiggan Road, Tullywiggan** on behalf of a client of this office.

I trust this is satisfactory, but, should you require any further information or clarification, please do not hesitate to contact me.

Please confirm receipt (Matter 8 of 24).

Best regards,

Matthew Doak
Assistant Planner

CLYDE SHANKS

5 Oxford Street Belfast
BT1 3LA

Tel: [REDACTED]

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Mid Ulster Council Offices
Ballyronan Road
Magherafelt
BT45 6EN

BY EMAIL16th April 2019

Our ref: Matter 8

E: [REDACTED]

Dear Sirs,

MID ULSTER LOCAL DEVELOPMENT PLAN (LDP) REP - LANDS AT TULLYWIGGAN ROAD, TULLYWIGGAN**MUPOP/184**

This LDP Draft Plan Strategy representation follows our Preferred Options Paper (POP) submission dated 25 January 2017 (attached at Annex 1).

Our client Par Renewables Ltd. secured a number of planning approvals in the last 5 years for a Renewable Energy Scheme which is now built off the Tullywiggan Road, Tullywiggan.

This submission is made to promote the associated lands as a suitable location for a Rural Industrial Policy Area (RIPA). We note that the Strategy proposes a draft policy (ECON2) but fails to take cognisance of RIPA sites that are not deemed as 'Strategic'. Clarification is therefore required.

It is noted that Tullywiggan is not currently classified as a settlement, however has been identified as a new small settlement promoted through the Mid Ulster Draft Plan Strategy (table 2: Mid Ulster Settlement Hierarchy, page 37).

For convenience we have set out below a compliance matrix addressing the eight criteria identified on page 42 of the LDP 2030 Draft Plan Strategy Feb 2019 to further augment the Councils position that this site should be zoned as a RIPA.

RIPA Compliance Matrix	
Rural Area/Outside SDL	Yes
Environmental Designation	No (Draft ASAI adjacent)
Est. industrial use	Yes
Ceased	No
Existing Access	Yes

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Transport Corridor	Yes (Dungannon Road)
Rural Size/Scale	Yes (1.4 Ha)
Residential Amenity	Nearest Property Approx. 177 metres (South-West)

We consider that this site meets the relevant criteria as specified on page 42 and warrants designation as a RIPA in the forthcoming Local Policies Plan stage of the Local Development Plan (LDP).

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. Par Renewables Ltd
Enc. MUPOP/184



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	Par Renewables Ltd.	Clyde Shanks
First Name	C/O Agent	Matthew
Last Name	-	Doak
Job Title (where relevant)	-	Planner
Organisation (where relevant)	-	Clyde Shanks
Address Line 1	-	5 Oxford Street
Line 2	-	Belfast
Line 3	-	-
Line 4	-	-
Postcode	-	BT1 3LA
Telephone Number	-	[REDACTED]
Email Address	-	[REDACTED]

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) – 59
- (ii) Subject (s) – Economic Development
- (iii) Policy Ref (s) – see ‘Option 2’ on page 59
- (iv) Map Name (s) – N/A

A. Introduction

Par Renewables Ltd. secured a number of planning permissions (I/2013/0081/F and I/2015/0032/F) for a renewable energy scheme, a Centralised Anaerobic Digestion (CAD) plant which is now built of the Tullywiggan Road, Tullywiggan.

B. Purpose

Include lands as zoned for Rural Industrial Policy Area north of Tullywiggan for the new plan period.

Please read this site specific representation along with Clyde Shanks strategic representation regarding the preferred option 2.

C. Settlement Matters

While we note that Tullywiggan does not currently have an SDL, the PoP proposes it as a settlement (see page 21).

D. Site Specific Matters

The site is north of Tullywiggan.

The site comprises a renewable energy waste recovery scheme which merits recognition beyond extant countryside designation.

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.

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

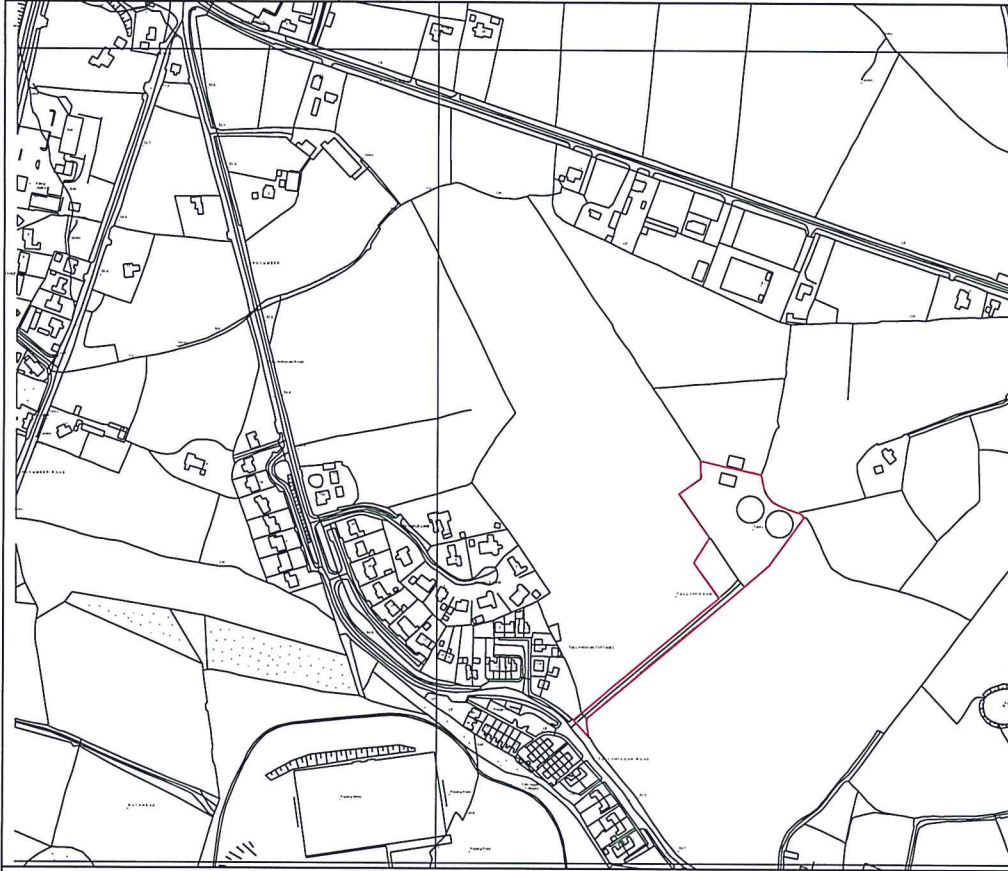
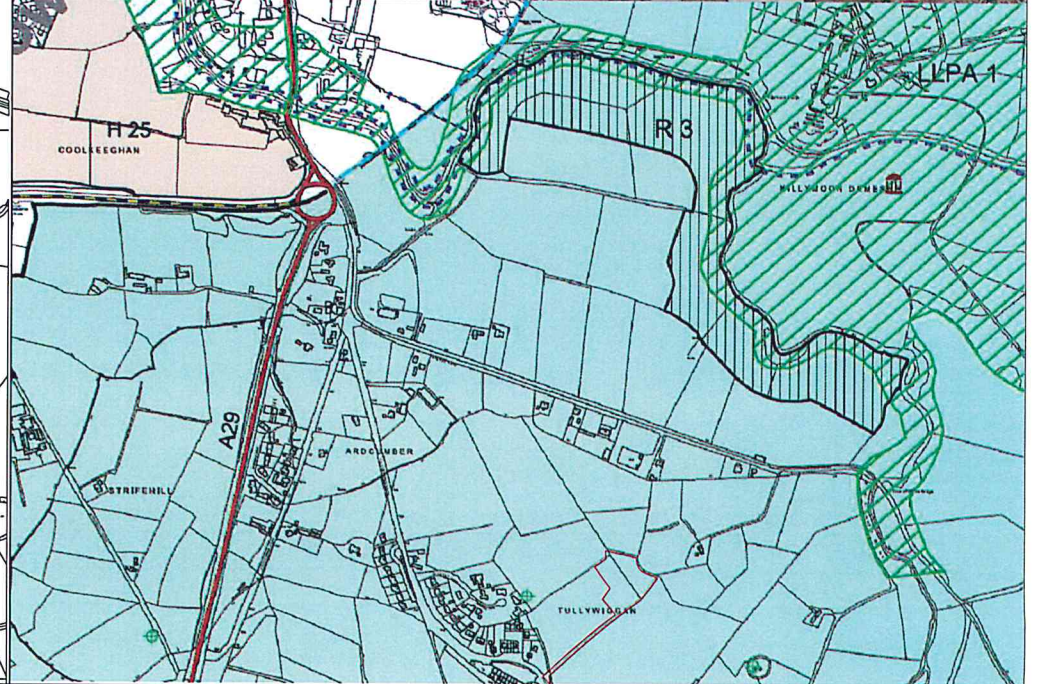
Or to the following postal address:
Dr Chris Boomer
Mid Ulster Area Planning Manager
Magherafelt Council Office
50 Ballyronan Road
Magherafelt
Co L Derry
BT45 6EN

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

ANNEX 1 – SITE CONTEXT PLAN / ENVIRONMENTAL MATRIX

Site Context / Environmental Matrix

Proposal	Land for RIPA
Site area (red)	1.4 Hectares
Access	Access via Tullywiggan Road
Topography	Land falls from South to North
Boundaries	Hedgerow boundary to NE & SE. Fence to NW & SW
WWTW's capacity	N/A
Potential Yield	N/A

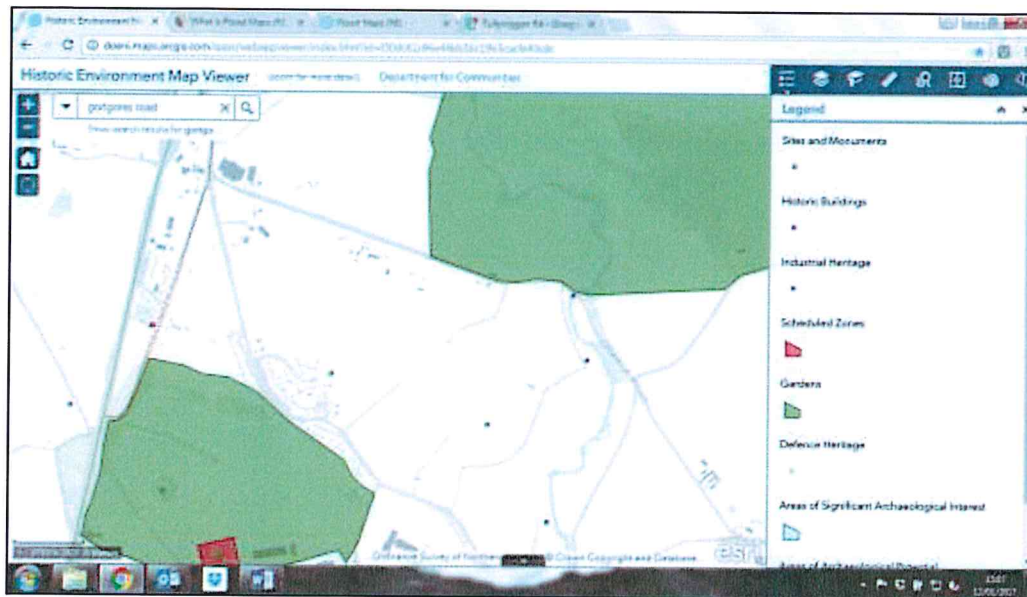


Lands at Tullywiggan Road, Cookstown
Development Plan Representation Map

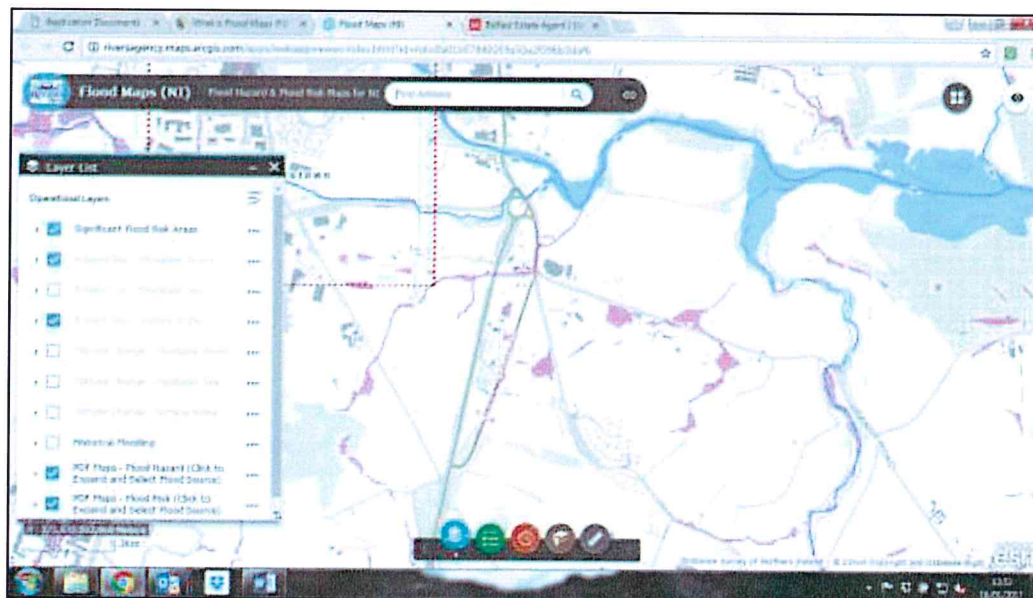
VISION
DESIGN | ARCHITECTURE

31 Rainey Street
Magherafelt
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BT45 5DA
visiondesign.org.uk
tel: 028 7930 0866

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



- No built heritage within site.



- Site is not affected by flooding, however patches of high level surface water exist.