

ANNEX B – Response Pro-forma

Name: EAMONN LOUGHREY

Address: 15 Cleaver Park, Belfast, BT9 5HX

Original Representation Reference Number: MUDPS/42 (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- c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.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: 16/5/2020 1

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: Eamonn Loughrey [REDACTED]
Sent: 18 April 2019 16:45
To: DevelopmentPlan@midulstercouncil.org
Subject: Mid Ulster Development Plan Draft Plan Strategy
Attachments: Final Jordan Submission.pdf

Dear Sir/Madam

MID ULSTER DEVELOPMENT PLAN - REPRESENTATION ON DRAFT PLAN STRATEGY

On behalf of my client Mr Jordan, please find enclosed a representation to the Mid Ulster Council Draft Plan Strategy in respect of industrial lands at Granville.

Please acknowledge receipt

Regards

Eamonn Loughrey
[REDACTED]
[REDACTED]

Submission of a Representation to Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Local Development Plan
Representation Form
Draft Plan Strategy

Ref:
Date Received:
(For official use only)

Name of the Development Plan Document (DPD) to which this representation relates

Draft Plan Strategy

Representations must be submitted by 4pm on 19th April 2019 to:

Mid Ulster District Council Planning Department
50 Ballyronan Road
Magherafelt
BT45 6EN

Or by email to developmentplan@midulstercouncil.org

Please complete separate form for each representation.

SECTION A

1. Personal Details

Title

First Name

Last Name

Job Title
(where relevant)

Organisation
(where relevant)

2. Agent Details (if applicable)

Address Line 1	<input type="text" value="C/O Agent"/>	<input type="text" value="15 Cleaver Park"/>
Line 2		<input type="text" value="Belfast"/>
Line 3		
Line 4		
Post Code	<input type="text"/>	<input type="text" value="BT9 5HX"/>
Telephone Number	<input type="text"/>	<input type="text" value="██████████"/>
E-mail Address	<input type="text" value="████████████████████"/>	

SECTION B

Your comments should be set out in full. This will help the independent examiner understand the issues you raise. You will only be able to submit further additional information to the Independent Examination if the Independent Examiner invites you to do so.

3. To which part of the DPD does your representation relate?

(i) Paragraph	<input type="text"/>
(ii) Objective	<input type="text"/>
(iii) Growth Strategy/ Spatial Planning Framework	<input type="text"/>
(iv) Policy	<input type="text" value="D ECON 1"/>
(v) Proposals Map	<input type="text" value="Map 1.2"/>
(vi) Site Location	<input type="text" value="Granville"/>

4(a). Do you consider the development plan document (DPD) is:

Sound	<input type="checkbox"/>	Unsound	<input checked="" type="checkbox"/>
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4(b). If you consider the DPD to be unsound, please identify which test(s) of soundness your representation relates, having regard to Development Plan Practice Note 6 (available on the Planning Portal Website at <https://www.planningni.gov.uk/index/advice/practice-notes/development-plan-practice-note-06-soundness-version-2-may-2017-2a.pdf.pdf>).

Soundness Test No.

C2

5. Please give details of why you consider the DPD to be unsound having regard to the test(s) you have identified above. Please be as precise as possible.

If you consider the DPD to be sound and wish to support the DPD, please set out your comments below:

See attached sheet.

(If not submitting online and additional space is required, please continue on a separate sheet)

6. If you consider the DPD to be unsound, please provide details of what change(s) you consider necessary to make the DPD sound.

Please note your representation should be submitted in full and cover succinctly all the information, evidence, and any supporting information necessary to support/justify your submission. There will not be a subsequent opportunity to make a further submission based on your original representation. After this stage, further submissions will only be at the request of the independent examiner, based on the matters and issues he/she identifies at independent examination.

See Attached Sheet.

(If not submitting online and additional space is required, please continue on a separate sheet)

7. If you are seeking a change to the DPD, please indicate if you would like your representation to be dealt with by:

Written Representation

Oral Hearing

Please note that the Department will expect the independent examiner to give the same careful consideration to written representations as to those representations dealt with by oral hearing.

Signature:

Date:

19 April 2019

Area Plan Objection

Objection to Mid Ulster Local Development Plan 2030 – Draft Plan Strategy

Objection made by: Inaltus Limited

Objection Made on behalf of : Mr Jordan

Date: 19th April 2019

Site: Lands at Granville, Dungannon

Designation: N/A

Policy: SPF 3

Paragraph:

Page: 47 & 52-53

Map: Map 1.2 Granville Economic Development Zones

POP Rep Refs: MUPOP/156/1
MUPOP/156/2

Introduction

This objection is made against the Mid Ulster draft Plan Strategy (dPS) and the dPS comments/designation on lands at Granville.

Summary of POP Objection

Support Option 3 as it is a strongly preferable location to Options 2 & 3. Allocate clients lands.

Draft Plan Strategy (dPS)

We object to the allocation of industrial site D ECON 1 on the basis that it is located away from the established industrial area.

The Council's decision to allocate these lands seeks to expand the industrial area in an irregular way and does not follow good practice in planning of settlements where areas of expansion should follow natural and defensible boundaries, notches in lines of settlement limits, infill sites and include lands that abut settlement boundaries. D ECON 5 abuts the area of proposed industry along one boundary. It leaves open the scope to expand the boundary to include land immediately northeast of the designation including our client's lands. Pressure will come for infilling these lands. This is contrary to the dPS paragraph 4.10 which sets out that development limits should seek to achieve compact urban forms and avoid urban sprawl.

On the other hand, our client's lands abut the existing industrial designations, is located close to the other businesses in Granville, is close to the support facilities such as local shops in Granville so workers could walk to shops at lunchtime, is close to the bus route in Granville and would be easier for workers to walk to. The Granville Road is used daily by workers that walk to the area from Dungannon for work purposes. Our client's lands comply with paragraph 4.10 of the dPS. Neither D ECON 1, 2 or 3 considers the accessibility of the site to workers that may not have vehicular access.

The only benefit to D ECON1 is it is marginally closer to the A1 junction, however, that single benefit is not of such significance that it outweighs the benefits of our client's better located lands.

Tests of Soundness

CE2 – allocations are realistic and appropriate

The Council have zoned lands that are inconsistent with its stated approach to defining development limits.

What is Needed to Make the Plan Sound?

We request the Council delete allocation D ECON 1 and re-allocate this as shown on the attached map (which we identify as D ECON 6).

