

Michael McGibbon

From: JEREMY SKELTON [REDACTED]
Sent: 15 April 2019 17:12
To: DevelopmentPlan@midulstercouncil.org
Subject: POP reply
Attachments: Clonfeacle Road Site Rep (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

In 2017 my land in Benburb was submitted to the POP review by Clydeshanks in Belfast. I would like to confirm that it is considered for the new Draft Plan Strategy. Included is an attachment of Clydeshanks original proposal.

I still believe it has strong merit to be included in the recently published paper.

I have outlined below a few of the obvious reasons why there is a demand for greater allocation of dwellings in Benburb.

Benburb is situated between Armagh and Dungannon with easy access to the M1 and A29 corridors.

Since the previous development plan in the early 2000's, only a small proportion of zoned land has become available in the village. The access to the remainder is not straight forward and in my opinion it won't be released.

My land has much easier access, and is closer to services, ie the sewerage works, which in recent years underwent a multi million pound upgrade to accommodate such development.

Many thanks

Jeremy Skelton

30/36 Lisduff Lane
Benburb
Dungannon
Co Tyrone
BT71 7JX



**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	Mr.	Clyde Shanks Ltd
First Name	Jeremy	Gavyn
Last Name	Skelton	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	[REDACTED]
Email Address	C/O Agent	[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) – 22 to 24 and 134 to 135
 - (ii) Subject (s) – Housing Growth [Benburb] & Housing Allocation
 - (iii) Policy Ref (s) – Page 134 & Appendix 2
 - (iv) Map Name (s) – N/A

A. Introduction

Mr. Jeremy Skelton is a landowner who owns lands to the east of the village centre stretching from the Clonfeacle Road southwards towards the existing sewerage works that runs parallel with Maydown Road.

B. Purpose

Include lands within the SDL of Benburb for housing in the new plan period.

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

C. Strategic Matters

Mr. Skelton acknowledges that this first stage of the LDP relates to 'strategic' issues but that MU Council has welcomed site specific representations now. Mr. Skelton further acknowledges that the location of the site is outside the settlement development of Benburb. It is also acknowledged that the Council has stated that there is no requirement for additional housing to be located in Benburb for reasons that the number of committed units still to be developed outweighs the number of units required.

The areas of land included within the settlement development limit, which are positioned to the north of the village core have not been brought forward through a planning application, commenced or developed out during the plan period.

D. Site Specific Matters

Notwithstanding the strategic issue, the following sets out the high level merits of the land. Site specifically, the landholding could yield 56 units over the 4.03 ha.

The site if included within the settlement development limit would present an opportunity for housing to be delivered in Benburb, as the Clonfeacle Road allows for good visibility splays and therefore access to the site. This site is considered more appropriate than the existing northern sites that are within the settlement. Most of the northern sites have not come forward during the plan period as access to them is difficult, meaning that there is less opportunity for them to come forward for development and be built out. Under planning reference M/2010/0870/F permission was granted for 47 dwellings at lands approximately 46m north of 8-18 Clonfeacle Road. This scheme was approved in 2013 and does not appear to have been commenced to date.

In addition, these sites are physically and visually divorced from the existing built development and the village centre. The proposed site is adjacent to existing dwellings positioned to the north and would also be sustainable with its proximity to the village and other built development. The site is positioned approximately 447m away from the village centre and is not further out than the existing limit of built development to the east of the centre, which is currently within the settlement development limit.

The site is partially developed by way of the Sewage Treatment Works, while also ensuring that the site is well served by the Works. The site is not on any designated land, while the existing tree belt along the western boundary ensures that any development would be well screened from the Local Landscape Policy Area (LLPA), the designated historic park and Area of Townscape Character (ATC) to the west.

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

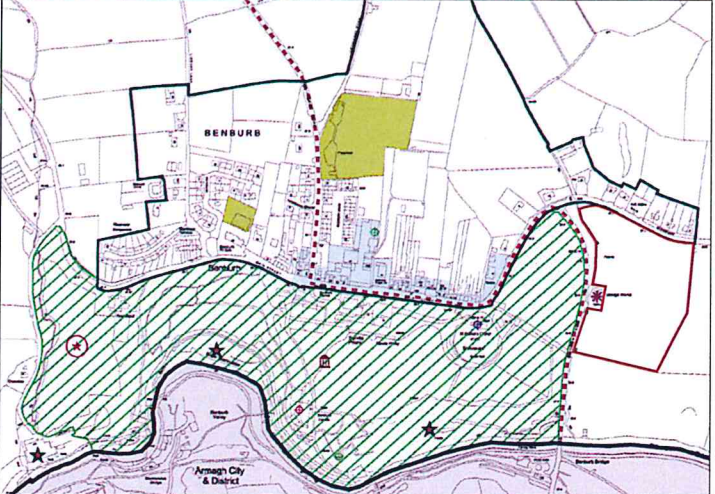
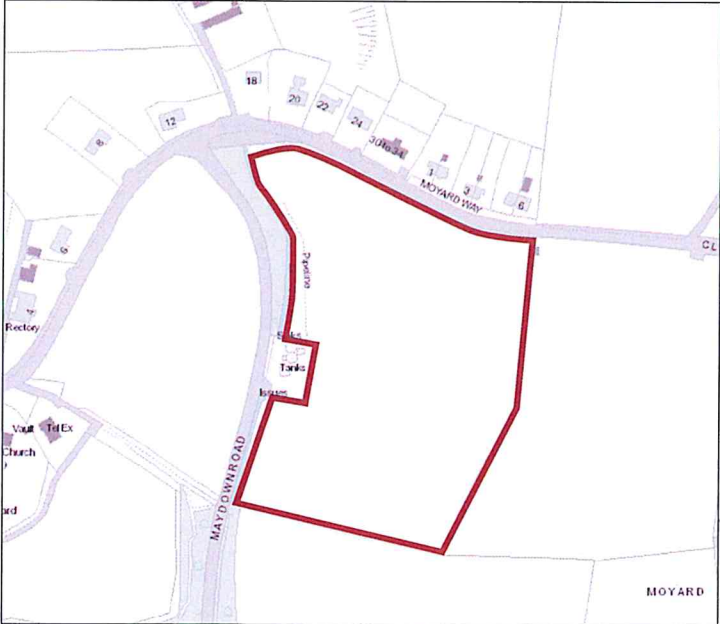
You are encouraged to provide your comments via email to the following email address:
DevelopmentPlan@midulstercouncil.org

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

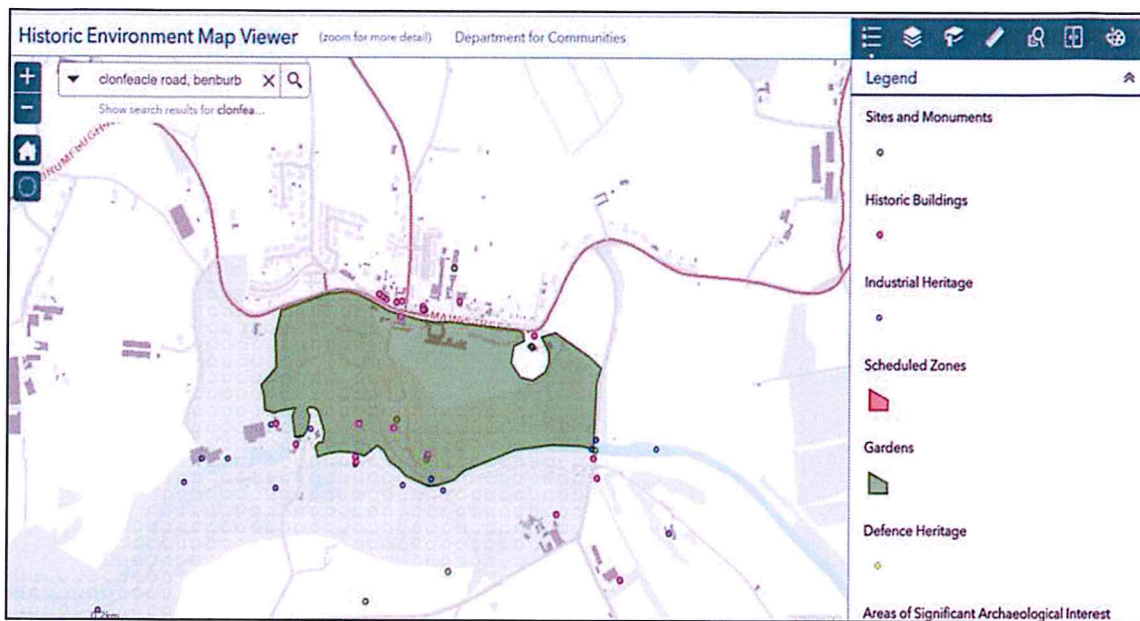
ANNEX 1 – ENVIRONMENTAL MATRIX

Site Context/Environmental Matrix	
Proposal	Land for residential use
Site area	4.03 ha
Access	Access via Clonfeacle Road, Benburb
Topography	Slopes downwards to west
Boundaries	Mature trees and hedging
WWTW's capacity	Available
Potential Yield	56 units

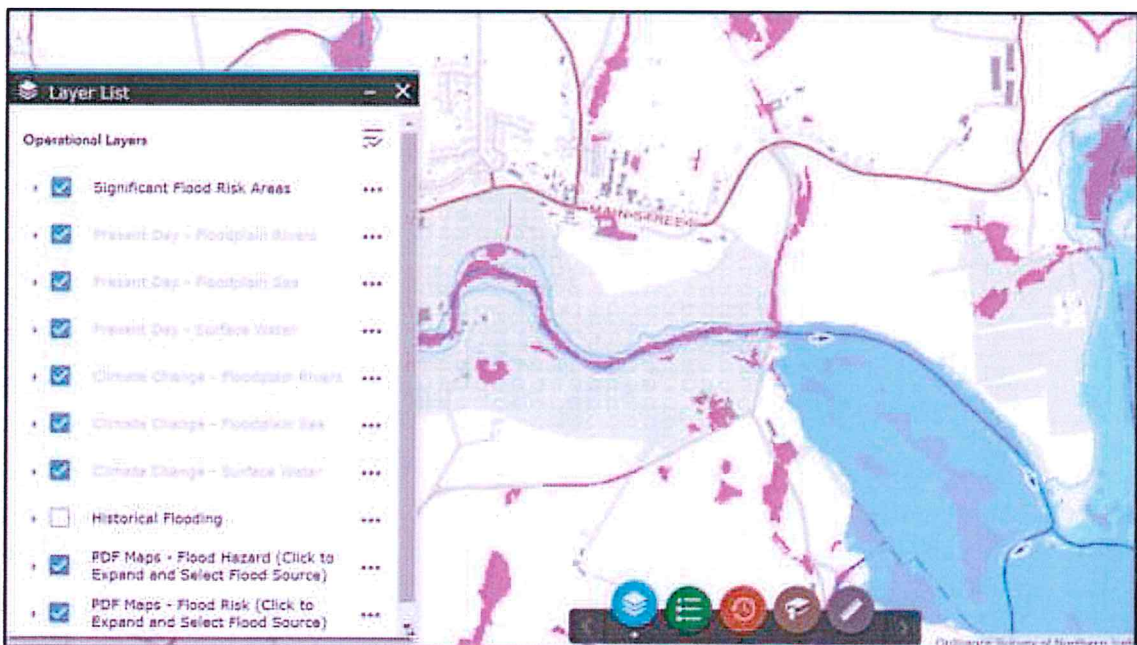


Lands at Clonfeacle Road, Benburb - Development Plan Representation Map

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



- No built heritage within site



- Site not affected by fluvial flooding, however patches of surface water flooding along west