

**ANNEX B – Response Pro-forma**

**Name: CONOR COCHRANE**

**Address: 5 Oxford Street, Belfast, BT1 3LA**

**Original Representation Reference Number: MUDPS/44 (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- c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.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](mailto: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.**

5 Oxford Street, Belfast BT1 3LA  
t | 028 9043 4393  
e | enquiries@clydeshanks.com  
clydeshanks.com

**CLYDE SHANKS**

Planning Development

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

**BY E-MAIL**16<sup>th</sup> April 2019

Our ref: Matter 1B

E [REDACTED]

Dear Sir/Madam,

**REPRESENTATION TO LOCAL DEVELOPMENT PLAN (LDP) – LANDS BETWEEN MULLAGHBOY LANE AND COOLSHINNEY ROAD, MAGHERAFELT****MID ULSTER DISTRICT COUNCIL****MUPOP/104**

We write on behalf of our client, Mullaghboy Consortium, 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 located between Mullaghboy Lane and Coolshinney Road, Magherafelt. We have also for completeness attached a copy of our client's representation to the Preferred Options Paper, which was given the reference number MUPOP/104 by the Council.

We note that the Council have helpfully plotted all housing landowner responses from representations made to the Preferred Options Paper on p239 of the Public Consultation Report published in January 2019. Our previously submitted representation (MUPOP/104) associated with lands between Mullaghboy Lane and Coolshinney Road has not been reflected within the map. We would respectfully ask this be acknowledged and updated.

**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 equitable split of 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.

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.

### Site Specifics

The site extends approx. 27.96 Ha to the west of Magherafelt with access gained off Mullaghboy lane. The land rises gradually from north to south with hedgerows bounding the site along the perimeter.

Notably in the time since the POP representation was made an application has been submitted and is currently under consideration for a residential development comprising 44 units (LA09/2018/1643/F) which will provide access to the wider lands to the north at Coolshinney Road.

### Summary

We would respectfully request that our client's lands at Mullaghboy Lane south to Coolshinney Road are zoned for residential development and included within the SDL of Magherafelt 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 be zoned to assist the Council in increasing the amount of housing delivered within Magherafelt.

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.

5 Oxford Street, Belfast BT1 3LA  
t | 028 9043 4393  
e | enquiries@clydeshanks.com  
clydeshanks.com

**CLYDE SHANKS**

Planning Development

Yours Sincerely,



Conor Cochrane  
Senior Planner

cc. Mullaghboy Construction  
Encs. MUPOP/104



**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	Mullaghboy Consortium	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) – 22 to 24 and 128 to 129
- (ii) Subject (s) – Housing Growth [Magherafelt Town]
- (iii) Policy Ref (s) – see ‘Option 2’ on page 129
- (iv) Map Name (s) – Magherafelt Settlement Development Limit Options 1-4 (page 129)

## **A. Introduction**

Mullaghboy Consortium, comprises several landowners who own/control lands west of the town stretching from Mullaghboy Lane south to Coolshinney Road.

## **B. Purpose**

Include lands as zoned for housing and within the SDL of Magherafelt for the new plan period.

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

## **C. Settlement Matters**

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

They further acknowledge that the Council have a stated preferred option for zoning housing land, option 1, which promotes an 'equitable split' between settlements to ensure that towns provide at least 27% of new housing while the rural area should not exceed a maximum of 40% of the dwellings. The conclusion of this preferred option is that no additional land is needed in the hubs given extant commitments/zonings exceed the suggested allocation deriving from the Housing Growth Indicators (2012) prepared by DfI.

## **D. Site Specific Matters**

Notwithstanding the strategic issue, the following sets out the high level merits of the land. The landholding could yield 559 units over the c. 28 ha. 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.

Importantly the Consortium has control of the lands [MT25] to the north where a live planning application (LA09/2015/0452/F) is under consideration for 65 units.

Lands to the south bounding Coolshinney Road [MT15], also under control by the Consortium, is currently at PAN stage (LA09/20161595/PAN) for a new residential scheme potentially yielding 45 units. Both schemes have been designed to ensure that access/link road (see Annex 3 for relevant TNI correspondence advocating the position re zoning MT25) is provided to facilitate a connection between both holdings.

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](mailto: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

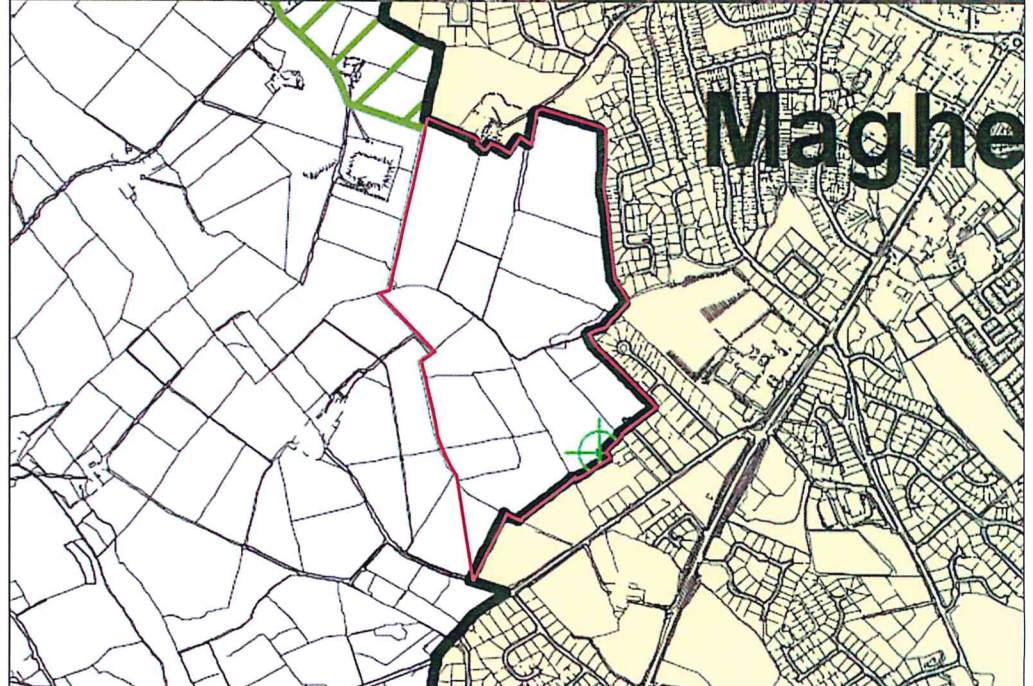
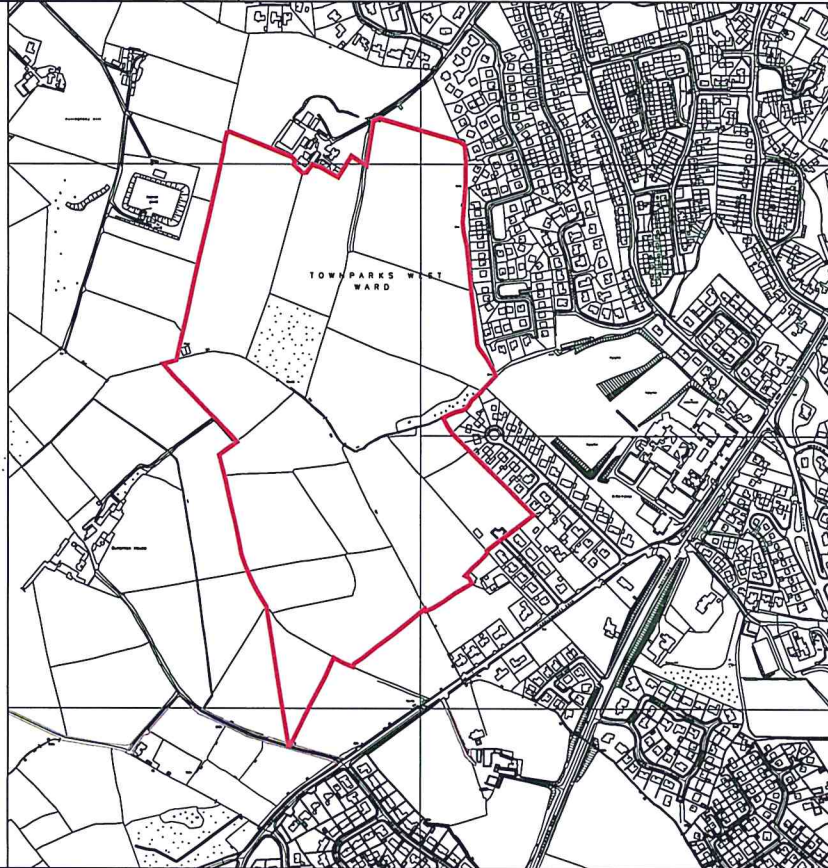
**CLOSING DATE FOR REPRESENTATIONS NO LATER THAN 5.00pm ON FRIDAY 27<sup>TH</sup> JANUARY 2017**

**ANNEX 1 – SITE CONTEXT PLAN / ENVIRONMENTAL MATRIX**



## Site Context / Environmental Matrix

Proposal	Land for Residential Use
Site area (red)	27.96 Hectares
Access	Access via Mullaghboy Lane & Coolshinney Road.
Topography	Land rises from South to North
Boundaries	Hedgerow boundaries to perimeter
WWTW's capacity	Available
Potential Yield	27.96. Hectares x 20 units per Hectare = 559 units

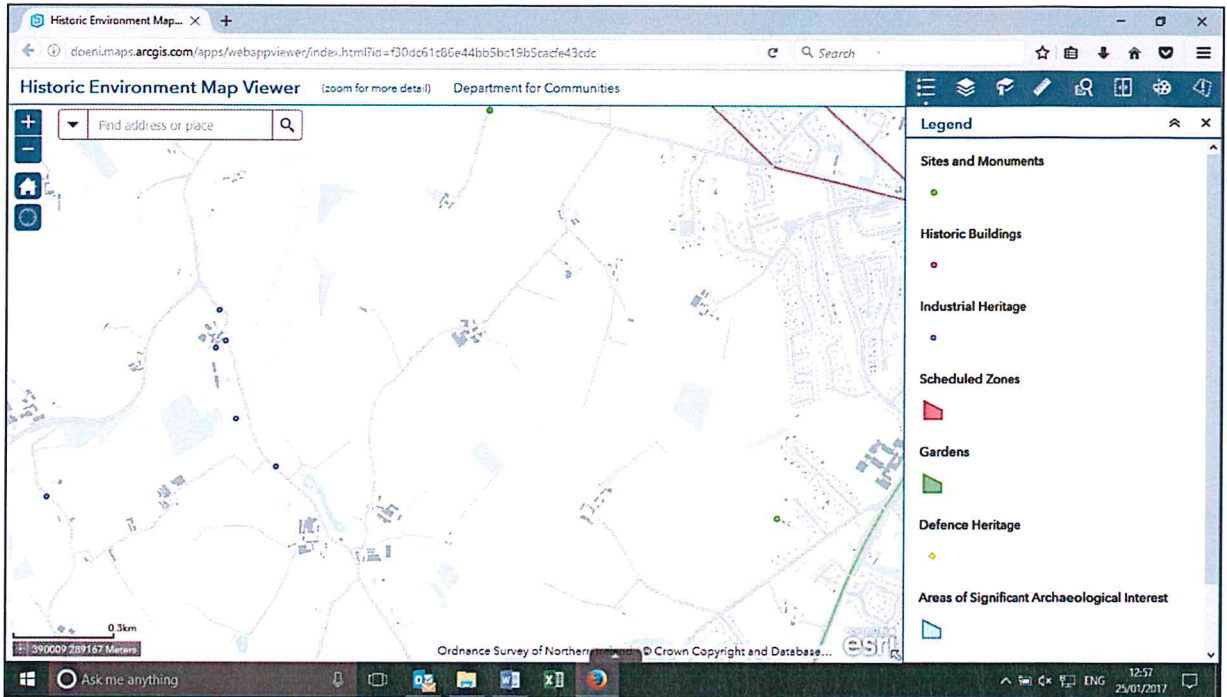


**Lands at Mullaghboy Lane, Magherafelt**  
Development Plan Representation Map

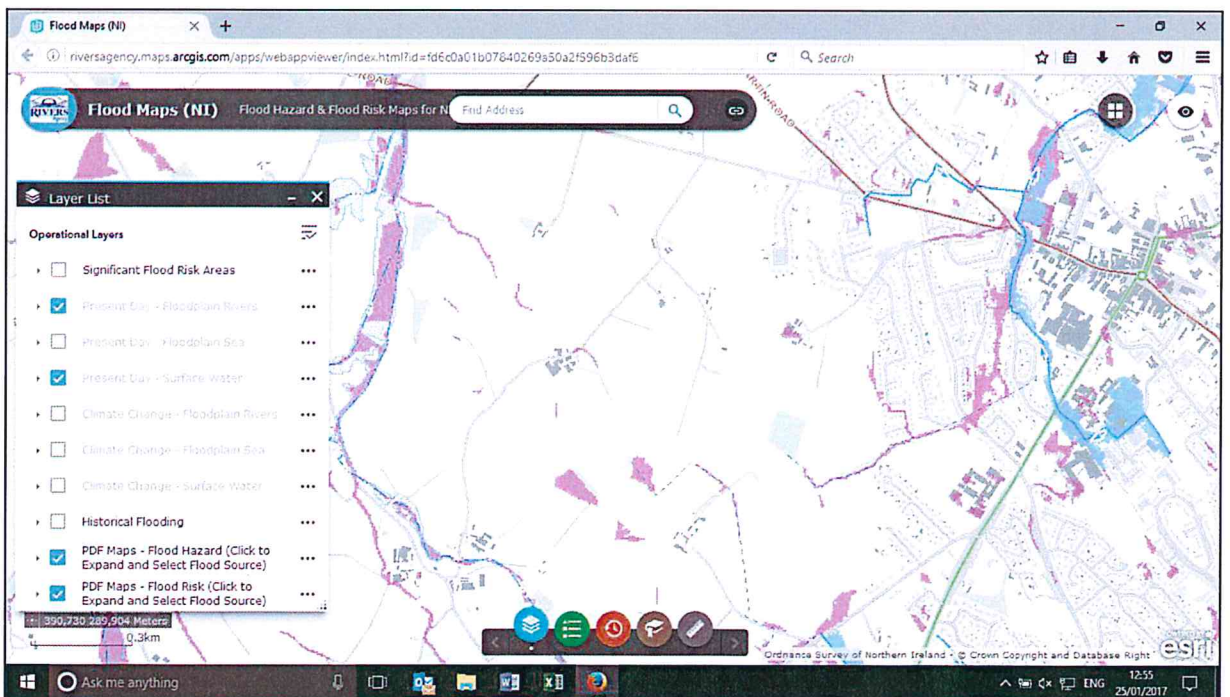
**VISION**  
DESIGN | ARCHITECTURE

31 Rainey Street  
Magherafelt  
N. Ireland  
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 or high levels of surface water.

**transportni**



Western Division  
County Hall  
Drumragh Avenue  
Omagh  
Co. Tyrone  
BT79 7AF

Application Reference	LA09/2015/0452/F
Proposal	Proposed residential development comprising 69 (46 semi-detached and 23 detached) two storey dwellings, open space, landscaping, upgrade / traffic calming of Mullaghboy Lane (farm lodge) and ancillary site works
Location	Lands at no.50 Mullaghboy Lane and to the rear of nos. 10 and 12 Lissadell Drive and nos. 21, 23 and 25 Beechgrove Heights, Magherafelt
Date of Consultation	11/11/2016
Date of Response	06/12/2016

The following issues have been identified for amendment on the PSD.

1. Please show tables as ramps and remove hatching and provide spot levels
2. The main road is dimensioned 6m at chainage 290m but 5.5 elsewhere. Please dimension 6m throughout Mullaghboy Lane
3. The FSD at chainage 100m runs through house number 47. This is not acceptable.
4. There is no incurtilage turning for house numbers 15, 16, 17 and 18. This layout is unacceptable and should be amended.
5. There is no double incurtilage turning for house numbers 1 and 39. Access to number 39 is not square to the road.
6. The speed ramp conflicts with numbers 46 and 50 and 21 and 61.
7. Remove the layer of contour levels as they clutter the drawing
8. Remove the parking at chainage 310.
9. Remove the redline from the site perimeter.
10. Ensure all new kerb lines are in black
11. Show sight splays for numbers 1, 34, 36 and 39
12. Show sight splays for Mullaghboy Glen in black and remove red hatching

Issued on behalf of Development Control by:

S. Hackett