

**ANNEX B – Response Pro-forma**

**Name: CONOR COCHRANE**

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

**Original Representation Reference Number: MUDPS/130 (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- c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.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.**

10/05/2019

**Elaine Mullin**

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**From:** Gavin Rolston <[REDACTED]>  
**Sent:** 19 April 2019 10:42  
**To:** DevelopmentPlan@midulstercouncil.org  
**Cc:** Conor Cochrane  
**Subject:** Representation to Mid Ulster draft Plan Strategy  
**Attachments:** MU dPS Rep Housing Matter 28 West of Westland Rd, Cookstown.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](http://www.clydeshanks.com)

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

**BY E-MAIL**

18<sup>th</sup> April 2019

Our Ref: Matter 28

E: [REDACTED]

Dear Sir/Madam,

**REPRESENTATION TO LOCAL DEVELOPMENT PLAN (LDP) - LANDS AT WESTLAND ROAD,  
COOKSTOWN**

**MID ULSTER DISTRICT COUNCIL**

**MUPOP/286**

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 Westland Rd, Cookstown. 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.

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 is currently forms the majority of existing Phase 1 residential zoning H 14 within the settlement limit of Cookstown, as shown in the Cookstown Area Plan 2010. The site extends approx. 5.49 Ha with access gained off the Westbury Drive. The red line boundary is identified in Annex 1 of the attached POP representation.

It is the intention of Reagalmac Ltd to bring this site forward for residential development in the very near future and intend to build out the development during the Plan period.

This site remains a sustainable location for it to be retained as zoned housing land. It is close to existing housing developments, shops, local services and access to the public transport network.

There are existing residential developments adjoining the site to the north, east and south. Access to the site can be obtained from Westbury Drive, which is an existing area to the north. However, the site can be accessed also from the east. The site encompasses a small drumlin and located centrally within the site is an unscheduled monument, which are the remains of a rath. The western boundary abuts the Ballylifford River, which is defined by mature native trees. To the east, the boundary abuts the rear gardens of residential dwellings of Drumvale Avenue. To the south the site abuts the rear boundaries of 59 & 61 Drum Road and the Greenvale Hotel.

The planning history of the site identifies that permission was granted under planning reference I/2007/0946/F for housing development consisting of 87 residential units, comprising a mixture of detached, semi-detached dwellings and apartments.



Since the submission of representations to the POP, Reagalmac Ltd has obtained planning permission on a smaller, adjoining site for 7 dwellings that also falls within the H 14 zoning. The planning reference number is LA09/2017/0237/F and permission was granted on 10<sup>th</sup> July 2017.

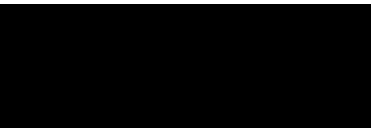
### Summary

We would respectfully request that our client's lands located west of Westland Road are retained as a Phase 1 zoned housing site within the SDL of Cookstown 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 remain zoned to assist the Council in increasing the amount of housing delivered within the urban footprint of large towns.

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/286



**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 |
| First Name                    | 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     | [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 124 to 125
  - (ii) Subject (s) – Housing Growth [Cookstown] & Housing Allocation
  - (iii) Policy Ref (s) – see Existing housing zoning on page 125
  - (iv) Map Name (s) – Cookstown Settlement Development Limit (page125)

## **A. Introduction**

Following the receipt of a letter from Mid Ulster Council dated 12<sup>th</sup> December 2016 in respect of the emerging plan, we have been instructed to submit a site representation following the release of the Preferred Options Paper. Reagalmac Ltd own lands to the southwest of Cookstown between Westland Road South and the Ballinderry River, which occupies an area of 5.49ha.

## **B. Purpose**

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

Please read this site specific representation along with the 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.

Appendix 2 of the POP indicates that there is no need for additional houses within the Plan period. The settlement limit currently contains both phase 1 and phase 2 housing land zonings. No phase 2 land has been developed while approximately 74% of phase 1 land remains available (according to 2015 Housing Monitor reports). This site is part of the 74% and given its location adjacent to existing housing with easy access it should be retained in Phase 1.

## **D. Site Specific Matters**

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

There are existing residential developments adjoining the site to the north, east and south. Access to the site can be obtained from Westbury Drive, which is an existing area to the north. However, the site can be accessed also from the east. The site encompasses a small drumlin and located centrally within the site is an unscheduled monument, which are the remains of a rath. The western boundary abuts the Ballylifford River, which is defined by mature native trees. To the east, the boundary abuts the rear gardens of residential dwellings of Drumvale Avenue. To the south the site abuts the rear boundaries of 59 & 61 Drum Road and the Greenvale Hotel.

The planning history of the site identifies that permission was granted under planning reference I/2007/0946/F for housing development consisting of 87 residential units, comprising a mixture of detached, semi-detached dwellings and apartments.



It is the intention of Reagalmac Ltd to bring this forward in the very near future and intend to build out the development during the Plan period. The reason behind this is to adjust the mix of dwellings to reflect the market.

This site remains a sustainable location for it to be retained as zoned housing land. It is close to existing housing developments, shops, local services and access to the public transport network. As previously noted, it is intended for the site to be brought forward for development and for housing to be built out in the new Plan period.

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. Annex 3 contains the letter from Mid Ulster Council dated 8<sup>th</sup> December 2016.

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

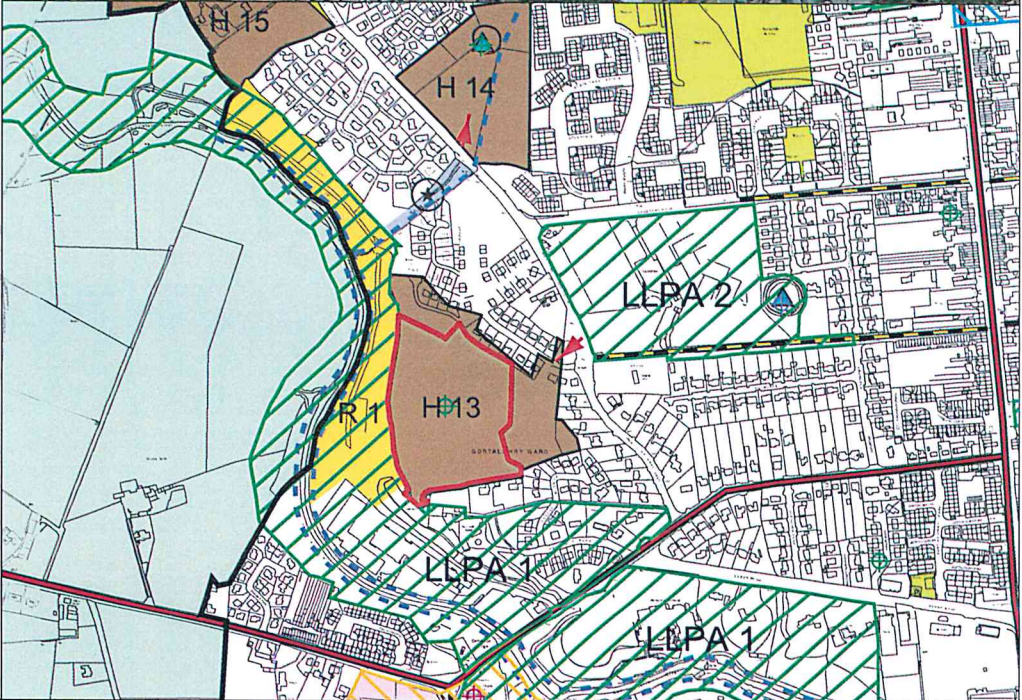
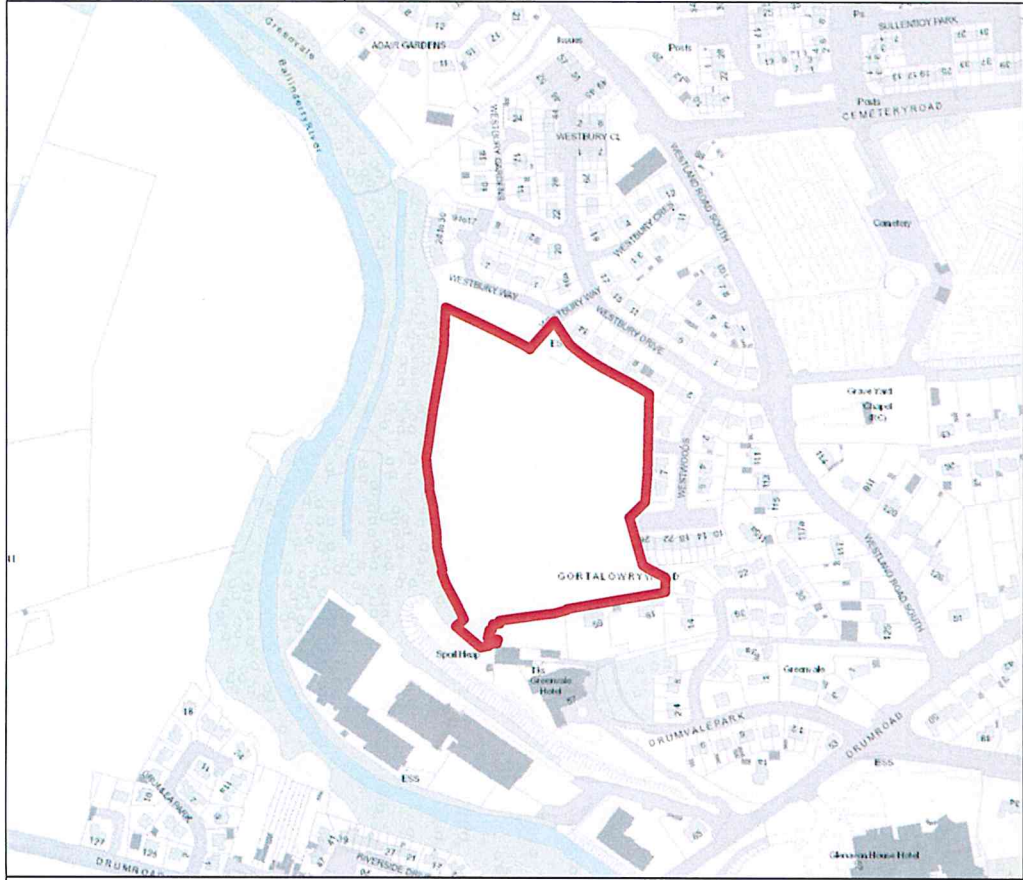
BT45 6EN

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

**ANNEX 1 – ENVIRONMENTAL MATRIX**



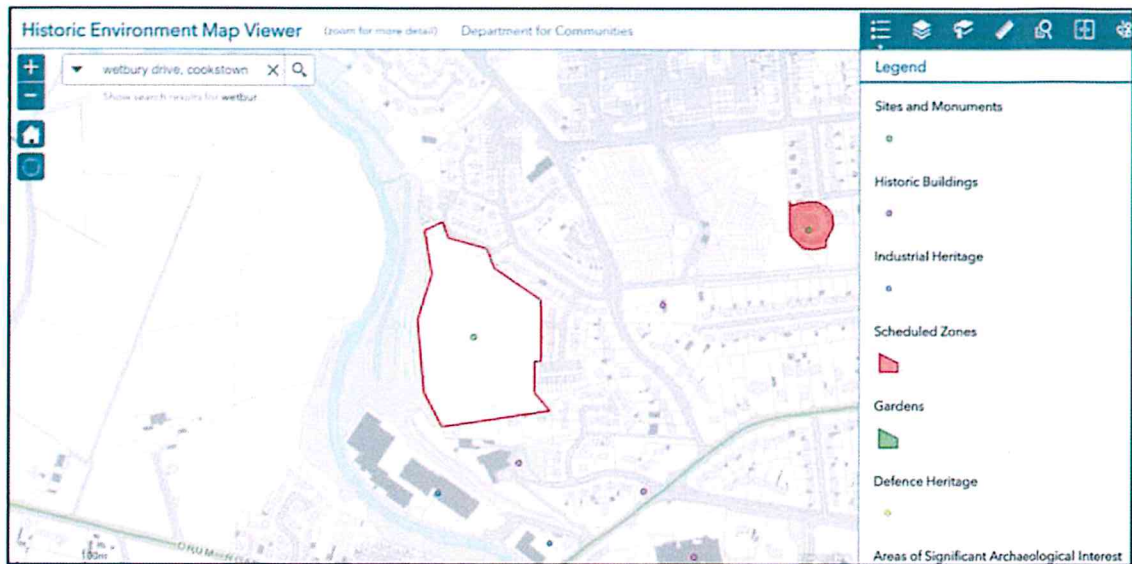
| Site Context/Environmental Plan |                                      |
|---------------------------------|--------------------------------------|
| Proposal                        | Land for residential use             |
| Site area (red)                 | 5.49 ha                              |
| Access                          | Westbury Drive                       |
| Topography                      | Rising to centre                     |
| Boundaries                      | Residential to north, east and south |
| WWTW's capacity                 | Available                            |
| Potential Yield                 | 87 dwellings                         |



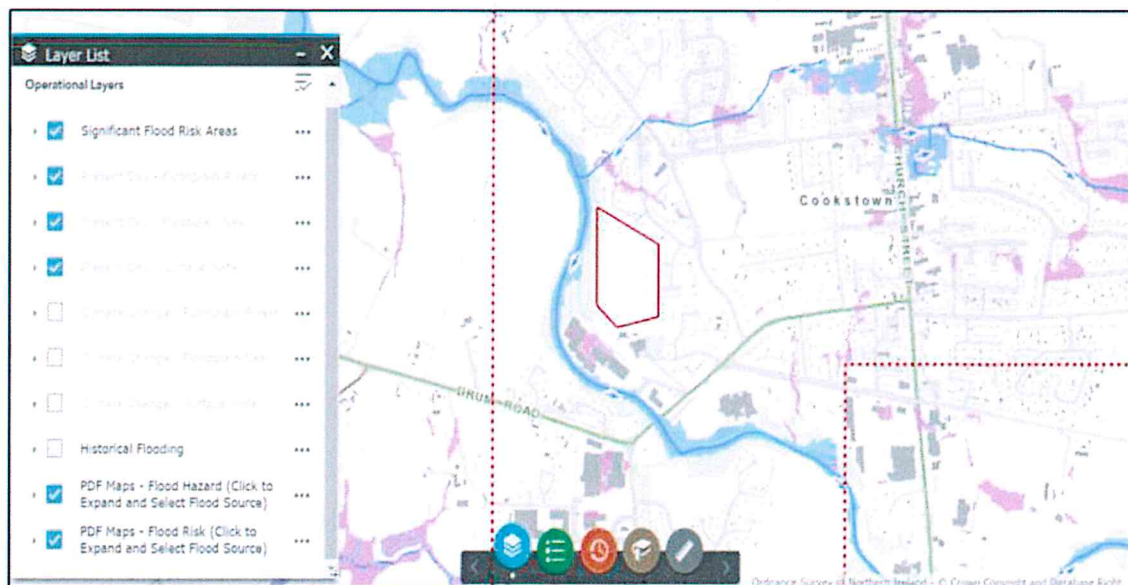
Lands between Westland Road South and the Ballinderry River, Cookstown - Development Plan Representation Map



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



- There is an unscheduled monument site in the centre of the site, which are the remains of a rath and would continue to be excluded from built development as previously granted.



- Site not affected by flooding.



Comhairle Ceantair  
**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

Rea Developments Limited  
57 Drum Road  
Cookstown  
BT80 8QS

Date: 8<sup>th</sup> December 2016

Dear Rea Developments Limited

**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 H 13 Land at Westbury Drive, west of Westland Road South which is currently zoned for housing development in the Cookstown Area Plan 2010.

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 7<sup>th</sup> 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