

ANNEX B – Response Pro-forma

Name: CONOR COCHRANE

Address: 5 Oxford Street, Belfast, BT1 3LA

Original Representation Reference Number: MUDPS/38 (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c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.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 16:39
To: DevelopmentPlan@midulstercouncil.org
Cc: Conor Cochrane
Subject: LDP draft Plan Strategy Representation Matter 17 of 25 Orritor Road Cookstown
Attachments: MU dPS Rep Housing Matter 17 Orritor Road Cookstown.pdf; MULDP Matter 17 Final - CS Site Specific Rep Orritor Road - M Cuskeran.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 **lands at Orritor Road, Cookstown** 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 17 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 16:11
To: DevelopmentPlan@midulstercouncil.org
Cc: Matthew Doak [REDACTED]
Subject: MULDP CS Site Specific Rep- Matter 17, Orritor Road, Cookstown (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 Orritor Road, Cookstown** 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 17 of 24).

Best regards,

Matthew Doak
Assistant Planner

CLYDE SHANKS

5 Oxford Street Belfast
BT1 3LA

Tel: 

www.clydeshanks.com

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

BY E-MAIL

16th April 2019

Our Ref: Matter 17

E: [REDACTED]

Dear Sir/Madam,

**REPRESENTATION TO LOCAL DEVELOPMENT PLAN (LDP) – LANDS AT ORRITOR ROAD,
COOKSTOWN**

MID ULSTER DISTRICT COUNCIL

MUPOP/211

We write on behalf of our client Mr Cuskeran, 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 west of the town from Orritor Road, Cookstown (phase II). 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/211 by the Council.

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 lies to the west of the town from Orritor Road, Cookstown zoned as Phase 2 housing lands. The site extends approximately 2.34 Ha bound by existing hedgerows with access gained via the Fourthglen Road.

It should also be noted that an outline planning application was refused in 2018. The application submission shows best endeavours by the developer to bring forward housing in advance of the area plan process.

Summary

We would respectfully request that our client's lands located west of the town from Orritor Road to be promoted from Phase 2 lands to Phase 1 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 to be zoned now to assist the Council in increasing the amount of housing delivered within Cookstown.

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

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

CLYDE SHANKS

Planning Development

cc. Mr Cuskeran
Encs. MUPOP/211



**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 Mark Cuskeran	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 124 to 125
- (ii) Subject (s) – Housing Growth [Cookstown Town]
- (iii) Policy Ref (s) – see 'Option 2' on page 125
- (iv) Map Name (s) – Cookstown Settlement Development Limit (Phase II) Blue Arrow (page 125)

A. Introduction

Mr Mark Cuskeran owns/controls land (phase II) west of the town from Orritor Road, Cookstown.

B. Purpose

Promote land from Phase II to Phase I housing lands within the SDL of Cookstown.

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

C. Settlement Matters

The landowner 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 a '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 Dfl.

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 58 units over the 2.34 ha. The site is between Phase I land and Orritor Road to the north.

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:

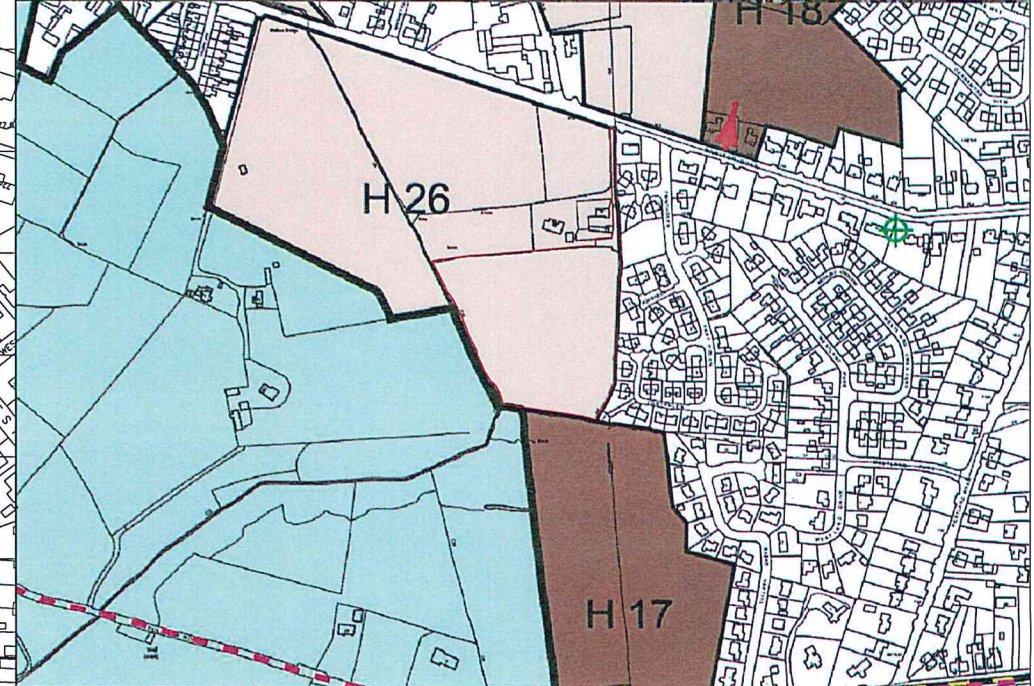
Dr Chris Boomer
Mid Ulster Area Planning Manager
Magherafelt Council Office
50 Ballyronan Road
Magherafelt
Co L Derry
BT45 6EN

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 Residential Use
Site area (red)	2.34 Hectares
Access	Access via Fourthglen Road, Orritor Road
Topography	Flat
Boundaries	Hedgerow boundaries to perimeter
WWTW's capacity	Available
Potential Yield	2.34 Hectares x 25 units per Hectare = 58 units



Lands at Orritor Road, Cookstown

Development Plan Representation Map

VISION

DESIGN | ARCHITECTURE

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N. Ireland
BT45 5DA
visiondesign.org.uk
tel: 028 7930 0866

