

**ANNEX B – Response Pro-forma**

**Name: CONOR COCHRANE**

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

**Original Representation Reference Number: MUDPS/39 (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- c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.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.**

**JohnPaul Devlin**

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**From:** Conor Cochrane [REDACTED]  
**Sent:** 16 April 2019 16:38  
**To:** DevelopmentPlan@midulstercouncil.org  
**Cc:** Conor Cochrane  
**Subject:** LDP draft Plan Strategy Representation Matter 6 of 25 Creagh Road Creagh  
**Attachments:** Mid Ulster dPS Rep Matter 6 Creagh road, Creagh Biomas CTG.pdf; MULDP Matter 6 Final - CS Site Specific Rep Creagh Road - GTG Biogas.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 **Creagh Road, Creagh** 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 6 of 25).**

Kind regards,

*Conor Cochrane*  
*Senior Planner*

**CLYDE SHANKS**

5 Oxford Street Belfast  
BT1 3LA

Tel: [REDACTED]

[www.clydeshanks.com](http://www.clydeshanks.com)

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**From:** Matthew Doak  
**Sent:** 25 January 2017 16:04  
**To:** DevelopmentPlan@midulstercouncil.org  
**Cc:** Matthew Doak [REDACTED]  
**Subject:** MULDP CS Site Specific Rep- Matter 6, Creagh Road, Creagh (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 Creagh Road, Creagh** 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 6 of 24).**

Best regards,

*Matthew Doak*  
Assistant Planner

## CLYDE SHANKS

5 Oxford Street Belfast  
BT1 3LA

Tel: [REDACTED]

[www.clydeshanks.com](http://www.clydeshanks.com)

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Mid Ulster Council Offices  
Ballyronan Road  
Magherafelt  
BT45 6EN

## BY EMAIL

16<sup>th</sup> April 2019

Our ref: Matter 6

E: [REDACTED]

Dear Sirs,

## MID ULSTER LOCAL DEVELOPMENT PLAN (LDP) REP – LANDS AT CREAGH ROAD, CREAGH

### MUPOP/179

This LDP Draft Plan Strategy representation follows our Preferred Options Paper (POP) submission dated 25 January 2017 (attached at Annex 1).

Our client GTG Biogas Ltd. owns and operates a renewable energy development at Creagh Road, Creagh.

The site is located south east of the SDL of Creagh and bound on all sides by a mixture of industrial, waste and renewable energy development. A number of planning permissions for both waste and renewable facilities have been approved and built in recent years.

For convenience we have set out below a compliance matrix addressing the eight criteria identified on page 42 of the LDP 2030 Draft Plan Strategy February 2019 to further augment the Councils position that this site should be deemed as a Rural Industrial Policy Area (RIPA) or existing industry.

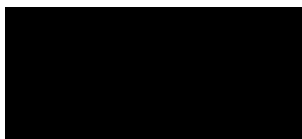
RIPA Compliance Matrix	
Rural Area/Outside SDL	Yes
Environmental Designation	No
Est. industrial use	Yes
Ceased	No
Existing Access	Yes
Transport Corridor	Yes (Creagh Road)
Rural Size/Scale	Yes (12.79 Ha)
Residential Amenity	Nearest Property Approx. 550 metres (North)

CLYDE SHANKS

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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. GTG Biogas Ltd.  
Enc. MUPOP/179



**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	GTG Biogas Ltd.	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) – 59
- (ii) Subject (s) – Economic Development
- (iii) Policy Ref (s) – see ‘Option 2’ on page 59
- (iv) Map Name (s) – N/A.

## **A. Introduction**

GTG Biogas Ltd. owns and operates a renewable energy development, Centralised Anaerobic Digestion plant at Creagh Road, Creagh. A number of permissions for both waste and renewable facilities have been approved and since built such as:

- H/2011/0265/F; and
- H/2014/0062/F.

## **B. Purpose**

Include lands as zoned for industry or Rural Industrial Policy Area (RIPA) for the new plan period.

Please read this site specific representation along with Clyde Shanks strategic representation regarding the preferred option 2.

## **C. Settlement Matters**

The site is south east of the SDL of Creagh, Co. Antrim and south of Creagh Concrete and Invest NI Lands.

## **D. Site Specific Matters**

The site comprises a renewable energy and waste recovery scheme which merits recognition beyond extant countryside designation.

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](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

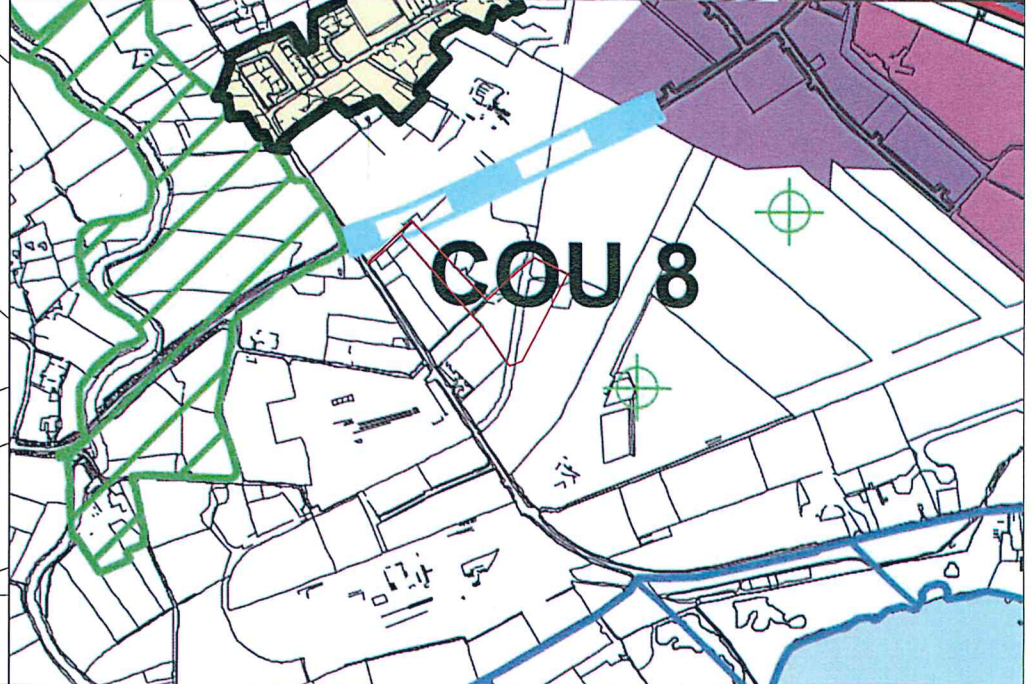
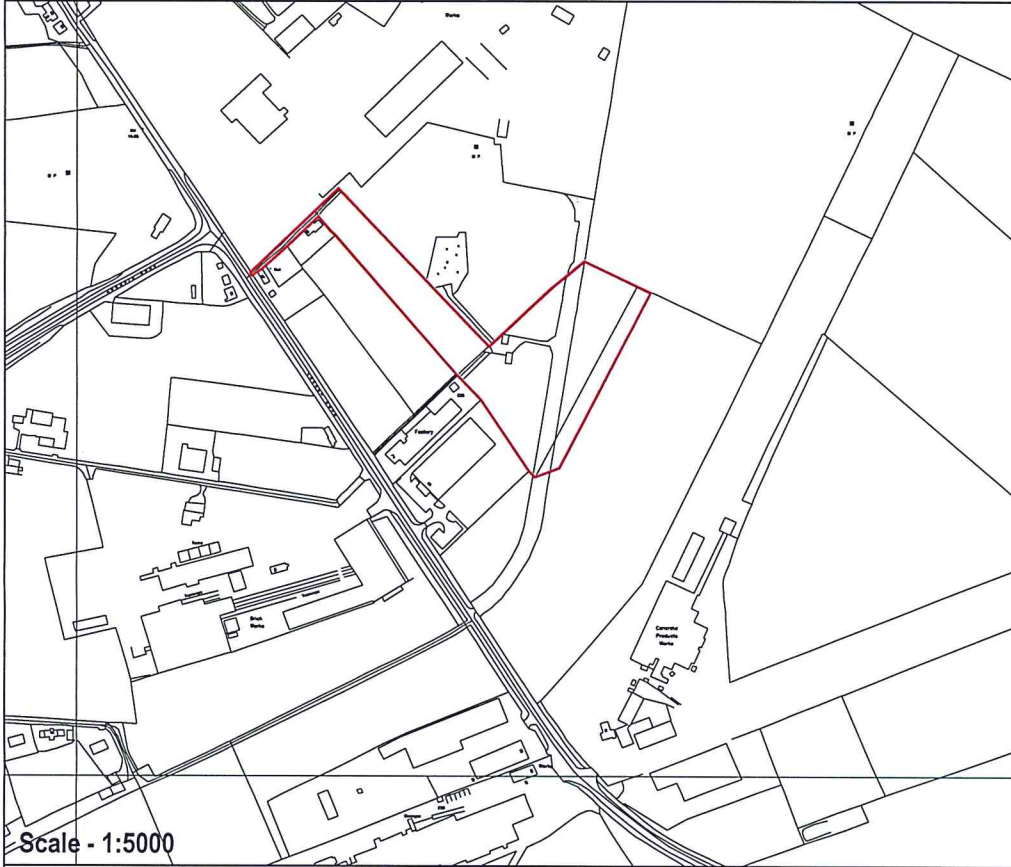
**CLOSING DATE FOR REPRESENTATIONS NO LATER THAN 5.00pm ON FRIDAY 27<sup>TH</sup> JANUARY 2017**



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

## Site Context / Environmental Matrix

Proposal	Land for Industrial Use
Site area (red)	2.79 Hectares
Access	Access via Creagh Road
Topography	Flat
Boundaries	Embankment to East. Hedgerow to North and South.
WWTW's capacity	N/A
Potential Yield	N/A



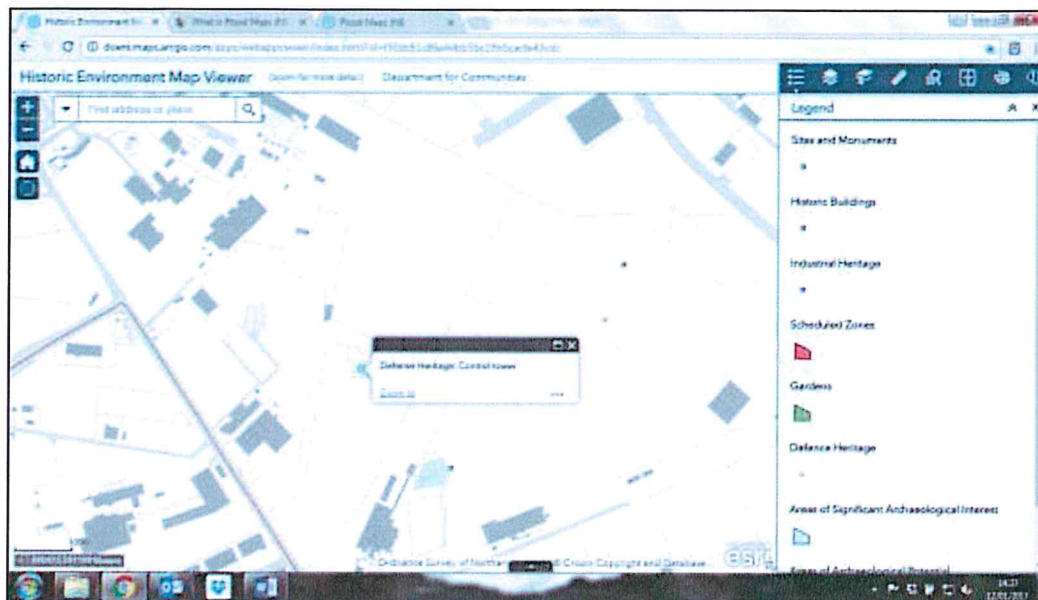
Scale - 1:5000

### Lands at Creagh Road, Toomebridge Development Plan Representation Map

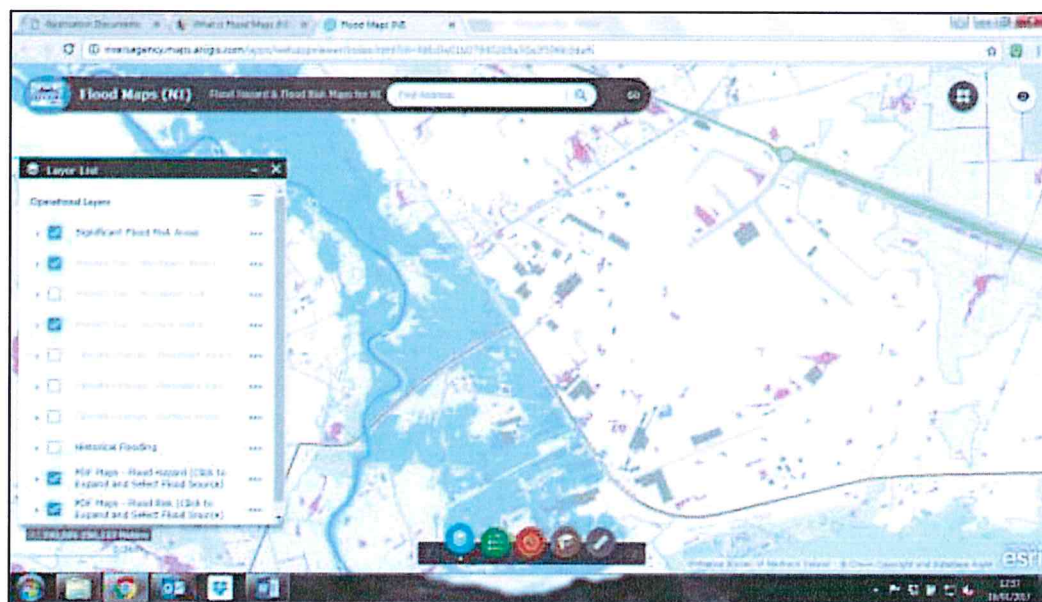
**VISION**  
DESIGN | ARCHITECTURE

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)



- The site is not affected by any built heritage.



- The site is not affected by flooding / high levels of surface water.