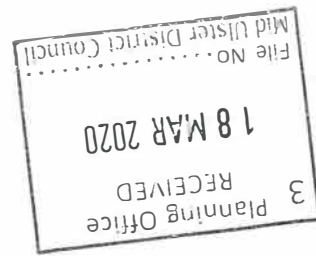


**ANNEX B – Response Pro-forma**

**Name: ANDREW NETHERCOTT**

**Address: 19 Sessiagh Road, Cookstown, BT80 8UF**




**Original Representation Reference Number: MUDPS/72 (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c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.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:** *March 14, 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.**

# Application for Area Plan Zoning at Killymoon, Cookstown

Submission 2: April 2019

Name: Andrew Nethercott

Tel: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

Address: 19 Sessiagh Road, Tullyhogue, Cookstown, BT80 8UF



## Introduction

This is a second submission to request zoning for the development of land at Killymoon, on the edge of Cookstown, and inclusion in the next area plan. The land is next to the Dungannon roundabout covering an area of six acres.

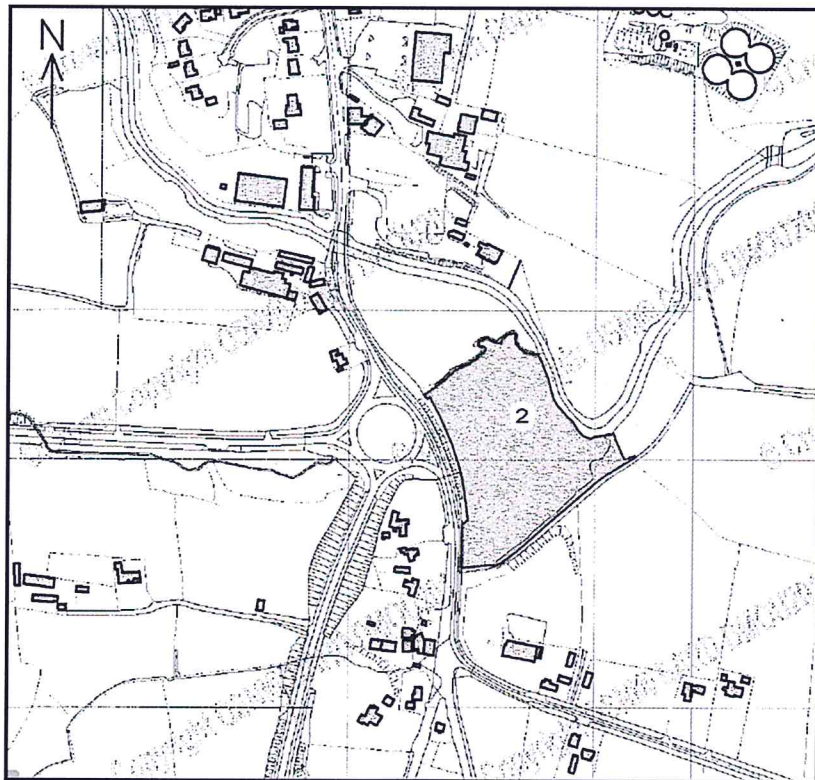
Cookstown has a growing population and economy so zoning the proposed site would aid in the economic development of the area. Cookstown is in close proximity to both Dungannon and Magherafelt so zoning would provide additional economic development in the mid-Ulster area through increased business activity or housing capacity.

## Situation

The land is adjacent to the perimeter of the current area plan, specifically land previously passed for commercial development. Currently in agricultural use the field is situated directly beside the Dungannon roundabout and also borders the A29, the main Cookstown road, and is bounded by the B520 Tullywiggan road. The Ballinderry river passes on its eastern side.

The land being an infill site and adjoining the current area plan would be suitable for development. There are business premises and housing nearby so commercial activity is already taking place in the vicinity.

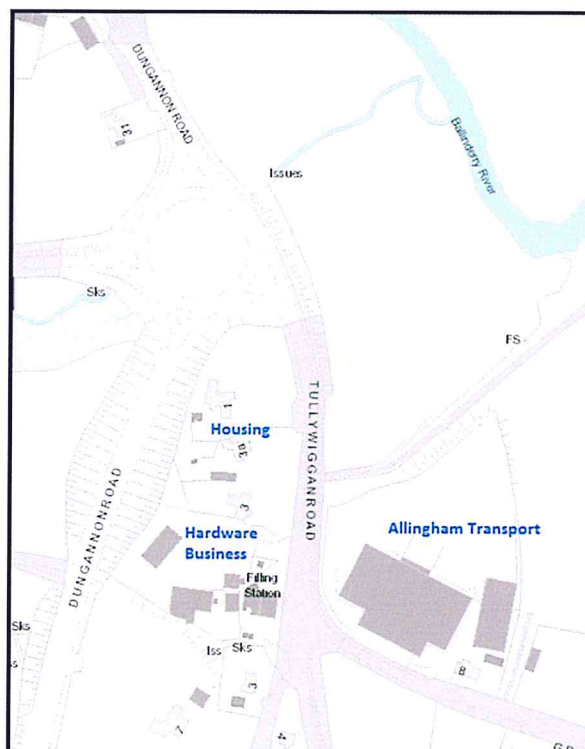
The map below shows the land (shaded) to be considered for zoning.



Proposed zoning area.

As stated previously the field is surrounded by commercial and private developments, these include:

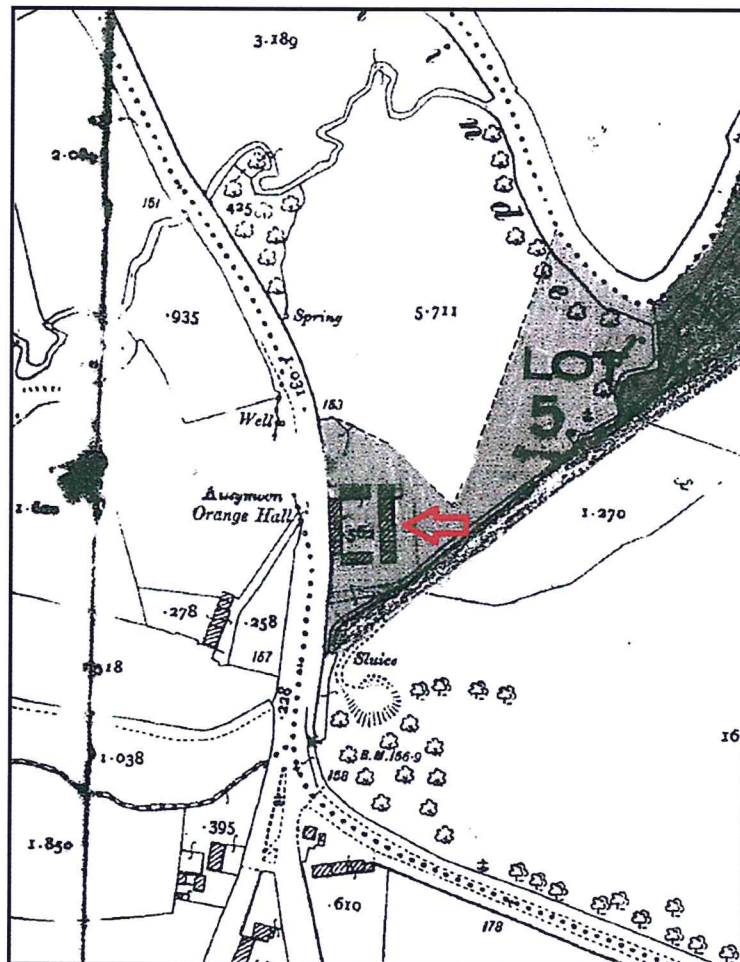
- **Commercial Land** – to the north is a portion of land zoned in the last area plan. This once formed part of a larger field, incorporating my site, but was sold to a developer twenty or more years ago.
- **Housing** – across the road are a number of private houses. The properties have been in situ for at least 30 years, if not longer.
- **Allinghams** – on the southern side is a lorry company called Allingham Transport. The business has been operating out of these premises for some time. It is not currently part of the area plan.
- **Business Activity** – Nearby is a former filling station, now used for garage repairs, and also a hardware business is situated across the road. Again these have been functioning in the area for some time.
- **Ballinderry River** – the field is bounded by the Ballinderry river with the Otter Lodge hotel also close by. The site is well above the river and it poses no flood risk. This has been confirmed during discussions with the local rivers agency.
- **Tullywiggan Road** – Running from the roundabout along my property is the B520 Tullywiggan road, a route connecting to the M1 motorway. The road to Tullywiggan, a small settlement nearby, is quite well developed with both council and private housing.



Business premises and housing already surround the site.

## History

The field was bought by my grandfather approximately a century ago and was passed down to my uncle and then to me. Before being returned to agricultural use it was an infill site used for housing up to the 1960s. The site incorporated a community of 14 houses and a shop. This was known colloquially as the Blue Doors. The next image shows the position of the settlement on an old map.



An old map showing the Blue Doors settlement from the last century.

In my grandfather's time the council had planned to acquire the land for housing but this did not come to fruition and the property stayed in the family.

## Services

Being located on the southern end of Cookstown the surrounding area is less developed than the northern end of the town. Hence there is greater capacity for services such as sewage and water. The north of Cookstown has seen multiple housing developments

erected over the last few decades, so development on the southern end would somewhat redress the balance.

Recently there has been investment to upgrade the water supply infrastructure in Cookstown. In addition the town is being connected for gas with the laying of a new gas pipeline.

## **Transport**

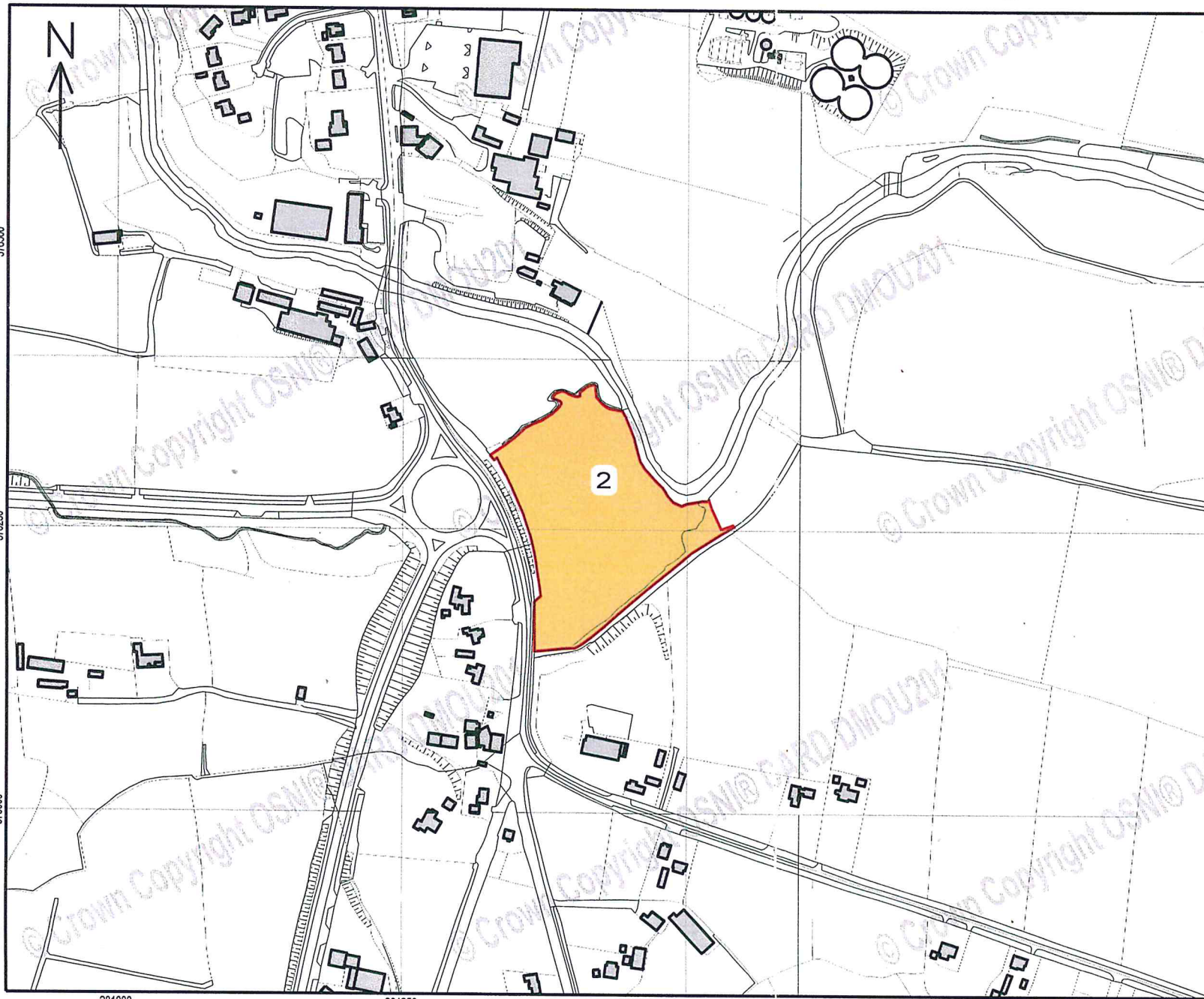
Being adjacent to the Dungannon roundabout the property is served by the main Cookstown arterial road, the A29. It is also bordered by the B520 road. Quick access is therefore available to Belfast and to the other Mid Ulster hub towns, Dungannon and Magherafelt.

## **Summary**

Finally I'd like to summarise some key advantages of the land I propose for zoning. It would be ideal for development because of these benefits:


- The site is close to Cookstown with shops, businesses and amenities within walking distance.
- Close to the Mid Ulster Sports Arena, again within walking distance, providing recreational opportunities.
- The site already adjoins the current area plan.
- Good level site with no flooding risk.
- Greater capacity of sewage and water services than the much more developed north of Cookstown.
- Good transport links to other hub towns in Mid-Ulster and also to the M1.
- Access to nearby Cabin Wood, a nature walk for dog owners.
- Availability of upgraded water and gas infrastructure.
- Existing pavement infrastructure to Cookstown and to the nearby settlement of Tullywiggan.
- The site is already located amongst a mixture of business premises and housing.

# Maps



Business Ref: [REDACTED]  
 Applicant Ref: [REDACTED]  
 MR JOHN KEMPTON  
 7 RECTORY CRESCENT  
 COOKSTOWN  
 CO TYRONE  
 BT80 9YF  
 Total Area (Ha): 2.46  
 Grid Ref (of centre of page): 6H814762

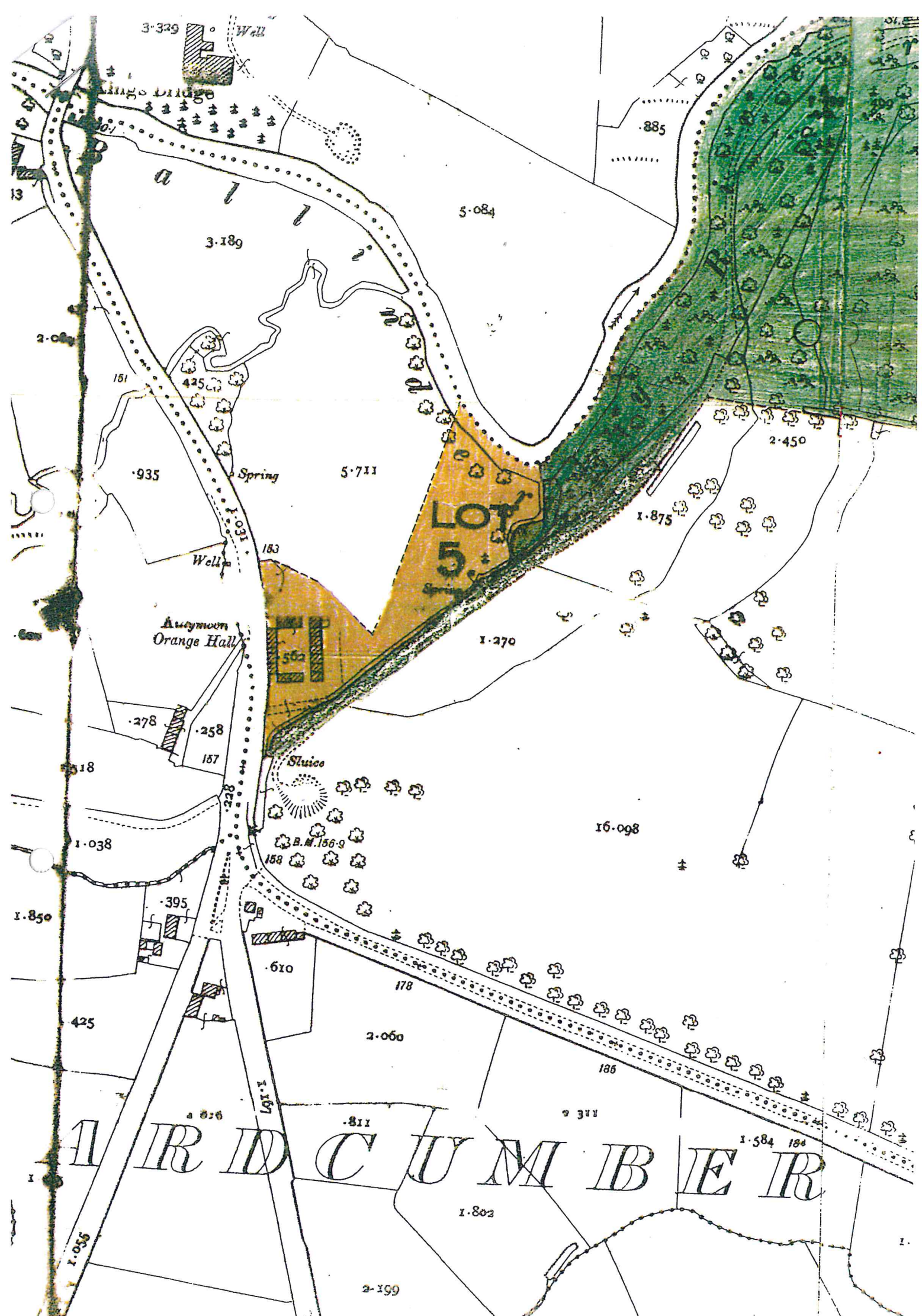
Field Attributes

FSN: 6/103/111	Area (Ha)	Type
Field Nb. 2	2.46	LL 

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3-329 Well

Alago Bridge

885

5-084

3-189

2-089

151

425

935

Spring

5-711

Well

183

Autymoon Orange Hall

LOT 5

1-270

1-875

2-450

278

258

Sluice

16-098

B.M. 156-9

1-850

1-038

395

610

178

2-060

186

AIR ID C U M I B I E R

8-6

811

9-311

1-584

184

1-802

2-199

1-055