

ANNEX B – Response Pro-forma

Name: CONOR COCHRANE

Address: 5 Oxford Street, Belfast, BT1 3LA

Original Representation Reference Number: MUDPS/47 (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c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.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.

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-MAIL16th April 2019

Our Ref: Matter 10

E: [REDACTED]

Dear Sir/Madam,

REPRESENTATION TO LOCAL DEVELOPMENT PLAN (LDP) – LANDS AT CREAGH ROAD, CREAGH**MID ULSTER DISTRICT COUNCIL****MUPOP/189**

We write on behalf of our client Mr Devlin, 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 lands located to the north of the settlement of Creagh and east of Creagh Road. 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/189 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 is located to the north of the settlement of Creagh extending approx. 2.2 Ha with access gained via the Creagh Road. The topography of the site is relatively flat defined by existing hedgerows to the North and East and fencing to the South hosting a potential housing yield of approx. 22 units. We note the Council's preferred option to include additional units within the SDL of Creagh (Appendix 1 MU draft PS, page 256).

Summary

We would respectfully request that our client's lands located to the north of the settlement of Creagh is zoned for residential development and included within the SDL for Creagh 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.

Yours Sincerely,



Conor Cochrane
Senior Planner

cc. Mr Devlin
Encs. MUPOP/189



**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. Liam Devlin	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) – 20 to 24 and 140
- (ii) Subject (s) – Housing Growth
- (iii) Policy Ref (s) – see ‘Appendix 2’ on page 140
- (iv) Map Name (s) – N/A

A. Introduction

Mr Liam Devlin owns/controls lands north of the small settlement of Creagh east of Creagh Road, Creagh.

B. Purpose

Include lands as zoned for housing and within the SDL of Creagh 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 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 Creagh settlement to include 22 additional units with the SDL.

D. Site Specific Matters

Lands to the east, west, south are developed (housing and GAA pitch) and therefore this site is deemed a 'rounding off' opportunity. It is envisaged that this holding could adequately meet the unmet need identified. Access is achievable onto Creagh Road.

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

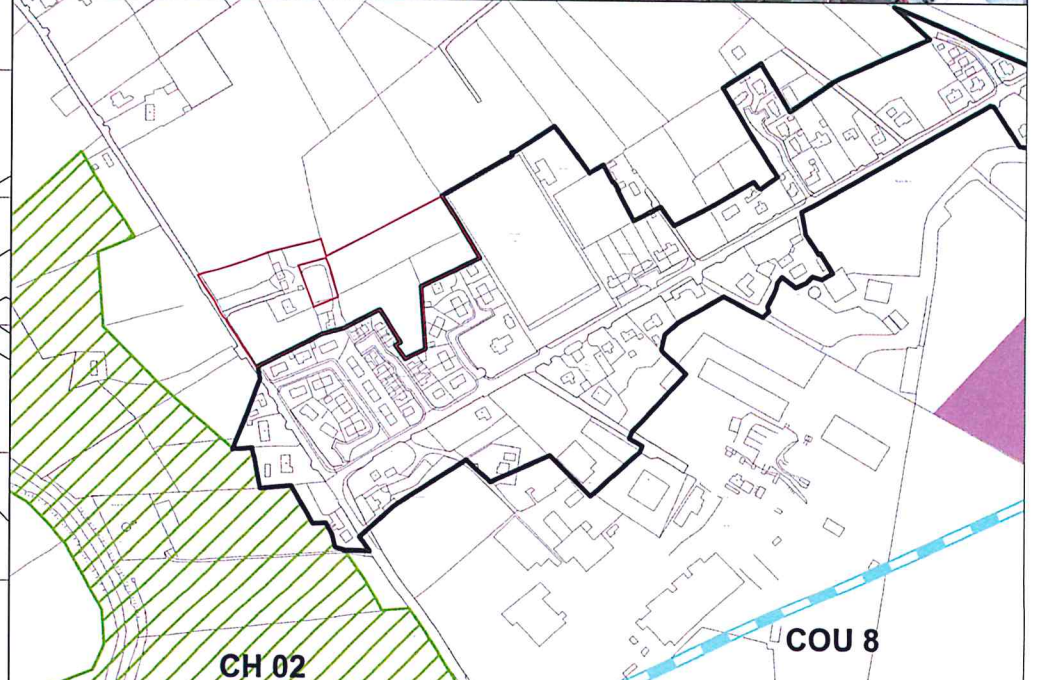
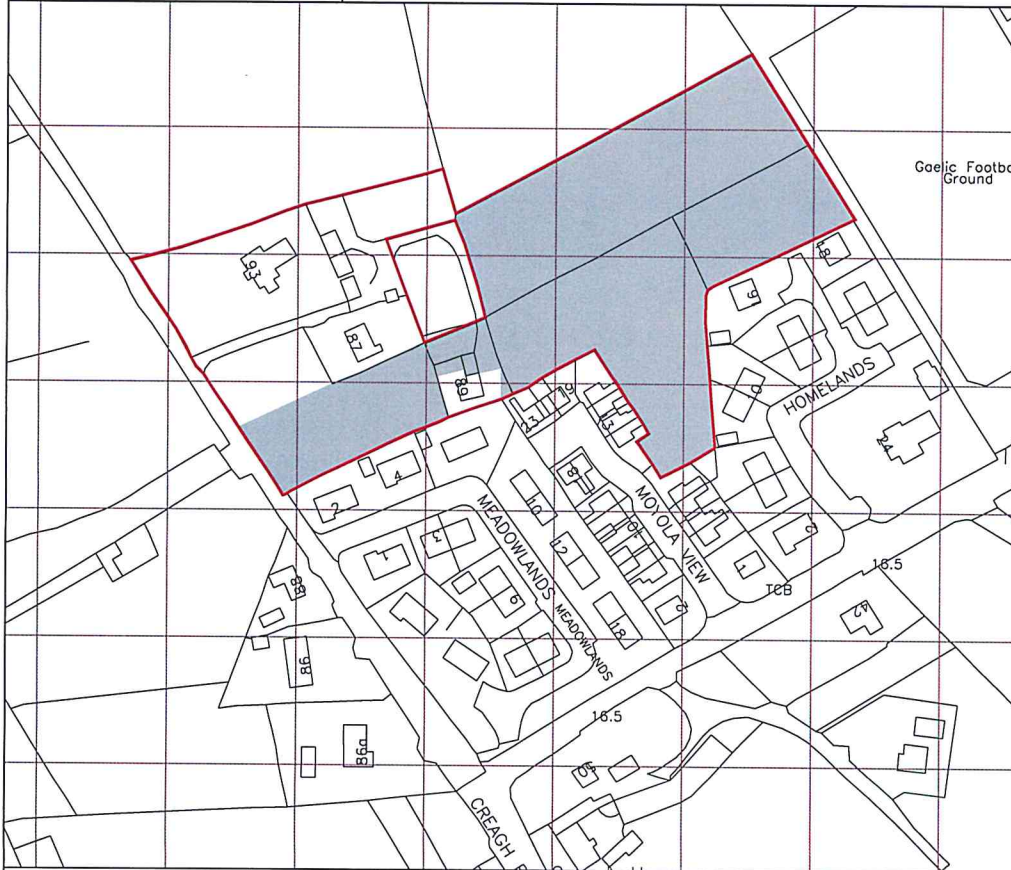
BT45 6EN

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)	2.20 Hectares
Access	Access via Creagh Road
Topography	Flat
Boundaries	Hedgerow boundaries to North and East, Fencing to South
WWTW's capacity	Available
Potential Yield (grey shade)	1.50 Hectares x 15 units per Hectare = 22 units

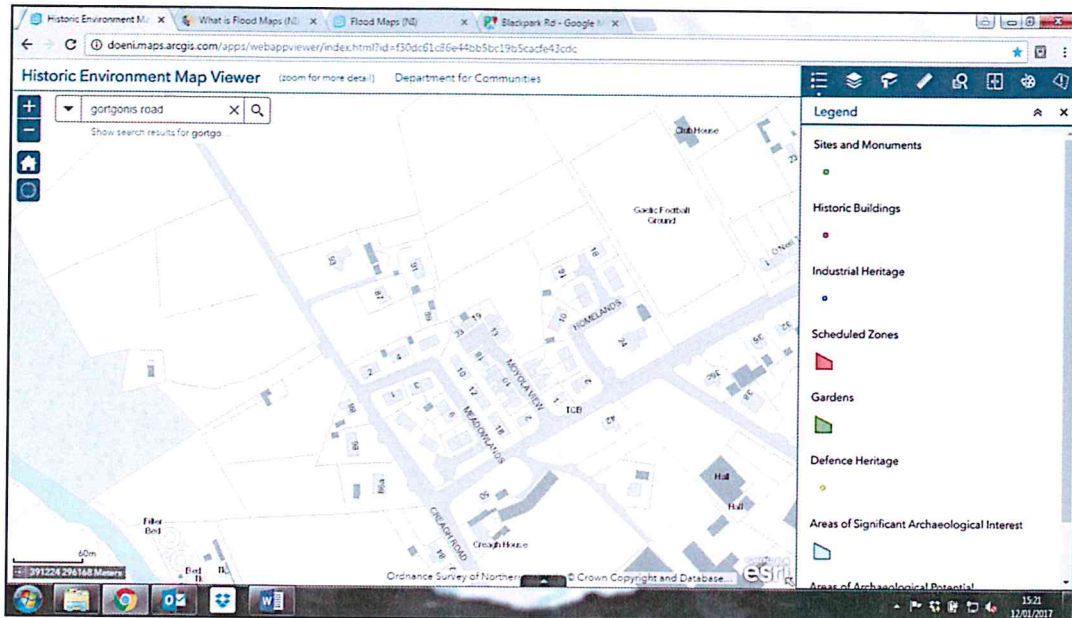


Lands at Creagh Road, Creagh
Development Plan Representation Map

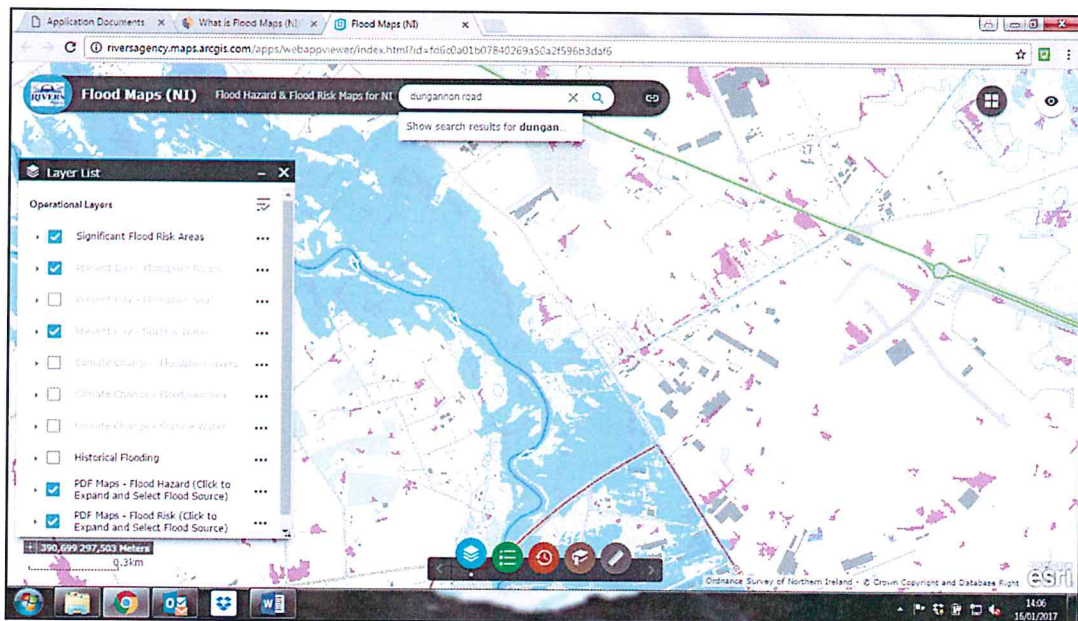
VISION
DESIGN | ARCHITECTURE

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vision@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, however patches of high level surface water exist.