



## **Local Development Plan**

### **Urban Capacity Study**

**March 2021**

## **1.0 Introduction and Policy Context**

- 1.1 The Council is currently preparing its draft Plan Strategy (DPS), which is one of two documents that will make up the Local Development Plan. The DPS sets out the strategic objectives, which cover the entire district, and provides a framework for the criteria on how growth will be accommodated.
- 1.2 In order to accurately identify the amount of housing land that may be available within the five main settlements (Dungannon, Cookstown, Magherafelt, Coalisland, Maghera), the Council are required to carry out an Urban Capacity Study. In accordance with the SPPS (para. 6.139), The Urban Capacity Study will be used in conjunction with DFI's Housing Growth Indicators (HGI's), existing housing commitments and the Regional Development Strategy (RDS) Evaluation Framework to ensure that sufficient housing land has been allocated to settlements.
- 1.3 The RDS sets the target that 60% of all housing should be accommodated within urban centres with a population of 5,000 or more. The DPS has taken this requirement into account and will aim to show that it can be achieved through our DPS. We will use existing housing commitments along with potential yield from urban capacity studies identified in this study to inform our capability of meeting the 60% requirement.

## **2.0 Background**

- 2.1 The most recent Housing Growth Indicators (HGIs) published by the Department for Infrastructure show that Mid Ulster will require 10,300 new houses over the Plan Period. This was not a significant reduction in the previous HGI, which was used to inform the draft Plan Strategy (DPS), and therefore, it was felt that the initial housing requirement of 11,000 in the DPS would remain an accurate indicator of housing need in the district over the Plan period.
- 2.2 The DPS aims to facilitate between 30%-60% of these 11,000 houses to be located within the three main towns. 30% of the anticipated housing figure would require 3,285 houses to be located in the three main towns whilst 60% of the anticipated figure would require 6,569 houses to be located in the three main towns.
- 2.3 Without zoning additional land, existing housing commitments and residual zonings (as of 1<sup>st</sup> April 2015) would provide 6,294 units which is almost sufficient to accommodate the 60% figure of 6,569. The purpose of this Urban Capacity Study is to assess what level of additional housing may be capable of being located within the main hub towns.
- 2.4 The study will also include the towns of Maghera and Coalisland. The RDS states that 60% of housing should be located within urban centres with a population of 5,000 or more. Therefore, whilst Maghera and Coalisland are not considered as one of the three main towns, they are close in proximity to the population level referenced in RDS and this means that a comprehensive



understanding of their capacity for additional housing units is considered relevant.

### **3.0 Methodology**

- 3.1 Having taken account of guidance on how to carry out an Urban Capacity Study contained within PPS 12, the following methodology was implemented in undertaking this study

#### Identify Urban Footprint

- 3.2 This was done using the most up to date Ortho-photography of each settlement and overlaying these photographs with the last urban footprint to be drawn up by the Department of the Environment. This line was then amended where necessary to reflect the existing urban footprint of the settlements. For example, where new development has taken place outside the previous footprint, the line may have been re drawn to include such development within the new urban footprint. Maps showing the identified urban footprint are available at Appendix 3.

#### Identify Housing Commitments and Open Space

- 3.3 Within the new urban footprint, all housing monitor sites were added to the map to give a spatial representation of their location. These housing monitor sites had already been counted in the urban capacity for each of the relevant settlements and therefore, to include them in this study would lead to a large amount of double counting and would be completely inaccurate. By showing them spatially within the urban footprint, it is therefore easy to discount them from consideration, for the purposes of this study.
- 3.4 In a similar way, all areas of open space were displayed within the urban footprint to enable them to be excluded from consideration for the purposes of this study. Providing houses on areas of designated open space would be contrary to planning policy and therefore, sites designated as such are unlikely to be capable of yielding additional housing.

#### Identify Candidate Sites

- 3.5 Having identified the urban footprint and also identified all housing commitments and areas of open space, any remaining site which is within the urban footprint and appeared to be vacant i.e. not have an established use (excluding private gardens) were then identified as candidate sites to be considered in this study.

#### Desktop Survey

- 3.6 All candidate sites were subjected to a desktop survey to ascertain their potential for yielding additional housing units. Any candidate sites that were ruled out by the desktop survey would not be progressed in the urban capacity study. The following factors were considered in the desktop survey;

- **Flooding** – if a site or a significant portion of a site was identified as being within a flood plain then it was ruled out as being capable of providing additional housing units. Development within a floodplain is contrary to planning policy.
- **Historic land use / land contamination** – consideration will be given to any potential problems that may arise through land contamination caused from former uses on the site.
- **Heritage – historic and natural** – consideration will be given to any natural or historic heritage assets which exist on the site and how the potential for housing on the site may impact upon these.
- **Area Plan designations** - consideration will be given to any Area Plan designations which exist on the site and how the potential for housing on the site may impact upon these.
- **Planning History** – where an extant planning permission exists on the site for an alternative use other than housing (permission granted for housing is already considered via existing commitments) then this will be taken, as a commitment to use the site for something other than housing and the site was no longer considered as part of the Urban Capacity Study.

#### Site Visits

- 3.7 Sites that were not ruled out by the desktop survey were subjected to a site visit to further assess their suitability for housing and how many units they might yield. In doing this, consideration was given to the following factors;
- **Use of the site** – if a site visit was to reveal that there was an established use on the site, which may not have been apparent when viewing the site from ortho-photography, then it was discounted from the Urban Capacity Study. For example, if a site was formally used as a sports pitch but this was not clear when initially viewed on ortho-photography, then it was discounted from the Urban Capacity Study.
  - **Topography** – certain sites may be unsuitable for housing development because of sloping topography, which would make developing the site impracticable or unfeasible. If such an issue was identified during the site visit, then the site was not considered in the Urban Capacity Study.
  - **Access / Egress** – some sites may have obvious access / egress difficulties meaning that development for housing would be very difficult. Where such issues are clearly identifiable then the site was discounted from consideration for the purposes of this study.
  - **Incompatible Land Uses** – where a site visit revealed that a particular site was located adjacent to a land use which was considered to be incompatible with housing then that site was discounted from the study. For instance is a site was located next to heavy industry, waste treatment facility or a waste water treatment works then it was assumed that such a use was incompatible with housing and the site in question was discounted from the study.

### Identify Urban Capacity Sites

- 3.8 Having carried out desktop surveys and site visits, sites that are still considered capable of accommodating housing are confirmed as the Urban Capacity Sites and were brought forward for consideration as to the potential amount of housing units may be capable of being accommodated within the urban footprint of the settlements in question.

### Potential Yield

- 3.9 The potential yield of each site will indicate how many units could potentially be developed on that site. In calculating the yield for each site we will adopt a density of between 15-25 units per hectare as this is the typical density of housing development across the district. There may be some instances where a significantly reduced density will be applied. For example, if a site is within an Area Plan designation which stipulates a lower density should be applied, or where the surrounding development pattern indicates that a much lower housing density is typical in that particular area.
- 3.10 In carrying out site visits, a standard pro forma checklist was used to assess each individual site. The pro forma can be viewed in Appendix 2.

## 4.0 Candidate Sites

- 4.1 The following sites were identified via the above methodology as being candidate sites. Maps of each site can be viewed at Appendix 1. The location of each site in the respective settlement is shown on maps included at Appendix 3.

### MAGHERA

- **MA1)** Lands at Glencree of the Glen Road, to the west of Glenview Primary School.
- **MA2)** Land immediately NW of Glenview Housing Estate.
- **MA3)** Lands between Maghera Leisure Centre and Hawthorne Crescent
- **MA4)** Lands immediately SW of 34 Station Road
- **MA5)** Land immediately South of Maghera Primary School
- **MA6)** Lands at King William Crescent
- **MA7)** Land south of junction between Meeting House Avenue and Tobermore Road
- **MA8) Lands immediately NE of 1-7 Craigadick Park**
- **MA9)** Land to the rear of 48 Glen Road
- **MA10)** Land immediately west of 80 Glen Road

### COALISLAND

- **CLD1)** Land immediately south of Ardmore Park
- **CLD2)** Lands immediately west of 16 Loughview Road
- **CLD3)** Lands immediately south of Lisnashee Court
- **CLD 4)** Lands Immediately South East of 36 Derry Road
- **CLD 5)** Lands immediately north of 45&47 Barrack Street
- **CLD 6)** Lands West of Junction between Glen Road and Stewartstown Road
- **CLD7)** Lands immediately north of Primate Dixon Primary School
- **CLD8)** Lands immediately west of the junction between Brackaville Road and Roughan Place
- **CLD 9)** Land immediately to the rear of 24&26 School Lane.
- **CLD10)** Land opposite 41 Stewartstown Road
- **CLD11)** Lands between and to the rear of no.s 2 & 6 Colliers Lane
- **CLD12)** Land immediately north of 35-38 Canal Quay
- **CLD13)** Lands north of Gortgonis Playing Fields
- **CD14)** Lands immediately south of 39 & 41 Gortgonis Road

### MAGHERAFELT

- **MT1)** Lands immediately South East of Coolshinney Close.
- **MT2)** Lands north of 179 Leckagh Cottages
- **MT3)** Junction of Leckagh Drive and Meadowbank Road
- **MT4)** Lands south of Glenburn Park
- **MT5)** Land to the south of Holy Family Primary School
- **MT6)** Lands north of 1 Churchwell Lane
- **MT7)** Land north of Hazeldene Avenue
- **MT8)** Land south of Queens Avenue and Sperrin Mews
- **MT9)** Land between Sperrin Drive and Leckagh Walk
- **MT10)** Land immediately east of 22-27 Sandy Braes
- **MT11)** Lands south of Princess Drive and Princess Gardens
- **MT12)** Land between 38 & 42 Tobermore Road

### COOKSTOWN

- **CN1)** Land at junction of Kilcornagh Business Park and Sandholes Road
- **CN2)** Land between Ballyreagh Business Park and Kilcraugh Business Park.
- **CN3)** Land immediately south of 10 Sandholes Road
- **CN4)** Land between Old Rectory Park and Ballinderry River
- **CN5)** Land immediately east of Riverside Drive
- **CN6)** Land immediately south of Glenwood Crescent
- **CN7)** Lands Immediately Opposite no's. 12-24 Castle Road
- **CN8)** Land adjacent to Karro Factory and adjoining Fountain Road
- **CN9)** Land immediately west of 45 Molesworth Road
- **CN10)** Land to the rear of Molesworth Presbyterian Church
- **CN11)** Land between 1 Fairhill Road and Cookstown First Presbyterian Church
- **CN12)** Land immediately south of 88 Coolreaghs Road
- **CN13)** Lands east of 33-43 Millburn Street
- **CN14)** Land immediately NE of Ferguy Heights
- **CN15)** Lands at Coagh Street, immediately SE of Beechway Playing Fields

### DUNGANNON

- **DN1)** Land immediately east of junction of Gortmerron Link Road and Moy Road
- **DN2)** Land immediately east of 20-28 Ranfurly Road
- **DN3)** Land to the rear of St Patricks Academy
- **DN4)** Land immediately east of 2-6 Castlefields
- **DN5)** Land Immediately North of Ann Street Car Park
- **DN6)** Land at junction of Ballygawley Road and Newell Road
- **DN7)** Lands at Coalisland Road, immediately north of Lambfield Court
- **DN8)** Land Adjacent to 72 Killymeal Road

- **DN9)** Land immediately SE of Dunlea Vale
- **DN10)** Land immediately north of 94 Killyman Road

## **5.0 Desktop Survey**

- 5.1 The following tables show how each of the candidate sites were given consideration at desktop stage in accordance with the methodology laid out in section 2.
- 5.2 After carrying out these desktop surveys the following sites were then site visited, again in accordance with the methodology, in order to ascertain their suitability for inclusion in the urban capacity study and what housing yield may be forthcoming from them;

SITE REFERENCE	FLOODING ISSUES	HISTORIC LAND USE / LAND CONTAMINATION ISSUES	LOCAL AREA PLAN	INDUSTRIAL HERITAGE	NATURAL HERITAGE	PLANNING HISTORY	SITE VISIT TO ASSESS POTENTIAL?
MA1	Significant portion of the site is within the 1% AEP floodplain						NO.
MA2	No flooding issues identified	N/A	No designation	No assets identified	No assets identified	N/A	YES
MA3	Small portion of the site affected by surface water flooding (0.5% AEP)	N/A	No designation	No assets identified	No assets identified	<ul style="list-style-type: none"> <li>LA09/2020/0469/LDP</li> <li>LA09/2015/0382/F</li> </ul> <p>LDP granted for 4G football pitch. Permission granted in August 2020 – site likely to be utilised for use associated with Leisure Centre.</p>	NO
MA4	No flooding issues identified	N/A	No designation – adjacent to industrial land.	No assets identified	No assets identified	<ul style="list-style-type: none"> <li>LA09/2017/1622/F</li> </ul> <p>Permission granted for car sales yard in December 2018.</p>	YES

SITE REFERENCE	FLOODING ISSUES	HISTORIC LAND USE / LAND CONTAMINATION ISSUES	LOCAL AREA PLAN	INDUSTRIAL HERITAGE	NATURAL HERITAGE	PLANNING HISTORY	SITE VISIT TO ASSESS POTENTIAL?
MA5	No flooding issues identified	N/A	No designation	No assets identified	No assets identified	<ul style="list-style-type: none"> <li>H/2011/0331/F – car park extension – doesn't affect site in question</li> </ul>	YES
MA6	No flooding issues identified.	N/A	No designation	No assets identified	No assets identified	N/A	YES
MA7	No flooding issues identified.	N/A	No designation – adjacent to protected route.	No assets identified	No assets identified	N/A	YES
MA8	Small portion of the site affected by surface water flooding (0.5% AEP)	Former textile works adjacent to site.	LLPA – MA12	No assets identified	No assets identified	N/A	YES



SITE REFERENCE	FLOODING ISSUES	HISTORIC LAND USE / LAND CONTAMINATION ISSUES	LOCAL AREA PLAN	INDUSTRIAL HERITAGE	NATURAL HERITAGE	PLANNING HISTORY	SITE VISIT TO ASSESS POTENTIAL?
MA9	No flooding issues identified.	Historic land use - Unspecified chemical works, engineering works on site	No designation	No assets identified	No assets identified	N/A	YES
MA10	Significant portion of the site is within the 1% AEP floodplain						NO – potential yield insignificant due to flooding concerns.

## **COALISLAND**

<b>SITE REFERENCE</b>	<b>FLOODING ISSUES</b>	<b>HISTORIC LAND USE / LAND CONTAMINATION ISSUES</b>	<b>LOCAL AREA PLAN</b>	<b>INDUSTRIAL HERITAGE</b>	<b>NATURAL HERITAGE</b>	<b>PLANNING HISTORY</b>	<b>SITE VISIT TO ASSESS POTENTIAL?</b>
CLD1	No flooding issues identified	N/A	No designation	No assets identified	No assets identified	N/A	YES
CLD2	No flooding issues identified	N/A	No designation	No assets identified	No assets identified	N/A	YES
CLD3	No flooding issues identified	N/A	No designation	No assets identified	No assets identified	N/A	YES
CLD4	Indicative Flood Hazard area – 1 in 100 years.						NO
CLD5	Site adjacent to small area of surface water flooding	N/A	No designation	No assets identified	No assets identified	N/A	YES
CLD6	No flooding issues identified	N/A	No designation	No assets identified	No assets identified	M/2014/0592/F – Light Industrial Workshop. APPROVED in April 2016	YES

CLD7	No flooding issues identified	N/A	No designation	No assets identified	No assets identified	LA09/2016/0754/O – dwelling withdrawn	YES
CLD8	No flooding issues identified	N/A	No designation	No assets identified	No assets identified	N/A	YES
CLD9	No flooding issues identified	N/A	No designation	No assets identified	No assets identified	N/A	YES
CLD10	Significant portion of the site is within the 1% AEP floodplain						NO
CLD11	Small portion of site affected by surface water flooding.	N/A	No designation	No assets identified	No assets identified	N/A	YES
CLD12	No flooding issues identified	N/A	No designation	Close proximity to Corn and Flax Mill site – heritage record 05117:000:00	No assets identified	LA09/2018/0208/F – CURRENT application for 6 dwellings.	YES
CLD13	No flooding issues identified	N/A	No designation	No assets identified	No assets identified	LA09/2018/1404/PAN – NEW LEISURE CENTRE.	NO

						Commitment to alternative use demonstrated.	
CLD14	Small portion of site affected by surface water flooding.	Historic concrete works nearby.	No designation	No assets identified	No assets identified	N/A	YES

#### COALISLAND - ADDITIONAL CONSIDERATIONS

Given its historic industrial status as a mining settlement, Coalisland has a range of disused mineshafts and mine networks. It is therefore important to assess all candidate sites against the available GIS information relating to these mines / mineshafts. If a potential urban capacity site is located above a historic mine network or includes historic mine shafts then it will be considered unacceptable as an urban capacity site, given the unlikelihood of the principle of housing being acceptable on such a site due to potential land instability. It is felt that to consider such sites in the Urban Capacity Study would be contrary to the proposed policy MIN6 which forms part of the Draft Plan Strategy.

The following sites have been identified as having historic mineshaft / mine networks within them and are therefore considered as not being suitable for further consideration within the Urban Capacity Study.

- CLD6 – five separate mineshafts identified on the site.
- CLD10 – southern portion of site is located on top of historic mine network
- CLD11 – Lisnastrane mine shaft located on site.

**COOKSTOWN**

<b>SITE REFERENCE</b>	<b>FLOODING ISSUES</b>	<b>HISTORIC LAND USE / LAND CONTAMINATION ISSUES</b>	<b>LOCAL AREA PLAN</b>	<b>HERITAGE</b>	<b>NATURAL ENVIRONMENT</b>	<b>PLANNING HISTORY</b>	<b>SITE VISIT TO ASSESS POTENTIAL?</b>
CN1	None	N/A	Industry / Mixed Business Use	No heritage assets identified	No natural environment assets identified	N/A	YES
CN2	Small portion of the site affected by surface water flooding (0.5% AEP)	N/A	Industry / Mixed Business Use	No heritage assets identified	No natural environment assets identified	N/A	YES
CN3	Significant portion of the site affected by surface water flooding (0.5% AEP)						NO
CN4	Small portion of the site is within the 1% AEP floodplain		Part of site within Local Landscape Policy Area. Part of site within Area of	Small portion of the site identified as Area of Archaeological Potential		LA09/2019/0764/PAN  PAN accepted for proposed residential development.	NO

			Archaeological Potential			Commitment to alternative use demonstrated.	
CN5	Small portion of the site is within the 10% AEP floodplain	Old mineral working site	Local Landscape Policy Area	No heritage assets identified	No natural environment assets identified – adjacent to Area of Special Scientific Interest and Special Area of Conservation (Ballinderry River)	N/A	YES
CN6	None	Old mineral working site	Local Landscape Policy Area	No heritage assets identified	No natural environment assets identified	LA09/2017/0064/O  Permission granted for proposed site for 2 detached dwellings and garages. Very small portion of site.	YES
CN7	Small portion of the site affected by surface water flooding (0.1% AEP)		No designation	No heritage assets identified		LA09/2017/1721/PAN  Proposed Business / Enterprise Centre(Class B1) and shared space building for use as GP surgery, creche, day centre etc (class01) associated access	NO

						arrangements, car parking, servicing and landscaping works  Commitment to alternative use demonstrated.	
CN8	None	N/A	No designation – adjacent to Existing Recreation / Open Space	No heritage assets identified	No natural environment assets identified	N/A	YES
CN9	None	N/A	Local Landscape Policy Area	No heritage assets identified	No natural environment assets identified	N/A	YES
CN10	None	N/A	Town Centre Opportunity Site	No heritage assets identified. Adjacent to Listed Building: Molesworth Street Presbyterian Church	No natural environment assets identified	N/A	YES
CN11	None		Town Centre No designation – adjacent to Area of Townscape Character	No heritage assets identified. Adjacent to Listed Building: First Cookstown		LA09/2017/0263/F  Permission granted for proposed extension to existing carpark.	NO

				Presbyterian Church		Site likely to be utilised.	
CN12	None	Adjacent to historic cement works	Small portion of site zoned for Housing Phase 2	No heritage assets identified	No natural environment assets identified	LA09/2019/0518/F  Permission granted for new dwelling with access of Oakview. Affects small portion of site.	YES
CN13	None	N/A	No designation – adjacent to Area of Townscape Character	No heritage assets identified	No natural environment assets identified	N/A	YES
CN14	None	N/A	Adjacent to Housing Phase 1 Adjacent to Existing Recreation / Open Space	No heritage assets identified	No natural environment assets identified	N/A	YES
CN15	Minor portion of the site affected by surface water flooding (0.5% AEP)	N/A	No designation – adjacent to Existing Recreation / Open Space	No heritage assets identified	No natural environment assets identified	N/A	YES



**MAGHERAFELT**

<b>SITE REFERENCE</b>	<b>FLOODING ISSUES</b>	<b>HISTORIC LAND USE / LAND CONTAMINATION ISSUES</b>	<b>LOCAL AREA PLAN</b>	<b>HERITAGE</b>	<b>NATURAL ENVIRONMENT</b>	<b>PLANNING HISTORY</b>	<b>SITE VISIT TO ASSESS POTENTIAL?</b>
MT1	No Flooding issues identified.	N/A	No designation	No heritage assets identified	No natural environment assets identified	LA09/2020/1211/O – CURRENT application for 38 residential units.	YES
MT2	No Flooding issues identified.	N/A	No designation	No heritage assets identified	No natural environment assets identified	N/A	YES
MT3	Small portion of site along western boundary affected by surface flooding.	N/A	No designation	No heritage assets identified	Site identified as being within area labelled “breeding waders 1986-1987”. Not thought to be fundamentally detrimental to potential for development.	N/A	YES
MT4	Majority portion of the site affected by surface water flooding (0.5% AEP)						NO

MT5	No flooding issues identified	N/A	No designation	No heritage assets identified	Site identified as being within area labelled "breeding waders 1986-1987". Not thought to be fundamentally detrimental to potential for development	N/A	YES
MT6	No flooding issues identified	Historic sewage works adjacent to site, current waste transfer station adjacent to site.	Area of Archaeological Potential and LLPA	Area of Archaeological Potential	No natural environment assets identified	N/A	YES
MT7	No flooding issues identified	N/A	No designation	No heritage assets identified	No natural environment assets identified	N/A	YES
MT8	No flooding issues identified	N/A	No designation	No heritage assets identified	Site identified as being within area labelled "breeding waders 1986-1987". Not thought to be fundamentally detrimental to potential for development	N/A	YES

MT9	No flooding issues identified	N/A	No designation	No heritage assets identified	Site identified as being within area labelled "breeding waders 1986-1987". Not thought to be fundamentally detrimental to potential for development	N/A	YES
MT10	Significant portion of the site is within the 1% AEP floodplain and site is bounded by a watercourse on northern and eastern boundaries.						NO
MT11	No flooding issues identified	N/A	No designation	No heritage assets identified	Site identified as being within area labelled "breeding waders 1986-1987". Not thought to be fundamentally detrimental to	N/A	YES

					potential for development		
MT12	No flooding issues identified	N/A	Area of Townscape Character – reduced density – reduced potential yield	No heritage assets identified	Site identified as being within area labelled “breeding waders 1986-1987”. Not thought to be fundamentally detrimental to potential for development	N/A	YES

## DUNGANNON

SITE REFERENCE	FLOODING ISSUES	HISTORIC LAND USE / LAND CONTAMINATION ISSUES	LOCAL AREA PLAN	HERITAGE	NATURAL ENVIRONMENT	PLANNING HISTORY	SITE VISIT TO ASSESS POTENTIAL?
DN1	No flooding issues identified	N/A	Land zoned for Housing Phase 1	No heritage assets identified. Adjacent to Listed Building: Gortmerron Lodge	No natural environment assets identified	LA09/2020/1104/PAD <b>Option 2</b> Proposed works to include demolition of existing buildings and development of new school accommodation, 2no. grass football pitches, 1no. synthetic hockey pitch, 5no. tennis courts, long jump area, hard play and car parking areas.	YES
DN2	Small portion of the site affected by surface water flooding (0.1% AEP)		LLPA	No heritage assets identified	Woodland	LA09/2019/1012/F Permission granted for retention of development site as constructed including modification of site/house levels and variation to landscape proposals. (Significant part of site)	NO

						LA09/2019/1483/F Permission granted for retention of site levels, proposed dwelling and garage and variation of landscape proposals.  Site likely to be utilised.	
DN3	Very small portion of the site affected by surface water flooding (0.1% AEP)	N/A	No designation	No heritage assets identified	No natural environment assets identified	N/A	YES
DN4	No flooding issues identified	N/A	Town Centre Housing - to be protected from COU to non-residential uses.	No heritage assets identified	No natural environment assets identified	N/A	YES
DN5	Small portion of the site affected by surface	N/A	Town Centre Development Opportunity Site	No heritage assets identified	No natural environment assets identified	LA09/2020/1105/PAD <b>Option 3</b> Proposed works to include development of new school	NO

	water flooding (0.5% AEP).					accommodation, 2no. grass football pitches, 1no. synthetic hockey pitch, 5no. tennis courts, long jump area, hard play area and car parking areas.	
DN6	No flooding issues identified	N/A	Local Landscape Policy Area	No heritage assets identified	No natural environment assets identified	N/A	YES
DN7	No flooding issues identified	N/A	No designation	No heritage assets identified	No natural environment assets identified	N/A	YES
DN8	No flooding issues identified	N/A	No designation	No heritage assets identified	No natural environment assets identified	N/A	YES
DN9	No flooding issues identified	N/A	Community Woodland	No heritage assets identified	No natural environment assets identified	N/A	YES
DN10	No flooding issues identified	Adjacent to former site of old mineral workings.	Local Landscape Policy Area	No heritage assets identified	No natural environment assets identified	N/A	YES

- 5.3 Having carried out the desktop survey of the candidate sites, the following sites have been ruled out as being potentially capable of accommodating additional housing;

SETTLEMENT	SITE REFERENCE	REASON FOR SITE NOT BEING GIVEN FURTHER CONSIDERATION
MAGHERA	MA1	Flooding
	MA3	Flooding, planning history commitment demonstrated
	MA10	Flooding
COALISLAND	CLD4	Flooding
	CLD10	Flooding, Historic mineshaft on site.
	CLD13	Planning history commitment demonstrated
	CLD6	Historic mineshaft on site
	CLD11	Historic mineshaft on site
MAGHERAFELT	MT4	Flooding
	MT10	Flooding
COOKSTOWN	CN3	Flooding
	CN4	Flooding, Planning history commitment demonstrated
	CN7	Flooding, Planning history commitment demonstrated
	CN11	Flooding, Planning history commitment demonstrated
DUNGANNON	DN2	Flooding, Planning history commitment demonstrated

- 5.4 This means that the following sites will be carried through to the next stage of the study and will be subjected to a site visit to assess the potential for them to accommodate additional housing;



### MAGHERA

- MA2 – Land immediately NW of Glenview Housing Estate
- MA4 – Lands immediately SW of 34 Station Road
- MA5 – Land immediately South of Maghera Primary School
- MA6 – Lands at King William Crescent
- MA7 – Land immediately south of junction between Meeting House Avenue and Tobermore Road
- MA8 – Land immediately NE of 1-7 Craigadick Park
- MA9 – Land to the rear of 48 Glen Road

### COALISLAND

- CLD1 – Land immediately south of Ardmore Park
- CLD2 – Land immediately west of 16 Loughview Road
- CLD3 – Lands immediately south of Lisnashee Court
- CLD5 – Land immediately north of 45-47 Barrack Street
- CLD7 – Land immediately north of Primate Dixon Primary School
- CLD8 – Land immediately west of the junction between Brackaville Road and Roughan Place
- CLD9 – Land immediately to the rear of 24&26 School Lane
- CLD12 – Land immediately north of 35-38 Canal Quay
- CLD14 – Land immediately south of 39-41 Gortgonis Road.

### MAGHERAFELT

- MT1 – Land immediately south east of Coolshinney Close
- MT2 – Land north of 179 Leckagh Cottages
- MT3 – Junction of Leckagh Drive and Meadowbank Road
- MT5 – Land to the south of Holy Family Primary School
- MT6 – Land north of 1 Churchwell Lane
- MT7 – Land north of Hazeldene Avenue
- MT8 – Land south of Queens Avenue and Sperrin Mews
- MT9 – Land between Sperrin Drive and Leckagh Walk
- MT11 – Lands south of Princess Drive and Princess Gardens
- MT12 – Land between 38-42 Tobermore Road

### COOKSTOWN

- CN1 – Land at Junction of Kilcronagh Business Park and Sandholes Road
- CN2 – Land between Ballyreagh Business Park and Kilcronagh Business Park
- CN5 – Land immediately east of Riverside Drive
- CN6 – Land immediately south of Glenwood Crescent
- CN8 – Land opposite Karro Factory and adjoining Fountain Road

- CN9 – Land immediately west of 45 Molesworth Road
- CN10 – Land to the rear of Molesworth Presbyterian Church
- CN12 – Land immediately south of 88 Coolreaghs Road
- CN13 – Land east of 33-43 Millburn Street
- CN14 – Land immediately NE of Ferguy Heights
- CN15 – Land at Coagh Street, immediately SE of Beechway Playing Fields

#### **DUNGANNON**

- DN1 – Land immediately east of the junction of Gortmerron Link Road and Moy Road
- DN3 – Land to the rear of St. Patricks Academy
- DN4 – Land immediately east of 2-6 Castlefields
- DN5 – Land immediately north of Ann Street Car Park
- DN6 – Land at junction of Ballygawley Road and Newell Road
- DN7 – Land at Coalisland Road, immediately north of Lambfield Court
- DN8 – Land adjacent to 72 Killymeal Road
- DN9 – Land immediately SE of Dunlea Vale
- DN10 – Land immediately north of 94 Killyman Road.

### **6.0 Site Surveys**

- 6.1 Site surveys were carried out at the beginning of January 2021. The purpose of the site surveys was to ascertain whether the site had the potential to be developed for housing during the plan period. The pro-forma included in Appendix 2 was used to gauge the acceptability or otherwise of the identified sites.
- 6.2 The findings from each site inspection are summarised below;

#### **MAGHERAFELT**

##### **6.3 MT 1**

There is no established use on the site. There is a derelict dwelling on the site and the access to that dwelling from the Moneymore road is still in use as access the site. The site consists of the derelict dwelling and its curtilage and open fields. The topography of the site is generally flat with some slight change in levels. The site sits above the main Moneymore Road and the access runs up hill. However, the main body of the site is flat.

The area is a residential area. There are no surrounding land uses, which would be incompatible with the housing. The site is approx. 1.6 Ha. in size and is considered suitable for housing development in the future. Assuming a density of 15-25 units per hectare were to be adopted, then the site could accommodate between 24 - 40 dwellings.

#### 6.4 MT 2

There is no established use on the site. There is a derelict dwelling on the site and the access to that dwelling from the existing laneway serving Leckagh Cottages is still the main access the site. The site consists of the derelict dwelling and its small curtilage and 2 other open fields. Access to the larger field to the north was not possible but it could be seen from the smaller field to the south. The topography of the site is generally flat.

The area is a residential area. There are no surrounding land uses, which would be incompatible with the housing. The site is approx. 1.6 Ha. in size and is considered suitable for housing development in the future. Assuming a density of 15-25 units per hectare were to be adopted, then the site could accommodate between 24 - 40 dwellings.

#### 6.5 MT 3

The site consists of two different portions of open ground, either side of the main access road to Leckagh Drive. There is no established use on the site. The site is a communal open space adjacent to Leckagh Drive, although does not appear to be significantly used as such. The North East portion of the site sits below the South West portion but both portions are generally flat. The surrounding use is residential with Meadowbank recreation centre located close by as well. There is no surrounding use, which would make the site unsuitable for housing development.

The site has not been designated as open space and does not appear to be used extensively by the residents of Leckagh Drive. It is also noted that there are other larger portions of open space available elsewhere within Leckagh Drive. The 2 portions of the site have a combined area of approx. 0.5 hectares and therefore, assuming a density of 15-25 units per hectare were to be adopted, then the site could accommodate between 7- 13 dwellings.

#### 6.6 MT 5

The site consists of three separate parcels of land. One (A) is in use as a car park, another (B) is in use as a football pitch associated with the nearby schools and the third parcel (C) is a vacant agricultural field. Therefore, only one of the parcels of land is considered as vacant and capable of having the potential to provide additional housing units, for the purposes of this urban capacity study.

The topography of site C is not flat. It undulates from east to west but not significantly enough to hinder housing development being a possibility. The main surrounding land use adjacent to site C is residential in the form of Ashgrove Park. There are no surrounding land uses, which would make housing on site C implausible. Access to site C can be taken from King Street, via car park associated with Holy Family nursery or from Ashgrove Park.

Site C is 1.1 Ha. in size and therefore, assuming a density of 15-25 units per hectare, the site could accommodate between 16-28 dwellings.

6.7 MT 6

The site is a large field with no established use. Access of the site can be taken from two points, with the most preferable being the existing laneway which runs from the south and is used to access an existing area of sheltered accommodation. The surrounding land use is mainly residential although there is some light industry located along the eastern boundary. There is no surrounding land use, that could be considered to be incompatible with housing. The site is flat with no obvious change in levels that would make development of the site implausible.

The site is approx. 3.4 hectares in area and assuming a density of 15-25 units per hectare could therefore accommodate between 50-85 dwellings.

6.8 MT 7

The site is currently in use as a church and associated car park. Given the established use on the site, it will not be considered as potentially capable of producing additional housing within the Plan Period.

6.9 MT 8

The site consists of a small, apparently disused football pitch which was possibly associated with the old Magherafelt Primary School (MPS) building or which may be used by the current Gaelscoil or the Magherafelt Youth Centre. It appears overgrown and does not appear to be in use anymore. The site cannot be accessed without the demolition of existing buildings, either the old MPS or the Gaelscoil or Youth Centre. It is not therefore considered as a possibility in terms of having potential to yield additional housing units within the Plan Period.

6.10 MT 9

The site does not have an established use. It appears to be communal space for surrounding houses. The topography is generally flat with a slight rise towards the adjacent roadway along the NW boundary. The surrounding land use is overwhelmingly high density residential units.

Whilst the site is not designated as open space, it is felt that it would not be desirable to lose all the land to housing units. The site in question provides a visual break between swathes of high density housing as well as offering physical room for residents to enjoy. Therefore the south eastern portion of the site will only be considered as capable of providing additional housing units, within the Plan Period.

This portion of the site is approximately 0.3 hectares in size and would therefore be capable of providing between 5-8 additional units.

6.11 MT 11

The site is currently in use as a football pitch and associated car park / changing facilities. Given the established use on the site, it will not be

considered as potentially capable of producing additional housing within the Plan Period.

6.12 MT 12

The site has no established use. It appears to be linked to no 38 Tobermore Road and to be used as a private football practice area for the residents of that address. Access to the site can easily be taken from the Tobermore Road. The surrounding area is exclusively residential, meaning that there would be no land use that would be incompatible with housing development. Given the size of the site is approximately 0.1 hectares, it is felt that it could accommodate between 1-2 dwellings.

SUMMARY OF POTENTIAL YIELD FROM SITES

MT 1	1.6 Ha.	24-40
MT 2	1.6 Ha.	24-40
MT 3	0.5 Ha.	7-13
MT 5	1.1 Ha.	16-28
MT 6	3.4 Ha.	50-85
MT 9	0.3 Ha.	5-8
MT 12	0.1 Ha.	1-2
TOTAL		127-216

**MAGHERA**

6.13 MA 2

There is no established use on the site; it appears to be in use as a communal area for houses, in the Glenview housing development. The site is flat with the main land uses in the area being residential as well as a nearby primary school. Access from the site can be taken from the existing housing development. The site is approximately 0.2 hectares in size and could therefore accommodate between 3-5 units.

6.14 MA 4

This site is currently in use as a car sales yard with associated shed and is therefore, discounted from the Urban Capacity Study.

6.15 MA 5

This site is currently in use as a play area associated with Maghera Primary School and Busy Bee Nursery. It is therefore, discounted from the Urban Capacity Study.

6.16 MA 6

There is no established use on the site; it appears to be in use as a communal area for houses, in the King William III Crescent housing development. The site is flat with the sole land use in the area being residential. Access from the site can be taken or via the Carricknakeilt Road. The site is approximately 0.2 hectares in size and could therefore accommodate between 3-5 units.

6.17 MA 7

There is no established use on the site; it appears to be in use as a communal area for houses, in the Meeting House Avenue and the Largantogher Park housing developments. The site is flat with the sole land use in the area being residential. Access from the site can be taken or via the Tobermore Road or from Largantogher Park. The site is approximately 0.3 hectares in size and could therefore accommodate between 5-8 units.

6.18 MA 8

The site is very overgrown with heavy vegetation and a good amount of trees. There is therefore, no established use on the site. I was unable to gain access to the entire site but the terrain appears to be flat and would not be a hindrance to development. The main land use in the area is residential in the form of Craigadick Park. There is also some a retail / showroom type business close by. Access to the site is available from Craigadick Road. The site is approximately 0.6 hectares in size and so could accommodate between 9-15 dwellings.

6.19 MA 9

There is a small amount of storage on the site but no established use. The site is partly hard-cored with the rest overgrown. The site is flat and access is easily available from the Fairhill Road. The main land use in the vicinity is residential with a garage / forecourt shop located immediately to the north.

The site is approximately 0.5 hectares in size and could therefore accommodate between 8-13 units.

### SUMMARY OF POTENTIAL YIELD FROM SITES

MA 2	0.2 Ha.	3-5
MA 6	0.2 Ha.	3-5
MA 7	0.3 Ha.	5-8
MA 8	0.6 Ha.	9-15
MA 9	0.5 Ha.	8-13
TOTAL		28-46

### **COOKSTOWN**

#### 6.20 CN 1

No established use on the site. It is currently a vacant field. The site is flat with access easily available from the main Sandholes Road or one of the the existing laneways which run adjacent to the site; one of which, serves the small dwelling immediately to the North West. This is the main industrial area of Cookstown and accordingly the predominant use in the vicinity is industrial. Immediately north of the site is a large factory operated by Trade Mouldings. The site is separated from the factory by a hedge and an existing laneway. There would therefore be limited impact upon any potential residential development by the surrounding land uses. The site is approximately 0.8 hectares in size and could therefore accommodate between 12-20 units.

#### 6.21 CN 2

No established use on the site. It is currently a vacant field. The site is flat with access easily available from the existing laneway which serves the small house immediately to the south. There is light industry immediately to the east of the site. There is no separating feature between the site and the industrial site. Although the industrial site is light industry, it is felt that the proximity to the candidate site would mean that noise from traffic, loading, staff movements etc. would make the site incompatible with nearby residential development. Therefore, this site will no longer be considered for the purposes of this Urban Capacity Study.

#### 6.22 CN 5

There is no established use on the site, it is overgrown and vacant. The site is low lying and lies well below the level of the main A505 road. The surrounding land use is predominantly residential with a nearby play park. There are two hotels in the vicinity as well. Vehicular access to the site would be near

impossible. Access from the main A505 road would be unlikely as the site sits significantly below the level of the road. Access from Riverside Drive would require the demolition of 4 houses. For this reason, this site will no longer be considered for the purposes of the Urban Capacity Study.

6.23 CN 6

No established use on site, it is vacant and heavily treed. The site slopes significantly from north to south with a large gorge feature on eastern portion. Consequently, a large portion of the site is significantly below the level of the main Dungannon Road. It is felt that the contours of the site as described above would make it unsuitable for residential development in the future. The site is in a predominantly residential area with some office development nearby. These uses are not incompatible with housing development but it is felt that given the topography of the site, it would not be suitable for residential development and accordingly, this site will no longer be considered for the purposes of the Urban Capacity Study.

6.24 CN 8

On inspection, the site is clearly split in two separate portions. The first portion on the Fountain Road (A) road is smaller than the larger portion on the Molesworth Road (B).

6.25 Site A has no established use and is divided in three sections by fences. It is flat and accessed via the Fountain Road. The surrounding land use is residential as well as a nearby veterinarian practice. Site B is much larger and has recently undergone some groundwork and excavation making the topography of the site difficult to gauge. It is directly opposite a large food processing factory which would make it incompatible in terms of residential development, given the odours associated with the food plant. It would clearly be suitable for industrial use. Given this, site A is perhaps the only suitable candidate for future residential development. Site A is 0.5 hectares in size meaning that it could accommodate between 8-12 dwellings.

6.26 CN 9

There is no use on the site; it is a vacant field. The site rises slightly away from the road, from NE-SW. This rise in topography would not prohibit development. The surrounding land use is predominantly residential with a nearby secondary school and associated education bus depot as well. Access from the site can easily be achieved from Molesworth Street. The site is 0.7 hectares in area and could therefore accommodate between 11-18 dwellings.

6.27 CN 10

Access to the site not possible, only access through Church grounds which were locked during visit. Vehicular access very unlikely and for this reason, this site will no longer be considered for the purposes of the Urban Capacity Study.



6.28 CN 12

The site is vacant and has no established use. The site is located adjacent to an existing access running off the Cooolreaghs Road and this would be capable of providing a vehicular access to the site. The surrounding land use is residential with predominantly larger detached dwellings. The site is approximately 0.3 hectares in size and could potentially accommodate 5-8 units.

6.29 CN 13

The site is flat and is vacant - it has no established use. The site is located adjacent to an existing access running off eastwards of Millburn Street and which is used by houses along Millburn Street to allow access to the rear. This would be capable of providing a vehicular access to the site. The surrounding land use is residential. The site is approximately 0.2 hectares in size and could potentially accommodate 3-5 units.

6.30 CN 14

The site is vacant with no established use. It appears to be an agricultural field. The site undulates slightly with a slight fall in elevation towards the east (towards beechaway), although this would not hinder the development potential of the site. The surrounding land use is predominantly residential. The site is approx. 0.8 hectares in size and could therefore accommodate between 12-20 units.

6.31 CN 15

The site is located at the junction of Coagh Street and East Circular Road. Immediately east of the site is a pre-fabricated building that is used as a Pentecostal Church. There is also an all-weather playing pitch immediately to the north. None of these uses are incompatible with residential development. The topography of the site is flat and access can easily be achieved from Coagh Street. The site is approximately 0.3 hectares in size and could therefore potentially accommodate 5-8 units.

## SUMMARY OF POTENTIAL YIELD FROM SITES

CN 1	0.8 Ha.	12-20
CN 8 (A)	0.5 Ha.	8-12
CN 9	0.7 Ha.	11-18
CN 12	0.3 Ha.	5-8
CN 13	0.2 Ha.	3-5
CN 14	0.8 Ha.	12-20
CN 15	0.3 Ha.	5-8
TOTAL		56-91

## **COALISLAND**

### 6.32 CLD 1

The site does not have an established use. It appears to be communal green space for surrounding housing developments. The topography is generally flat with a slight rise towards the northwest. The surrounding land use is overwhelmingly high density residential units.

Whilst the site is not designated as open space, it is felt that it would not be desirable to lose the land to housing units. The site in question provides a visual break between swathes of high density housing as well as offering physical room for residents to enjoy. This site is an integral part the surrounding area and it would be considered detrimental if it was lost. Therefore, this site will no longer be considered for the purposes of this Urban Capacity Study.

### 6.33 CLD 2

The site does not have an established use. I was unable to gain access to the entire site but the terrain appears to be flat and would not be a hindrance to development. The main land use in the area is residential. Access to the site is available from an existing laneway off Loughview Road. The site is approx. 0.8 hectares in size and is considered suitable for housing development in the future. Assuming a density of 15-25 units per hectare were to be adopted, then the site could accommodate between 12-20 dwellings.

### 6.34 CLD 3

The site does not have an established use. I was unable to gain access to the entire site but it is very overgrown with heavy vegetation and trees. The terrain appears to be flat and would not be a hindrance to development. There appears

to be a vacant house on the site but I was unable to assess this. The main land use in the area is residential. Access to the site is available from an existing laneway off Loughview Road. The site is approximately 0.8 hectares in size and could therefore accommodate between 12-20 units.

6.35 CLD 5

The site does not have an established use. The site is flat with the land use in the area being predominantly residential. Access from the site can be taken from Barrack Street. The site is approximately 0.4 hectares in size and could therefore accommodate between 6-10 units.

6.36 CLD 7

It appears this site is currently in use as a play area associated with Primate Dixon primary school. It is therefore, discounted from the Urban Capacity Study.

6.37 CLD 8

The site does not have an established use. The site is flat with the land use in the area being predominantly residential with Coalisland Golf Course located immediately to the south. Access is easily available from the Barrack Road or Roughan Place. The site is approximately 0.6 hectares in size and could therefore accommodate between 9-15 units.

6.38 CLD 9

The site does not have an established use. I was unable to gain access to the site as there is no pedestrian or vehicular access, therefore this site will no longer be considered for the purposes of this Urban Capacity Study.

6.39 CLD 12

The site does not have an established use. The site is flat with the sole land use in the area being residential. Access is easily available from the Washingby Road. The site is approximately 0.5 hectares in size and could therefore accommodate between 7-13 units.

6.40 CLD 14

The site does not have an established use, however there were a number of lorries parked on a portion of the site which were associated with the neighbouring business. There is an industrial park immediately east of the site, and an aggregates business immediately south and west of the site. There was a great number of large machinery in operation. There is also no vehicular access to this site.

It is felt that the proximity to the candidate site would mean that noise from machinery, traffic, loading, staff movements etc. would make the site incompatible with nearby residential development. Therefore, for these reasons, along with the lack of vehicular access, this site will no longer be considered for the purposes of this Urban Capacity Study.

## SUMMARY OF POTENTIAL YIELD FROM SITES

CLD 2	0.8 Ha.	12-20
CLD 3	0.8 Ha.	12-20
CLD 5	0.4 Ha.	6-10
CLD 8	0.6 Ha.	9-15
CLD 12	0.5 Ha.	7-13
TOTAL		46-78

### **DUNGANNON**

#### 6.41 DN 1

No established use on the site. It is currently a vacant field. There is a slight undulation downwards towards the northwest, however this would have no hindrances on the development. The area is predominantly residential. There is a shop and fuel station immediately west of the site, and agricultural buildings immediately east which appear to be unused. These land uses are not incompatible. Access can be taken from the existing laneway off Gortmerron Link road.

The site is approx. 1.6 hectares in size and is considered suitable for housing development in the future. Assuming a density of 15-25 units per hectare were to be adopted, then the site could accommodate between 24 - 40 dwellings.

#### 6.42 DN 3

The site does not have an established use. I was unable to gain access to the entire site but the terrain appears to be relatively flat and would not be a hindrance to the development. The site is adjacent to playing fields associated with St. Patrick's Academy, and adjacent to a large high density housing development currently under construction. Access to the site could be available through the existing housing development off Killymeal Road.

The site is approximately 2.6 hectares in size and could therefore accommodate between 39-65 units.

#### 6.43 DN 4

No established use on the site. It is currently a vacant field. The area is predominantly residential, with some retail units north of the site. Access from the site can be taken from Castlefields. The site is approximately 0.6 hectares in size and could therefore accommodate between 9-15 units.

#### 6.44 DN 5

No established use on the site. The site is flat with the land use in the area being predominantly residential. Scouts Hall is west of the site; this will have no hindrance on the development. Access is available from Greers Road. The site is approximately 2.4 hectares in size and could therefore accommodate between 36-60 units.

6.45 DN 6

No established use on the site. The site is very overgrown with heavy vegetation and a large amount of trees. There is an extremely steep incline which would hinder development on this site. Therefore, this site will no longer be considered for the purposes of this Urban Capacity Study.

6.46 DN 7

No established use on the site. It is currently a vacant field. All land uses adjacent to the site are residential. Access is easily available from the Coalisland Road. The site is approximately 0.3 hectares in size and could therefore accommodate between 4-8 units.

6.47 DN 8

No established use on the site. It is currently a vacant field. There is a slight incline towards the northwest of the site; however, this would not hinder future development. The sole land use in the area is residential. Access is easily available from Mullaghadun Lane. The site is approximately 0.3 hectares in size and could therefore accommodate between 4-8 units.

6.48 DN 9

There is no established use on site. The site is overgrown with heavy vegetation and trees. There is a slight undulation downwards towards the northwest, however this would have no hindrances on the development. The area is predominantly residential. Access can be taken at two points via the adjacent existing housing developments, Dunlea Vale or Dunavon Heights.

The site is approx. 1.6 hectares in size and is considered suitable for housing development in the future. Assuming a density of 15-25 units per hectare were to be adopted, then the site could accommodate between 24 - 40 dwellings.

6.49 DN10

The site does not have an established use. The site is very overgrown with heavy vegetation and a large amount of trees. I was unable to gain access to the site as there is no pedestrian or vehicular access, therefore this site will no longer be considered for the purposes of this Urban Capacity Study.

### SUMMARY OF POTENTIAL YIELD FROM SITES

DN 1	1.6 Ha.	24-40
DN 3	2.6 Ha.	39-65
DN 4	0.6 Ha.	9-15
DN 5	2.4 Ha.	36-60
DN 7	0.3 Ha.	4-8
DN 8	0.3 Ha.	4-8
DN 9	1.6 Ha.	24-40
TOTAL		140-236

## **7.0 Potential Yield from Urban Capacity Study**

- 7.1 This study has laid out the extensive desk based and site based reviews of the sites, which were identified as potential urban capacity sites. Section 6 of the Study has broken down the potential yield from individual sites, which are considered to be capable of providing additional housing that could in turn supplement the existing housing commitments already considered as part of the draft Plan Strategy.
- 7.2 It should be noted that sites of all sizes were considered as part of this study. However, it may be worth considering a scenario where sites of and above a certain size are only considered. For instance if some sites are so small as to only allow a small number of dwellings, the argument might be made that they are not worth considering because they do not offer significant enough development potential to have a meaningful impact upon the housing situation over the plan period.
- 7.3 Therefore, the following summary of potential yield from urban capacity sites has been provided in two formats; one considering the potential yield from all sites and the other considering potential yield from all sites with an area of 0.5 hectares or greater.

SETTLEMENT	POTENTIAL YIELD FROM ALL SITES	POTENTIAL YIELD FROM SITES OVER 0.5 HECTARES
COOKSTOWN	56-91 UNITS	43-70 UNITS
DUNGANNON	140-236 UNITS	132-220 UNITS
MAGHERAFELT	127-216 UNITS	121-206 UNITS
MAGHERA	28-46 UNITS	17-28 UNITS
COALISLAND	46-78 UNITS	40-68 UNITS
TOTAL	397 – 667 UNITS	353 – 592 UNITS

## 8.0 Conclusion

- 8.1 The results from the Urban Capacity study show that in addition to the existing housing commitments, there is the capacity within the five main towns of Mid Ulster to accommodate between 397-667 units. If the parameters are reduced to only consider sites which are 0.5 hectares or greater in size, then this capacity is reduced to between 353 – 592 units. Either way it would be accurate to conclude that the five main towns of mid ulster have capacity to accommodate around 400-600 dwellings in addition to those which have been considered as existing commitments, within the plan period.
- 8.2 In relation to the three hub towns of Cookstown, Dungannon and Magherafelt, then it is accurate to say that from all the identified sites, there is capacity for between 323-543 additional dwellings. If the sites over the 0.5 hectare threshold are only considered, then the three hub towns could be said to have capacity for between 296 – 496 dwellings. It would be a safe assumption to say that within the urban footprint of the three hub settlements, there is scope for additional 300-500 dwellings.
- 8.3 The main issue is how these findings relate to the Local Housing Indicators included in Appendix 1 of the draft Plan Strategy. This capacity figure of 300-500 when added to the existing commitments as pertaining to the three hub

towns (6,294 units) would be sufficient to ensure that the maximum requirement of 60% of all new housing (6,569 units) could be achieved within the three hub settlements.



## APPENDIX 1 – SITE LOCATION MAPS OF ALL CANDIDATE SITES

### MAGHERA

**MA1)** Lands at Glencree, Glen Road, to the west of Glenview Primary School.



**MA2)** Land immediately NW of Glenview Housing Estate



**MA3)** Lands between Maghera Leisure Centre and Hawthorne Crescent





**MA4)** Lands immediately SW of 34 Station Road



**MA5)** Land immediately South of Maghera Primary School



**MA6)** Lands at King William Crescent





**MA7)** Land south of junction between Meeting House Avenue and Tobermore Road



**MA8)** Lands immediately NE of 1-7 Craigadick Park





**MA9)** Land to the rear of 48 Glen Road



**MA10)** Land immediately west of 80 Glen Road



COALISLAND

**CLD1)** Land immediately south of Ardmore Park





**CLD2)** Lands immediately west of 16 Loughview Road



**CLD 3)** Lands immediately south of Lisnashee Court



**CLD 4)** Lands Immediately South East of 36 Derry Road





**CLD 5)** Lands immediately north of 45&47 Barrack Street



**CLD 6) Lands West of Junction between Glen Road and Stewartstown Road**





**CLD7)** Lands immediately north of Primate Dixon Primary School



**CLD8)** Lands immediately west of the junction between Brackaville Road and Roughan Place



**CLD 9)** Land immediately to the rear of 24&26 School Lane.





**CLD10)** Land opposite 41 Stewartstown Road



**CLD11)** Lands between and to the rear of no.s 2 & 6 Colliers Lane



**CLD12)** Land immediately north of 35-38 Canal Quay





**CLD 13)** Lands north of Gortgonis Playing Fields



**CLD 14)** Lands immediately south of 39 & 41 Gortgonis Road





MAGHERAFELT

**MT1)** Lands immediately South East of Coolshinney Close



**MT2)** Lands north of 179 Leckagh Cottages



**MT3)** Junction of Leckagh Drive and Meadowbank Road





**MT4)** Lands south of Glenburn Park



**MT5)** Land to the south of Holy Family Primary School



**MT6)** Lands north of 1 Churchwell Lane





**MT7)** Land north of Hazeldene Avenue



**MT8)** Land south of Queens Avenue and Sperrin Mews





**MT9)** Land between Sperrin Drive and Leckagh Walk



**MT10)** Land immediately east of 22-27 Sandy Braes





**MT11)** Lands south of Princess Drive and Princess Gardens



**MT12)** Land between 38 & 42 Tobermore Road



## COOKSTOWN

**CN1)** Land at junction of Kilcornagh Business Park and Sandholes Road





**CN2)** Land between Ballyreagh Business Park and Kilcronagh Business Park



**CN3)** Land immediately south of 10 Sandholes Road



**CN4) Land between Old Rectory Park and Ballinderry River**





**CN5)** Land immediately east of Riverside Drive



**CN6)** Land immediately south of Glenwood Crescent



**CN7)** Lands Immediately Opposite no's. 12-24 Castle Road





**CN8)** Land adjacent to Karro Factory and adjoining Fountain Road



**CN9)** Land immediately west of 45 Molesworth Road



**CN10)** Land to the rear of Molesworth Presbyterian Church





**CN11)** Land between 1 Fairhill Road and Cookstown First Presbyterian Church





**CN12)** Land immediately south of 88 Coolreaghs Road



**CN13)** Lands east of 33-43 Millburn Street



**CN14)** Land immediately NE of Ferguy Heights



**CN15)** Lands at Coagh Street, immediately SE of Beechway Playing Fields





## DUNGANNON

**DN1)** Land immediately east of junction of Gortmerron Link Road and Moy Road



**DN2)** Land immediately east of 20-28 Ranfurly Road



**DN3)** Land to the rear of St Patricks Academy





**DN4)** Land immediately east of 2-6 Castlefields



**DN5)** Land Immediately North of Ann Street Car Park



**DN6)** Land at junction of Ballygawley Road and Newell Road





**DN7)** Lands at Coalisland Road, immediately north of Lambfield Court



**DN8)** Land Adjacent to 72 Killymeal Road



**DN9)** Land immediately SE of Dunlea Vale





**DN10)** Land immediately north of 94 Killyman Road



**APPENDIX 2 – PROFORMA USED FOR SITE VISITS TO POTENTIAL SITES**

**MID ULSTER LOCAL DEVELOPMENT PLAN - DRAFT PLAN STRATEGY 2030 - Urban Capacity Study - Site visit pro forma**

**TOWN - .....**

**Date of site visit.....**

**SITE REF - .....**

**Planning Officer.....**

**Is there any established use on the site?**

**Topography of the site – would this hinder development?**

**Are there any surrounding land use(s) that would be incompatible with housing development?**

**Can Access / Egress be achieved from the site?**

**Any other observations**

**Signature.....**

**APPENDIX 3 – Maps Showing Identified Urban Footprints and Location of  
Candidate sites.**



# Dungannon Urban Footprint

Flight Date : 18th July 2017

## Legend

- Mid Ulster Settlement Limits
- Urban Footprint Dungannon 2012
- Urban Footprint Dungannon 2020
- Openspace

## Housing Monitor 2019

### Status

- Complete
- Development On-Going
- Not Started

### Urban Capacity Sites

- DN1 Land immediately east of junction of Gortmerron Link Road and Moy Road
- DN2 Land immediately east of 20-28 Ranfurly Road
- DN3 Land to the rear of St Patricks Academy
- DN4 Land immediately east of 2-6 Castlefields
- DN5 Land Immediately North of Ann Street Car Park
- DN6 Land at junction of Ballygawley Road and Newell Road
- DN7 Lands at Coalisland Road, immediately north of Lambfield Court
- DN8 Land Adjacent to 72 Killymeal Road
- DN9 Land immediately SE of Dunlea Vale
- DN10 Land immediately north of 94 Killyman Road



# Cookstown Urban Footprint

Flight Date : 18th July 2017

## Legend

- Mid Ulster Settlement Limits
- Urban Footprint Cookstown 2012
- Urban Footprint Cookstown 2020
- Openspace

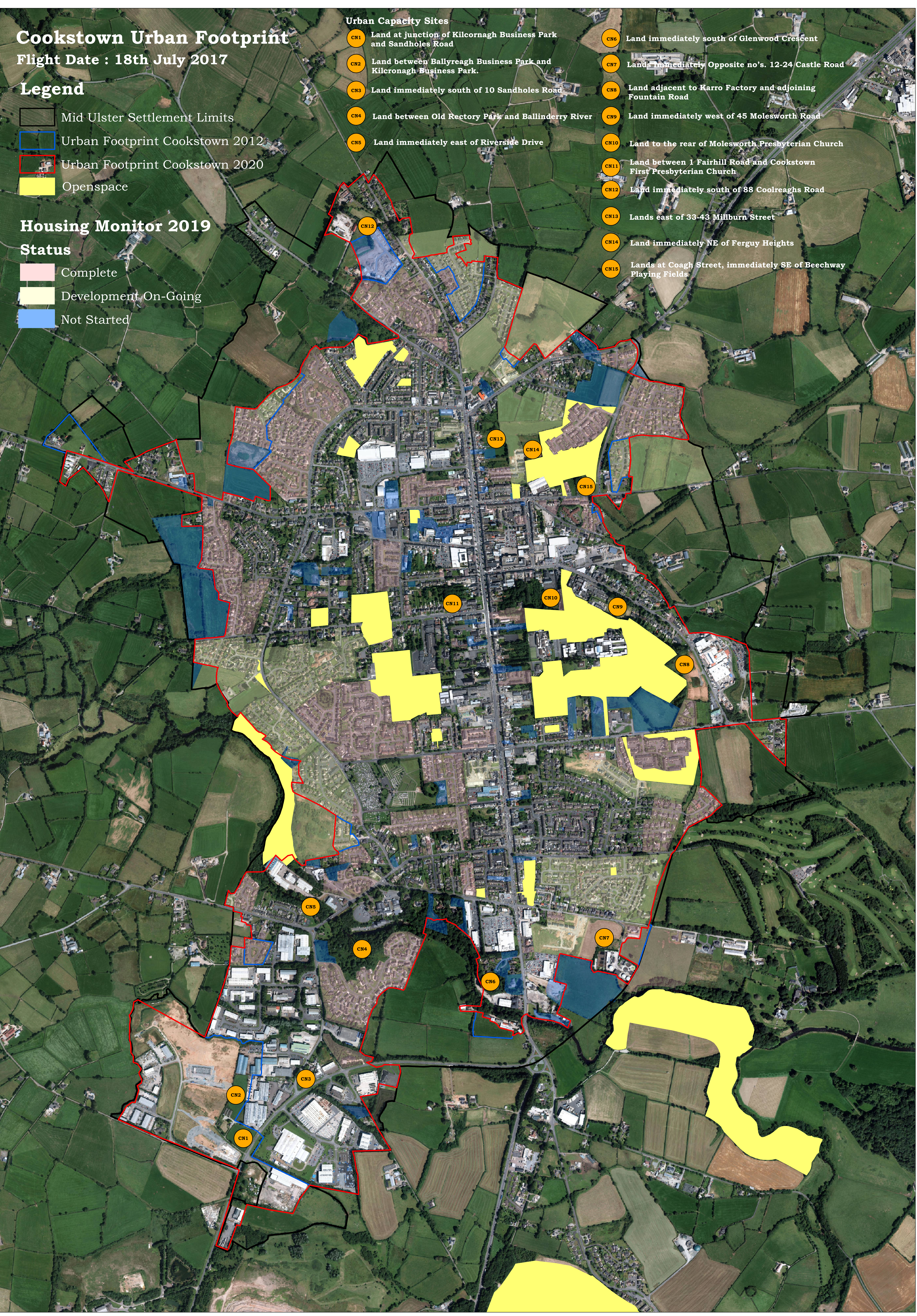
## Housing Monitor 2019

### Status

- Complete
- Development On-Going
- Not Started

### Urban Capacity Sites

- CN1 Land at junction of Kilcornagh Business Park and Sandholes Road
- CN2 Land between Ballyreagh Business Park and Kilcraugh Business Park.
- CN3 Land immediately south of 10 Sandholes Road
- CN4 Land between Old Rectory Park and Ballinderry River
- CN5 Land immediately east of Riverside Drive
- CN6 Land immediately south of Glenwood Crescent
- CN7 Lands immediately Opposite no's. 12-24 Castle Road
- CN8 Land adjacent to Karro Factory and adjoining Fountain Road
- CN9 Land immediately west of 45 Molesworth Road
- CN10 Land to the rear of Molesworth Presbyterian Church
- CN11 Land between 1 Fairhill Road and Cookstown First Presbyterian Church
- CN12 Land immediately south of 88 Coolreaghs Road
- CN13 Lands east of 33-43 Millburn Street
- CN14 Land immediately NE of Ferguy Heights
- CN15 Lands at Coagh Street, immediately SE of Beechway Playing Fields





# Magherafelt Urban Footprint

Flight Date : 18th July 2017

## Legend

- Mid Ulster Settlement Limits
- Urban Footprint Magherafelt 2012
- Urban Footprint Magherafelt 2020
- Openspace

## Housing Monitor 2019

### Status

- Complete
- Development On-Going
- Not Started

### Urban Capacity Sites

- MT1 Junction of Leckagh Drive and Meadowbank Road
- MT2 Land between 38 & 42 Tobermore Road
- MT3 Land between Sperrin Drive and Leckagh Walk
- MT4 Land immediately east of 22-27 Sandy Braes
- MT5 Land north of Hazeldene Avenue
- MT6 Land south of Queens Avenue and Sperrin Mews
- MT7 Land to the south of Holy Family Primary School
- MT8 Lands immediately South East of Coolshinney Close.
- MT9 Lands north of 1 Churchwell Lane
- MT10 Lands north of 179 Leckagh Cottages
- MT11 Lands south of Glenburn Park
- MT12 Lands south of Princess Drive and Princess Gardens





# Coalisland Urban Footprint

Flight Date : 18th July 2017

## Legend

- Mid Ulster Settlement Limits
- Urban Footprint Coalisland 2012
- Urban Footprint Coalisland 2020
- Openspace

## Housing Monitor 2019

### Status

- Complete
- Development On-Going
- Not Started

## Urban Capacity Sites

- CLD1 Land immediately north of 35-38 Canal Quay
- CLD2 Land immediately south of Ardmore Park
- CLD3 Land immediately to the rear of 24&26 School Lane.
- CLD4 Land opposite 41 Stewartstown Road
- CLD5 Lands Immediately South East of 36 Derry Road
- CLD6 Lands West of Junction between Glen Road and Stewartstown Road
- CLD7 Lands between and to the rear of no.s 2 & 6 Colliers Lane
- CLD8 Lands immediately north of 45&47 Barrack Street
- CLD9 Lands immediately north of Primate Dixon Primary School
- CLD10 Lands immediately south of 39 & 41 Gortgonis Road
- CLD11 Lands immediately south of Lisnashee Court
- CLD12 Lands immediately west of 16 Loughview Road
- CLD13 Lands immediately west of the junction between Brackaville Road and Roughan Place
- CLD14 Lands north of Gortgonis Playing Fields



# Maghera Urban Footprint

Flight Date : 18th July 2017

## Legend

- Mid Ulster Settlement Limits
- Urban Footprint Maghera 2012
- Urban Footprint Maghera 2020
- OpenSpace

## Housing Monitor 2019

### Status

- Complete
- Development On-Going
- Not Started

## Urban Capacity Sites

- MA1 Land immediately NW of Glenview Housing Estate.
- MA2 Land immediately South of Maghera Primary School
- MA3 Land immediately west of 80 Glen Road
- MA4 Land south of junction between Meeting House Avenue and Tobermore Road
- MA5 Land to the rear of 48 Glen Road
- MA6 Lands at Glenree of the Glen Road, to the west of Glenview Primary School.
- MA7 Lands at King William Crescent
- MA8 Lands between Maghera Leisure Centre and Hawthorne Crescent
- MA9 Lands immediately NE of 1-7 Craigadick Park
- MA10 Lands immediately SW of 34 Station Road

