

Sinead McEvoy

From: Eamonn Loughrey [REDACTED]
Sent: 24 July 2019 13:32
To: DevelopmentPlan@midulstercouncil.org
Subject: Counter Representations
Attachments: CB 87 MBA Granville.pdf; CB 117 Casey Granville.pdf; CB 148 Retail NI.pdf; CB 154 Moygashel.pdf; CB 164 Fleming Mountstephen.pdf

Dear Sir/Madam

MID ULSTER DEVELOPMENT PLAN DRAFT PLAN STRATEGY - COUNTER OBJECTIONS

Please find enclosed 5 counter objections to representations made to the Draft Plan Strategy.

Please acknowledge safe receipt.

Regards

Eamonn Loughrey
[REDACTED]
[REDACTED]

**Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy
Submission of a Counter Representation**



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

**Local Development Plan
Counter Representation Form
Draft Plan Strategy**

Ref:
Date Received:
(For official use only)

Name of the Development Plan Document
(DPD) to which this Counter representation relates

Counter Representations must be submitted by 5pm on Friday 9 August 2019 to:

Development Plan Team
Planning Department
Mid Ulster District Council
50 Ballyronan Road
Magherafelt
BT45 6EN

Or by email to developmentplan@midulstercouncil.org

Please complete separate form for each counter representation.

SECTION A

1. Personal Details

Title

First Name

Last Name

Job Title
(where relevant)

Organisation
(where relevant)

2. Agent Details (if applicable)

Address Line 1	<input type="text"/>	<input type="text" value="15 Cleaver Park
Belfast"/>
Line 2		
Line 3		
Line 4		
Post Code	<input type="text"/>	<input type="text" value="BT9 5HX"/>
Telephone Number	<input type="text"/>	<input type="text" value="██████████"/>
E-mail Address	<input type="text" value="██████████"/>	

SECTION B

3(a). Have you submitted a representation to the Council regarding this development plan document?

Yes No

3(b). If yes, please provide Reference No. and summary of issue raised in you representation.

Counter Representation

Any person may make a counter representation in relation to a representation seeking a change to a DPD. The purpose of a counter representation is to provide an opportunity to respond to proposed changes to the DPD a result of representations submitted under Regulation 15 and 16 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

A counter representation must not propose any further changes to a DPD.

4. Please provide the reference number of the representation to which your counter representation relates to.

MUDPS/154

5. Please give reasons for your counter representation having particular regard to the soundness test identified in the above representation.

Please note your counter representation should be submitted in full and cover succinctly all the information, evidence, and any supporting information necessary to support/justify your submission. **There will not be a subsequent opportunity to make any further submissions based on your original counter representation.** After this stage, further submissions will only be at the request of the independent examiner, based on the matters and issues he/she identifies at independent examination.

This objection seeks to introduce a new Local Centre at Moygashel.

While we agree with the applicants that the Council has not yet prepared sufficient research to determine the requirements for new Local Centres, the Moygashel retail area would not fit within the scale, use or nature of a Local Centre.

Moygashel is a Tourist Outlet Discount Village, and it is controlled by planning conditions to restrict the scale and nature of goods being sold on the site.

To allocate part of this development as a Local Centre would give this Centre a degree of protection only afforded to the town centre and District Centre in Dunganon.

The justification for the proposal as Local Centre is based on a very small number of shops (1 shop, 1 office and 1 take away).

Identifying this as a Local Centre would set a precedent for other locations to be defined as a Local Centre. Moreover the suggested boundary includes part of what would be recognised as the Moygashel Tourist Outlet Discount Village. Introducing a degree of protection for this Centre would open the opportunity for wider retail use in Moygashel that could be considered to conflict with the rest of the retail hierarchy in Dunganon.

If for example another shop in the south of Dunganon wanted to expand, it could only do so if Moygashel is not harmed. This adds an unnecessary constraint on local shopping in this area of the town.

The alternative (Soundness test CE2) is that Moygashel is left undesignated and subject to the Plan Strategy and SPPS Retail Policy controls.

(If not submitted online form and additional space is required, please continue on a separate sheet)

Signature

Eamonn Loughrey

Date

24 July 2019