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Mid Ulster
District Council

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Your reference: MUDC DPS Sub1

8th Aug 2023

RE: Mid Ulster Local Development Plan — Draft Plan Strategy (2030): Response to Request for Further Clarification

Dear Mr Beggs,

I write further to our recent correspondence generally and in particular in response to the letter sent by the Department for Infrastructure on 17 June 2022, the contents of which you will be aware of.

I enclose a paper entitled, 'Response to queries raised by the Department for Infrastructure', which addresses the queries raised in your 17 June 2022 letter.

I wish to make two further points at this stage.

The Council has of course reflected carefully on the queries raised by the Department and the enclosed paper seeks to address them in some detail. The Council has nothing further to add at this stage. It considers that it has adequately addressed all of the queries raised. It is apparent from the language used in some of the questions that the Department has some concerns about some aspects of the policy approach taken by Mid Ulster. You will appreciate however that the purpose of the plan is to set out the planning policies of the Council provided, of course, that the Council's approach is lawful and sound. Accordingly, unless the Department intends to direct the Council to withdraw the draft plan strategy (section 11(2)) or modify it (section 15(1)) — which, for the avoidance of any doubt, the Council does not consider that the Department has any legal basis for so doing — then the Department must cause an independent examination to be held without delay (section 10(4)).

The overarching legislative framework designates the Planning Appeals Commission as the independent body tasked with reaching a view on the soundness and legal compliance of the draft plan strategy. In the present instance, the Council is confident that its draft plan strategy is sound and legally compliant. If there are any residual points of relevance, they can be explored further by the Planning Appeals Commission at the independent examination if necessary. There is now no lawful justification for the Department continuing to withhold this plan from independent examination. The Council has a right to make its case in public before the Planning Appeals Commission.

I pause also to observe that the need to move the plan making process forward is particularly acute in this case. You will be aware that the Council has endeavoured to cooperate throughout with the Department, not least, by addressing the series of Departmental questions, regardless of what its own views might be on the need for such further questioning. However, this process has inevitably led to an ongoing delay to the plan making process. It is to be recalled that the draft plan strategy was submitted to the Department for independent examination over two years ago. For much of this period the Council has been engaged in the time-consuming process of information gathering as requested by the Department. Criticisms that have been levelled at the planning system generally and the local development plan system specifically from several quarters in recent years over delays in delivery. I know we will be in agreement that any further ongoing delay in progressing this plan is not in the public interest. You will no doubt be aware that the delay hitherto has been a source of considerable frustration amongst the public and elected members in Mid Ulster. Delays at this stage will inevitably cause further delays to later stages of the plan making process. I trust that in light of all of this that you will direct your officials to swiftly consider the additional information provided so that no further delays occur in this process.

Accordingly, I would be most grateful if you could confirm in writing within twenty-eight days of the date of this letter that the Department now intends to cause an independent examination to be held in accordance with section 10(4) of the Planning Act (Northern Ireland) 2011 without delay.

For reasons you will appreciate, the Council is keen to see the plan proceed to independent examination without any further delay. In light of the above, and the information contained within the enclosed paper, the Council considers that there is no lawful reason why the Department should not proceed to cause an independent

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examination to be held in accordance with its duty under section 10(4) of the Planning Act (Northern Ireland) 2011.

Please note that the Council intends to publish this letter, the accompanying paper, and any response it receives on its website in due course. I have also copied the Council Solicitor into this letter.

I look forward to hearing from you.

Yours sincerely,

[redacted]

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Response to queries raised by the Department for Infrastructure

August 2023

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1.0. Introduction

1.1. The Mid Ulster Local Development Plan 2030 — Draft Plan Strategy (February 2019) ('the draft Plan Strategy') was submitted to the Department for Infrastructure for independent examination under section 10 of the Planning Act (Northern Ireland) 2011 ('the 2011 Act') on 28 May 2021. On 23 December 2021, the Department for Infrastructure ('DfI') wrote to the Council seeking clarification on a number of points. The letter enclosed four appendices, each of which set out a number of questions (**Annex 1**).

(1) Appendix 1 — Clarification Questions — Housing Section
(2) Appendix 2 — Clarification Questions — Economic Development / Additional in the Countryside
(3) Appendix 3 — Clarification Questions — Residential Development in the Countryside
(4) Appendix 4 — Clarification Questions — Legal / Procedural Compliance

1.2. The Council responded to DfI on 4 February 2022 (**Annex 2**). DfI wrote to the Council on 17 June 2022 highlighting a number of outstanding concerns and raising a new concern about the legality of some of the policies in the draft plan strategy in the light of the judgment of the Court of Justice of the European Union in cases C-197/11 and C-203/11 (**Annex 3**).

1.3. This paper provides a comprehensive response to the matters raised by DfI in its 23 December 2021 and 17 June 2022 letters. In so far as there is any conflict between what is said in this response and what was said by the Council in its earlier 4 February 2022 response, this response should be taken as superseding that response. The Council intends to publish this paper on its website and envisages that it will form part of the material to be examined at the forthcoming independent examination.

1.4. The structure of this paper is as follows.

(1.0) Introduction
(2.0) Response to Appendix 1 questions
(3.0) Response to Appendix 2 questions
(4.0) Response to Appendix 3 questions
(5.0) Response to Appendix 4 questions
(6.0) Response to concerns raised about the judgment of the Court of Justice of the European Union in cases C-197/11 and C-203/11.

2.0. Response to Appendix 1 questions

Question

Updated HGIs were published by the Department in Sep 2019. Based upon more recent 2016-based household projects and other updated data they cover the time period 2016 – 2030. The update indicates 10,300 units for Mid Ulster District Council (MUDC) however the Council has retained the existing draft Plan Strategy housing figure of 11,000. MUDC303, 'Urban Capacity Study', appears to the Department to be the main evidence paper considering the revised HGI. It concludes that the figure of 11,000 (derived from extrapolating the previous HGI of 9,500 for the period 2012 – 2025 remains sound because it is 'not a significant reduction' on the Draft Plan Strategy housing figure.

Q1– Can the Council direct DfI to any submitted evidence clarifying why, despite being based on the now superseded 2012-based HGI, the draft housing requirement of 11,000 represents an equally robust approach to one based upon the more recently prepared 2016-based HGI?

Response

2.1. Paragraph 3.15 of the draft plan strategy, bulletpoint four says:

> *"To provide for 11,000 new homes by 2030 in a range of housing capable of meeting the needs of families, the elderly and disabled, and single people, at locations accessible to community services, leisure and recreational facilities, for those people with and without a car"*

2.2. It may be useful to briefly explain how the 11,000-figure contained in the draft plan strategy was arrived at. MUDC 209 was published at a time when the only Housing Growth Indicators ('HGIs') were those in the Regional Development Strategy ('RDS'). This paper anticipated a likely reduction in the HGI in the then forthcoming update. The Addendum to this paper, published in June 2016, took into account the most up to date HGIs available at the time, namely the 2012-based HGIs. The table below shows the difference between the HGIs contained in the RDS and the 2012-based HGIs over the plan period.

RDS HGIs	2012-based HGIs	% change
11,700	10,950	- 6%

2.3. The 11,000 figure was a rounding off upwards of the 10,950 HGI figure. Taking into account all of the evidence available to the Council at that time, it was considered to be the most appropriate figure for inclusion in the draft plan

strategy. It would ensure that sufficient houses came forward in the settlements over the plan period, in line with wider regional policy and local plan objectives.

2.4. At the time of publication the Addendum acknowledged that a further HGI was likely to be published in 2018. As the Council observed at that time, *"this timeframe will coincide with the production of the LDP and may conflict with this process".* The Council was thus mindful that a revised HGI was likely to be published, but was concerned that this would conflict with the proposed timetable for the emerging draft plan strategy. This was a concern shared by several other councils in Northern Ireland who were at similar stages of the plan process at that time.

2.5. Revised HGIs, 2016-based, were published on 26 September 2019. A report was presented to the Planning Committee on 30 October 2019 to discuss the implications of the revised HGIs. In that report, members were appraised of the changes in the HGIs, that are summarised in the table below.

2012-based HGIs	2016-based HGIs	% change
10,950	10,300	- 6%

2.6. Officers advised members that in accordance with correspondence sent by the Chief Planner, that HGIs were to be used as guidance, and considered alongside all other relevant evidence. They were not to be viewed as a cap on housing development or a target to be achieved. They formed one part of the overall evidence to be considered in setting the housing strategy. Reflecting on the revised HGIs in light of all of the evidence available to them, the judgment of professional planning officers, ultimately supported by elected members, was that the revised HGIs did not justify any modification to the housing strategy. As it was put, *"no action is required in relation to the strategic approach to housing provision as a result of the publication of the revised HGIs"* (Paragraph 4.3).

2.7. Ultimately, as a matter of expert planning judgement officers were sceptical about the merit in modifying the housing strategy by reducing it by 700 houses. Over the course of two HGI updates, 12% less growth was predicted in Mid Ulster. Officers were mindful that the HGIs are based on past trends continuing into the future. It was considered that a further 6% reduction of the HGI in addition to the 6% already introduced by the 2012-based HGIs was not necessarily justified in predicting future growth or consistent with local aspirations. Having regard principally to completion rates, existing levels of commitments, policy aspirations, and representations received during the public consultation on the draft plan strategy, officers adjudged that no change was justified. Even if the use of the 2012-HGI resulted in a slight overprovision of housing land, this would only be less than 10% of the HGI, and was not felt

to be significant in sustainability terms. At an individual settlement level, reducing the HGI by 700 was likely to have a negligible impact.

2.8. It is prudent to look at two of these factors in greater detail.

(1) the HGIs; and

(2) completions.

2.9. Starting with the HGIs, in deciding to retain the 11,000 figure the Council paid particular regard to the advice of the Chief Planner in his 25 September 2019 letter. In that letter, the Chief Planner explained that the HGIs *"do not forecast exactly what will happen in the future",* but are instead *"policy neutral estimates based on recent trends [that] assume recent trends will continue into the future".* Councils were advised not to regard HGIs as *"cap on housing or a target to be met".* They were instead to be regarded as a *"starting point"* to be considered along with *"all relevant sources of evidence".* This is the approach which the Council took. Instead of uncritically accepting the revised HGI, the Council reflected on whether a predicted 6% dip in growth over the plan period was justified, and, in the exercise of its planning judgement, decided it was not.

2.10. An analysis of recent data from the Northern Ireland Statistics and Research Agency ('NISRA') shows that the scepticism which the Council had about the level of growth predicted as being necessary in the 2016-based HGIs was well placed.

2.11. The 2016-based HGIs were based in large part on household and population projections. Whilst the NISRA 2016-based household population projections for 2021 are slightly higher than the 2021 Census results, the household projections and average household size are lower. The 2016-based projections estimated there would be a household population of 150,656 and 52,504 households in Mid Ulster with an average household size of 2.87. The 2021 Census result confirmed that the household population was in fact 149,118 (-1,538) with 54,005 households (+1,501) and a lower average household size of 2.76 (-0.11).

Data	2016-based projections	2021 Census Result	Difference
Household population in Mid Ulster	150,656	149,118	-1,538
Households in Mid Ulster	52,504	54,005	+ 1,501

Average household size	2.87	2.76	- 0.11

2.12. An increase in the number of households and decrease in the average household size could lead to greater demand for houses than predicted.

2.13. In order to illustrate this further, several alternative scenarios can be tested. The 2016-based HGI paper outlines a household projection of 57,000 homes in Mid Ulster in 2030, which equates to a HGI figure of 10,300. Household projections can be calculated by dividing the total household population by the average household size. Given we cannot know with absolute certainty what the average household size will be in Mid Ulster in 2030, a range across four scenarios can be tested.

(1) Apply the 2021 census average household size to 2030 (assumes no further decline in average household size which we consider is unlikely).

(2) Apply the NISRA 2016-based projections rate of decline in household size between 2021 to 2030 from 2.87 to 2.80 (i.e. a rate of reduction of 0.07). This is applied to the lower baseline figure for 2021 (2.76) and gives a new average household size for 2030 of 2.69 (i.e. 2.76 – 0.07).

(3) Apply a proven rate of decline in average household size from the 2011 Census (combining the former legacy council areas of Dungannon, Cookstown and Magherafelt (see page 37 of 2011 Census Results Bulletin)) to the 2021 Census for Mid Ulster which fell from 2.88 to 2.76. It reduced by 0.12 in 10 years. When continuing on this trajectory and reapplying this rate of decline between April 2021 and December 2030, a further fall of 0.117. This gives a new average household size for 2030 of 2.64 (i.e. 2.76 – 0.117).

(4) Apply the Northern Ireland average household size of 2.44.

2.14. The difference in household population identified by the 2021 census is applied to the 2030 household population projections (i.e. -1,538). Revised household projections are subsequently calculated to give a projected number of households in 2030. These household projections are then translated into a HGI figure for the District using the HGI methodology. Full details of the working out are enclosed (**Annex 1A).**

2.15. The revised HGI after running each of the scenarios set out above is as follows.

Scenario	HGI output
(1)	10,718
(2)	12,209
(3)	13,323
(4)	18,234

2.16. The above shows that the HGIs are sensitive to small changes to household size. It has been shown up to 2021 that the HGI has underestimated the decline in household size in Mid Ulster. Applying any of the above three realistic scenarios, where household size continues to decline over the plan period, will only exacerbate the underestimation accumulated to date.

2.17. For the avoidance of any doubt, it is not unrealistic to assume that there will be further decline in household size moving forward. The NISRA 2016-based projections estimated slow decline in household size up to 2021 (from 2.88 in 2016 to 2.87 in 2021), falling more rapidly thereafter (from 2.87 in 2021 to 2.80 in 2030).

2.18. Whilst the Council acknowledges that there is always a degree of uncertainty in demographic trends of this type, the best evidence to date suggests that the 2016-based projections have underestimated the rate of decline in household size. The evidence presented above shows this is capable of having a material impact on the outcome HGI figure. Accordingly, working through the three realistic scenarios outlined above, further decline in household size over the plan period is likely to push the HGI figure up further. This shows that the scepticism which the Council had over the 2016-based HGI figure was sound.

2.19. Turning next to completions and commitments, the need to take account of these was expressly recognised by the Chief Planner in his letter. It is similarly recognised in the SPPS (Paragraph 6.139).

2.20. As of 1 April 2020, there are existing commitments (excluding expired permissions on unzoned land) for 8,837 housing units within the hubs and settlements.

2.21. Of these 8,837 commitments, 4,777 are in the three main hubs. A review of housing monitor sites in the three hubs and an estimation of the status of commitments is outlined in the table below.

	% of Total Commitments in Hubs			Total %
	Cookstown	Dungannon	Magherafelt	
Extant permission on white land	5%	17%	3%	25%
Extant permission on zoned land	16%	13%	14%	43%
Expired permission on zoned land	3%	12%	1%	16%
Zoned land with no permission	2%	5%	10%	17%

2.22. This demonstrates that extant permissions on zoned land form the majority of commitments with 43% across in Cookstown, Dungannon and Magherafelt. Around 16% of commitments were expired permissions on zoned land, while 17% of commitments were from housing zonings with no previous planning permission. It is estimated that 25% of the total commitments in the hubs were extant permissions on white land.

2.23. In addition, there have been 2,285 housing completions during the plan period 2015 to 2020, as set out in the table below.

	Number
Completions	2,285
Commitments	8,837

2.24. Overall, the total number of completions and commitments comes in at just over 11,000, which sits well with the 11,000 figure in the housing strategy.

2.25. Looking further at completions, the table below presents housing completions in hubs and settlements between 2015 and 2020. Whilst some fluctuation is present, it is evident that there is a steady upwards trend. This shows healthy growth which Mid Ulster would like to encourage over the plan period through a robust supply of housing land.

Year	15/16	16/17	17/18	18/19	19/20	Total	Average
Units	160	71	721	231	1102	2285	457

2.26. It is also important to acknowledge that completions during this period, particularly in the early stages are likely to have been negatively impacted by the 2008 recession, bearing in mind the 5-year implementation period associated with planning permissions. The steady upward trend would suggest recovery as we begin to move further from the 2008 recession and associated period thereafter.

2.27. Additionally, the Council observes that other local councils have been permitted to proceed to independent examination on the basis of the 2012-based HGI without any comparable objection from DfI prior to independent examination. Antrim and Newtownabbey in large part based its housing requirement figure on the 2012-based HGI and opted not to use the 2016-based HGI for the reasons explained in its 'Topic Paper 1: Housing Growth (March 2021)'. Similarly, Mid and East Antrim largely based its housing requirement figure on the 2012-based HGI; and in its 'Further Evidence Report — Housing (March 2021)', it took a similar view to this Council in observing that the 2016-based HGI, *"do[es] not represent a significant variation"* to the 2012-based HGI (even though the variation experienced by that council (-13%) was greater than the variation experienced by this council (-6%)).

2.28. Finally, what matters is whether the level of housing which the plan provides for is sound, not what HGI was used. Like other councils, Mid Ulster is content that the level of housing which the plan provides for is sound, taking into account all of the evidence available to it, including the 2012-based and 2016-based HGIs. The Council is concerned that DfI has unquestioningly placed too much weight on the latest HGI, without affording any weight to other evidence or accounting for the fact that, as the Chief Planner put it, the HGIs are only a starting point, and should not be viewed as a cap or target.

<u>Question</u>

Q2–Where in the submitted evidence has the Council considered what residual housing need remains as of the date of submission once completions from 2015 – 2020 are taken into account?

<u>Response</u>

2.29. Completions are subject to continuing change and are kept under review by the Council. An updated position on completions will be required at the local policies plan stage. The number of completions between 2015 and 2020 is set out in the table below for ease of reference.

	Number
Completions (settlements)	2,285
Completions (countryside) (excluding replacements)	712
Completions (total)	2,997
Completions (annual average)	459

Question

The Council's Housing Allocation paper (MUDC209 July 2015) provides allocations for the urban and rural area for 2015-2030. It is said to be based on the most recent household projections available at that time (provided by NISRA March 2015). The paper advises that the position would be revisited and the paper updated when HGIs are revised. (Paragraphs 1.1 & 1.2). There is a reference within the POP to a Housing Allocation position paper addendum dated 2016.

Q3–Can the Council direct DfI to the 2016 'Housing Allocation' addendum referred to in the POP or any revisions or updates of the information presented in this Housing Allocation Paper?

Response

2.30. A copy of the Addendum Position Paper — Housing Allocation Revised HGI Figures was enclosed by the Council with its 4 February 2022 response. It was agreed by elected members on 27 September 2016. The Revised Housing Growth Indicators and Implications paper was agreed by members on 30 October 2019. It was also enclosed by the Council with its 4 February 2022 response.

2.31. In its 17 June 2022 response, DfI did not raise any further concerns in respect of this question. Accordingly, it is assumed that DfI requires no further clarification on this matter.

Question

The Council proposes an allowance equivalent to 40% of the 'Council's HGI' to account for development that will take place under countryside policies. This is said by the Council to reflect the existing proportion of households in the countryside of the district which is presently 41% (MUDC237). The Council's proposal is that applications will be monitored and a plan review initiated when approvals reach a level equivalent to 40% of the HGI. In the draft Plan Strategy, the allowance to the countryside is therefore in addition to the planned housing allocation to settlements.

The Department would again highlight the RDS direction (page 43) which states that the HGI figure is for the whole council area.

The Department would also draw attention to the Council's own statement at paragraph 6.16 of its 2014 Housing Paper (MUDC202) that "Within the HGI figure (the Department's emphasis) an allowance will also have to be made for dwellings in the Countryside". It therefore appears that the Council previously accepted that the housing need indicated by the HGI related to the whole district, including the countryside, and not just part of it.

Q4– It would assist the Department's consideration if the Council can refer to the submitted evidence explaining the change in approach between the 2014 Housing Paper and the Draft Plan Strategy with regard to the 40% allowance to the countryside within the context of the HGI figure? An explanation as to why the allowance to the countryside changed from being within the HGI to being outside it?

Response

2.32. The draft plan strategy is clear that the countryside will not be subject to an allocation of the HGI. This is set out explicitly at paragraph 4.34. Instead, the policy approach is to direct growth towards the settlements, in particular the hubs, by ensuring that there is an adequate supply of housing land within the settlements. That is achieved by allocating the HGI across the settlements only as opposed to across the settlements and the countryside. This also ensures that regional and local policy objectives in respect of the countryside are able to be achieved. The policy approach for the countryside is to monitor the level of growth in the countryside to ensure that approvals in the countryside do not exceed the equivalent of 40% of the HGI. The 40% is not a target. The 40% is simply the level at which a policy review would be triggered on grounds of there being a risk of unsustainable levels of growth in the countryside.

2.33. DfI in its question is referring to comments made in documents produced early in the plan preparation process. The plan has evolved during that process in response to public consultation and sustainability appraisal. There is nothing unusual about a plan evolving through that process. The option carried through to the Preferred Options Paper as the recommended option was 'Option 1 – Equitable Split', which saw the countryside allocated 40% of the HGI (MUDC 115) (Page 23 to 24). However, in the Preferred Options Paper Public Consultation Report, a detailed analysis was undertaken of the various responses, which pushed and pulled in different directions (MUDC 116) (Pages 16 to 21). DfI in particular wanted to see a greater proportion of the HGI going to the hubs, but this was proposed to be at the expense of the countryside, which was not viewed as justified in a rural district like Mid Ulster. The Council had to grapple with the fact that there was a desire, backed up by

regional policy, to increase the level of housing land available in the hubs on the one hand, whilst on the other hand there was a need to sustain rural communities in Mid Ulster. As set out in that report, *"following further consideration of consultee advice and in undertaking the SA/SEA [the Council] review[ed] [its] approach to [its] growth strategy and spatial planning framework",* introducing a new option, Option 4, which did not include an allocation to the countryside. This is set out and explained in the Sustainability Appraisal (MUDC 102) (Pages 63 to 65). As set out at paragraph 5.11 in particular, *"following publication of the POP an additional 4th option has been proposed".*

2.34. The justification for selecting Option 4 as the preferred option for the draft plan strategy was set out in MUDC 102) (Paragraphs 5.12 to 5.17). Detailed rebuttal of concerns raised, including those raised by DfI in this question, can be found in the Public Consultation Report (MUDC 114) (Pages 084 to 091).

2.35. This was again a balanced judgment taken by the Council in light of all of the available evidence. The Council is well aware of the levels of growth which the draft plan strategy provides for. It has carefully appraised the implications of this growth in its sustainability appraisal. It has reflected carefully on the competing views of stakeholders, including DfI. In taking the approach that it has, the Council has attempted to reconcile the tension inherent in seeking to grow large urban settlements without doing so at the expense of valued rural communities. It believes that the approach it has taken is sustainable and tailored to the circumstances of this District.

2.36. Councils are afforded a significant degree of latitude within the confines of the soundness test to decide how to use the HGI in light of their own local circumstances. This was reflected in the Planning Appeals Commission report into the Fermanagh and Omagh draft Plan Strategy. Fermanagh and Omagh opted not to count completions that pre-dated the current policy context towards the overall HGI allocation to the countryside. DfI disagreed with this, however the Commission observed that this was *"a matter for the Council",* and it has demonstrated that its decision was informed by all of the relevant evidence. Similarly, whilst DfI may disagree with the approach taken by this Council, it is clear that the approach is carefully thought through, sitting comfortably within the range of reasonable policy choices open to it.

Question

Q5– The Council acknowledges the relevance of implementation rates elsewhere in the submitted evidence and indicate that the rate is between 90-95%. As approvals do not equate to completed dwellings can the Council advise why these are

considered to be a robust indicator of whether the 40% 'cap' is reached and a review initiated?

Response

2.37. It is assumed that in this question DfI is referring to paragraph 4.34 of the draft plan strategy which explains that for review purposes, *"if the number of houses being approved in the countryside exceed 40% of the Districts HGI this will trigger the need to change policy at the Plan Review"* (underlining added).

2.38. There are two reasons why monitoring approvals is more appropriate in the present circumstances than monitoring completions for the purposes of this policy.

(1) It sounds the warning bell sooner. Approvals come before completions. Completions typically lag behind approvals. The Council wants closely to monitor the level of development in the countryside and react quickly if there is a need to review the plan strategy. By monitoring approvals, the Council will have a solid understanding of the pipeline of supply moving forward. It will be able to estimate through completion rates how many houses are likely to be built in the years ahead. If completions were used, there is a risk that by the time the 40% figure is breached, a substantial pipeline of committed approvals would already be in place, with no realistic way to control those. Monitoring approvals allows for earlier and more effective intervention.

(2) Policy is one thing that the Council has control over. It has control over the setting of policy and its application. It does not have any effective control over completions. There may be a wide range of reasons why completion rates fluctuate from time to time. A high rate of completions in one year is not necessarily emblematic of a problem with planning policy, whereas a high rate of approvals could be. It makes much more sense for a plan to monitor that which it can control and is responsible for than for it to monitor that which it cannot fully control and is not responsible for.

Question

Q6– Can the Council highlight where in the submitted evidence explanation is provided of how the Council intends to monitor and implement the 40% allowance in practice and how this may feature in any plan review?

Response

2.39. Monitoring arrangements are set out in the draft plan strategy at pages 249 to 252. A specific outcome is included to ensure that *"sustainable opportunities will have been provided for homes in the countryside to meet the needs of the rural population at a level of not more than 40% of the households in the District"* (Page 250). This will be monitored by looking at the *"number of housing permissions in the countryside"* and the *"pipeline for further housing development"* (Page 250). The Council commits to reporting on these matter in its annual monitoring report (Regulation 25(2) Planning (Local Development Plan) Regulations (Northern Ireland) 2015 ('the 2015 Regulations')).

2.40. As for plan review, if the 40% figure is exceeded then the Council will have to carefully to examine the reasons for this and consider whether any remedial action is necessary. This could involve modifying the plan strategy (section 14(1)(a) 2011 Act).

Question

Paragraph 5.5 of the later Policy Review 'Sustainable Development in the Countryside' (MUDC228) indicates that 'there is a requirement' for 4380 rural houses over the plan period (based on 40% of 10,950). The paragraph draws upon approval data for only the period 2012 – 2014 which shows that existing rural policy permits 220 dwellings per year over this period. The Council apply a 90% 'implementation rate' and estimate this would permit 3,300 'rural dwellings. The Council conclude that, taking account of the 'requirement' of 4380, there is therefore scope for 1000 additional 'rural dwellings' over the plan period. The Council state that while these figures are indicative 'they provide justification for relaxation of the rural policy in the new LDP'.

Also noted is page 225 of the consultation report (MUDC 114) which contains more recent data on approvals indicating an average approval rate for 2016 – 2019 of 259 per annum. If applied over the plan period the Council state this would result in 3,885 rural dwellings, 585 more than the amount previously estimated by the council in the rural policy review paper (MUDC228) 1. As a result, the scope for 1000 additional 'rural' dwellings previously identified by the Council is reduced by more than half to 485. It is therefore clear that the number of approvals varies from year to year in response to a range of factors, not just policy.

Q7– From the above-mentioned figures it appears that the scope to further increase countryside approvals in order to achieve the Council's ambition of 40% of future housing growth is substantially less than the 1000 previously estimated by the Council. In view of this, has the Council provided evidence of why the proposed

countryside policy relaxations remain an appropriate response to the gathered evidence?

Response

2.41. There are two points which need to be clarified at the outset.

(1) It is wrong to say that the Council has an *"ambition of 40% of future housing growth"* in the countryside. Nothing in the draft plan strategy says this. SPF6 does not set a 40% growth ambition; it says simply that the aim is to *"accommodate development within the countryside that supports the vitality and viability of rural communities without compromising the landscape or environmental quality and whilst safeguarding our natural and built heritage"* (Draft Plan Strategy) (Page 41). The policy approach to housing in the countryside is an outworking of this principle. It is therefore wrong to read paragraph 4.34 of the draft plan strategy as setting a target; in fact, to the contrary, the 40% figure is a number which, if reached and exceeded, would trigger a plan review.

(2) The premise of this question appears to be that the countryside policy relaxations are principally justified by the Council on the basis of a perceived ability to accommodate additional growth in light of historic approval rates. If so, that would be wrong. Whilst in the documents referred to by DfI in the question the Council considered approvals and completions when deciding what level, if any, of countryside relaxation would be sustainable, that was not the sole or determining factor in introducing the relaxations in question. In response to questions contained in Appendix 3, the Council has explained the rationale for the relaxations to the countryside policy below (see paragraphs 4.13 to 4.29).

2.42. At this juncture it may also be useful to provide an update on countryside yield. The table below sets out countryside approvals between 2015 and 2020 (including replacements).

Year	15/16	16/17	17/18	18/19	19/20	Total	Average
Units	184	239	218	275	255	1,171	234

2.43. A review of full and reserved matters housing permissions granted in the countryside between 2015 and 2020 was undertaken. Results are enclosed (**Annex 1B**). Further analysis of the countryside housing granted during the period 2015 to 2016 and 2016 to 2017 was completed and their status established as of 1 April 2021 and 1 April 2022 (i.e. the latest five-year expiry of the permission). This provides an indication of new housing in

the countryside that has been implemented. It produces a verifiable implementation rate of 86%.

	2015 - 2016		2016 - 2017	
Total number of housing units approved (Including replacements)	184		239	
STATUS	Number of housing units	Total Number Implemented	Number of housing units	Total Number Implemented
Built	132	168	161	193
In Progress	36		32	
Not started	16	-	46	-
% Implementation rate	168/184 = 91%		193/239 = 81%	
Average Implementation Rate	86%			

2.44. If the average annual approval rate is extrapolated over the plan period, the total yield from countryside housing based on existing policy provisions is 3,510. Applying the 86% implementation rate, this leads to 3,018 implementations. In response to questions in Appendix 3, set out below at paragraph 4.28. the average annual approval rate based on the new opportunities is 43, which translates to 37 implementations using the 86% rate.

2.45. Accordingly, the total yield is as follows.

(A)	Total average annual yield from existing development opportunities	234	
(B)	Total estimated average annual completions and commencements from existing development opportunities (applying 86% rate)	201	(A) *0.86
(C)	Total average annual yield from additional development opportunities	43	
(D)	Total estimated average annual completions and commencements from additional development opportunities (applying an 86% rate)	37	(C) * 0.86
(E)	Total estimated overall approvals combined	3,768	(A * 15) + (C* 6)
(F)	Total estimated overall completions and commencements combined	3,237	(B *15) + (D *6)

2.46. It is worth pointing out that the total yield excluding replacements is estimated as 2,367. This is important since not all replacement dwellings will result in a new dwelling. Both figures for housing in the countryside, (including and excluding replacements) sit comfortably below 40% of the HGI.

Question

Q8– The evidence shows that existing countryside policies in PPS21 and the SPPS provide flexibility for approval rates to increase over time without the need for a relaxation of policies, could the Council direct DfI to the justification for the further relaxations proposed?

Response

2.47. It has already been shown above that the level of additionality introduced by the new opportunities in CT2 will make only a very small contribution to the overall countryside housing yield. This is dealt with in further detail below in response to questions in Appendix 3, at paragraph 4.28. The Council would again repeat that the justification for the policy relaxations is not justified solely or principally on the basis of a perceived ability to accommodate additional growth in light of historic approval rates. In response to questions contained in Appendix 3, the Council has explained the rationale for the relaxations to the countryside policy below (see paragraphs 4.13 to 4.29).

2.48. Additionally, whilst the Council acknowledges a degree of fluctuation in countryside approvals over time, it does not believe that this can necessarily be chalked down to *"policies in PPS21 and the SPPS provid[ing] flexibility".* As DfI itself earlier observes, *"the number of approvals varies from year to year in response to a range of factors, not just policy".* It does not follow from the fact that there has been some fluctuation in approval rates under existing policy, that existing policy is therefore sufficiently flexible.

Question

Q9– As the number of countryside approvals can vary year-on-year, can the Council advise why its original estimate of a 'requirement' for 1000 additional dwellings was based upon only 2 years of approval data?

Response

2.49. In light of the passage of time, a further analysis of countryside approvals has been undertaken above. This relies on more than two years of approval data.

Question

Q10– Did the Council attempt to obtain information in relation to the number of single and replacement dwelling completions in the countryside of the district? If this is provided in the submitted evidence can the Council direct the Department to this?

Response

2.50. Evidence on rural completions, including estimated completion rates, was contained in MUDC 202. Updated data has been provided above and is enclosed (**Annex 1B**).

Question

The Council state that at present 27% of their district's households are located within the three main towns (identified as Hubs/Local Hubs in the RDS). The Council propose to focus growth in these settlements by providing opportunities in the Local Policies Plan for 'up to 60%' of the HGI to be accommodated there. The minimum threshold beneath which the Council will act to release more land is 30%.

It is unclear what has informed the upper ambition of 'up to 60%'. It appears it may have been intended to reflect the regional RDS target of 60% of new housing to be located on appropriate brownfield sites within the urban footprint of settlements greater than 5000 population, although this relates to brownfield and includes more than just Hub/Local Hub settlements (MUDC102SA). It may also haven been informed by the Council's evidence that unimplemented approvals and zonings within the main towns are sufficient to achieve 54% of the housing need of 11,000 identified by the plan (MUDC116 POP Consultation Report).

The Council's POP originally identified Option 1 'equitable split' as the preferred option, indicating 40% of the HGI to the rural area, 33% to settlements and 27% to the main towns. The POP consultation report also indicates a recommendation to retain the preferred 'equitable split' approach to housing allocation. The SA report (MUDC102) makes reference to a 4th option 'based on the RDS 60% target but without a specific allocation to the countryside' however this is the first point in the plan preparation process where such an option is introduced and selected.

The council state that the Housing Local Indicators (HLI) are not a table of allocations but instead an 'indicator of growth to ensure there is adequate land in each settlement to meet targets set by the RDS'.

The Department also notes the Council approach in the HLI of identifying a range of growth scenarios for each of the main towns of between 30 – 60% of the housing requirement of 11,000. The indicated housing growth is therefore between a range

3,285 and 6589 units which is a difference of 3284 dwellings or approximately a third of the overall housing allocation A further 33% of the allocation to the remaining settlements of the district.

Taking account of the fact that the allowance to the Countryside is entirely outside the HGI (equivalent to 40% of that indicator) there appears to be 7% of the HLI to settlements that is unaccounted for.

It appears that the HLI is informed solely by the proportion of the districts population that currently reside within a given settlement. In their consultation report document (MUDC114) the Council however indicate that the strategic settlement evaluation has identified the services contained within settlements and has informed the approach to the allocation of housing.

In relation to the local towns of Maghera and Coalisland the Consultation Report (MUDC114, April 2021 page 053) indicates these settlements 'will end up accommodating more growth than their percentage share'. The Council state this will be a matter for the Local Policies Plan. Council have not indicated how much development over and above the indicated allocation they expect these settlements to accommodate.

Q11– Can Council clarify from within the submitted evidence the basis for identifying a range of housing growth between 30% - 60% of the HGI in respect of the main Hub and Local Hub settlements of Cookstown, Dungannon and Magherafelt?

Response

2.51. The evolution of the evidence base over time has already been set out above and is not repeated here. DfI is referred back to the answer given to question 4 (see paragraphs 2.32 to 2.36). The justification for adopting the approach taken is set out in the underlying evidence base referred to in that answer.

2.52. In broad terms, the Council wished to ensure that its spatial growth strategy accorded with wider regional policy objectives, in particular SFG12 of the RDS which seeks to *"grow the population in the Hubs".* This is reflected in SPF2 of the draft plan strategy, which seeks to *"focus growth within the three main towns/hubs of Cookstown, Dungannon and Magherafelt".* One of the objectives of the draft plan strategy is to *"provide for 11,000 new homes by 2030 […] at locations accessible to community services, leisure and recreational facilities, for those people with and without a car".*

2.53. The Council was aware that the existing population levels in the Hubs was relatively low. The draft plan strategy records that less than 30% of households are currently located in the Hubs (paragraph 4.16). The Council recognised

that if wider regional and local policy objectives in respect of growing the Hubs was to be achieved, housing land capable of attracting households to the Hubs would need to be provided, at a suitable level. Council was mindful from the comments received from the Preferred Options Paper consultation, including from DfI, that the previous preferred option of allocating 27% of the HGI to the Hubs was unlikely to achieve the necessary growth in the Hubs.

2.54. The selection of 30% as the lower range of growth for the Hubs was justified on the basis that it broadly reflects the existing level of households located in the Hubs. If growth was to occur below the existing level, then instead of contributing to growth in the Hubs the draft plan strategy would be contributing to a decline in the Hubs. This would plainly not be in line with wider regional or local policy objectives. 30% represents the minimum level of suitable growth in the Hubs. It represents a trigger for the potential release of land.

2.55. The selection of 60% as the upper range of growth for the Hubs took account of a range of factors. Council was first mindful of the wider regional and local policy objectives to grow the Hubs. This necessitated the selection of an upper allocation figure capable of accommodating growth. Council also took into account the evidence suggesting that unimplemented approvals and zonings within the main towns are sufficient to achieve 54% of the housing need of 11,000 identified by the plan (MUDC 116) (Page 19). The need to take account of existing commitments when making decisions about allocations is specifically recognised by the SPPS (Paragraph 6.139). Council was mindful, therefore, that as matters stand, the Hubs could accommodate up to 54% the HGI. The Council saw no good reason to revise that ambition downwards in light of wider regional and local policy objectives. The potential for an extra 6% on top allows for additional land to be zoned to encourage growth if necessary. And finally, the Council was mindful of the 60% target in the RDS. The Council was aware that the target is for *"60% of new housing to be located in appropriate 'brownfield sites' within the urban footprints of settlements greater than 5,000 population"* (underlining added). Whilst not all of the 60% will necessarily be on appropriate brownfield sites within the urban footprints, the 60% will nevertheless *"take the allocation in the hubs close to the 60% mark referenced in the RDS"* (MUDC 116) (Page 19).

2.56. For all of these reasons, the Council is content that the 30% – 60% growth band for the Hubs is sound. It will ensure that wider local and regional policy objectives are met.

Question

Q12– Can the Council direct DfI to where, in the submitted evidence, the reasoning for the apparent change of approach to distributing the housing requirement is set

out? (i.e. from the 'equitable split' favoured at POP stage to the approach eventually adopted in the draft Plan Strategy)

Response

2.57. This question overlaps significantly with question 4. DfI is referred back to the answer given to that question (see paragraphs 2.32 to 2.36).

Question

Q13–Does the range of growth indicated to the hub settlements provide sufficient clarity and certainty on the amount of housing that will take place over the life time of the plan.

Response

2.58. The Council is of the view that it does. The range of growth is set out with clarity in Appendix 1 of the draft plan strategy (Page 235). As explained above, taking into account all of the evidence, the Council has set a strategy which is capable of accommodating up to 60% of the HGI in the Hubs. Whether that level of growth will in fact occur will of course depend on a wide range of factors, many of which are outside of the control of a planning authority. Suitable mechanisms are in place, however, to ensure that if growth is below 30%, then robust steps can be taken.

2.59. The detail of working out precisely what should be zoned and where in order to give effect to the spatial strategy is a matter for the local policies plan. However, the strategy provides a clear framework for decisions on zoning land to be made. The local policies plan will when it comes forward have to be consistent with the plan strategy and this can be tested during the independent examination of that document (section 9(5) 2011 Act).

2.60. Accordingly, as demonstrated above, any suggestion that banded growth rates are impermissible as a matter of principle, this is not accepted. There is no basis for that in law or policy. A sound and lawful strategy is capable of being promoted whilst relying on banded growth rates.

Question

Q14– In order to assist in the Department's assessment of the submission can MUDC provide clarification as regards the 7% of the Housing Local Indicator not accounted for in allocation to settlements?

Response

2.61. Appendix 1 of the draft plan strategy specifically allocates up to 93% of the housing allocation across the settlements. 7% of the housing allocation is not allocated to a specific settlement but is allocated to the settlements more generally. The reason for this is principally to introduce a degree of flexibility in recognition of the fact that unexpected windfall opportunities will likely come forward across the settlements over the plan period. Instead of rigidly making an allowance for windfall in each individual settlement, the Council has chosen to make an overall allowance for windfall. The Urban Capacity Study suggests that up to 667 units (representing approximately 6% of the housing allocation) could come forward as windfall development in the towns (MUDC 303) (Paragraphs 7.1 – 7.3).

2.62. Whilst in accordance with the methodology set out in PPS 12, 'Housing in Settlements', Appendix 1, 'Urban Capacity Studies', the lower tier settlements were not included in the urban capacity study, the Council considers it to be highly likely that at least some unexpected opportunities will come forward in the lower tier settlements over the plan period, sufficient to take up the remaining 1% of the allocation (i.e. around 100 houses).

2.63. The Council considers that this approach is consistent with regional policy, in particular paragraph 6.139 (bullet 5) which allows for an allowance to be made for windfall. It warns that whatever methodology is used must take care to avoid underestimating windfall allowance. The Council considers that its approach of reserving 7% of the housing allocation for windfall and choosing not to allocate this to a specific settlement is cautious and will ensure that there is sufficient flexibility for residential units to come forward where there is demand for them over the plan period.

Question

Q15– Can the Council clarify the status of the Housing Local Indicators and further explain how existing commitments have been taken into account in the allocation of growth to settlements?

Response

2.64. The Housing Local Indicator (HLI) table is a point in time assessment of the allocation of housing across the settlements based on the spatial growth strategy set out in the draft plan strategy. It is intended to be utilised at the local policies plan to guide the allocation of housing across settlements. The reason why it is referred to as an indicator is because decisions about the precise quantum of housing in each settlement will be decided at the local

policies plan stage when decisions are being made about land zoning. The HLI table sets the strategic framework within which those decisions will be made.

2.65. DfI is reminded that a similar approach was taken by Fermanagh and Omagh in their adopted plan strategy which was found sound by the Planning Appeals Commission. At paragraph 6.26 of their plan strategy, it was observed that the table in question was an *"indicative strategic allocation for our settlements. At the LPP stage more detailed analysis of current growth rates and any short-term infrastructure capacity limitations […] will be accounted for and adjustments may be made to the allocation".* The same logic applies here.

2.66. It is to be recalled that Derry City and Strabane District Council has been permitted to proceed to independent examination with a plan strategy that takes a materially identical approach. The split of the housing allocation across each settlement tier is set out by Derry City and Strabane in Table 8 of their plan strategy. Table 8 is entitled, 'Indicative Allocation of Housing in DC&SDC by Settlement Tier 2017–32' (underlining added). The text which precedes that table at paragraph 16.8 refers to the table setting out *"the indicative allocation proposed for the LDP period"* (underlining added). The same logic again applies here.

Question

Q16– Can the Council clarify what evidence, other than a settlements existing share of the district's population, informed the HLI to settlements. In particular, can clarification be provided on whether the Strategic Settlement Evaluation, including assessment of environmental capacity, has influenced these choices?

Response

2.67. The starting point was to grow the hubs in accordance with the spatial planning framework set out in Part 4 of the draft plan strategy, which is itself informed by regional policy, in particular the RDS. This approach suggests, at a basic level, a higher allocation of growth to be given to the higher tier settlements.

2.68. The focus in respect of the smaller settlements is upon consolidating their position. Consolidation was adjudged to mean strengthening. A policy approach which sought to accommodate a level of growth in proportion to the number of existing households will, in the judgement of Council, secure this.

2.69. The evidence for the setting of the overall settlement hierarchy, which clearly influenced the allocation to each settlement, is set out in MUDC 201. Reference was made in that paper to the Infrastructure Wheel in the RDS

(Table 21). Additionally, information on each settlement, including relevant constraints, was gathered in the Strategic Settlement Evaluation (MUDC 215).

2.70. In Appendix 1 it can be seen that the Hubs received a bias of growth, consistent with their place in the settlement hierarchy. The level of growth apportioned to each Hub took into account existing population share and the evidence contained within the background papers referred to above.

2.71. In respect of the smaller settlements, a decision was taken to initially allocate each settlement a share of the HGI consistent with its current share of households. After doing so, the Council considered whether there was any good reason to depart from this, taking into account the evidence gathered in the background papers referred to above. Ultimately the Council decided that there was no good reason, and that the plan objectives were well served by allocating each small settlement a level of growth consistent with its share of the existing households.

Question

Q17– Can the Council explain the statements within the public consultation report that the LPP may facilitate a different level of growth from that indicated by the Housing Local Indicator in the draft PS? In light of the Planning Act 2011 which requires that the LPP is consistent with the PS (Section 9)

Response

2.72. The Council does not consider it to be useful to speculate on the specifics of section 9(5) of the 2011 Act at this stage as that obligation relates to the local policies plan and not the plan strategy. Whether or not section 9(5) of the 2011 Act is complied with will be a judgement to be reached as part of the independent examination into the local policies plan. At this stage, the Council would simply observe that, read as a whole and fairly, the draft plan strategy acknowledges that the housing growth indicator is indicative, thereby leaving scope for some changes at the local policies plan stage. Accordingly, no issue would arise under section 9(5) of the 2011 Act if, consistently with the language of the plan strategy, changes were made at the local policies plan stage. The Council would, however, stress that any changes are likely to be relatively minor, and will not conflict with the overall spatial growth strategy.

2.73. DfI is referred back to the answer in response to question 13 (see paragraphs 2.58 to 2.60).

Question

The Council, in their consultation report on representations and counter-representations (MUDC14, p61; p65), state they are not allocating 30% of the HGI to these settlements but instead making provision to accommodate up to 60% of growth while ensuring that land supply does not fall below 30%. The Council also indicate in their consultation report that more land will be released should the supply fall below that necessary to accommodate 30% of the HGI.

In its consultation report on reps and counter-reps (MUDC114) the Council state that by providing opportunities for 60% of the districts HGI to be located in the three main towns there will "inevitably be a growth in their population over the plan period" (page 29).

The most recent housing monitor report for MUDC indicates that at 1 April 2020 there was a remaining potential of 1514 units in Cookstown, 2597 units in Dungannon and 1496 units in Magherafelt. This gives a total of 5607 units. Based on the average build rate for the last 5 years there would therefore appear to be approximately 29 years supply in Cookstown; 41 years in Dungannon and 18 years in Magherafelt. There is therefore approximately 29 years supply based on the current supply and average build rate across all 3 hubs.

The table below contains data extracted from the Council's Housing Monitor evidence. It shows the number of completions in Hubs settlements over a 5 year period. The Council may wish to conduct its own assessment to confirm these figures.

	2015 - 2016	2016-2017	2017 – 2018	2018 – 2019	2019 – 2020	Average
Cookstown	18	6	105	65	66	52
Dungannon	47	9	61	17	179	63
Magherafelt	13	14	231	32	125	83
Total	78	19	397	114	370	196

The Council's minimum target of maintaining housing land availability sufficient to achieving 30% of the Council's housing requirement means that over the lifetime of the plan, as a minimum, sufficient housing land should always be available in hubs to accommodate at least 3,300 units. According to the latest Housing Monitor at 1 April 2020 there was housing land sufficient to accommodate 5607 units. Therefore the additional capacity available over and above the 30% minimum suggested by the Council is 2307. Based upon the average completion rates within the hubs over the

last 5 years (see table above) it would therefore appear that there is approximately 12 years additional supply before the 30% threshold might be triggered (if current completions rates are sustained). This would most likely take the plan beyond its stated end date.

By extrapolating the average figure of 196 units per annum over the remaining 10 years of the plan the anticipated number of completions over the remaining period can be estimated at approximately 1960 units. This is less than the approximately 2,300 unit margin (April 2020) that currently exists over and above the 30% 'trigger' point. This also indicates that if current completion rates are sustained the 30% threshold appears unlikely, within this plan period, to trigger the need for a review and/or the release of additional land in the hubs. Furthermore, when existing completions in the years 2015 – 2020 are added to this projection the total number of dwellings that can be expected to be completed over the plan period is approximately 2940. Expressed as a percentage of 11,000 this is equivalent to approximately 27% which aligns with the existing proportion of households in hubs as a percentage of the total number across the district. The current evidence therefore appears to indicate that, based on current completion rates, the Council will likely not achieve the objective of strengthening the hubs by increasing the proportion of households located there.

Based upon current data it appears that the draft Plan Strategy is unlikely to deliver the minimum objectives in respect of the Hubs and will likely still result in a proportionally higher share of future growth being directed to the countryside of the district. This appears not to support of a strengthening of the Hubs in comparison to other parts of the district, including the countryside.

Q18– Completions in the main towns (based on recent completion rates) appear likely to be approximately equivalent to 27% of the planned housing requirement of 11,000. Therefore, are there any other measures, in addition to the possible release of more land, that's the Council considered to increase the % share of the district wide housing need accommodated in the hubs?

Response

2.74. As the figures presented by DfI in the table above show, urban housing completions will be subject to fluctuation on an annual basis. It is not necessarily safe to assume that past trends will continue into the future. A wide range of factors, most of which are outside of the control of a planning authority, will influence the rate of completions in urban areas.

2.75. The Council as planning authority can only pull the levers which it has at its disposal to attempt to grow the Hubs. As explained above, one of the levers which the Council has pulled, through the draft plan strategy, is ensuring that

there is adequate land to accommodate at least 30% of the necessary growth in the Hubs and up to 60%. Any greater an allocation would be at the expense of the smaller settlements which would conflict with other plan objectives.

2.76. In respect of other measures, the plan strategy must be read as a whole. It seeks to make the hubs attractive places to live and work. This will be achieved through the provision of economic, leisure, recreation, retail and sustainable transport opportunities in the Hubs. Combined with an adequate supply of available housing land, the Council is confident that the draft plan strategy will deliver on the objective of growing the Hubs.

Question

Q19– Can the Council please explain the reason for the contrasting approach between Hubs and the Countryside where a 'shortfall' in approvals below 40% 'cap' of the HGI is presented as justifying numerous further policy relaxations there?

Response

2.77. It is apparent that this question is based on a misunderstanding of the position in respect of the countryside. It would be wrong to say that a shortfall in approvals below a 40% cap has justified the policy relaxations introduced in the countryside. In response to questions contained in Appendix 3, the Council has explained the rationale for the relaxations to the countryside policy below (see paragraphs 4.13 to 4.29).

2.78. The approach to be taken to the countryside and to the hubs is obviously different. The Council has explained above how it considers that the strategy supports growth in the Hubs, especially through the provision of adequate amounts of housing land capable of accommodating up to 60% of the HGI.

Question

Q20– Can Council direct DfI to submitted evidence that further explains how the approach to the allocation of growth to the three main towns is in line with RDS regional policy objective of growing the population of the Hubs within the council area?

Response

2.79. The question significantly overlaps with previous questions. DfI is referred back to the comments made above at paragraphs 2.51 to 2.56 and 2.74 to 2.78.

Question

Q21– Can the Council explain the phased approach to the release of housing zonings and how the high level of commitments outlined within the Draft Plan Strategy is consistent with the Councils approach?

Response

2.80. The existence of commitments is not inconsistent with the phased approach set out within the draft plan strategy; to the contrary, the phased approach of housing land is part of the way in which the Council proposes to sustainably manage supply over the plan period and into the future. The existence of a large number of commitments at present does not mean that moving forward the Council should not seek to sustainably manage supply. This is explained in the plan strategy itself in the accompanying text to HOU1, at paragraph 7.13 and 7.14 in particular (underlining added):

> *"7.13 Land has been zoned as either Phase 1 or phase 2 housing land in Cookstown, Dungannon and Magherafelt. Phase 1 housing land is available for development, while Phase 2 land is held in land bank to meet future need. We recognise the benefits of a phased approach in providing a vision for long term expansion of the towns, whilst avoiding over-provision of land at the current time. By zoning Phase 2 land, government bodies will be able to take this into account when planning infrastructure and service delivery.*
>
> *7.14. By avoiding over-provision it is possible to avoid urban sprawl and ensure development takes places in a more sequential manner with priority given to accessibility to services, public transport and to the town centres".*

2.81. DfI is also directed to the remainder of the justificatory and amplificatory text supporting policy HOU 1 which explains further the justification for and operation of the phased approach to housing land. Additionally, the underlying evidence base sets out further justification for the approach taken, in particular in the Preferred Options Paper (MUDC 115) (Pages 24 and 33), the Sustainability Appraisal (MUDC 102) (Pages 436 to 441), and in the Public Consultation Report (MUDC 114) (Pages 48, 61, and 160).

2.82. As for how the level of commitments is consistent generally with the approach to the allocation of housing land, the impact which the level of commitments had on the overall spatial growth strategy is explained above at paragraphs 2.19 to 2.24. DfI is referred to that answer.

Question

Q22– The Council identify the need for housing land to be identified as Phase 1 and Phase 2 respectively, however did the Council consider the need for a strategic policy relating to both housing and employment land that would align the release of both in accordance with need/infrastructure availability?

Response

2.83. The Council has responded below at paragraph 3.40 why a phased approach to the release of employment land is not justified. DfI is referred to that answer.

2.84. As for the release of land in accordance with need and infrastructure availability, decisions around the phasing and release of land will take account of these factors. This is clear in the draft plan strategy itself in several places.

(1) Paragraph 4.16, under SPF 2, says that a phased approach to housing land will be taken. Paragraph 4.17 then goes onto say that in selecting land to be zoned for housing priority will be given to locations which, amongst other things, *"can avail of existing infrastructure such as water, waste and sewerage".* This clearly envisages a need to assess infrastructure availability as part of the zoning of land.

(2) Paragraph 7.16 of the draft plan strategy, under HOU 1, sets out some of the key factors which will be taken into account when deciding whether to release Phase 2 land. This includes *"the latest Housing Growth Indicators, the allocations contained in our Growth Strategy, current housing land availability and the rate of house building".* All of these are matters which go to need. The paragraph then goes on to explain that in determining which land should be released to Phase 1, account will be taken of, amongst other things, *"the availability of infrastructure".*

2.85. Decisions around the identification of land into phases and the release of land over the plan period are matters which will be addressed at subsequent stages of the plan process and over the course of the lifetime of the plan. The plan strategy already acknowledges the importance of need and infrastructure capacity in making those decisions. Those are matters which the Council will take account of when making those decisions along with other relevant factors.

2.86. There is no need for any more specific reference to these matters in the draft plan strategy. A blanket approach which simply aligned the release of land solely with the availability of infrastructure would not be reasonably flexible which is a requirement of soundness test CE4. It would mean that decisions

about the future strategic growth of the district would be tied solely to infrastructure delivery which is not a sustainable way to plan growth.

3.0. Response to Appendix 2 questions

Question

Further opportunities for new economic development in the countryside despite significant quantity of undeveloped economic development land in main Settlements / Hubs.

The Council's own evidence indicates a significant amount of land zoned for economic development purposes within extant area plans remains undeveloped. The Council's latest information is contained in their 'Industrial Monitor October 2018' (MUDC302) which indicated that, of the land zoned for 'industry' in the Cookstown Area Plan 2010 some 71.5% remains undeveloped. Of the land zoned in the Dungannon and South Tyrone Area Plan 2010, 62% remains undeveloped. Finally of the land zoned in the Magherafelt Area Plan 2015 the vast majority, 94%, remains undeveloped.

MUDC have adopted a more permissive approach to new economic development in the countryside, in particular draft Policy ECON2 (Economic Development in the Countryside). This policy sets out an extensive list of opportunities (criteria a–j). Some of these are based on regional policy set out in the SPPS and PPS4 PED 3 – 6, however Council indicate in their Economic Development Policy Review Paper (MUDC219) that current policy does not reflect the local circumstances in Mid Ulster and greater flexibility (e.g. PED5 and 6) would allow proposals to be determined on their own merits. Council also indicate (MUDC219 paragraph 4.27) that in areas where there is a high concentration of existing rural industry, 'it could be argued' that rural character had already been altered or in some cases undermined. Council also state that regional policy does not recognise 'home grown industries and businesses' are an important aspect of employment and economic prosperity in the area.

Q1–RDS (RG1) and the regional strategic objectives and policy of the SPPS (para 6.66 and 6.88) support economic development of an appropriate nature and scale however the aim is to direct new economic development opportunities to the Hubs or higher performing town / city and to limit, for rural amenity and wider sustainability objectives, the level of new building for economic development purposes outside of settlements. Can the Council direct the Department to evidence within the submission which outlines how draft policy ECON2, is supportive of strategic guidance contained within the RDS and SPPS?

Response

3.1. The implied premise of the above analysis and question is that policy ECON2 conflicts with regional policy. That premise is not accepted. The Council has taken account of regional policy in accordance with its legal duty to do so under

section 8(5) of the 2011 Act. The draft plan strategy accords with the overall direction of regional policy in this area which is to direct economic development towards the hubs whilst still providing sustainable opportunities for economic development in the countryside. The draft plan strategy needs to be read as a whole. It is wrong to focus solely on ECON2 when considering whether the aims and objectives of regional policy are met in respect of focusing economic development in the higher tier settlements. When the draft plan strategy is read as a whole, it is clear that it accords with regional policy in this respect.

(1) SPF2 recognises the need to *"focus growth within the three main towns / hubs of Cookstown, Dungannon and Magherafelt and strengthen their roles as the main administrative, trade, employment, and residential centres within the District"* (underlining added). This is reinforced in paragraph 4.15 which explains that the role of these settlements *"is to be strengthened as economic hubs",* which it says will be done by *"protecting existing economic zonings and providing economic zonings within them to ensure the creation of 8,500 new jobs over the plan period"* (underlining added).

(2) Paragraph 4.12 of the draft plan strategy explains that at least 170 hectares of economic development land will be distributed equitably across the three towns at a variety of locations suitable for a mixture of economic uses. The lower tier settlements do not receive any specific allocation (Appendix 1 of the draft plan strategy). The supply of adequate employment land within the main towns will support their growth.

(3) ECON1 directs economic development towards zoned land and land within the settlements. ECON3 protects against the loss of zoned land and existing economic development sites save in specified circumstances in order to ensure a healthy supply exists. ECON4 protects against potentially incompatible neighbouring developments. ECON2 provides a circumscribed set of sustainable opportunities for economic development in the countryside in order to sustain the rural economy.

3.2. ECON2 supports a number of higher tier regional policy objectives as well. Most notably, paragraph 6.66, bullet three of the SPSS supports development in the countryside that *"contributes to a sustainable rural economy".* Paragraph 6.82, bullet three of the SPPS says that the planning system should *"sustain a vibrant rural community by supporting economic development of an appropriate nature and scale".* SFG13 of the RDS affirms the need to *"sustain rural communities living in smaller settlements and the open countryside",* and at paragraph 3.101, bullet four reference is made to the need to *"facilitate the development of rural industries, businesses and enterprises in appropriate locations".* The ability of ECON2 to contribute to the achievement of these

objectives is set out explicitly in the accompanying justification and amplification text, at paragraph 12.15:

"The guiding principle of this policy is to facilitate proposals that are likely to protect the rural economy and support rural communities, while protecting or enhancing the rural character".

3.3. ECON2 also supports the local plan objectives, especially the objective to *"recognise and accommodate entrepreneurship, innovation for large, medium, and small firms by attracting new firms and accommodating expanding businesses"* and the objective to *"recognise the importance of self-employment and home working, particularly in rural locations".* This is all part of the objective to sustain rural communities in Mid Ulster. ECON2 also performed well in the sustainability appraisal against relevant objectives (MUDC 102).

3.4. The Council accepts that in some respects ECON2 goes beyond existing regional policy. However, it is not prohibited from doing so. Two points are worth noting in that respect.

(1) Local development plans are not required to replicate regional policy word for word. They are expected to reflect local circumstances. Provided that a council has taken account of regional policy in accordance with section 8(5) of the 2011 Act and has provided a sound justification for the policy choices which it has made, there is nothing to stop it from going beyond what regional policy allows at present. This lies at the very heart of the local development plan regime introduced under the 2011 Act.

(2) That principle is expressly recognised in regional policy. Notably, at paragraph 6.68, the SPPS places the onus on the council to bring forward a strategy for sustainable development in the countryside which is *"tailored to the specific circumstances of the plan area".* Similarly, at paragraph 1.9 the need to bring forward *"operational policies tailored to local circumstances within new LDPs"* is recognised. The RDS also recognises that there *"are wide variations across Northern Ireland in terms of economic, social and environmental characteristics of rural areas",* resulting in a *"need for local development to reflect these regional differences"* (RDS (Paragraph 3.100)).

3.5. ECON2 reflects the local circumstances of the Council area. Throughout the draft Plan Strategy and in the underlying evidence base the Council has explained that the overwhelmingly rural character of Mid Ulster justifies the approach taken in the draft plan strategy. The local circumstances in the district justify the approach to economic development in ECON2.

(1) The rural nature of the district is recognised in Position Paper One – Population and Growth (MUDC 201). As recognised in that paper, *"the needs of those people living in the rural area cannot be forgotten and if those populations are to be sustained they will also require their share of housing and employment opportunities".* The draft plan strategy itself picks up on this theme, noting that *"we are a very rural District with 72% […] of the population living in a rural area".* The draft plan strategy recognises that critical to the vision of maintaining Mid Ulster as a key industrial centre outside of Belfast with a strong engineering, agri-food and minerals base is *"ensuring our farms and other rural business remain strong and continue to attract investment".* The draft plan strategy speaks of the *"recognition […] given to the special characteristics of Mid Ulster by recognising the needs of […] rural businesses".*

(2) The Economic Development Policy Review (MUDC 219) sets out the justification for the policy choices made in considerable detail. DfI is directed in particular to paragraphs 3.1 to 3.54 which explain why the policy approach adopted in ECON2 is justified.

3.6. This analysis has also been supported by a recent briefing prepared for the Council by Invest Northern Ireland in October 2021 (**Annex 2A**). It is of particular note that agricultural businesses in the district account for a much higher proportion of the overall business makeup than in Northern Ireland (the average in Northern Ireland is 23% whereas in Mid Ulster the figure is 35%). Mid Ulster also has a very high proportion of micro businesses (making up 92% of the business base). It has the fifth highest proportion of self-employed individuals in Northern Ireland. Mid Ulster also ranks second in Northern Ireland in respect of the percentage of adult population aged 18 – 64 years engaged in total early-stage entrepreneurial activity. All of this underscores the importance of planning policies which support small businesses and enterprises in Mid Ulster.

3.7. In its analysis, DfI refers to ECON2 as being *"more permissive"* than extant regional policy. The Council accepts that ECON2 is in some respects more permissive than extant regional policy. However, this is a deliberate policy decision which has a sound evidential basis. It is also important not to overstate the degree of divergence between ECON2 and existing regional policy opportunities. A close analysis of ECON2 shows that the majority of the opportunities it provides for are carried forward from extant regional policy, with only a few additional opportunities provided. The introductory text to ECON2 along with the justificatory text and the operation of other general policies in the plan will ensure that the development which comes forward under ECON2 is controlled in the interests of sustainable development. The Council considers that ECON2 strikes the right balance between the need to protect the

countryside from unsustainable development on the one hand and the need to sustain rural communities by providing opportunities for economic development in the countryside on the other hand. The justification for the policy changes introduced is set out in considerable detail in MUDC 219 (Policy Review – Economic Development) (February 2016) and is not repeated here.

3.8. In order to assist in the consideration of this issue, the table below compares the opportunities provided under ECON2 with the opportunities provided under regional policy. Additional opportunities are shaded in blue.

ECON 2	Regional Policy	Comment
(a) Provision of small workshop accommodation of no more than 100 sq. metres floor space for self-employment, forming part of the existing curtilage of a dwelling which is inhabited by the operator of the workshop	No explicitly comparable opportunity under extant regional policy, however falls under and respects the approach in paragraph 6.87 of the SPPS	This provides a limited opportunity for small workshop accommodation to cluster with an existing dwelling inhabited by the operator of the workshop. The usual objections to rural economic development would not apply to this opportunity. The opportunity is limited by the fact that no more than 100 sq. metres of floor space will be allowed which will also have to be located within the curtilage of an existing dwelling occupied by the operator of the workshop. The justification for this policy is principally set out in MUDC219 at paragraphs 3.7 and 3.27 and in the draft plan strategy itself at paragraph 12.19.
(b) Development of a small gap site with an appropriate economic development proposal such as light industry	Opportunity already exists under paragraph 6.73 of the SPPS and CTY8 of PPS 21	No material change to existing regional policy. The general planning considerations which appear in CTY8 are covered by other more

	CTY8: *"In certain circumstances it may also be acceptable to consider the infilling of such a small gap site with an appropriate economic development proposal including light industry where this is of a scale in keeping with adjoining development, is of a high standard of design, would not impact adversely on the amenities of neighbouring residents and meets other planning and environmental requirements".*	general policies in the draft plan strategy.
(c) Development within Tullyvannon and Desertcreat Rural Industrial Policy Areas or a designated Rural Industrial Policy Area in the Local Policies Plan provided it accords with any uses and requirements identified in the Local Development Plan	No explicitly comparable opportunity, however considered to be a reflection of local circumstances justified by the evidence.	The justification for Rural Industrial Policy Areas ('RIPAs') can be found principally in MUDC204. Paragraphs 4.35 to 4.40 of the draft plan strategy contain additional justification for RIPAs. The purpose of a RIPA designation is to protect and consolidate existing strategic areas of rural industrial uses and contain them within set limits whereby large-scale expansion would not be permitted. The principle of RIPAs as well as the specific RIPAs proposed at Tullyvannon and Desertcreat scored well in the sustainability appraisal (MUDC102).

		RIPAs are dealt with in further detail below in response to further questions.
(d) Expansion within the existing curtilage of an established economic development use which is of an appropriate scale and nature	Opportunity already exists under paragraph 6.87 of the SPPS and PED3 of PPS 4. SPPS: *"Appropriate redevelopment and expansion proposals for industrial and business purposes will normally offer the greatest scope for sustainable economic development in the countryside. Such proposals may occasionally involve the construction of new buildings, where they can be integrated in a satisfactory manner".* PED3: *"Expansion of an Established Economic Development Use in the Countryside. The expansion of an established economic development use in the countryside will be permitted where the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is no major increase in the site area of the enterprise"*	No material change to existing regional policy. The general planning considerations relating for example to rural character are dealt with under other general planning policies in the draft plan strategy.

(e) Expansion outside of the existing curtilage of an economic development use where it has been demonstrated that relocation is not possible for operational or employment reasons and where the economic use makes a significant contribution to the local economy	Opportunity already exists under paragraph 6.87 of the SPPS and PED3 of PPS4. SPPS: *"Appropriate redevelopment and expansion proposals for industrial and business purposes will normally offer the greatest scope for sustainable economic development in the countryside. Such proposals may occasionally involve the construction of new buildings, where they can be integrated in a satisfactory manner"* PED3: *"Proposals for expansion will normally be expected to be accommodated through the reuse or extension of existing buildings on site. Where it is demonstrated that this is not possible, new buildings may be approved provided they are in proportion to the existing building(s) and will integrate as part of the overall development. Any extension or new building should respect the scale, design and materials of the original building(s) on the site and any historic or architectural interest the*	No material change to existing regional policy. The general planning considerations relating for example to design and the historic environment are dealt with under other general planning policies in the draft plan strategy. The policy reflects the view of the Council as to the circumstances when expansion outside of an existing curtilage should be permitted.

	original property may have."	
(f) Redevelopment of an established economic development use or reuse of an existing redundant non-residential rural dwelling	Opportunity already exists under paragraph 6.87 of the SPPS, ED4 of PPS4, and CTY4 of PPS21. SPPS: *"Appropriate redevelopment and expansion proposals for industrial and business purposes will normally offer the greatest scope for sustainable economic development in the countryside. Such proposals may occasionally involve the construction of new buildings, where they can be integrated in a satisfactory manner"* PED4: *"A proposal for the redevelopment of an established economic development use in the countryside for industrial or business purposes (or a sui generis employment use) will be permitted where it is demonstrated that all the following criteria can be met: (a) the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is only a proportionate increase in the site area; (b) there would be environmental benefits as a result of the*	Regional policy provides suitable opportunities for the redevelopment of an established economic development use or reuse of an existing redundant non-residential rural dwelling. These opportunities are spread across several policies. This development opportunity consolidates these opportunities into a single opportunity. General planning considerations are again dealt with in other policies in the draft plan strategy.

	redevelopment; (c) the redevelopment scheme deals comprehensively with the full extent of the existing site or in the case of partial redevelopment addresses the implications for the remainder of the site; and (d) the overall visual impact of replacement buildings is not significantly greater than that of the buildings to be replaced." CTY4: *"Planning permission will be granted to proposals for the sympathetic conversion with adaption, if necessary, of a suitable building for a variety of alternative uses, including use as a single dwelling, where this would secure its upkeep and retention. Such proposals will be required to be of a high design quality and to meet all of the following criteria: (a) the building is of permanent construction; (b) the reuse or conversion would maintain or enhance the form, character and architectural features, design and setting of the existing building and not have an adverse effect on the character or appearance of the*	

	locality; (c) any new extensions are sympathetic to the scale, massing and architectural style and finishes of the existing building; (d) the reuse or conversion would not unduly affect the amenities of nearby residents or adversely affect the continued agricultural use of adjoining land or buildings; (e) the nature and scale of any proposed non-residential use is appropriate to a countryside location; (f) all necessary services are available or can be provided without significant adverse impact on the environmental character of the locality; and (g) access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic."	
(g) A new building as part of a farm diversification scheme where a redundant farm building is not available or there is no suitable building available on the farm	Opportunity already exists under paragraph 6.73 of the SPPS and CTY 11 of PPS 21. SPPS: *"Farm diversification: provision should be made for a farm diversification scheme where the farm business is currently active and established*	Regional policy provides suitable opportunities in exceptional circumstances for a new building as part of a diversification proposal. This development opportunity carries this part of regional policy forward. General planning considerations are again dealt with in

	(for a minimum of 6 years) and, the proposal is to be run in conjunction with the agricultural operations of the farm. Proposals must involve the re-use or adaption of existing buildings, with new buildings only being acceptable in exceptional circumstances". CTY11: *"Planning permission will be granted for a farm or forestry diversification proposal where it has been demonstrated that it is to be run in conjunction with the agricultural operations on the farm. The following criteria will apply: (a) the farm of forestry business is currently active and established; (b) in terms of character and scale it is appropriate to its location; (c) it will not have an adverse impact on the natural or built heritage; and (d) it will not result in detrimental impact on the amenity of nearby residential dwellings including potential problems arising from noise, smell and pollution. Proposals will only be acceptable where they involve the re-use or adaption of existing farm buildings. Exceptionally,*	other policies in the draft plan strategy.

	a new building may be permitted where there is no existing building available to accommodate the proposed use, either because they are essential for the maintenance of the existing farm enterprise, are clearly unsuitable for adaption and re-use or cannot be adapted to meeting the requirements of other statutory agencies. Where a new building is justified it should be satisfactorily integrated with an existing group of buildings"	
(h) Major industrial proposals where it is demonstrated that the development will make a significant contribution to the regional economy and where it is demonstrated that due to its size or site-specific requirements it needs a countryside location. Where there are no site-specific reasons, an edge of town location will be preferred.	Opportunity already exists under paragraph 6.88 of the SPPS and PED5 of PPS 4. SPPS: *"A proposal for a major or regionally significant economic development, where a countryside location is necessary because of size or site specific requirements. Such proposals should be able to demonstrate a significant contribution to the regional economy and be otherwise acceptable, particularly in terms of their environmental and transport impacts. An edge of town location should normally be*	No material change to existing regional policy. The general planning considerations which appear in regional policy are covered by other more general policies in the draft plan strategy.

	favoured over a location elsewhere in the rural area." PED5: *"A major industrial proposal which makes a significant contribution to the regional economy will be permitted in the countryside where it is demonstrated that the proposal due to its size or site specific requirements needs a countryside location. Such proposals will be assessed taking account of: (a) the long-term sustainable economic benefits; (b) the availability of alternative sites; and (c) the environmental or transport impacts. Where an industrial development proposal is judged acceptable in principle in the countryside under the above, an edge of town location will be favoured over a location elsewhere in the rural area".*	
(i) Development of a small community enterprise park / centre or a small rural industrial enterprise outside of a village or small settlement where the use will be associated with the settlement. Where practical, an edge of settlement location will be favoured.	Opportunity already exists under paragraph 6.88 of the SPPS and PED6 of PPS 4. SPPS: *"A small scale new build economic development project may be permissible outside a village or small settlement where there is no suitable*	No material change to existing regional policy. The general planning considerations which appear in regional policy are covered by other more general policies in the draft plan strategy.

	site within the settlement. An edge of settlement location will be favoured over a location elsewhere in the rural area, subject to normal planning considerations". PED6: *"A firm proposal to develop a small community enterprise park / centre or a small rural industrial enterprise on land outside a village or smaller rural settlement will be permitted where it is demonstrated that all the following criteria are met: (a) there is no suitable site within the settlement; (b) the proposal would benefit the local economy or contribute to community regeneration; and (c) the development is clearly associated with the settlement, but will not dominate it, adversely affect landscape setting or otherwise contribute to urban sprawl. In assessing the acceptability of sites, preference will be given to sites in the following order: (1) land adjacent to the existing settlement limit, subject to amenity and environmental considerations; (2) a site close to the existing settlement limit which*	

	currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment; and (3) an undeveloped site in close proximity to the settlement where the development could be visually integrated into the landscape. Where an economic development proposal is permitted under this policy, any subsequent proposal should preferable be sited to cluster or visually link to this, subject to amenity and environmental considerations".	
(j) Where there are existing quarries outside of areas designated for their nature conservation, heritage or landscape value, favourable consideration will be given to a directly related industry e.g. cement/ concrete works or glass manufacture.	No explicitly comparable opportunity, however considered to be a reflection of local circumstances justified by the evidence.	Mining and quarrying is a significant employer in the District as set out in MUDC203 (paragraph 4.4). There is a sustainable opportunity for Mid Ulster to build upon this strong base and to encourage indigenous construction and manufacturing enterprises to locate in Mid Ulster in sustainable locations close to existing quarries. There are sustainability benefits associated with locating such industries close to existing quarries. The justification for this policy is set out in the

		draft plan strategy itself at paragraph 12.24. This development opportunity is limited. In order to give an idea of the limited number of development opportunities available under this policy, the Council has considered potentially applicable sites. There are 63 existing quarries, but only 51% of these (32) are located outside of areas designated for their nature conservation, heritage or landscape value. Not all of these are likely to take up the development opportunity offered either.

Question

Q2–Furthermore, in providing clarification, can the Council direct the Department to evidence within the submission outlining how the approach to new economic development in the countryside (ECON2) is supportive of the Council's own plan objectives including SPF2 (to focus growth within the three main towns/Hubs of Cookstown, Dungannon and Magherafelt) and SPF3 (to consolidate the role of Coalisland and Maghera as part of the draft Plan Strategy)?

Response

3.9. The implied premise of this question is that ECON2 conflicts with the objectives of the draft plan strategy. This is not accepted. Much of this has already been explained above in response to the previous question, but several points are worth highlighting in response to this question.

3.10. A preliminary point is worth noting. DfI in its question has mistakenly referred to SPF2 and SPF3 as objectives, however as paragraph 4.6 of the draft plan strategy makes clear, these are the principles of the Strategic Planning Framework which are designed to achieve the objectives of the plan. They are

not objectives in and of themselves. The objectives are set out at paragraph 3.15 of the draft plan strategy.

3.11. The plan objectives need to be read as a whole. Some policies will serve some objectives more than others. ECON2 is concerned with economic development in the countryside. The most relevant objectives are therefore those that seek to sustain rural communities and provide sustainable opportunities for economic development in the countryside. The table below identifies the most relevant plan objectives for ECON2 and briefly explains how ECON2 contributes to the achievement of those objectives.

Plan objective	Contribution made by ECON2
"To provide for vital and vibrant rural communities whilst protecting the countryside in which they live by accommodating sustainable growth within the countryside proportionate to the extent of existing rural communities"	ECON2 provides for sustainable economic development opportunities in the countryside which will contribute to vital and vibrant rural communities. ECON2 strikes a balance between the need to provide economic development opportunities in the countryside and the need to protect the countryside from inappropriate development. It does so by providing for carefully circumscribed and proportionate opportunities for sustainable development in the countryside.
"To promote diversity in the range of jobs on offer recognising the importance of employment in the primary sector (agriculture, forestry and mining), secondary sector (industry and manufacturing), and tertiary sector (administration, commerce, retailing, leisure and tourism).	ECON2 promotes diversity in the range of jobs on offer by providing opportunities for jobs to come forward in rural areas. ECON2 has the potential to support jobs in all of the sectors mentioned in the countryside.
"To recognise and accommodate entrepreneurship, innovation for large, medium and small firms by attracting new firms and accommodating expanding businesses"	ECON2 provides opportunities for entrepreneurial start-ups and innovation, especially with the new development opportunity for small workshops. It contains limited opportunities for new firms to locate their business in the countryside where that is appropriate and it encourages the sustainable expansion of existing businesses.

"To recognise the importance of self-employment and home working, particularly in rural locations"	ECON2 performs particularly well in respect of this objective, providing opportunities for self-employed individuals and home workers to locate in the countryside in certain circumstances.

3.12. In respect of the principles in the Strategic Planning Framework of the draft plan strategy, whilst DfI have cited SPF2 and SPF3, the most relevant principle is in fact SPF6. It seeks to *"accommodate development within the countryside that supports the vitality and viability of rural communities without compromising the landscape or environmental quality and whilst safeguarding our natural and built heritage".* The accompanying text in paragraphs 4.35 to 4.41 of the draft plan strategy explain how opportunities for economic development in the draft plan strategy will contribute to this principle. The justificatory and amplificatory text to ECON2 at paragraph 12.15 of the draft plan strategy also explains the contribution that the plan makes to wider plan objectives identified and discussed above.

3.13. The Sustainability Appraisal assesses relevant policies against twenty-two sustainability objectives. Appendix 7 shows the general compatibility of these twenty-two objectives against the seventeen objectives in the draft plan strategy. This is explained at paragraph 2.13 of the Sustainability Appraisal. The matrix for ECON2 shows particularly good performance against social and economic objectives, as would be expected for an economic policy (MUDC 102) (Pages 575 – 577). It explains that the policy scores significantly positive in respect of most economic indicators in particular, as it is *"tailored to suit the bespoke needs of Mid Ulster which is characterised by self-employment, entrepreneurship and homeworking or workshop style development"* (MUDC 102) (Paragraph 5.309).

3.14. The question from DfI highlights SPF2 and SPF3 in particular. Two points are worth observing in response

(1) As explained, SPF6 is in fact the most relevant principle for ECON2. It is unclear why DfI have singled out principles which are focused on the hubs when dealing with a policy which is concerned with the countryside. Different policies will align with different principles and objectives in the plan in different ways. The objectives must be viewed in the round.

(2) The implication seems to be that economic growth in the countryside is inconsistent with a desire to grow the towns. This is incorrect. The Council views the two objectives as complementary. It is possible to both grow the towns and to sustain vibrant rural communities. It is not a zero-

sum game where growth in the countryside takes away from growth in the towns. That much appears to be recognised by the Department in its own policy documents, for example the SPPS and RDS, as they too support growing higher tier settlements, whilst at the same time sustaining rural communities. That is all that the Council is doing here with ECON2.

3.15. ECON2 is consistent with the plan objectives, in particular those relating to sustaining rural communities and providing opportunities for sustainable economic growth in the countryside. There is no conflict between the aims which ECON2 seeks to support and the aim to grow the towns.

Question

Q3–The Council state that there is already a proliferation of existing rural enterprises meaning that in some locations 'it could be argued' that rural character has already been altered / undermined. Can the Council please highlight what evidence within the updated Landscape Character Assessment Review has informed its view in this regard which provides part of the justification for the RIPA designation?

Response

3.16. It is necessary to clarify a few points at the outset.

(1) The justification for RIPAs is set out principally in MUDC240. The draft plan strategy at paragraph 4.37 in particular sets out further justification. As set out there, RIPAs will *"protect and consolidate existing areas of rural industrial uses and contain them within limits whereby large-scale expansion would not be permitted".* It can be seen, therefore, that a large part of the justification for RIPAs is to protect and consolidate existing areas, not to create new areas, of rural industrial use.

(2) The potential for introducing a policy mechanism to protect and consolidate areas of existing rural industry was explored by members in early workshops, as recorded in MUDC219, at paragraph 4.2. Members and officers drew on their local experience and knowledge in identifying this as an area of policy deserving of further consideration. This was carried through to the Preferred Options Paper (MUDC115) where the public were asked for their views on RIPAs generally, and on a list of potential RIPAs (Pages 59 and 61). DfI raised some concerns at this stage, but the prevailing public view was in support of RIPAs (MUDC116) (Pages 83 to 84). The recommendation was to identify a small number of strategic RIPAs at this stage and then to defer the identification of any further RIPAs to the local policies plan, with criteria for selection set out in the plan strategy.

(3) MUDC240 identified two strategic RIPAs, known in the draft plan strategy as the Tullyvannon RIPA and the Desertcreat RIPA. One other location was ruled out on flooding grounds. The justification for the identification of those two RIPAs, including the analysis of the existing and proposed enterprises in those areas and the subsequent impact on rural character, is contained principally in MUDC240. Additional commentary is also available in the Sustainability Appraisal (MUDC102) (Pages 113 – 116). Ultimately, these sites were considered to be appropriate for designation by professional planning officers and elected members with knowledge of the sites, drawing upon desktop and site observations.

(4) As for any remaining RIPAs, their identification will be a matter for the local policies plan stage. Judgements will have to be reached as to whether the criteria is met for designation for any sites promoted as part of the local policies plan. It would be premature to comment on any possible sites at this stage.

3.17. The Council was aware of the emerging findings of the updated Landscape Character Assessment Review in making judgements about RIPAs, but it would be wrong to assume that this document was the only, or even the principal, basis on which judgements about RIPAs were made.
A wide range of evidence was taken into account by officers in reaching these judgements.

3.18. As for the Landscape Character Assessment Review (MUDC401) and associated documents (notably the Review and Audit of the Landscape Character Assessment Review (MUDC 304)), it is important to stress that these are strategic assessments of landscape character. They do not reference particular localities, sites, or RIPA designations. Whilst useful in understanding the landscape character of certain areas, they may not provide a straightforward answer as to whether rural character within a particular area has been undermined by industrial development. Such an assessment may require a more granular analysis. Nevertheless, in so far as the proposed RIPAs are concerned.

(1) The Tullyvannon RIPA is located within the Dungannon Drumlins and Hills LCA45 and partially within the Slievemore LCA44. As stated in the review, LCA45 is unspoilt by overt human influence, however the outskirts of Dungannon have been affected by industrial, commercial and housing development. It says in respect of LCA44 that there are some localised impacts of expanding rural industrial operations, including for example the area around Sandvik between Ballygawley and Cabragh. Quarries and derelict sand and gravel workings are relatively common elements, and upstanding transmission masts are very prominent in views from the

surrounding lowlands. The area proposed as a RIPA encompasses a large area of existing industrial use. It is clear from this extensive area of existing enterprises that rural character has been undermined. Further photographs and a map indicating the extent of existing operations are enclosed (**Annex 2B**). As the Sustainability Appraisal notes at paragraph 5.156 (MUDC102), *"the site is dominated by existing industry in Sandvik who make quarrying equipment, Acheson and Glover making concrete products and a Northstone depot. Work is ongoing on the northern portion of the site on an in-vessel composting facility for Northway".*

(2) The Desertcreat RIPA is located within the Cookstown Farmlands LCA42 and has been designated due to the opportunity which exists from the extant, commenced planning approval on the site, as well as the investment undertaken in providing essential infrastructure. As the Sustainability Appraisal notes at paragraph 5.162 (MUDC102), *"it is considered a potential strategic RIPA due to the recent planning permission on the site for major development and the construction works on site have now commenced".* Details of the relevant planning approvals, and a map are enclosed (**Annex 2C**). The site has been identified and has been included for public funding as part of the SW Growth Deal. The Council is currently in the process of acquiring the lands and it is anticipated that this will form a long-term project well beyond the life of the plan and work is currently being undertaken to devise a development brief which would protect the river corridor and provide for outdoor recreational uses. The RIPA designation is consistent with central and local government plans for this land.

3.19. The Council is satisfied that the evidence base in support of the RIPA designations is sound. The justification for the RIPA designations is clearly documented in the evidence base. Clarification has been provided above.

Question

Q4–Can the Council clarify how the proposed extension of the industrial footprint within the proposed Tullyvannon RIPA is consistent with the stated purpose of RIPAs to consolidate existing industry?

Response

3.20. The Tullyvannon RIPA has been proposed given the extensive, well-established and on-going large-scale industry on the site. The site includes Sandvik, who make quarrying equipment, Acheson and Glover, who produce concrete products, and work ongoing on the northern portion of the site for Northway (M/2014/0567/F). The enclosed map shows a limited opportunity for

further expansion of industrial uses on the site on a 6.83 ha plot of land to the east and on a smaller 1.06 ha plot of land to the west (**Annex 2B**).

3.21. As illustrated on this map, the vast majority of the proposed RIPA covers land already in industrial use. A very limited proportion of the RIPA is capable of being further developed on. it is considered that the boundaries of the RIPA are justified. As set out in the draft plan strategy, the role of RIPAs is to consolidate areas of industrial use in the countryside. Consolidate means to strengthen. It is not inconsistent with the aim to consolidate RIPAs to provide a limited opportunity for further development where it is sustainable to do so. Such an approach supports wider plan principles and objectives. The proposed Tullyvannon RIPA recognises the extent of existing industry and permissions and provides for limited scope for sustainable consolidation. Boundaries have been defined based on geographical features and the possibility of any further extension is physically limited by the rising topography of the land, thereby protecting against any sprawl. This is a rounding off opportunity which will contribute to wider plan principles and objectives.

3.22. The Council ultimately does not accept the implied premise of this question which is that consolidate means no further growth. That is not what consolidate means. RIPAs would serve little to no purpose if they simply sought to freeze existing uses with no possibility of sustainable consolidating growth. The opportunities for further growth in the Tullyvannon RIPA are sustainable and do not conflict with the stated purpose of RIPAs.

Question

Q5–Is the Council aware of how many other locations within the MUDC district would meet the criteria for RIPA designation set out within the draft Plan Strategy at paragraph 4.37? Furthermore, do the findings of the updated Landscape Character Assessment Review support the designation of RIPAs generally?

Response

3.23. The first part of the question deals with the number of areas likely to be designated as RIPAs in due course.

3.24. It is not possible to say definitively at this stage how many RIPAs will be designated at the local policies plan stage. The identification of RIPAs will be a matter for the local policies plan and decisions will have to be made on the basis of the most up to date evidence available at that time.

3.25. Without prejudice to the above, it appears that the underlying concern of DfI in asking this question is the concern that a large, unsustainable number of

RIPAs will come forward at the local policies plan stage. That concern is not justified for three reasons.

(1) The criteria for the designation of RIPAs is set out at paragraph 4.37 of the draft plan strategy. There are a large number of conditions which must be met before a RIPA can be designated and many of these conditions are quite restrictive. Drawing on their extensive local and background knowledge of land use in the district, officers are confident that the criteria set out at paragraph 4.37 of the draft plan strategy are strict enough to ensure there will not be a proliferation of RIPAs across the district.

(2) A broad indication of the number of sites which may be designated as RIPAs can be obtained by tracing the development of RIPAs through the evidence base. When initially discussing the potential for RIPAs at a workshop, nine potential sites were identified (MUDC 219) (Paragraph 4.2) (Ballygawley was listed twice). The Preferred Options Paper sought views on these sites and any other sites (MUDC115) (Pages 59 to 61). MUDC240 identified two strategic RIPAs, known in the draft plan strategy as the Tullyvannon RIPA and the Desertcreat RIPA. One other location was ruled out on flooding grounds. Whilst the list of potential RIPAs considered as part of the preparation of the plan strategy is not an exhaustive list, the list was drawn up by professional planning officers and elected members with extensive local and background knowledge in the district. The fact that a relatively small list was initially identified indicates that the Council does not consider that there is likely to be a large number of sites which are likely to meet the criteria for designation as RIPAs.

(3) Additional sites were suggested by members of the public during the public consultation on the Preferred Options Paper RIPAs (MUDC116) (Pages 83 to 84). Fifteen site specific representations suggesting RIPA designations were received. There were nine site specific representations received to the draft plan strategy consultation, although six of these had previously been suggested during the Preferred Options Paper consultation. Officers have undertaken an initial high-level analysis of the representations received and consider that only one would be likely to meet the criteria for designation as a RIPA. This supports the view expressed above that there is not likely to be a large number of sites which meet the criteria for designation as RIPAs.

3.26. Therefore, without prejudice to the outcome of the local policies plan process and the consideration of all of the evidence at that stage, the Council is confident at this stage that the criteria for designation as a RIPA are sufficiently strict so as to ensure that there will not be an unsustainable proliferation of RIPAs in the countryside.

3.27. The second part of the question asks whether the findings of the Landscape Character Assessment Review (MUDC401) support the designation of RIPAs.

3.28. As explained above in response to the previous question, it would be wrong to assume that the Landscape Character Assessment Review was the only, or even the principal, basis for justifying the designation of RIPAs. RIPAs are not a landscape designation. They are principally an economic designation, as explained in MUDC240. RIPAs are partially justified on the basis that there are areas of established industrial use in the countryside where rural character has already been eroded. The Landscape Character Assessment Review provides some evidence of where such erosion has occurred, but because it is undertaken at a strategic level, it does not necessarily capture changes in rural character at a more granular, site level. Ultimately in deciding whether to designate RIPAs at the local policies plan stage, the Council will take account of a wide range of evidence, including further landscape evidence. The Council is content that its judgment that there are areas within the district where existing industrial uses have eroded rural character is sound. It is a view which received widespread support at the Preferred Options Paper stage (MUDC116).

Question

In arriving at a minimum requirement of 8,500 jobs the Council has developed their own methodology which draws upon data from the 2011 Census as well as NISRA 2014-based population projects. The methodology also includes an adjustment to account for the aim of reducing the portion of the working age population classified as 'economically active' (document 'Enabling Success: Supporting the transition from economic activity to employment' sets a target of 70% of the working age population being economically active by 2030). While the addendum took account of the 2014 population projections, 2016-based and 2018-based projections have been published by NISTRA in April 2018 and 2020 respectively.

The Council state at paragraph 5.10 of Position Paper 3 "the calculated jobs figure is sensitive to economic changes and population projections changes". Accordingly, the Council state that any target should be kept under review.

Q6–In providing clarification, can MUDC direct the Department to any evidence within the submission which shows consideration by Council of the impact of any later projections?

Response

3.29. At the outset, it is important to stress that population projections are released annually. The figures contained in the draft plan strategy and the underlying

evidence base should be viewed as point in time assessments which used the evidence available at the time. The evidence base must be proportionate. The Council continues to monitor recent data published by NISRA. It would, however, be an unrealistic counsel of perfection to expect the Council to publish additional topic papers each and every time that NISRA published new data. This would unnecessarily delay the progression of local development plans. The Council remains confident that the employment land figure contained in the draft plan strategy is sound. The Council will keep the emerging data under review and if it considers that there is any need to modify the plan in light of emerging data, it may do so post-adoption, in accordance with section 14(1)(a) of the 2011 Act.

3.30. Nevertheless, given that DfI have requested further information in respect of the 2016-based and 2016-based population projections, the Council is willing to provide these. They do not alter the conclusions reached by the Council.

3.31. The table below provides data extrapolated from the NISRA population projections for the year 2015 (plan base date) and 2030 (plan end date) for the working age population aged 16 to 64. Whilst 2012 and 2014 based population projections predicted a rise, the 2016 and 2018 based population projections anticipate a fall of around 2,000 people by 2030. These falling population trends are reflective of UK-wide trends, arising from a number of factors, particularly Brexit, and the associated decline in immigration.

	2015 (Age 16 to 64)	2030 (Age 16 to 64)
2012-based population projections	91,368	99,571
2014-based population projections	91,564	99,322
2016-based population projections	N/A	97,394
2018-based population projections	N/A	97,275

3.32. The first phase of main statistics from the Census 2021 were published in September 2022. They provide a profile of the Northern Ireland population. Census 2021 recorded the adult age population (age 15 to 64) for Mid Ulster at 95,200. This is broadly similar to the NISRA 2016 and 2018 projections which were 95,443 and 95,085 respectively for that age bracket, by 2021.

3.33. Applying the methodology previously adopted to the 2016-based and 2018-based population projections leads to the following.

		Population Projections		
		2016-based (published April 2018)	2018-based (published April 2020)	Source
(A)	Assumption 1 Population aged 16 to 64 in 2015	91,564	91,564	NISRA
(B)	Assumption 2 Economic activity rate of 67% (Census 2011) for population ages 16 to 64 in 2015	61,348	61,348	(A) * 0.67
(C)	Assumption 3 The 70% DETI DEL target is applied to the population ages 16 to 64 in 2015	64,095	64,095	(A) * 0.70
(D)	Consequently The number of jobs needed in 2015 (additional jobs needed to meet 70% target)	2,747	2,747	(C) – (B)
(E)	Assumption 4 Populated aged 16 to 64 in 2030	97,394	97,275	NISRA
(F)	Consequently Resulting in an increase in the population aged 16 to 64 by 2030 of	5,830	5,711	(D) – (A)
(G)	Assumption 5 70% of the rise of those aged 16 to 64 will be economically active	4,081	3,998	(F) * 0.70
(F)	Consequently	6,828	6,745	(D) + (G)

	Resulting in jobs required over the plan period of			

3.34. It can be seen from the above that using the 2016 or 2018 based population projections leads to a lower jobs figure than that planned for. The percentage reduction for both is around 20%. However, these figures do not account for the raising state pension age. The effect of doing so is to introduce an additional two-year age bracket into the pool of economically active individuals.

3.35. The effect of changing the state pension age has been considered against the 2018-based population projections below.

	2018-based (published April 2020)	Source
<u>Assumption 1</u> Population aged 16 to 64 in 2015	91,564	NISRA
<u>Assumption 2</u> Economic activity rate of 67% (Census 2011) for population ages 16 to 64 in 2015	61,348	(A) * 0.67
<u>Assumption 3</u> The 70% DETI DEL target is applied to the population ages 16 to 64 in 2015	64,095	(A) * 0.70
<u>Consequently</u> The number of jobs needed in 2015 (additional jobs needed to meet 70% target)	2,747	(C) – (B)
<u>Assumption 4</u> Populated aged 16 to 66 in 2030	100,813	NISRA
<u>Consequently</u> Resulting in an increase in the	9,249	(D) – (A)

population aged 16 to 66 by 2030 of		
Assumption 5 70% of the rise of those aged 16 to 64 will be economically active	6,474	(F) * 0.70
Consequently Resulting in jobs required over the plan period of	9,221	(D) + (G)

3.36 It can be seen from the above that the effect of adding additional two-year age bracket into the pool of economically active individuals at the end of the plan period is to increase the number of jobs necessary by the end of the plan period. The percentage increase based on the figure in the draft plan strategy is approximately 8%. It is considered to be overly conservative to assume that 70% of the population aged 64 to 66 will be working by 2030. A lower proportion is assesed to be more likely.

3.37 A 1 hectare per 50 jobs conversion factor was used in MUDC203. Applying that conversion rate to the various calculations undertaken, yields the following.

Scenario	Jobs needed over the plan period	Indicative land requirement
2012-based (working population of 16 to 64)	8,484	170 hectares
2014-based (working population of	8,178	163 hectares
2016-based (working population of 16 to 64)	6,828	137 hectares
2018-based (working population of 16 to 64)	6,745	135 hectares
2018-based (working population of 16 to 66)	9,221	184 hectares

3.38 Ultimately, the Council has to reach a balanced judgement taking into account all of the data before it. Population trends are subject to fluctuations, as the above analysis shows. Economic factors are also likely to impact on the number of jobs required over the plan period. Planning policy has little control over these factors. The Council is mindful that regional policy calls for an *"ample supply of suitable land"* promoting a *"a range and choice of sites in terms of size and location"* (SPPS) (Paragraph 6.92). RG1 of the RDS speaks

of an *"adequate supply of land".* The Council is also mindful of the draft plan strategy objectives and the wider objectives of the Council set out in the Community Plan to promote economic growth in Mid Ulster. Taking all of this into account, the Council remains of the view that the 170 hectares planned for in the draft plan strategy is sound. It will ensure that there is an ample supply of economic development sites, promoting a range of choice across the main towns. It sits broadly within the mid-range of the estimates set out above. It will not lead to an unsustainable level of growth, but it will ensure that Mid Ulster is able to remain competitive and take advantage of any uptake in economic growth over the plan period. This reflects the carefully considered view of the Council in light of all of the available data.

3.39 As stated at the outset of the answer to this question, that the Council will keep this matter under review throughout the plan period and has the ability to modify the plan should it consider it necessary to do so. There are specific monitoring indicators and measures in the draft plan strategy which will ensure that the Council keeps this matter under review.

Question

The objective of the plan states that it aims to facilitate the creation of at least 8,500 new jobs by 2030 at a variety of locations accessible to all members of the community, including those without a private car. The Council estimate 170 hectares of land is required, based on a ration of 50 jobs per hectare. The council acknowledge this assumes all new jobs will be supported on zoned employment / industrial land (paragraph 6.3 of position Paper 3). Accordingly, 170 hectares results in what the Council describe as a "degree of over zoning" allowing the plan to provide a choice of sites in different locations to encourage economic growth.

It appears that the figure of 50 jobs per hectare is based upon a survey of employment on industrial estates in Omagh and Fermanagh carried out by Planning Service in 2006

Q7–Noting that the methodology will result in a degree of over-zoning did the council consider the application of a phased approach to the release of economic development land similar to the approach taken in respect of housing land?

Response

3.40 As explained above, in accordance with regional policy requirements, the draft plan strategy seeks to make provision for an ample supply of suitable land, with a range and choice of sites in terms of size and location. This will be achieved by ensuring that there is an ample supply of available land across the district throughout the plan period. Introducing a phased approach would

inhibit this, as instead of there being an ample choice across the district over the plan period, a phased approach would limit the pool of available sites at any one time. It would also have the potential to hold up economic investment whilst decisions on rephasing lands were made. Such an approach is not justified and does not sit comfortably with local or regional policy objectives. The Sustainability Appraisal did not identify any particular concerns in respect of the sustainability of the approach proposed which would warrant a phased approach (MUDC 102) (Pages 75 to 76). There are evidently different considerations at play when considering housing land and economic development land. The importance of choice, flexibility, and availability is underscored in the economic development context, and points strongly against a phased approach to the release of land.

Question

In terms of the distribution, the Council indicate that the 170ha should be focused in the main settlements with the plan indicating that 60ha will be zoned in Dungannon, 55ha in Cookstown and 55ha in Magherafelt. The Council indicate that this approach is supportive of the Draft Plan Strategy SPF2 which seeks to strengthen the role of the Hubs as main centres of employment. Council indicate that this approach supports RDS RG1 (to ensure an adequate supply of land to facilitate economic growth) and SFG11 (promote economic development opportunities at the Hubs).

Q8–In providing clarification, can MUDC direct the Department to evidence within the submission showing consideration by the Council of how its approach to economic development in the countryside will promote development at the hubs, in line with SFG11 of the Regional Development Strategy?

Response

3.41 This question overlaps significantly with the first and second questions. DfI is referred back to the answers to those questions which explain how the approach to economic development in the countryside under ECON2 accords with regional policy and wider plan objectives and principles.

Question

The Council do not propose to make a specific allocation of economic development land to Coalisland and Maghera as it is considered in the main that these would be privately led. The Settlement Appraisals prepared by the Council for Coalisland and Maghera identify extant industry and business zonings. Maghera currently has 7.6 hectares of land zoned for industry and economic uses, while Coalisland has 19 hectares of land zoned for this purpose.

In response to the public consultation, it appears that the MUDC consider this to be in accordance with the objective of focusing economic growth in the main settlements./ Hubs. The Council state that economic development land will not be zoned in the local towns for flexibility reasons.
MUDC however indicate, within its consultation report, that economic development land may be zoned at LPP stage to protect existing economic activity from competing uses or provide opportunities to meet local need. If the council were to make an allocation to the local towns this would likely be in addition to the 170 hectares already allocated across the three hubs.

Overall, this approach appears to differ from that of the draft plan strategy which indicates (paragraph 4.21) that no specific allocation will be made to the two local towns.

Q9–In providing clarification, can MUDC direct the Department to evidence within the submission which shows consideration by Council as to the reason for the change of approach between publication of the Draft Plan Strategy and subsequent Public Consultation Report for Coalisland and Maghera?

Response

3.42 It appears that the premise of this question is that there has been a change of approach between the publication of the draft plan strategy and the subsequent public consultation report. If that is so, then it is based on a misunderstanding of the position. It should be clear that there is no change in approach given that no modifications are proposed to the draft plan strategy in the public consultation report in respect of this issue. The report specifically says that no action was required in response to the representations raised. The public consultation report was simply responding to specific queries raised in some representations about economic development land in Coalisland and Maghera (MUDC 114) (Pages 072 to 073).

3.43 Paragraph 4.21 of the draft plan strategy plainly sets out the position in respect of Coalisland and Maghera.

> *"Accordingly in zoning economic development land the primary aim is to provide opportunity for expansion clustered around existing provision or to provide economic activities on publicly owned land. However no specific allocation of economic land is made to the two local towns as schemes in the main would be privately led"*

3.44 Contrary to the reading placed on this paragraph by DfI, this paragraph does not rule out zoning economic development land in the small towns; to the

contrary, the first sentence explicitly envisages zoning where the primary aim is to provide opportunity for expansion clustered around existing provision or to provide economic activities on publicly owned land. The second sentence makes it clear, however, that the local towns will not receive a share of the 170 hectares of economic land identified as being necessary to meet need. This accords with what is said in the draft plan strategy at paragraph 4.12. Any limited zoning of economic development land in the small towns would be additional to the zoning in the main towns, serving the specific purposes set out in the draft plan strategy at paragraph 4.21 and expanded on in the Public Consultation Report (MUDC 114) (Pages 072 to 073).

3.45 Not only does paragraph 4.21 of the draft plan strategy make it quite clear in principle that limited opportunities for zoning economic development land may be taken in the local towns, but paragraph 4.22 then goes further and actually refers to an example, the former High School site in Maghera. On this basis, the reading advanced by DfI, that there would be no economic zoning at all in the local towns, is clearly mistaken.

3.46 None of this is unsustainable or in conflict with wider plan objectives either.

(1) As explained in paragraph 4.21 of the draft plan strategy and expanded on in detail above in response to earlier questions, the 170 hectares of economic development land considered to be necessary to meet need is allocated across the three main towns. The reason why the three main towns receive all of the allocation is because the Council wants to promote growth in the main towns in accordance with regional and local policy objectives. The principal way in which the planning system can promote growth within the main towns is by providing an ample supply of land in those towns. Allocating the whole of the share of the required economic development land across the main towns will direct growth towards them.

(2) However, the desire to grow the hubs and focus economic development therein does not mean that the local towns should be left behind. As SPF 3 explains, the aim is to *"consolidate the role of the local towns as service centres […] providing appropriate development opportunities for […] employment […] activities, in keeping with the scale and character of these settlements".* Some economic development land will be necessary to achieve this aim, however it will evidently be of a much smaller scale than that available in the main towns, and will be limited so as to be in *"keeping with the scale and character"* of the settlement. The types of opportunities envisaged in the draft plan strategy at paragraph 4.21 and in the Public Consultation Report (MUDC 114) (Pages 072 to 073) are quite limited in comparison to the main towns.

(3) Because of the nature of these opportunities, it is not possible nor indeed is it desirable to try to give the local towns a share of the allocation of economic development land at this strategic level. As explained, the opportunities which will be identified in the local towns will be site specific, consolidating existing enterprises and taking opportunities to meet local need. These are matters which are best assessed at the local policies plan stage as opposed to at a strategic level. At that stage, consistently with the plan strategy, the Council will identify sustainable opportunities for economic development land in the local towns. It is not envisaged that the amount of economic development land zoned in the local towns will increase beyond its current levels, and it may well decrease. Ultimately, these will be matters for the local policies plan, guided by the plan strategy (section 9(5) of the 2011 Act).

Question

The main evidence papers supporting the Council's proposed approach to Economic Development include Position Paper 3, Employment and Economic Development (February 2015); Economic Development Policy Review (February 2016); Position Paper 3–Addendum, Employment and Economic Development (in response to NISRA May 2016 pop projects); and Industrial Monitor October 2018 – Report on Summary of Findings (as at Oct 2018). Other evidence papers are also relevant.

Other than an additional short paper to consider the implications of Covid-19 on the draft Plan Strategy – March 2021 (MUDC 403) there appears to have been no review or update to the policy paper / addendum highlighted above.

The Covid paper addresses the impact of the pandemic on the economic development and town centre growth. The paper does not draw upon any updated data sources and still refers to the NISRA census of employment 2014. It concludes that the figure of 8500 jobs remains relevant and that the figure of 50 jobs per hectare used to determine the land requirement, although lower than the existing average density for jobs in Mid Ulster of 65- 75 jobs per hectare, is more suited to the continuing requirement for social distancing.

The Council has continued to use the NISRA census of employment 2014 despite other sources of evidence being available regarding employee jobs and the profile of employment for the district (e.g. up-to-date Business Register and Employment Survey prepared by NISRA).

Q10– In order to aid the Department's consideration of the MUDC submission can Council, through directing DfI to evidence within the submission, demonstrate how it has taken account of any updated data sources to support its approach to

employment and economic development, to that presented in the papers of 2015, 2016, 2018 and 2021 (as referred above)?

Response

3.47 It has already been explained above that the evidence base and the draft plan strategy represents a point in time assessment. The Council has kept relevant data under review and is content that the draft plan strategy remains sound. It would not be proportionate for the Council to release new evidence each and every time new evidence comes to light. If the evidence base had to be updated each and every time new information came to light, regardless of its materiality, then the local development plan process would be paralysed in a constant state of evidence gathering. The Council wishes to avoid this.

3.48 The draft plan strategy was submitted to DfI for independent examination well over a year ago. Further data has been released during that period, but the Council has refrained from releasing any further evidence during this period of consideration in order to avoid further delays. This paper updates the evidence in light of the requests made by DfI. Any further requests to update information should be explored as part of the independent examination.

3.49 Ultimately, the Council is required to bring forward a plan strategy which is sound and legally compliant based on the information available to it at the time. The Council is content that it has done so and that any necessary updates can be addressed either as part of the independent examination or through the plan review mechanism.

4 Response to Appendix 3 questions

Question

Evidence presented by MUDC indicated that rural dwellings approved between April 2008 and March 2014 in Cookstown were 793, in Dungannon were 1,385, and in Magherafelt were 993. It appears that Reserved Matters applications relating to an Outline application decided within the study period are not included, applications seeking to renew an existing approval previously decided within the study period are not included, and where there is more than one application / appeal decision relating to the same site within the study period, only one decision is included.

Q1–In order to assist Departmental consideration of the MUDC submission, can Council please direct the Department to evidence which would provide clarification of the adopted methodology in using full and reserved matters approvals in 2 years (2012 – 2014) only?

Answer

4.1 The figures quoted by DfI in this question are from MUDC202 which was published in November 2014. Full and reserved matters approvals were used principally in order to avoid double counting with outline permissions. As to why the focus was on 2012 to 2014 approval rates, Table 23 of MUDC202 shows that the introduction of PPS had a constraining influence. It was considered that the approval rates for 2012 to 2014 were a more accurate representation of rural housing approvals under PPS 21. By this time PPS21 had bedded in. Approval rates between 2010 and 2012 were not felt to be representative given the backlog of applications which were being processed at the time.

4.2 Figures for additional years were included in Appendix 1 of the Public Consultation Report (MUDC114). In light of queries raised by DfI, the Council has taken the opportunity to update these figures. These show that the average rural approval rate over the last five year period for which data is available (2015 to 2020) is 234 which broadly aligns with the average rural approval rate of 245 between 2012 to 2014, contained in MUDC202. A truncated version of the table is reproduced below for ease of reference.

	2015/16	2016/17	2017/18	2018/19	2019/20
Total approvals	184	239	218	275	255
Total approvals	131	164	145	198	192

(excluding replacements)					

4.3 Whilst there will always be a degree of fluctuation in rural approval rates, the Council is confident, based on its analysis of the figures and experience of rural approvals since the transfer of planning functions to it under the 2011 Act, that the evidence base has not underestimated the yield from rural approvals.

Question

Q2–In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence providing quantification of housing completions for this period?

Response

4.4 Paragraph 6.18 of MUDC202 indicates that the Council estimated around 90% to 95% of rural approvals translated into completions or starts. This was based on rural permissions and completions from a sample rural housing monitor 2003, 2005 and 2006. Applying the banded estimate would lead to between 220 to 232 completions a year (using the 2012 to 2014 data).

4.5 In light of queries raised by DfI, the Council has taken the opportunity to update the figures, as referenced in the answers above, paragraph 4.2. A study of approvals between 2015 and 2017 was carried out to establish completion rates for this period and the figure arrived at was 86%.

Question

The Development Pressure Analysis paper (MUDC212 – September 2015) provides an analysis based on all outline, reserved matters, and full applications. Paragraph 2.12 states specifically that:

> *"The trends highlighted above are largely based on a desktop assessment only. It is suggested that a more detailed assessment, including complementary field survey work would be required in order to justify the introduction of a stricter policy regime in certain areas, or relaxation in others as the case may be"*

Q3–In order to aid the Department's consideration of the MUDC submission can Council, through directing DfI to evidence, demonstrate how the results of further field survey work undertaken by the council has helped support the proposed policy approach?

Response

4.6 The Landscape Character Assessment Review (MUDC 401) at paragraph 2.0 explained that it built upon. Worked carried out in earlier papers, including the Development Pressure Analysis (MUDC 212). Paragraph 34.0 of the Landscape Character Assessment Review explains that *"on the ground there is particular evidence of [development pressure from single houses] in parts of Slievemore LCA, West Lough Neagh Shores LCA, Lough Neagh Peatland LCA and the north-eastern part of Dungannon Drumlin and Hills LCA".* This observation was informed by field survey work undertaken as part of the Landscape Character Assessment Review, as explained at paragraph 29.0. The field study helped to verify, add and refine information gathered through the desk study.

4.7 For each LCA, a specific section on intervening changes recorded any changes in the LCA since the last assessment. Where relevant, these assessments picked up on pressure from single dwellings. By way of example, in LCA 64, it is observed that *"the key force for change in recent years has been one-off dwellings. Many areas, such as the Washing Bay Road and Aughamullan, have experienced a high degree of development pressure from one off single dwellings, expressed in the form of clusters and ribbons of development"* (MUDC 401) (Page 21).

4.8 Table 2 Appendix 1 of MUDC 401 contains a summary of the changes and includes a column on action points. These action points arise as a result of identified changes. They are the outcome and product of the detailed work undertaken as part of the Landscape Character Assessment Review. These action points were taken into account in the development of the draft plan strategy. They informed the policy approach, especially CT1.

4.9 Additionally, and by way of further example, the introduction of a Special Countryside Area along the Lough shore was formulated partly in response to the high degree of development pressure from one off single dwellings, evident in the form of clusters and ribbons of development in the Aughamullan and Washing Bay Road area as identified in the Landscape Character Assessment Review. This is evident in the action points for LCA 64 (MUDC 401) (Page 25).

Question

Policy CT1 of MUDC Draft Plan Strategy contains what appears to be a broad exception to the regional strategic policy direction to cluster / consolidate where there are environmental or operational reasons why this is "impracticable"

Q4–To aid the Department's consideration of the MUDC submission can Council, through directing to the submitted evidence, demonstrate how this approach takes account of the regional strategic policy approach of the SPPS, which applies the general principle of clustering, consolidating and grouping to all development in the countryside (with limited exceptions in relation to Dwellings on Farms)?

Response

4.10 The characterisation of CT1 as containing a *"broad exception to the regional policy direction to cluster / consolidate"* is not correct. Paragraph 6.69 of the SPPS says that the policy approach must be to *"cluster, consolidate, and group new development with existing established buildings".* CT1 respects this, requiring proposals to *"cluster, consolidate and group with existing buildings".* CT1 goes on to introduce a narrow exception, where there are *"environmental or operational reasons"* why it would be impracticable. The Council does not envisage that this exception will be lightly engaged. The characterisation by DfI as this being a *"broad exception"* is speculative assertion. The Council, through its experience of dealing with rural applications since 2015, is confident that this exception will not often be engaged. The amplificatory text in paragraph 8.15, which refers to the need to provide evidence if the exception is being engaged, shows that the Council will not lightly be satisfied that this exception is met.

4.11 This exception is justified on its merits. There is no sound reason why, in an appropriate case, an evidenced operational or environmental reason may not be capable of constituting an exception to the general approach. The inclusion of this narrow exception in the policy affords it a degree of flexibility that is currently lacking in regional policy. It is also in the interests of certainty that exceptions are set out clearly on the face of the policy. There may be very good operational or environmental reasons which justify a departure from the general approach. Clustering may, for example, present health and safety concerns or may lead to more harmful natural heritage impacts which could be avoided if development was sited elsewhere.

4.12 Additionally, as DfI acknowledge in their question, regional policy at present contains exceptions to the general principle of clustering, especially in respect of farm dwellings under CTY10(c). It is not apparent to the Council what the logic for singling out farm dwellings as an exception in regional policy is. The Council considers that it is more coherent for the exception to be available for all residential dwelling opportunities in the countryside where justified. The Council is entitled in its local development plan to take a different approach to regional policy where it considers that it is justified to do so in the interests of good planning, as it does here.

Question

As a general policy, CT1 applies to all applications for residential development in the countryside. On this basis it represents a significantly different approach to the examples set out by the Council. The SPPS sets out a range of specific opportunities within the countryside, consistent with regional strategic objectives. Justification for additional opportunities outlined by MUDC in the Draft Plan Strategy must be based on evidence presented by the Council. The SPPS states that other types of development in the countryside can be considered in line with the other policies set out within the SPPS.

The Department notes the MUDC Statement:

> *"**The SPPS clearly provides for housing in the countryside,** (our emphasis) along the lines of which the Council has adopted new policies. We have however provided for additional exceptions. Mid Ulster has a high rural population — 40% of our households live in the countryside. Prior to the introduction of PPS 16, growth in the countryside was approximately 1,100 per year. Now we are currently experiencing figures of approximately 270 per year, based on current policy".*

Q5–In order to aid the Department's consideration of the MUDC submission can Council, through directing DfI to submitted evidence, demonstrate how the above Council statement is reflective of the SPPS regional approach?

Response

4.13 It is not clear what specific concerns DfI has over the conformity of CT1 and CT2 with the SPPS.

4.14 The general approach of regional policy is to set out a series of specific development opportunities in the countryside. This is evident in paragraph 6.73 of the SPPS. It is also evident in CTY1 of PPS 21. The draft plan strategy follows the same general approach. The specific opportunities for residential development in the countryside, the majority of which are based on existing opportunities under regional policy, are set out in CT2(a)–(j). These are the only opportunities for residential development in the countryside. As CT2 says, *"proposals for dwellings which do not meet the above criteria will be in conflict with the plan".* CT1 is not a development opportunity in itself. It is simply a general policy dealing with siting, rural integration, design etc. Any proposal for residential development will have to fit within one of the opportunities listed in CT2(a)–(j) and comply with the criteria set out in CT1.

4.15 The Council acknowledges that in some respects it has departed from regional policy by relaxing existing development opportunities or providing for new ones. However, as explained above in paragraph 3.4, the Council is entitled to do so provided that it has a sound evidential basis — which it does. There is a quite extensive evidence base in support of the policy approach outlined, set out most clearly in the Sustainable Development in the Countryside — Policy Review (MUDC 228). A detailed rebuttal of concerns raised in respect of each of the CT2 opportunities can be found in the Public Consultation Report (MUDC 114) (Pages 194 to 217). The Sustainability Appraisal considered all of the development opportunities in CT2 in detail (MUDC 102) (Pages 465 to 521).

4.16 It is unclear precisely what the concerns of DfI are given the extensive evidence base in support of the rural housing policies in the draft plan strategy, none of which DfI specifically challenges. To the extent that DfI take the view that any relaxation of rural dwelling policy is impermissible, this is an overly dogmatic approach which conflicts with wider regional policy objectives and fails to pay due regard to the local circumstances of Mid Ulster. Many local councils have chosen to depart slightly from regional policy when it comes to rural housing in their local development plans. This is a matter which elected members in Mid Ulster feel strongly about. It should be explored at independent examination.

Question

Q6–In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence estimating the likely impact of additional opportunities proposed under policy CT2 in terms of the potential number of additional development opportunities in the countryside? Has the Council considered the impact of these measures in the context of the HGI 40% allowance in respect of residential development?

Response

4.17 The estimation of potential yield of the additional opportunities proposed under CT2 calls for an exercise of planning judgement, with officers drawing upon their local and background knowledge. Any estimate will necessarily involve an element of uncertainty; however, officers are confident that the figures set out below are realistic, demonstrating that the yield from the additional proposed opportunities will be low. The additional proposed opportunities will not lead to an unsustainable level of growth over the plan period. This is explained in the Public Consultation Report (MUDC 114) (Pages 195 to 196).

4.18 It is assumed that in referring to the *"additional opportunities proposed"* DfI is referring to the following.

(1) CT2(b) (Dwelling infilling a small gap site (only in respect of the additional exception introduced)).

(2) CT2(f) (Dwelling in a farm cluster)

(3) CT2(h) (Dwelling for a carer or someone availing of care)

(4) CT2(j) (Dwelling for holder of commercial fishing licence)

4.19 Each will be taken in turn.

4.20 The opportunity for infill in a small gap site is in line with CTY 8 of PPS 21, however it does include an additional exception where a dwelling can be located between two dwellings. This is the only additional opportunity provided by CT2(b). Following discussions with development management officers who have intimate working knowledge of CTY 8 and the prevailing pattern of development in the countryside in this district, the plan team has concluded that the anticipated yield from this opportunity would be low. A conservative estimate is that it will lead to 10% more infill approvals.

4.21 Infill approvals under CTY 8 between 2015 and 2020 are included in the table below.

2015/16	2016/17	2017/18	2018/19	2019/20	Average (2015/16 to 2019/20)
33	50	47	78	67	55

4.22 Applying a conservative 10% rate of additionality to the average approval rate, approximately 6 new dwellings a year would come forward under the exception in CT2(b).

4.23 Turning next to the dwelling in a farm cluster opportunity under CT2(f), this is intended to apply to both active farms with a registered farm ID issued by the Department for Agriculture, Environment and Rural Affairs in the circumstances set out in the policy and non-active farms, with no registered farm ID. There were 24,200 active farms in Mid Ulster in 2014 (MUDC 228) (Paragraph 5.89). There are around 19,200 houses in the countryside in 2015 (MUDC 209) (Appendix 1). This means that there are more farms registered in Mid Ulster than there are houses in the countryside. The practice of registering a farm holding in Mid Ulster appears to be common. Given this, and the financial incentives associated with having an active farm ID, it is not considered likely

that there are a large number of unregistered farms in Mid Ulster that will seek to avail of this policy. It has been conservatively assumed that there are approximately 1,200 unregistered farms (5% of the registered farm figure (24,200)).

4.24 On average, a total of 24,200 registered farms has led to an annual approval rate between 2015 to 2020 under CTY 10 of around 100. The average approval rate between 2015 and 2020 under CTY2A is around 6. It is reasonable to assume that the demand for additional dwellings within a farm cluster will not exceed these levels and will in fact be relatively low given the stringent policy criteria in CT2(f) in respect of existing buildings on two sides and 3 substantial buildings (excluding garages). It is assumed that if 15% of all registered farms who have approval under criterion (e) already and want an additional dwelling for their family were to apply for permission, that would lead to around 15 dwellings per year. This is considered to be a reasonable estimate.

4.25 In respect of the dwelling for a carer or someone receiving care opportunity under CT2(h), it is anticipated that the uptake of this policy will be similar to that under existing policy for personal and domestic circumstances under CTY 6. The rationale for this policy is similar in that the applicant will have special circumstances and will be required to demonstrate the level of care needed to provided. This opportunity also has strict controls attached to it which is likely to limit its uptake. For context, approvals under CTY6 between 2015 and 2020 are included in the table below.

2015/16	2016/17	2017/18	2018/19	2019/20	Average (2015/16 to 2019/20)
2	2	4	2	2	2

4.26 Some of the approvals which previously would have been approved under CTY6 are now likely to be approved under CT2(h) instead, such that there may negate some additionality. However, considering policy CT 2 (h) makes provision for both a carer or person receiving care, we therefore anticipate the quantum of houses coming forward to be similar to CTY 6 albeit marginally greater. Assuming 10 per year over 6 years will lead to an additional 60 dwellings receiving permission.

4.27 Turning finally to dwellings for holders of commercial fishing licenses under CT2(j), the Lough Neagh Fishermen's Cp-operative have advised in a recent email that a total number of 133 commercial permits were granted in 2022. Of the permits issued in 2022, 55% of those recipients (73) lived in Mid Ulster.

There were also a number of assistant licences granted, but these would not qualify under CT2(j), as the policy only applies to *"boat owners".* On a worst-case scenario, therefore, this policy will yield 73 dwellings over the plan period, which, assuming a 2024 adoption date, leads to an average annual yield from CT2(j) of 12. This is again considered to be a conservative analysis as it is not likely that all of those capable of benefitting from this policy will choose to avail of the development opportunity which it offers.

4.28 The annual average level of additionality from each of these additional development opportunities is set out in the table below. The expected level of completions from approvals under these additional development opportunities applying an 86% rate of approval is also included for context.

Development opportunity	Average annual yield
CT2(b) (Dwelling infilling a small gap site (only in respect of the additional exception introduced)).	6
CT2(f) (Dwelling in a farm cluster)	15
CT2(h) (Dwelling for a carer or someone availing of care)	10
CT2(j) (Dwelling for holder of commercial fishing licence)	12
Total average annual yield from additional development opportunities	43
Total estimated average annual completions and commencements from additional development opportunities (applying an 86% rate)	37

4.29 It should be emphasised that the Council considers this to be an overly conservative estimate for the reasons explained above. The likely yield is likely to be smaller in practice. However, even on the basis of the conservative figure set out above, it is clear that the additional development opportunities will not contribute to unsustainable levels of growth in the countryside.

4.30 The second part of the question asks whether the Council considered the impact of these additional development opportunities in the context of the HGI 40% allowance in respect of residential development in the countryside. The

Council has already explained above in paragraphs 4.17 to 4.29 what the correct position is in terms of the 40% allowance mentioned by DfI in this question. The Council was at all times mindful of the level of additionality which the development opportunities in CT2 would likely yield. The level of additionality does not affect the overall plan strategy.

4.31 It is important finally to note that robust monitoring mechanisms are proposed to ensure that the effect of these policies and others will be kept under review by the Council (Draft Plan Strategy (Pages 248 to 251)). If it becomes clear that these policies are leading to an unsustainable level of growth in the countryside, the Council has the power to modify the plan strategy at any time (section 14(1)(a) of the 2011 Act).

Question

Q7–In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence explaining the basis for the policy wording and in particular if it has considered the extent to which policy criteria CT2(f) may compromise criteria CT2(e)?

Response

4.32 The rationale for the approach taken generally in CT2 is set out in various documents, the contents of which are not repeated here. DfI is directed in particular to the Sustainable Development in the Countryside — Policy Review (MUDC 228), the Public Consultation Report (MUDC 114) (Pages 194 to 217), and the Sustainability Appraisal (MUDC 102) (Pages 465 to 521).

4.33 The Council already responded to this specific point in the Public Consultation Report (MUDC 114) (Pages 207 to 208). The Council does not accept that (f) in any way *"compromises"* (e). The two are separate development opportunities. Criterion (e) will be engaged where the farm is established for six years and is currently active with no permissions obtained in the last ten years. Criterion (f) will apply *"exceptionally",* on farms that are not active or established or where permission has been obtained in the past ten years, in the circumstances set out. Criterion (f) is intended to provide a limited development opportunity in circumstances where (e) is not engaged. The two opportunities are considered to complement each other. They should be read holistically. As explained elsewhere, the level of flexibility introduced by (f) was felt to be justified in response to local circumstances, namely the desire for families with a farming background to live close to each other. Criterion (e), based as it is on regional policy, was felt to be too restrictive on its own.

Question

CT2(h) of the Plan Strategy document provides draft policy for provision of a dwelling for a carer or someone availing of care. MUDC states that 10+% of the population rely on a degree of care / social benefits of extended families and within the Consultation Report advise that "the Department has failed to recognise the serious structural changes occurring in society".

In addition to the principle of this policy, it is noted that the approach relies on the use of occupancy conditions that the council have acknowledged elsewhere within their consultation report are "against the ethos of existing rural policy which is based on minimum use of occupancy conditions".

Q8–in order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence underpinning the inclusion of Policy CT2(h) of the Draft Plan Strategy and how Council envisage the implementation, assessment and enforceability of this proposed policy?

Response

4.34 The evidence in support of this policy is set out in several documents, most notably the Sustainable Development in the Countryside — Policy Review (MUDC 228) (Paragraphs 3.1, 5.56, 5.57, 5.60, and 5.65). Further justification can be found in the Public Consultation Report, where the Council responded to similar criticisms from DfI about the rationale for this policy (MUDC 114) (Pages 209 to 210). The Sustainability Appraisal sets out additional justification (MUDC 102) (Pages 507 to 512).

4.35 In very broad terms, around 10% of the population in Mid Ulster currently provide some care (MUDC 116) (Page 8). The challenges which society faces as a result of an ageing population and increasing pressures on the health and social care system are well documented. As MUDC 201 observes, *"if care in the community is to succeed, value needs to be attached to carers".*
The planning system has a role to play. The local development plan in its objectives seeks to *"recognise the needs of both growing families and carers of the elderly and disabled by accommodating development which allows people to remain within their own communities"* (Paragraph 3.15). The approach which Mid Ulster is taking accords with broader regional policy objectives in respect of health and well-being. The SPPS itself recognises the need to *"understand and take account of health issues and the need of local communities"* and says that this may include *"bring[ing] forward local policies that contribute to improving health and well-being"* (Paragraph 4.6). The Council strongly believes that the limited development opportunity provided by

CT2(h) will have a positive effect on health and well-being (a point borne out by the Sustainability Appraisal (MUDC 102) (Page 507)).

4.36 The Council considers that the wording of the policy is clear on its face and will be capable of implementation without difficulty. Justificatory and amplificatory text at paragraphs 8.53 to 8.56 of the draft plan strategy provide further detail on the types of evidence which applicants will be required to provide and the matters which will be taken into account by the Council. The Council experienced in dealing with similar issues in its implementation of CTY6.

4.37 It is assumed that the concern about enforcement relates to the proposed occupancy condition. Whilst not frequently used, the use of occupancy conditions is well established as a matter of law and practice. The Council will use the full range of enforcement powers available to it under Part 5 of the 2011 Act to ensure that relevant occupancy conditions are complied with. For example, the Council has the power to issue an enforcement notice for a breach of planning control consisting of the failure to comply with a condition (section 131(b) 2011 Act). The Enforcement Team will be responsible for this matter following the adoption of the draft plan strategy.

4.38 Additionally, occupancy conditions attached to developments generally serve as a deterrent for any subsequent sale of a property. The Council understands that banks and lenders will often not lend money for the purchase of any site with an occupancy condition attached.

4.39 Whilst the use of occupancy conditions generally is discouraged, their use is of course justified in some circumstances. For instance, under existing regional policy in CTY 6 of PPS 21, DfI advocates the use of occupancy conditions. The use of occupancy conditions under CT2(h) would in no way be novel. And given the relatively small number of permissions likely to come forward under CT2(h), there is no conflict with the prevailing ethos of regional policy and practice, which is to keep the use of such conditions to a minimum. Occupancy conditions are justified in the particular circumstances of CT2(h) so as to ensure that dwellings authorised are in fact used by those in need.

Question

CT2(j) of the Plan Strategy document provides draft policy provision of a dwelling for the holder of a commercial fishing licence. It appears that there are 79 licensed permit holders currently residing in MUDC, which amounts to 0.77% of the revised HGI figure of 10,300. It also appears that these dwellings will be restricted for MUDC residents.

Q9–In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence underpinning the need for the inclusion of Policy CT2(h) of the draft plan strategy and how Council envisage the implementation, assessment and enforceability of this proposed policy?

Question

4.40 On the face of it, this question is a duplicate of the previous question. However, given the text preceding it, it is assumed that DfI meant to refer to CT2(j) and not CT2(h).

4.41 The evidence in support of this policy can principally be found in the Preferred Options Paper Public Consultation Report (MUDC 116) (Pages 59 to 63) and in the Public Consultation Report, where the Council responded to similar criticisms from DfI about the rationale for this policy (MUDC 114) (Pages 212 to 215). The Sustainability Appraisal sets out additional justification (MUDC 102) (Pages 518 to 521). The draft plan strategy also explains the importance of this industry to Mid Ulster (Paragraphs 4.33, 8.3, 8.11, and 8.60).

4.42 The Council again envisages no issues with the implementation of this policy. The wording of the policy is clear. The justificatory and amplificatory text set out further information on the implementation of the policy at paragraphs 8.59 to 8.61 of the draft plan strategy. There are not considered to be any unique challenges with the enforceability of this policy which warrant further comment.

4.43 The monitoring indicators in the draft plan strategy make specific provision for monitoring this development opportunity. The draft plan strategy at page 250 says that the number of housing permissions by policy justification will be monitored as well as the total number of commercial fishing licences. This is also covered in the Preferred Options Paper Public Consultation Report (MUDC 116) (Page 63). If the total number of commercial fishing licences was to drastically increase, this would, therefore, be picked up by monitoring and the plan could be modified if necessary (section 14(1)(a) 2011 Act).

Question

Q10–In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence which outlines the operational requirements of the job that necessitate being located in the countryside adjacent to the Lough, as opposed to a nearby settlement for example?

Response

4.44 The holder of a commercial fishing licence generally requires safe and secure storage of boats and nets, as well as space for the ongoing maintenance of both. This makes urban living, where outside amenity space is typically limited and shared, more difficult. There are other operational and cultural reasons why a countryside location close to the Lough is necessary. Locating fisherman close to their place of work also has sustainability benefits. The Lough Neagh Fishermen's Co-operative have provided further details of the operational requirements which necessitate a dwelling in the countryside, close to the Lough. A copy of their email is enclosed (**Annex 3A**).

"On your other query regarding the case for policy opportunity for a dwelling in the countryside as opposed to in a village or town – you have captured most of these already;

1. *Fishing quays around Lough Neagh are not in any way centralised but rather fisherman launch from and moor at primitive quays close to their homes and are therefore relatively isolated locations — this has been the tradition for generations.*

2. *Fishing boats and the required fishing gear, even on Lough Neagh, can be worth in excess of £60k – 70k and by necessity must be protected from damage, adverse weather, etc. — it is clearly easier to look after things when you live close-by and can check things regularly.*

3. *Similarly, fishermen will need to store live fish on occasions, and this must be done on the shoreline, in the water. There have been many incidents of unattended storage tanks being 'robbed' — that can amount to the loss of one or two days' pay for both the boat owner and his helper.*

4. *Living close to the lough also creates the capacity to provide suitable shelter / accommodation for boats and tackle in the off-season as well as facilities to carry out essential repair / maintenance work as the need arises.*

5. *The fishing industry involves long hours, often beginning at 3am and extending long into the evening. It can also involve what others might consider 'split shifts' depending on the nature of the fishing being undertaken — for example, at particular points in the season night-time work might prove more rewarding than daytime fishing and so on. Additional travel to and from a more distant place of residence adds to inconvenience and costs.*

6. *Clearly any insurance cover which fishermen have to protect their livelihood will be easier obtained where they reside 'on-site'.*

[…] we have a unique natural resource in Lough Neagh […] the traditions, culture and heritage of the industry have attracted global recognition and accreditation — it is vital that we all understand that ultimately it is the fishing industry who are the custodians of this unique industry, and we must help them secure a sustainable and viable future or we all lose something valuable".

Question

The draft policy supports strategic policy SPF7 'Support Rural Regeneration in Remoter Areas through the Designation of Dispersed Rural Communities (DRCs). The SPPS makes no provision for DRCs to be designated however it is acknowledged that the district already has 3 existing DRCs. The J&A states that some rural areas display symptoms of economic and social disadvantage and that in the interests of promoting rural regeneration the Council has designated DRCs.

Q11–In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence in relation to the economic and social disadvantage that underpins their continued designation, and the identification of any new DRC designations that may be brought forward?

Response

4.45 The indicators for levels of deprivation are taken from the Northern Ireland Multiple Deprivation Measure 2017. A copy of relevant extracts is enclosed (**Annex 3B**). The Measure ranks the 890 Super Output Areas ('SOAs') from the most deprived (rank 1) to the least deprived (rank 890). The data in the Measure in part supports the continuing designation of the existing Dispersed Rural Communities ('DRCs').

4.46 Dunnamore SOA which contains the majority of the Broughderg DRC is ranked 271 most deprived SOA in Northern Ireland. Draperstown SOA which contains the proposed Sixtowns DRC is listed as the 389 most deprived SOA in Northern Ireland. Swatragh SOA which contains the Carntogher DRC is ranked 562 most deprived in Northern Ireland. Levels of income in each of these SOAs is also well below the mid-point. This data clearly supports the view that the areas which the DRCs are located in, are suffering from economic and social disadvantage.

4.47 It is also important, however, not to focus unduly on the statistics in respect of social and economic disadvantage. Whilst these are a factor in the designation

of DRCs, as the criteria set out at paragraph 4.44 of the draft plan strategy shows, there are other factors at play when considering whether to designate a DRC. This accords with the position in PPS 21, paragraph 4.6 in particular.

4.48 In terms of the evidence to be taken into account for any future designation of DRCs, the Council will apply the criteria set out in paragraph 4.44 of the draft plan strategy. In doing so, it will take account of the most relevant evidence at the time. The Council does not wish to predetermine or prejudice that process by attempting to specify what evidence it will take into account now when that is a decision which will have to be taken at the time.

5 Response to Appendix 4 questions

Question

Erroneous references

MUDC405 (Soundness Self-Assessment Checklist) appear to make inaccurate references to documents.

For example:

- *Page 2 of MUDC 405 (re Soundness Test P1 regarding the LDP Timetable) signposts to MUDC 409 for details of compliance with the LDP Regulations. However, MUDC 409 does not appear within the Council's document library. It is noted that MUDC 407 presents the Council's assessment of compliance with the LDP Regulations.*

- *Page 4 of MUDC 405 (re Soundness Tests P1 and P2 and the Statement of Community Involvement) signposts to MUDC408 for details of compliance with the SCI. However, MUDC 408 presents a report on the dPS and linkages to the Marine Plan. It is acknowledged that the Council's assessment of compliance with the SCI is contained within MUDC 406.*

- *Page 5 of MUDC 405 (re Soundness Test 2 and POP Consultation) signposts to MUDC 409 for details of the Council's compliance with the LDP Regulations. As stated above, there is no such reference, and that MUDC 407 appears to present the Council's intended assessment. It is noted that the same incorrect reference is made on page 7 of the document in relation to the conservation of representation to the POP*

Q1–It appears that these documents may have been renumbered / reorganised after the Soundness Self-Assessment has been completed — can the Council clarify?

Response

5.1 In light of this question, the Council has checked all of the references in MUDC 405 and has identified a number of typographical errors with the references. For ease of reference, the Council has enclosed a tracked changes version of MUDC 405 which corrects the typographical errors identified (**Annex 4A**).

5.2 Additionally, the Council in preparing this response has also identified a number of minor errors in MUDC 406. Again for ease of reference, the Council has enclosed a tracked changes version of MUDC 406 which corrects the minor errors identified (**Annex 4B**).

5.3 These documents should be taken as replacing the previous versions of these documents. The updated versions of these documents will be uploaded onto the online document library in due course.

Question

Notification to consultation bodies throughout LDP preparation — Reg 10(c), Reg 15(c), and Reg 17(e)(f)

Councils are required to demonstrate that they have notified consultation bodies, and whilst sample correspondence is included (and noted within MUDC407), no distribution lists have been provided for who this was issued to (i.e. consultation bodies for each of these regulations.

Q2–Can the Council provide a copy of distribution lists to satisfy these regulations?

Response

5.4 Information was provided to DfI by the Council in its 4 February 2022 response. In its 17 June 2022 response, DfI did not raise any further concerns in respect of this question. Accordingly, it is assumed that DfI requires no further clarification on this matter.

Question

Council approval of LDP Timetable – Reg7(1)

The Council advises that the original draft of the LDP Timetable was approved by the Council and subsequently submitted to the Department for its agreement. Following advice from the Department, a number of amendments were made to the Timetable, which was resubmitted to and agreed with the Department.

It is unclear from the evidence included within the submission documents, whether the Council was made aware of the amendments made to the document, or if the amended document was approved by resolution of the Council prior to resubmission to the Department.

Q3–Can the Council provide clarification regarding this matter?

Response

5.5 Clarification on this point is provided to DfI by the Council in its 4 February 2022 response. In its 17 June 2022 response, DfI did not raise any further concerns

in respect of this question. Accordingly, it is assumed that DfI requires no further clarification on this matter.

Question

Local Advertisements – Regs. 8b, 10d, 15d, 17d

The Council has provided copies of public notices placed in local newspapers and the Belfast Gazette. However, it is noted that the publications appear to vary (at different stages of the process).

It is noted that the Council's publicity arrangements for the LDP documents have changed each time the SCI has been amended. Generally, the adverts provided are from publications as specifically stated in the Council's SCI. However, not all adverts (from all publications) have been provided.

In order to confirm that the Council has complied with its SCI(s) in the context of the requirements for LDP publicity in accordance with the LDP Regulations, could the Council provide copies of all advertisements placed in local newspapers.

Further information is set out below in relation to the local advertisements requirement.

Availability of timetable – Reg8(b)

The Council's SCI (May 2016) sets out public notices were to be published in the Mid Ulster Mail and Tyrone Courier re the LDP Timetable. However, the advertisements provided by the Council originate from neither of these publications.

Q4–Can the Council confirm which publications the public notices were placed, and provide copies of those advertisements?

Response

5.6 Despite the Council in its 4 February 2022 response inviting DfI to specify precisely what its concerns were in respect of this point, DfI have failed to do so. It appears, however, from the 17 June 2022 response from DfI that there are outstanding concerns in respect of this point. In broad terms, the Council is confident that it has complied with the 2015 Regulations. No specific allegation of non-compliance has been made by DfI. And in any event, it is clear that the draft plan strategy, and all relevant documents, have been the subject of extensive public consultation, with all parties having had a full and

fair opportunity to express their views. The evidence is comprehensively set out in MUDC 406, MUDC 407, and in the February 2022 submission to DfI.

5.7 In an effort to assist DfI, the following paragraphs summarise compliance with the legal obligations that DfI has referred to in the question.

5.8 A Statement of Community Involvement and Local Development Plan Timetable was agreed by DfI on 6 May 2016 and was published on the Council website (MUDC 406) (Appendix 4). The Statement of Community Involvement required a public notice to be issued in the Mid Ulster Mail and the Tyrone Courier. Regulation 8(1)(b) of the 2015 Regulation required notice by way of *"local advertisement". "Local advertisement"* is defined in regulation 2(1) as *"an advertisement for two successive weeks in at least one newspaper circulating in the district of the council".* Compliance with this obligation is evidenced in appendices 28 to 30 of MUDC 406. For ease of reference, the adverts are enclosed (**Annex 4C**).

5.9 The Preferred Options Paper was published in November 2016. The Statement of Community Involvement required public notices to be placed in the Mid Ulster Mail, the Tyrone Courier, and the Belfast Gazette. Regulation 10(d) required notice by way of *"local advertisement".* This has the same meaning as previously stated. Compliance with these obligations is evidenced in Appendix 32 of MUDC 406 (see also paragraphs 3.2 and 3.7 of the same). For ease of reference, the adverts are enclosed (**Annex 4D**).

5.10 Following the publication of the Preferred Options Paper and prior to the publication of the draft plan strategy, both the Timetable and the Statement of Community Involvement were revised. This took place in November 2018 (MUDC 406) (Appendix 7). The revised Statement of Community Involvement required notice to be placed in the Mid Ulster Mail and the Tyrone Courier. Regulation 8(1)(b) of the 2015 Regulation required notice by way of *"local advertisement".* This has the same meaning as previously stated. In the event, advertisements were placed in the Mid Ulster Mail and the Derry Post (MUDC 406) (Appendix 29) as well as in the Tyrone Courier (evidence of which was sent to DfI in February 2022). For ease of reference, all of the relevant evidence is enclosed (**Annex 4E**).

5.11 The draft plan strategy was then published in February 2019. The revised Statement of Community Involvement required notices to be placed in the Mid Ulster Mail, the Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter, and the Belfast Gazette. Regulation 15(d) of the 2015 Regulations required notice to be given in the Belfast Gazette and by way of *"local advertisement"*. This has the same meaning as previously stated. Evidence of the adverts placed in the Mid Ulster Mail, Tyrone Courier and Belfast Gazette can be found

in appendix 40 of MUDC 406. Evidence of publication in the Tyrone Times, Derry Post, and Impartial Reporter was sent to DfI in February 2022. For ease of reference, all of the relevant evidence is enclosed (**Annex 4F**).

5.12 Representations received on the draft plan strategy were published in June 2019. The revised Statement of Community Involvement required notices to be placed in the Mid Ulster Mail, Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter, and Belfast gazette. Regulation 17(1)(d) required notice to be given in the Belfast Gazette and by way of *"local advertisement"*. This has the same meaning as previously stated. Evidence of the adverts placed in the Tyrone Courier, Derry Post, and Belfast Gazette can be found in appendix 37 of MUDC 407. Evidence of publication in the Tyrone Times, Mid Ulster Mail, and Impartial Reporter was sent to DfI in February 2022. For ease of reference, all of the relevant evidence is enclosed (**Annex 4G**).

5.13 Following the identification of a procedural error in the advertisement of the draft plan strategy, the public were reconsulted in March 2020. The same advertisement requirements as those specified in the previous paragraph applied. Evidence of the adverts placed in the Mid Ulster Mail, the Tyrone Courier, and the Belfast Gazette can be found in appendix 48 of MUDC 406. Evidence of publication in the Derry Post and Impartial Reporter was sent to DfI in February 2022. As explained in the February 2022 submission to DfI, the Tyrone Times ceased operations on 18 June 2019. As a result, the decision was taken to consult in the Dungannon Herald instead. Evidence of this was provided to DfI in February 2022. For ease of reference, all of the relevant evidence is enclosed (**Annex 4H**).

5.14 As set out in MUDC 406 at paragraph 5.4, because of the impacts of the Covid-19 pandemic, the Council considered it appropriate to extend the reconsultation period. Public notices were placed in the Mid Ulster Mail, Derry Post, Dungannon Herald, Tyrone Courier, Impartial Reporter, and Belfast Gazette. Evidence of the publication in the Derry Post can be found in appendix 50 of MUDC 406. This, along with proof of publication in the other papers, is enclosed for ease of reference (**Annex 4I**).

5.15 The Statement of Community Involvement was further revised in June 2020 (MUDC 406) (Appendices 12 and 13). It was agreed that given it was unknown how long government would be encouraging individuals not to congregate that a public notice of the reconsultation closing date would be published in local newspapers circulating in the Mid Ulster District and the Belfast Gazette once known. Notices were placed in the mid Ulster Mail, Derry Post, Dungannon Herald, Tyrone Courier, Impartial Reporter, and Belfast Gazette. Evidence of publication in the Belfast Gazette and Derry Post can be found in appendices

52 and 53 of MUDC 406 respectively. Proof of publication in other papers is enclosed for ease of reference (**Annex 4J**).

5.16 Representations received on the draft plan strategy during the reconsultation period were then published in October 2020. The revised Statement of Community Involvement required notices to be placed in at least one local newspaper circulating in Mid Ulster District and the Belfast Gazette for two weeks. Regulation 17(1)(d) required notice to be given in the Belfast Gazette and by way of *"local advertisement"*. This has the same meaning as previously stated. Evidence of publication in the Derry Post and Belfast Gazette can be found in appendix 56 of MUDC 406. For ease of reference, all of the relevant evidence is enclosed (**Annex 4K**).

5.17 The timetable was revised further in November 2020 (MUDC 406) (Appendix 31). The revised Statement of Community Involvement required notice to be placed in at least one newspaper circulating in Mid Ulster District. Regulation 8(1)(b) of the 2015 Regulation required notice by way of *"local advertisement".* This has the same meaning as previously stated. Evidence of the notice placed in the Derry Post can be found in appendix 30 of MUDC 406. For ease of reference, all of the relevant evidence is enclosed (**Annex 4L**).

Question

The Council's SCI (October 2018) sets out public notices were again to be published in the Mid Ulster Mail and Tyrone Courier. Appendix 16 of MUDC 407 provides advertisements were placed in the Derry Post (4/11 Dec 2018), and in the Mid Ulster Mail (6/13 Dec 2018). No notice has been provided to show advertisement specifically in the Tyrone Courier.

Q5–Can the Council confirm those publications within which public notices were placed, and provide copies of those advertisements that have not already been submitted?

Response

5.18 Clarification on this point as provided to DfI by the Council in its 4 February 2022 response. In its 17 June 2022 response, DfI did not raise any further concerns in respect of this question. Accordingly, it is assumed that DfI requires no further clarification on this matter.

Question

Availability of the preferred options paper - Reg. 10d

The Council's SCI (May 2016) states public notices were to be published in the Mid Ulster Mail, the Tyrone Courier and the Belfast Gazette. No notice has been provided to show advertisement specifically in the Mid Ulster Mail, however copies of public notices placed in the Mid Ulster Observer have been submitted. The Department understands the Mid Ulster Observer and Mid Ulster Mail are two separate publications.

Q6– Would the Council be able to provide a copy of this advert from Mid Ulster Mail or provide clarification on this point?

Response

5.19 Clarification on this point as provided to DfI by the Council in its 4 February 2022 response. In its 17 June 2022 response, DfI did not raise any further concerns in respect of this question. Accordingly, it is assumed that DfI requires no further clarification on this matter.

Question

Availability of DPS - Reg 15d

The Council's SCI (October 2018) states that public notices were to be placed in the Mid Ulster Mail, Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter and the Belfast Gazette. However, only those notices placed in the Tyrone Courier and Belfast Gazette have been provided as evidence.

Q7– Is the Council able to confirm that public notices were placed in the remaining publications in accordance with the SCI in effect at that time?

Response

5.20 Clarification on this point as provided to DfI by the Council in its 4 February 2022 response. In its 17 June 2022 response, DfI did not raise any further concerns in respect of this question. Accordingly, it is assumed that DfI requires no further clarification on this matter.

Question

When the re-consultation was undertaken, it is noted that the Council's SCI (Oct 2018) states that public notices were to be placed 'in the Mid Ulster Mail, Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter and Belfast Gazette.'. Only those notices placed in the Mid Ulster Mail and Belfast Gazette have been provided by the Council in its submission documents.

Q8– Can the Council confirm if there were notices placed in any other publications, and if so, could copies of those advertisements be provided?

Response

5.21 Clarification on this point as provided to DfI by the Council in its 4 February 2022 response. In its 17 June 2022 response, DfI did not raise any further concerns in respect of this question. Accordingly, it is assumed that DfI requires no further clarification on this matter.

Question

Availability of representations on a DPD - Reg 17d

Appendix 37 of MUDC407 and MUDC603 includes the public notices placed in the Belfast Gazette (14 & 21 June 2019), Tyrone Courier (12 & 19 June 2019), and County Derry Post (11 & 18 June 2019). These notices detail the availability of representations for inspection, and the places and times that they can be inspected.

The Council's SCI (October 2018) states that public notices were to be placed in the Mid Ulster Mail, Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter and the Belfast Gazette. However, only those notices placed in the Tyrone Courier and Belfast Gazette have been provided as evidence.

Q9– Is the Council able to confirm that public notices were placed in the remaining publications in accordance with the SCI in effect at that time?

Response

5.22 Clarification on this point as provided to DfI by the Council in its 4 February 2022 response. In its 17 June 2022 response, DfI did not raise any further concerns in respect of this question. Accordingly, it is assumed that DfI requires no further clarification on this matter.

Question

Provision of Relevant Evidence or adequate 'signposting' Non-Supportive/Insufficient Evidence It is noted on a number of occasions the Council provides evidence that may not be sufficient to support its own self-assessment.

For Example: Reg. 8c requires the Council to publish its timetable on the Council website. For 'Revision 1' of the LDP Timetable (Nov 2018), the Council presents an email trail which effectively outlines the intention to publish the document online, and confirmation in writing that it had been uploaded.

Q10–Can the council provide a screenshot from the Council's website (as has been provided for the other iterations of the document) to demonstrate this?

Response

5.23 Clarification on this point as provided to DfI by the Council in its 4 February 2022 response. In its 17 June 2022 response, DfI did not raise any further concerns in respect of this question. Accordingly, it is assumed that DfI requires no further clarification on this matter.

Question

Lack of supporting evidence.

Under Reg. 19, as soon as reasonably practicable after the expiry of the period of consultation on site specific policy representations, the Council is required to make a copy of counter-representations available for inspection at its principal offices (and/or such other places) and online. However, the Council has not provided any evidence to support their self-assessment (particularly in relation to online availability). This is the case with regard to the original dPS consultation and the re-consultation.

The provision of screenshots from the Council's website at the respective time would be sufficient proof of compliance with this aspect of Reg. 19.

Q11–Can the Council provide this evidence?

Response

5.24 Clarification on this point as provided to DfI by the Council in its 4 February 2022 response. In its 17 June 2022 response, DfI did not raise any further concerns in respect of this question. Accordingly, it is assumed that DfI requires no further clarification on this matter.

6 Response to concerns raised about the judgment of the Court of Justice of the European Union in cases C-197/11 and C-203/11

6.1 It is understood that DfI is concerned about whether CT2(h) and (j) are compatible with the judgment of the Court of Justice of the European Union in cases C-197/11 and C-203/11 ('the Flemish Case').

6.2 It is first of note that this is not a point which has been raised in any representations to the draft plan strategy. This is a point which DfI has introduced late in the day. Additionally, DfI, whilst raising the Flemish Case, has not specified what its concerns are in terms of legal compliance. What follows, therefore, is a brief discussion of the relevance of the Flemish Case to the draft plan strategy.

6.3 The Flemish Case concerned, amongst other things, Article 5.2.1 of Book 5 of the Decree of the Flemish Region of 27 March 2009 on land and real estate policy ('the Flemish Decree') which in certain communes made the transfer of land and any buildings constructed thereon subject to the buyer or tenant being able to demonstrate a sufficient connection with those communes. Sufficient connection was defined in Article 5.2.1(2) as follows.

> *"a person shall have a sufficient connection with the commune if he or she satisfies one or more of the following conditions:*
>
> 1. *he has been continuously resident in the commune or in a neighbouring commune for at least six years, provided that that commune is also included in the list prescribed in Article 5.1.1;*
>
> 2. *on the date of transfer, he carries out activities in the commune, provided that those activities occupy on average at least half a working week;*
>
> 3. *he has established a professional, family, social or economic connection to the commune as a result of a significant circumstance of long duration".*

6.4. The Court of Justice of the European Union was asked to consider whether this restriction was contrary to Articles 21 TFEU, 45 TFEU, 49 TFEU and 63 TFEU and Articles 22 and 24 of Directive 2004/38. Ultimately, the Court concluded that these provisions were breached on the facts of that case.

6.5. It is understood that the principal concern here is whether CT2(h) and CT2(j) fall foul of the same requirements. For ease of reference, those requirements, so far as they are relevant, are as follows.

> *"provided the care is delivered by or received from an immediate family member and the dwelling is in the form of an extension to an existing dwelling to form a separate but attached residential unit, or change of use of an existing building within the curtilage to form a separate residential unit.*
>
> *the applicant must […] at the time of the submission of a planning application […] have been living and conducting their fishing operations from Mid Ulster for a minimum of the last 6 years"*

6.6. It is not at all obvious how the Flemish Case is relevant to CT2(h) which does not contain any residency requirement.

6.7. The Court of Justice of the European Union in the Flemish Case concluded that the restriction imposed by Book 5 constituted a restriction on the fundamental freedoms and rights enjoyed by citizens of the Union (see the analysis at paragraphs 38 to 41). That conclusion is readily understandable in circumstances where national law imposes a blanket ban on the transfer of land except where an individual is able to demonstrate a sufficient connection. However, no comparable restriction is imposed by CT2(h) or (j). Unlike the law at issue in the Flemish Case, these development opportunities do not prohibit individuals who do not fall within the tests set out in the policy from applying for or obtaining planning permission for dwellings. Individuals who do not fall within the scope of CT2(h) or (j) are still free to apply for planning permission unlike in the Flemish Case where individuals were prohibited from transferring property. Properly understood, all that CT2(h) and (j) do are provide additional development opportunities for carers and resident fishermen in the district. It does not prohibit others from applying for planning permission. Accordingly, unlike in the Flemish Case, there is no restriction or interference with any fundamental rights or freedoms continued to be guaranteed post-Brexit.

6.8. Even if there were such an interference, it would be slight and capable of justification. As recognised by the Court of Justice of the European Union in the Flemish Case (see paragraphs 49 to 60), any interference is lawful if it pursues an objective in the public interest, is appropriate for attaining that objective, and does not go beyond what is necessary for obtaining that objective (see in particular paragraph 49). The justification for CT2(h) has been set out above at paragraphs 4.34 to 4.35. The justification for CT2(j) has been set out above at paragraph 4.44. These development opportunities

clearly serve legitimate aims in the public interest and are appropriate for attaining those aims. They also go no further than is necessary for obtaining those aims, as they provide development opportunities subject to the satisfaction of strict criteria which are necessary to ensure that the development opportunity provided for is sustainable and does not lead to a proliferation of dwellings in the countryside.

Annex 1 – Letter from DfI to Council dated 23 December 2021

Strategic Planning Directorate

Department for Infrastructure
An Roinn Bonneagair
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Your reference:
Our reference: MUDC DPS Sub1

23 December 2021

Dear Dr Boomer

MUDC draft Plan Strategy Submission

I am writing in relation to the Council's draft Plan Strategy submission which was made to the Department on 29th May 2021. I also wish to acknowledge your recent correspondence of 5th November in which you queried the Department's progression of the Council's submission.

Following the Department's consideration of the Council's submission, there are a number of aspects of the submission which the Department is seeking further clarification on. It may be helpful if I broadly set out how the Department considers submissions made by Councils' at this point in the process.

The Council submitted its development plan document and other associated documentation to the Department under section 10(1) and 10(3) of the Planning Act. In doing so the Council has confirmed under Section 10(2) that it has complied with requirements contained in the Regulations and it considers that the development plan document is ready for Independent Examination.

In more recent correspondence on the 29th November the Council stated that the Department's representation has been taken into account as part of the submission. It is however, in the Department's oversight role that clarification is being sought at this time.

Under s. 10(4) the Department must, unless it intends to make a direction under section 11(2) or 15(1) of the 2011 Act, cause an IE to be carried out. To establish whether an IE should be caused, an overview of the submission material is undertaken.

There are broadly three aspects to the overview; whether the development plan document has been prepared in accordance with relevant procedures; whether there are any fundamental issues which appear to undermine the implementation of the RDS/SPPS; and whether there are obvious gaps in the evidence base.

The Department must ensure that on balance there is sufficient and satisfactory information to enable the PAC to undertake an IE, in matters of process and procedure.

It is important to note that this overview is not a first sift of an assessment of soundness which is the remit of the PAC/Independent Examiner. Furthermore in the event that the Department causes an IE, it is made clear that this is not a determination on the soundness of the DPD.

The Department seeks this clarification to confirm how the Council have considered certain aspects of the Plan with reference to the evidence provided in the submission. In reviewing the documentation submitted by the Council, the Department seeks clarification in relation to a number of aspects as set out in the Appendices to this letter under the following areas; Legal/Procedural; Housing/HGI; Economic Development and Development in the Countryside as it is acknowledged that these are important strategic elements of the draft Plan Strategy.

The Department is mindful however that on receipt of any submission or clarification - any further consideration of these aspects at this stage of the process would not be appropriate as this is the purpose of the IE under Section 10 (6) of the Act.

I appreciate that carrying out this overview of the Council's submission has taken longer than initially anticipated, however, pending your response the Department will progress with consideration promptly.

This letter has been copied to Katrina Godfrey and Adrian McCreesh for information.

Yours sincerely

[redacted]

_____
ALISTAIR BEGGS
Director of Strategic Planning

Enc –
APPENDIX 1 – CLARIFICATION QUESTIONS - HOUSING SECTION
APPENDIX 2 – CLARIFICATION QUESTIONS - ECONOMIC DEVELOPMENT/ADDITIONAL IN THE COUNTRYSIDE
APPENDIX 3 – CLARIFICATION QUESTIONS ON RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE
APPENDIX 4 – CLARIFICATION QUESTIONS ON LEGAL/PROCEDURAL COMPLIANCE

APPENDIX 1 – CLARIFICATION QUESTIONS - HOUSING SECTION

HGI Application and Housing Need

Updated HGIs were published by the Department in Sep 2019. Based upon more recent 2016-based household projections and other updated data they cover the time period 2016-2030. The update indicates 10,300 units for Mid Ulster District Council (MUDC) however Council has retained the existing draft Plan Strategy housing figure of 11,000. MUDC303' Urban Capacity Study' appears to the Department to be the main evidence paper considering the revised HGI. It concludes that the figure of 11,000 (derived from extrapolating the previous HGI of 9500 for the period 2012 – 2025) remains sound because it is 'not a significant reduction' on the Draft Plan Strategy housing figure.

Q1- Can the Council direct DfI to any submitted evidence clarifying why, despite being based on the now superseded 2012-based HGI, the draft housing requirement of 11,000 represents an equally robust approach to one based upon the more recently prepared 2016-based HGI.

Q2 - Where in the submitted evidence has the Council considered what residual housing need remains as of the date of submission once completions from 2015 – 2020 are taken into account?

Distribution of Housing to countryside

The Council's Housing Allocation paper (MUDC209 July 2015) provides allocations for the urban and rural area for 2015-2030. It is said to be based on the most recent household projections available at that time (provided by NISRA March 2015). The paper advises that the position would be revisited and the paper updated when HGIs are revised. (Paragraphs 1.1 & 1.2). There is a reference within the POP to a Housing Allocation position paper addendum dated 2016.

Q3. Can Council direct DfI to the 2016 'Housing Allocation' addendum referred to in the POP or any revisions or updates of the information presented in this Housing Allocation Paper?

The Council proposes an allowance equivalent to 40% of the 'Council's HGI' to account for development that will take place under countryside policies. This is said by the Council to reflect the existing proportion of households in the countryside of the district which is presently 41% (MUDC237). The Council's proposal is that applications will be monitored and a plan review initiated when approvals reach a level equivalent to 40% of the HGI. In the draft Plan Strategy the allowance to the countryside is therefore in addition to the planned housing allocation to settlements. The Department would again highlight the RDS direction (page 43) which states that the HGI figure is for the whole council area.

The Department would also draw attention to the Council's own statement at paragraph 6.16 of its 2014 Housing Paper (MUDC202) that *"**Within** the HGI figure* (the Department's emphasis) *an allowance will also have to be made for dwellings in the Countryside"*. It therefore appears that the Council previously accepted that the housing need indicated by the HGI related to the whole district, including the countryside, and not just part of it.

Q4 - It would assist the Department's consideration if the Council can refer to the submitted evidence explaining the change in approach between the 2014 Housing Paper and the Draft Plan Strategy with regard to the 40% allowance to the countryside within the context of the HGI figure? An explanation as to why the allowance to the countryside changed from being within the HGI to being outside it?

Q5 – The Council acknowledges the relevance of implementation rates elsewhere in the submitted evidence and indicate that the rate is between 90-95%. As approvals do not equate to completed dwellings can the Council advise why these are considered to be a robust indicator of whether the 40% 'cap' is reached and a review initiated?

Q6 - Can the Council highlight where in the submitted evidence explanation is provided of how the Council intends to monitor and implement the 40% allowance in practice and how this may feature in any plan review?

Paragraph 5.5 of the later Policy Review 'Sustainable Development in the Countryside' (MUDC228) indicates that 'there is a requirement' for 4380 rural houses over the plan period (based on 40% of 10,950). The paragraph draws upon approval data for only the period 2012 – 2014 which shows that existing rural policy permits 220 dwellings per year over this period. The Council apply a 90% 'implementation rate' and estimate this would permit 3,300 'rural dwellings'. The Council conclude that, taking account of the 'requirement' of 4380, there is therefore scope for 1000 additional 'rural dwellings' over the plan period. The Council state that while these figures are indicative *'they provide justification for relaxation of the rural policy in the new LDP'.*

Also noted is page 225 of the consultation report (MUDC 114) which contains more recent data on approvals indicating an average approval rate for 2016 – 2019 of 259 per annum. If applied over the plan period the Council state this would result in 3,885 rural dwellings, 585 more than the amount previously estimated by the council in the rural policy review paper (MUDC228)[1]. As a result the scope for 1000 additional 'rural' dwellings previously identified by the Council is reduced by more than half to 485. It is therefore clear that the number of approvals varies from year to year in response to a range of factors, not just policy.

Q7 –From the above-mentioned figures it appears that the scope to further increase countryside approvals in order to achieve the Council's ambition of 40% of future housing growth is substantially less than the 1000 previously estimated by the Council. In view of this, has the Council provided evidence of why the proposed countryside policy relaxations remain an appropriate response to the gathered evidence?

Q8 - The evidence shows that existing countryside policies in PPS21 and the SPPS provide flexibility for approval rates to increase over time without the need for a relaxation of policies, could the Council direct DfI to the justification for the further relaxations proposed?

Q9 – As the number of countryside approvals can vary year-on-year, can the Council advise why its original estimate of a 'requirement' for 1000 additional dwellings was based upon only 2 years of approval data?

Q10 – Did the Council attempt to obtain information in relation to the number of single and replacement dwelling completions in the countryside of the district? If this is provided in the submitted evidence can the Council direct the Department to this?

Allocation to settlements.

The Council state that at present 27% of their district's households are located within the three main towns (identified as Hubs/Local Hubs in the RDS). The Council propose to focus growth in these settlements by providing opportunities in the Local Policies Plan for 'up to 60%' of the HGI

[1] To note: There appears to be inconsistency in application of implementation allowance.

to be accommodated there. The minimum threshold beneath which the Council will act to release more land is 30%.

It is unclear what has informed the upper ambition of 'up to 60%'. It appears it may have been intended to reflect the regional RDS target of 60% of new housing to be located on appropriate brownfield sites within the urban footprint of settlements greater than 5000 population, although this relates to brownfield and includes more than just Hub/Local Hub settlements (MUDC102SA). It may also been informed by the Council's evidence that unimplemented approvals and zonings within the main towns are sufficient to achieve 54% of the housing need of 11,000 identified by the plan (MUDC116 POP Consultation Report).

The Council's POP originally identified Option 1 'equitable split' as the preferred option, indicating 40% of the HGI to the rural area, 33% to settlements and 27% to the main towns. The POP consultation report also indicates a recommendation to retain the preferred 'equitable split' approach to housing allocation. The SA report (MUDC102) makes reference to a 4th option 'based on the RDS 60% target but without a specific allocation to the countryside' however this is the first point in the plan preparation process where such an option is introduced and selected.

The council state that the Housing Local Indicators (HLI) are not a table of allocations but instead an *'indicator of growth* to ensure there is adequate land in each settlement to meet targets set by the RDS'.

The Department also notes the Council approach in the HLI of identifying a range of growth scenarios for each of the main towns of between 30 – 60% of the housing requirement of 11,000. The indicated housing growth is therefore between a range 3,285 and 6589 units which is a difference of 3284 dwellings or approximately a third of the overall housing allocation A further 33% of the allocation to the remaining settlements of the district.

Taking account of the fact that the allowance to the Countryside is entirely outside the HGI (equivalent to 40% of that indicator) there appears to be 7% of the HLI to settlements that is unaccounted for.

It appears that the HLI is informed solely by the proportion of the districts population that currently reside within a given settlement. In their consultation report document (MUDC114) the Council however indicate that the strategic settlement evaluation has identified the services contained within settlements and has informed the approach to the allocation of housing.

In relation to the local towns of Maghera and Coalisland the Consultation Report (MUDC114, April 2021 page 053) indicates these settlements *'will end up accommodating more growth than their percentage share'*. The Council state this will be a matter for the Local Policies Plan. Council have not indicated how much development over and above the indicated allocation they expect these settlements to accommodate. In light of this can the Council provide clarification on the questions below:

Q.11- Can Council clarify from within the submitted evidence the basis for identifying a range of housing growth between 30% - 60% of the HGI in respect of the main Hub and Local Hub settlements of Cookstown, Dungannon and Magherafelt?

Q12 - Can the Council direct DfI to where, in the submitted evidence, the reasoning for the apparent change of approach to distributing the housing requirement is set out? (i.e. from the 'equitable split' favoured at POP stage to the approach eventually adopted in the draft Plan Strategy)

Q13 – Does the range of growth indicated to the hub settlements provide sufficient clarity and certainty on the amount of housing that will take place over the life time of the plan.

Q14. - In order to assist in the Department's assessment of the submission can MUDC provide clarification as regards the 7% of the Housing Local Indicator not accounted for in allocation to settlements?

Q15 - Can the Council clarify the status of the Housing Local Indicators and further explain how existing commitments have been taken into account in the allocation of growth to settlements?

Q16 – Can the Council clarify what evidence, other than a settlements existing share of the district's population, informed the HLI to settlements. In particular, can clarification be provided on whether the Strategic Settlement Evaluation, including assessment of environmental capacity, has influenced these choices?

Q 17 - Can the Council explain the statements within the public consultation report that the LPP may facilitate a different level of growth from that indicated by the Housing Local Indicator in the draft PS? In light of the Planning Act 2011 which requires that the LPP is consistent with the PS (Section 9)

The Council, in their consultation report on representations and counter-representations (MUDC14, p61; p65), state they are not allocating 30% of the HGI to these settlements but instead making provision to accommodate up to 60% of growth while ensuring that land supply does not fall below 30%. The Council also indicate in their consultation report that more land will be released should the supply fall below that necessary to accommodate 30% of the HGI.

In its consultation report on reps and counter-reps (MUDC114) the Council state that by providing opportunities for 60% of the districts HGI to be located in the three main towns there will *"inevitably be a growth in their population over the plan period*" (page 29).

The most recent housing monitor report for MUDC indicates that at 1 April 2020 there was a remaining potential of 1514 units in Cookstown, 2597 units in Dungannon and 1496 units in Magherafelt. This gives a total of 5607 units. Based on the average build rate for the last 5 years there would therefore appear to be approximately 29 years supply in Cookstown; 41 years in Dungannon and 18 years in Magherafelt. There is therefore approximately 29 years supply based on the current supply and average build rate across all 3 hubs

The table below contains data extracted from the Council's Housing Monitor evidence. It shows the number of completions in Hubs settlements over a 5 year period. The Council may wish to conduct its own assessment to confirm these figures.

	2015 - 2016	2016-2017	2017 – 2018	2018 – 2019	2019 – 2020	Average
Cookstown	18	6	105	65	66	52
Dungannon	47	9	61	17	179	63
Magherafelt	13	14	231	32	125	83
Total	78	19	397	114	370	196

The Council's minimum target of maintaining housing land availability sufficient to achieving 30% of the Council's housing requirement means that over the lifetime of the plan, as a minimum, sufficient housing land should always be available in hubs to accommodate at least 3,300 units. According to the latest Housing Monitor at 1 April 2020 there was housing land sufficient to

accommodate 5607 units. Therefore the additional capacity available over and above the 30% minimum suggested by the Council is 2307. Based upon the average completion rates within the hubs over the last 5 years (see table above) it would therefore appear that there is approximately 12 years additional supply before the 30% threshold might be triggered (if current completions rates are sustained). This would most likely take the plan beyond its stated end date.

By extrapolating the average figure of 196 units per annum over the remaining 10 years of the plan the anticipated number of completions over the remaining period can be estimated at approximately 1960 units. This is less than the approximately 2300 unit margin (April 2020) that currently exists over and above the 30% 'trigger' point. This also indicates that if current completion rates are sustained the 30% threshold appears unlikely, within this plan period, to trigger the need for a review and/or the release of additional land in the hubs. Furthermore when existing completions in the years 2015 – 2020 are added to this projection the total number of dwellings that can be expected to be completed over the plan period is approximately 2940. Expressed as a percentage of 11,000 this is equivalent to approximately 27% which aligns with the existing proportion of households in hubs as a percentage of the total number across the district. The current evidence therefore appears to indicate that, based on current completion rates, the Council will likely not achieve the objective of strengthening the hubs by increasing the proportion of households located there.

Based upon current data it appears that the draft Plan Strategy is unlikely to deliver the minimum objectives in respect of the Hubs and will likely still result in a proportionally higher share of future growth being directed to the countryside of the district. This appears not to support of a strengthening of the Hubs in comparison to other parts of the district, including the countryside.

In light to the above, can the Council give further consideration to the following:

Q18 - Completions in the main towns (based on recent completion rates) appear likely to be approximately equivalent to 27% of the planned housing requirement of 11,000. Therefore, are there any other measures, in addition to the possible release of more land, that's the Council considered to increase the % share of the district wide housing need accommodated in the hubs?

Q19– Can the Council please explain the reason for the contrasting approach between Hubs and the Countryside where a 'shortfall' in approvals below 40% 'cap' of the HGI is presented as justifying numerous further policy relaxations there?

Q20 - Can Council direct DfI to submitted evidence that further explains how the approach to the allocation of growth to the three main towns is in line with RDS regional policy objective of growing the population of the Hubs within the council area?

Phased release of Land

Q21 – Can the Council explain the phased approach to the release of housing zonings and how the high level of commitments outlined within the Draft Plan Strategy is consistent with the Councils approach?

Q22 – The Council identify the need for housing land to be identified as Phase 1 and Phase 2 respectively, however did the Council consider the need for a strategic policy relating to both housing and employment land that would align the release of both in accordance with need/infrastructure availability?

APPENDIX 2 – CLARIFICATION QUESTIONS - ECONOMIC DEVELOPMENT/ADDITIONAL IN THE COUNTRYSIDE

Further opportunities for new economic development in countryside despite significant quantity of undeveloped economic development land in main Settlements/Hubs.

The Council's own evidence indicates a significant amount of land zoned for economic development purposes within extant area plans remained undeveloped. The Council's latest information is contained in their 'Industrial Monitor October 2018' (MUDC302) which indicates that, of the land zoned for 'industry' in the Cookstown Area Plan 2010 some 71.5% remains undeveloped. Of the land zoned in the Dungannon and South Tyrone Area Plan 2010 62% remains undeveloped. Finally of the land zoned in the Magherafelt Area Plan 2015 the vast majority, 94%, remains undeveloped.

MUDC have adopted a more permissive approach to new economic development in the countryside, in particular draft Policy ECON2 (Economic Development in the Countryside). This policy sets out an extensive list of opportunities (criteria a–j). Some of these are based on regional policy set out in the SPPS and PPS4 PED 3 – 6, however Council indicate in their Economic Development Policy Review Paper (MUDC219) that current policy does not reflect the local circumstances in Mid Ulster and greater flexibility (e.g. PED 5 and 6) would allow proposals to be determined on their merits. Council also indicate (MUDC paragraph 4.27) that in areas where there is a high concentration of existing rural industry, 'it could be argued' that rural character has already been altered or indeed in some cases undermined. Council also state that regional policy does not recognise "home grown industries and businesses" are an important aspect of employment and economic prosperity in the area.

Q1 - RDS (RG1) and the regional strategic objectives and policy of the SPPS (para 6.66 and 6.88) support economic development of an appropriate nature and scale however the aim is to direct new economic development opportunities to the Hubs or higher performing town/city and to limit, for rural amenity and wider sustainability objectives, the level of new building for economic development purposes outside of settlements. Can the Council direct the Department to evidence within the submission which outlines how draft policy ECON2 , is supportive of strategic guidance contained within the RDS and SPPS?

Q2. Furthermore, in providing clarification, can the Council direct the Department to evidence within the submission outlining how the approach to new economic development in the countryside (ECON2) is supportive of the Council's own plan objectives including SPF2 (to focus growth within the three main towns/Hubs of Cookstown, Dungannon and Magherafelt) and SPF3 (to consolidate the role of Coalisland and Maghera as of the draft Plan Strategy)?

Q3 – The council state that there is already a proliferation of existing rural enterprises meaning that in some locations 'it could be argued' that rural character has already been altered/undermined. Can the Council please highlight what evidence within the updated Landscape Character Assessment Review has informed the Councils view in this regard which provides part of the justification for RIPA designation?

Q4 – Can the Council clarify how the proposed extension of the industrial footprint at the proposed Tullyvannon RIPA is consistent with the stated purpose of RIPAs to consolidate existing industry?

Q5 – Is the Council aware how many other locations within the MUDC district would meet the criteria for RIPA designation set out within the draft Plan Strategy at paragraph 4.37? Furthermore do the findings of the updated Landscape Character Assessment Review support the designation of the RIPAs generally?

Methodology for arriving at the number of jobs, quantity and distribution of economic development land in main settlements/Hubs & local towns.

In arriving at a minimum requirement of 8,500 jobs the Council has developed their own methodology which draws upon data from the 2011 Census as well as NISRA 2014-based population projections. The methodology also includes an adjustment to account for the aim of reducing the proportion of the working age population classified as 'economically inactive' (document 'Enabling Success: Supporting the transition from economic inactivity to employment sets a target of 70% of the working age population being economically active by 2030). While the addendum took account of the 2014 population projections 2016-based and 2018 based projections have been published by NISRA in April 2018 and 2020 respectively.

The Council state at paragraph 5.10 of Position Paper 3 state "the calculated jobs figure is sensitive to economic changes and population projections changes". Accordingly the Council state that any target set should be kept under review.

Q6. In providing clarification, can MUDC direct the Department to any evidence within the submission which shows consideration by Council of the impact of any later projections?

The objective of the plan states that it aims to facilitate the creation of at least 8,500 new jobs by 2030 at a variety of locations accessible to all members of the community, including those without a private car. The Council estimate 170 hectares of land is required, based on a ratio of 50 jobs per hectare. The council acknowledge this assumes all new jobs will be supported on zoned employment/industrial (paragraph 6.3 of Position Paper 3). Accordingly 170 hectares results in what the Council describe as a "degree of over zoning" allowing the plan to provide a choice of sites in different locations to encourage economic growth.

It appears that the figure of 50 jobs per hectare is based upon a survey of employment on industrial estates in Omagh and Fermanagh carried out by Planning Service in 2006.

Q.7 – Noting that the methodology will result in a degree of over-zoning did the council consider the application of a phased approach to the release of economic development land similar to the approach taken in respect of housing land?

In terms of the distribution, the Council indicate that the 170Ha should be focused in the main settlements with the plan indicating that 60Ha will be zoned in Dungannon, 55Ha in Cookstown and 55Ha in Magherafelt. The Council indicate that this approach is supportive of the Draft Plan Strategy SPF2 which seeks to strengthen the role of the Hubs as main centres of employment. Council indicate that this approach supports the RDS RG1 (to ensure an adequate supply of land to facilitate economic growth) and SFG11 (promote economic development opportunities at the Hubs).

Q8. In providing clarification, can MUDC direct the Department to evidence within the submission showing consideration by the Council of how its approach to economic development

in the countryside will promote economic development at the hubs, in line with SFG11 of the Regional Development Strategy?

Distribution to Local Towns Maghera & Coalisland

The council do not propose to make a specific allocation of economic development land to Coalisland and Maghera as it is considered in the main that these would be privately led. The Settlement Appraisals prepared by the Council for Coalisland and Maghera identify extant industry and business zonings. Maghera currently has 7.6 hectares of land zoned for industry and economic uses, while Coalisland has 19 hectares of land zoned for this purpose.

In response to the public consultation it appears that the MUDC consider this to be in accordance with the objective of focusing economic growth in the main settlements /Hubs. The Council state that economic development land will not be zoned in the local towns for flexibility reasons.

MUDC however indicate, within its consultation report, that economic development land may be zoned at LPP stage to protect existing economic activity from competing uses or provide opportunities to meet local need. If the council were to make an allocation to the local towns this would likely be in addition to the 170 Ha already allocated across the three hubs.

Overall this approach appears to differ from that of the draft Plan Strategy which indicates (para 4.21) that no specific allocation will be made to the two local towns.

Q9. In providing clarification, can MUDC direct the Department to evidence within the submission which shows consideration by Council as to reason for the change of approach between publication of the Draft Plan Strategy and subsequent Public Consultation Report for Coalisland and Maghera?

Evidence used to inform and justify policy changes with regard to Economics Development in MUDC.

The main evidence papers supporting the Council's proposed approach to Economic Development include Position Paper 3, Employment and Economic Development (Feb 2015); Economic Development Policy Review (Feb 2016); Position Paper 3- Addendum, Employment and Economic Development (in response to NISRA May 2016 pop projections); and Industrial Monitor October 2018 – Report on Summary of Findings (as at Oct 2018). Other evidence papers are also relevant.

Other than an additional short paper to consider the implications of Covid-19 on the draft Plan Strategy – March 2021 (MUDC 403) there appears to have been no review or update to the policy paper/ addendum highlighted above.

The Covid paper addresses the impact of the pandemic on the economic development and town centre growth. The paper does not draw upon any updated data sources and still refers to the NISRA census of employment 2014. It concludes that the figure of 8500 jobs remains relevant and that the figure of 50 jobs per hectare used to determine the land requirement, although lower than the existing average density for jobs in Mid Ulster of 65- 75 jobs per hectare, is more suited to the continuing requirement for social distancing.

The Council has continued to use the NISRA census of employment 2014 despite other sources of evidence being available regarding employee jobs and the profile of employment for the district (e.g. up-to-date Business Register and Employment Survey prepared by NISRA).

Q10. In order to aid the Department's consideration of the MUDC submission can Council, through directing DfI to evidence within the submission, demonstrate how it has taken account of any updated data sources to support its approach to employment and economic development, to that presented in the papers of 2015, 2016, 2018 and 2021 (as referred above)?

APPENDIX 3 – CLARIFICATION QUESTIONS ON RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE

Evidence presented by MUDC indicated that rural dwellings approved between April 2008 & March 2014 in Cookstown were 793, in Dungannon were 1385 and in Magherafelt were 993. It appears that Reserved Matters applications relating to an Outline application decided within the study period are not included, applications seeking to renew an existing approval previously decided within the study period are not included and where there is more than one application/appeal decision relating to the same site within the study period, only one decision is included.

Q1. In order to assist Departmental consideration of the MUDC submission, can Council please direct the Department to evidence which would provide clarification of the Council's adopted methodology in using full and reserved matters approvals in 2 years (2012 – 2014) only?

Q2. In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence providing quantification of housing completions for this period?

The Development Pressure Analysis paper (MUDC212 - September 2015) provides an analysis based on all Outline, RM and Full applications. Paragraph 2.12 states specifically that:

"The trends highlighted above are largely based on a desktop assessment only. It is suggested that a more detailed assessment, including complementary field survey work would be required in order to justify the introduction of a stricter policy regime in certain areas, or relaxation in others as the case may be".

Q3. In order to aid the Department's consideration of the MUDC submission can Council, through directing DfI to evidence, demonstrate how the results of further field survey work undertaken by the council has helped support the proposed policy approach?

Policy CT1 of MUDC Draft Plan Strategy contains what appears to be a broad exception to the regional strategic policy direction to cluster/consolidate where there are environmental or operational reasons why this is *'impracticable'*.

Q4. To aid the Department's consideration of the MUDC submission can Council, through directing to the submitted evidence, demonstrate how this approach takes account of the regional strategic policy approach of the SPPS, which applies the general principal of clustering, consolidating and grouping to all development in the countryside (with limited exceptions in relation to Dwellings on Farms)?

As a general policy, CT1 applies to all applications for residential development in the countryside. On this basis it represents a significantly different approach to the examples set out by the Council. The SPPS sets out range of specific opportunities within the countryside, consistent with regional strategic objectives. Justification for additional opportunities outlined by MUDC in the Draft Plan Strategy must be based on evidence presented by the Council. The SPPS states that other types of development in the countryside can be considered in line with the other policies set out within the SPPS.

The Department notes the MUDC statement:

*"**The SPPS clearly provides for housing in the countryside**, (our emphasis) along the lines of which the Council has adopted new policies. We have however provided for additional exceptions. Mid Ulster has a high rural population – 40% of our households live in the Countryside. Prior to the introduction of PPS 14 growth in the countryside was approximately 1100 per year. Now we are currently experiencing figures of approximately 270 per year, based on current policy."*

Q5. In order to aid the Department's consideration of the MUDC submission can Council, through directing DfI to submitted evidence, demonstrate how the above Council Statement is reflective of the SPPS regional approach?

Q6. In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence estimating the likely impact of additional opportunities under proposed policy CT2 in terms of the potential number of additional development opportunities in the countryside? Has the Council considered the impact of these measures in the context of the HGI 40% allowance in respect of residential development?

Q7. In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence explaining the basis for the policy wording and in particular if it has considered the extent to which policy criteria CT2(F) may compromise criteria CTY2(E)?

CT2 (h) of the Plan Strategy document provides draft policy for provision of a dwelling for a carer or someone availing of care. MUDC states that 10+% of the population rely on a degree of care/social benefits of extended families and within the Consultation Report advise that *"the Department has failed to recognise the serious structural changes occurring in society".*

In addition to the principle of this policy, it is noted that the approach relies on the use of occupancy conditions that the council have acknowledged elsewhere within their consultation report are *"against the ethos of existing rural policy which is based on minimum use of occupancy conditions".*

Q8. In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence underpinning the inclusion of Policy CT2 (H) of the Draft Plan Strategy and how Council envisage the implementation, assessment and enforceability of this proposed policy?

CT2 (j) of the Plan Strategy document provides draft policy for provision of a dwelling for the holder of a commercial fishing licence. It appears that there are 79 licenced permit holders currently residing in MUDC, which amounts to 0.77% of the revised HGI figure of 10,300. It also appears that these dwellings will be restricted for MUDC residents.

Q9. In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence underpinning the need for the inclusion of Policy CT2 (H) of the Draft Plan Strategy and how Council envisage the implementation, assessment and enforceability this proposed policy?

Q10. In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence which outlines the operational requirements of the job

that necessitate being located in the countryside adjacent to the Lough, as opposed to a nearby settlement for example?

The draft policy supports strategic policy SPF 7 'Support Rural Regeneration in Remoter Areas through the Designation of Dispersed Rural Communities (DRCs). The SPPS makes no provision for DRCs to be designated however it is acknowledged that the district already has 3 existing DRCs. The J&A states that some rural areas display symptoms of economic and social disadvantage and that in the interests of promoting rural regeneration the council has designated DRCs.

Q11. In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence in relation to the economic and social disadvantage that underpins their continued designation, and the identification of any new DRC designations that may be brought forward.

APPENDIX 4 – CLARIFICATION QUESTIONS ON LEGAL/PROCEDURAL COMPLIANCE

Erroneous References

MUDC405 (Soundness Self-Assessment Checklist) appear to make inaccurate references to documents.

For Example:

- Page 3 of MUDC405 (re Soundness Test P1 regarding the LDP Timetable) signposts to MUDC409 for details of compliance with the LDP Regulations. However, MUDC409 does not appear within the Council's Document Library. It is noted that MUDC407 presents the Council's assessment of compliance with the LDP Regulations.
- Page 4 of MUDC405 (re Soundness Tests P1 & P2 and the Statement of Community Involvement) signposts to MUDC408 for details of compliance with the SCI. However, MUDC408 presents a report on the dPS and linkages to the Marine Plan. It is acknowledged that the Council's assessment of compliance with the SCI is contained within MUDC406.
- Page 5 of MUDC405 (re Soundness Test 2 and POP consultation) signposts to MUDC409 for details of the Council's compliance with the LDP Regulations. As stated above, there is no such reference, and that MUDC407 appears to present the Council's intended assessment. It is noted that the same incorrect reference is made on page 7 of the document in relation to the consideration of representations to the POP.

Q1. It appears that these documents may have been renumbered/reorganised after the Soundness Self-Assessment has been completed – can the council clarify?

Notification to consultation bodies throughout LDP Preparation - Reg 10(c), Reg 15(c), Reg 17(e)(f)

- Councils are required to demonstrate they have notified consultation bodies, and whilst sample correspondence is included (and noted within MUDC407), no distribution lists have been provided for who this was issued to (i.e. consultation bodies) for each of these regulations.

Q2. Can the Council provide a copy of distribution lists to satisfy these regulations?

Council approval of LDP Timetable - Reg 7(1)(a)

- The Council advises that the original draft of the LDP Timetable was approved by the Council and subsequently submitted to the Department for its agreement. Following advice from the Department, a number of amendments were made to the Timetable, which was resubmitted to and agreed with the Department.
- It is unclear from the evidence included within the submission documents, whether the Council was made aware of the amendments made to the document, or if the amended document was approved by resolution of the Council prior to resubmission to the Department.

Q3. Can the Council provide clarification regarding this matter?

Local Advertisements - Regs. 8b, 10d, 15d, 17d

- The Council has provided copies of public notices placed in local newspapers and the Belfast Gazette. However, it is noted that the publications appear to vary (at different stages of the process).
- It is noted that the Council's publicity arrangements for the LDP documents have changed each time the SCI has been amended. Generally, the adverts provided are from publications as specifically stated in the Council's SCI. However, not all adverts (from all publications) have been provided.
- In order to confirm that the Council has complied with its SCI(s) in the context of the requirements for LDP publicity in accordance with the LDP Regulations, could the Council to provide copies of **all** advertisements placed in local newspapers.

Further information is set out below in relation to the local advertisements requirement

Availability of timetable - Reg 8(b)

- The Council's SCI (May 2016) sets out public notices were to be published in the Mid Ulster Mail and Tyrone Courier re the LDP Timetable. However, the advertisements provided by the Council originate from neither of these publications.

Q4. Can the Council confirm which publications the public notices were placed, and provide copies of those advertisements?

- The Council's SCI (October 2018) sets out public notices were again to be published in the Mid Ulster Mail and Tyrone Courier. **Appendix 16 of MUDC407** provides advertisements that were placed in the Derry Post (4/11 Dec 2018), and in the Mid-Ulster Mail (6/13 Dec 2018), No notice has been provided to show advertisement specifically in the Tyrone Courier.

Q5. Can the Council confirm those publications within which public notices were placed, and provide copies of those advertisements that have not already been submitted?

Availability of the preferred options paper - Reg. 10d

- The Council's SCI (May 2016) states public notices were to be published in the Mid Ulster Mail, the Tyrone Courier and the Belfast Gazette. No notice has been provided to show advertisement specifically in the Mid Ulster Mail, however copies of public notices placed in the Mid Ulster Observer have been submitted. The Department understands the Mid Ulster Observer and Mid Ulster Mail are two separate publications.

Q6. Would the Council be able to provide a copy of this advert from Mid Ulster Mail or provide clarification on this point?

Availability of Dps - Reg 15d

- The Council's SCI (October 2018) states that public notices were to be placed in the Mid Ulster Mail, Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter and the Belfast Gazette. However, only those notices placed in the Tyrone Courier and Belfast Gazette have been provided as evidence.

Q7. Is the Council able to confirm that public notices were placed in the remaining publications in accordance with the SCI in effect at that time?

- When the re-consultation was undertaken, it is noted that the Council's SCI (Oct 2018) states that public notices were to be placed 'in the Mid Ulster Mail, Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter and Belfast Gazette.'. Only those notices placed in the Mid Ulster Mail and Belfast Gazette have been provided by the Council in its submission documents.

Q8. Can the Council confirm if there were notices placed in any other publications, and if so, could copies of those advertisements be provided?

Availability of representations on a DPD - Reg 17d

- **Appendix 37 of MUDC407** and **MUDC603** includes the public notices placed in the Belfast Gazette (14 & 21 June 2019), Tyrone Courier (12 & 19 June 2019), and County Derry Post (11 & 18 June 2019). These notices detail the availability of representations for inspection, and the places and times that they can be inspected.

- The Council's SCI (October 2018) states that public notices were to be placed in the Mid Ulster Mail, Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter and the Belfast Gazette. However, only those notices placed in the Tyrone Courier and Belfast Gazette have been provided as evidence.

Q9. Is the Council able to confirm that public notices were placed in the remaining publications in accordance with the SCI in effect at that time?

Provision of Relevant Evidence or adequate 'signposting'

Non-Supportive/Insufficient Evidence

It is noted on a number of occasions the Council provides evidence that may not be sufficient to support its own self-assessment.

For Example: **Reg. 8c** requires the Council to publish its timetable on the Council website. For 'Revision 1' of the LDP Timetable (Nov 2018), the Council presents an email trail which effectively outlines the intention to publish the document online, and confirmation in writing that it had been uploaded.

Q10. Can the council provide a screenshot from the Council's website (as has been provided for the other iterations of the document) to demonstrate this?

Lack of supporting evidence.

- Under Reg. 19, as soon as reasonably practicable after the expiry of the period of consultation on site specific policy representations, the Council is required to make a copy of counter-representations available for inspection at its principal offices (and/or such other places) and online. However, the Council has not provided any evidence to support their self-assessment (particularly in relation to online availability). This is the case with regard to the original dPS consultation and the re-consultation.

- The provision of screenshots from the Council's website at the respective time would be sufficient proof of compliance with this aspect of Reg. 19.

Q11. Can the council provide this evidence?

Annex 1B – Council response to DfI dated 4 February 2022

APPENDIX 1 – HOUSING SECTION

Q1 – Can the Council direct DfI to any submitted evidence clarifying why, despite being based on the now superseded 2012-based HGI, the draft housing requirement of 11,000 represents an equally robust approach to one based upon the more recently prepared 2016-based HGI

The revised HGIs were published in September 2019, approximately 7 months after the publication of the draft Plan Strategy. Given the relatively small adjustment to the Mid Ulster HGI, the revised indicators would result in no change to the status of any settlement within our settlement hierarchy in terms of housing requirements compared to existing commitments.

We note that when the revised HGIs were published, DFI clearly stated on the 25th September that the indicators did not forecast exactly what would happen and that they were policy neutral estimates. Given this and the minor nature of the change in the HGI for Mid Ulster, the Council took the view that the revised HGI's would not necessitate a change in the figure of 11,000 new homes contained within the draft Plan Strategy. This was laid out in a paper that was agreed by the Planning Committee on 30th October 2019. Paper is attached to this response.

Q2 - Where in the submitted evidence has the Council considered what residual housing need remains as of the date of submission once completions from 2015 – 2020 are taken into account?

The draft Plan Strategy considers housing need over the notional plan period 2015-2030 and also clearly shows residual zonings and permissions. The Housing monitor is updated regularly and the most recent report on the housing monitor was submitted as evidence in the Councils submission (MUDC 305). This clearly shows that the majority of settlements have no residual housing need and even in the hubs there is no significant housing need required in order to meet the need of 30-60% of new housing being located in these locations.

The most up to date housing monitor figures will be again provided prior to IE and will also form part of the monitoring process of the document.

Q3 - Can Council direct DfI to the 2016 'Housing Allocation' addendum referred to in the POP or any revisions or updates of the information presented in this Housing Allocation Paper?

The paper is attached with this paper. This paper informed the 11,000 figure for new housing which was included in the POP and was subsequently agreed by members on the 27th September 2016. This paper was not submitted and the mist recent HGI which has been considered by Members in the paper referenced in the answer above and agreed by Committee on 30th October 2019.

Q4 - It would assist the Department's consideration if the Council can refer to the submitted evidence explaining the change in approach between the 2014 Housing Paper and the Draft Plan Strategy with regard to the 40% allowance to

the countryside within the context of the HGI figure? An explanation as to why the allowance to the countryside changed from being within the HGI to being outside it?

The POP put forward the case for a balanced approach in relation to housing local indicators (option 1) which identified that the amount of housing in the open countryside should not exceed 40%. In relation to additionally, this relates to the 3 hub settlements.

This has not changed, as per DFIs claims. The approach put forward in the DPS will allow the hubs to grow in line with existing commitments whilst allowing the rural population their fair share of opportunity.

Q5 - The Council acknowledges the relevance of implementation rates elsewhere in the submitted evidence and indicate that the rate is between 90-95%. As approvals do not equate to completed dwellings can the Council advise why these are considered to be a robust indicator of whether the 40% 'cap' is reached and a review initiated?

The Council has not proposed that the trigger for a review is as suggested by DFI in the above question i.e. that completions be the trigger for review.

The trigger for a review is whether the number of permissions granted exceeds a certain level, as outlined in para. 4.34 of the draft Strategy. The Plan is based on the figure of 11,000 new houses in total and therefore the figure to trigger a review is based on whether the projected rate of permissions will lead to exceeding 4,380 dwellings in the countryside. No reference is made to the trigger for a review being linked to the number of completions.

Q6 - Can the Council highlight where in the submitted evidence explanation is provided of how the Council intends to monitor and implement the 40% allowance in practice and how this may feature in any plan review?

The DPS clearly states that one of the measures used to monitor the objectives relating to the 40% of households in the countryside will be "the number of housing permissions in the countryside." Reserved Matters and Full Approvals will be counted when formulating projections based on past approval rates, in order to avoid double counting.

Q7 - From the above-mentioned figures it appears that the scope to further increase countryside approvals in order to achieve the Council's ambition of 40% of future housing growth is substantially less than the 1000 previously estimated by the Council. In view of this, has the Council provided evidence of why the proposed countryside policy relaxations remain an appropriate response to the gathered evidence?

DFI appear to be confused on this issue – both in terms of their understanding of the Councils approach to rural housing and of the numbers used to justify such.

The 40% of houses in the countryside is not a council "ambition," rather it is a recognition of the existing level of housing provision in the countryside and a figure

at which growth in the countryside would no longer be balanced and would herald the need for a review.

In relation to the figures for rural completions, the information provided in the Public Consultation Report (MUDC114) and referred to by DFI shows that between 2012-2019 the average amount of rural approvals was 246, similar to the 245 listed for 2012-2014 in Policy Review of Sustainable Development in the Countryside (MUDC 228). Given a 90% completion rate, this shows an average approval rate of 220 new houses in the countryside per year.

DFI seem to have, when reading MUDC 228, confused the approval rate with the expected number of dwellings to be completed.

Q8 – The evidence shows that existing countryside policies in PPS21 and the SPPS provide flexibility for approval rates to increase over time without the need for a relaxation of policies, could the Council direct DfI to the justification for the further relaxations proposed?

As outlined above, the average approval rate for 2012-2014 and 2012-2019 is very similar. There may well be specific years / periods were approval rates are higher but there is no validity in the claim that this is a result of planning policy. External market forces, such as availability of finance, prevailing economic conditions are all more likely to cause a rise in planning permissions over specific periods than for this to be the result of planning policy which remains unaltered over the same time period.

Q9 – As the number of countryside approvals can vary year-on-year, can the Council advise why its original estimate of a 'requirement' for 1000 additional dwellings was based upon only 2 years of approval data?

As set out above, the average approval rate of 245 dwellings per year is reflective of more than 2 years of approval data.

Q10 - **Did the Council attempt to obtain information in relation to the number of single and replacement dwelling completions in the countryside of the district? If this is provided in the submitted evidence, can the Council direct the Department to this?**

Evidence for the rate of completions is provided in submitted document MUDC 202. Approval rates are listed in table 23 and justification for completion rate is provided in para. 6.18

Q11 - Can Council clarify from within the submitted evidence the basis for identifying a range of housing growth between 30% - 60% of the HGI in respect of the main Hub and Local Hub settlements of Cookstown, Dungannon and Magherafelt?

The 60% target has regard to the recommendation in the RDS that 60% of new housing should be within settlement of a population of 5,000 or greater. Existing commitments show that there is enough land available to allow this target to be met.

The existing level of housing in these settlements is 27% and therefore the 30% figure represents a minimum quantum of housing which should be within the main

hubs. If this figure appears to not be being realised then further phase 2 land can be released (following a formal review) to enable more development to take place. The Department should take note that to date, the Council has not released phase 2 land as there is currently no need.

Q12 - Can the Council direct DfI to where, in the submitted evidence, the reasoning for the apparent change of approach to distributing the housing requirement is set out? (i.e. from the 'equitable split' favoured at POP stage to the approach eventually adopted in the draft Plan Strategy)

There has been no "change of approach" in relation to the equitable split. It is still being followed with the reality of existing commitments in the hub settlements being taken into consideration. To implement the original balanced approach would require revocation of permissions in hub settlements.

Q13 - Does the range of growth indicated to the hub settlements provide sufficient clarity and certainty on the amount of housing that will take place over the life time of the plan.

Yes.

The draft Plan Strategy stage of the Development Plan Process only sets out the indicators against which land is zoned. The final figures for housing will be derived via the Local Policies Plan. Based on current level of commitments in the Hubs, it Is clear that housing need would not be a driver for zoning further land in these settlements.

Q14 - In order to assist in the Department's assessment of the submission can MUDC provide clarification as regards the 7% of the Housing Local Indicator not accounted for in allocation to settlements?

We assume that the "7%" referred to by the Department is arrived at by adding the 60% maximum indicator for the hub settlements to the 33% of the indicator for the rest of the settlements. This gives a total of 93% and therefore an implied shortfall of 7%. This is incorrect. In producing the local indicators, we have taken into account both the urban and rural area. 93% relates to maximum possible houses for hubs and settlements.

Q15 - Can the Council clarify the status of the Housing Local Indicators and further explain how existing commitments have been taken into account in the allocation of growth to settlements?

Local Housing Indicator table is a translation of the districts HGI. It gives a general indication of the level of housing which should be provided across our settlements. However, it does not represent either a cap or a minimum and for this reason it is called an indicator. In applying the indicator to the settlements, it is clear that for the vast majority, the indicator can be provided within the existing settlement limit. Those settlements where this is not the case (Swatragh for example) have been identified.

Assuming the adoption of the draft Plan Strategy in its current form, in accordance with the SCI, a call for sites will be for those settlements where a shortfall has been

identified. In the main, applying these indicators suggests that the existing Area Plans, in terms of settlement limits, are, in the main, fit for purpose until 2030.

Q16 - Can the Council clarify what evidence, other than a settlements existing share of the district's population, informed the HLI to settlements. In particular, can clarification be provided on whether the Strategic Settlement Evaluation, including assessment of environmental capacity, has influenced these choices?

Strategic settlement evaluations have been carried out for all settlements and these have been submitted as part of the evidence base. The strategic settlement evaluations included an assessment of the infrastructure and level of service provision available in each settlement. They were carried out with specific reference to the *Hierarchy of Settlements and Related Infrastructure Wheel* in the RDS.

Consideration was also given to the environmental capacity of each settlement in relation to constraints caused by flooding, environmental designations or heritage issues.

Following the strategic settlement evaluations, the settlements were assigned to categories within the settlement hierarchy and this determined the level of growth relative the HGI which were assigned to them in the Housing Local Indicator table.

Q17 - Can the Council explain the statements within the public consultation report that the LPP may facilitate a different level of growth from that indicated by the Housing Local Indicator in the draft PS? In light of the Planning Act 2011 which requires that the LPP is consistent with the PS (Section 9)

As already laid out, the Housing Local Indicator table is an indicator and not an allocation. MUDC do not know what the outcome of the LPP will be and therefore do not wish to prejudice it. However, it is clear that for a number of settlements, existing permissions already exceed the Housing Local Indicator. Individual representations will be submitted as part of the LPP process and whilst the Housing Local Indicator table may in some instances, indicate that a settlement does not require further growth, these representations may well offer logical solutions where a settlement can be expanded via rounding off for example. Therefore, the LPP may well produce outcomes in relation to individual settlements, which are different to the picture indicated in the Housing Local Indicator table. To rule out such an eventuality at this stage would be prejudicial.

Q18 - Completions in the main towns (based on recent completion rates) appear likely to be approximately equivalent to 27% of the planned housing requirement of 11,000. Therefore, are there any other measures, in addition to the possible release of more land, that the Council considered to increase the % share of the district wide housing need accommodated in the hubs?

Great care should be taken when considering urban completion rates. Implementation of approvals is dependent on external factors such as the housing market, the availability of finance and interest rates. None of these matters are in the control of the planning system. The draft Plan Strategy has clearly provided

opportunity for development within the hubs in order to allow sufficient development. The Councils strategy for growing the hubs involves not just simply housing growth but also involves economic and social growth. This is clearly demonstrated by SPF 2.

Q19 - Can the Council please explain the reason for the contrasting approach between Hubs and the Countryside where a 'shortfall' in approvals below 40% 'cap' of the HGI is presented as justifying numerous further policy relaxations there?

As mentioned above, the 30-60% target of new houses in hubs has been explained. The existing level of rural permissions under PPS 21 would not be sufficient to allow for the countryside to get 40% of the share of the HGI which is needed in order to ensure the level of rural housing provision stays at a current level and does not decline leading to the erosion of rural communites. The commitment to support the rural community which is very strong in Mid Ulster is in line with SPF 6 of the draft Strategy and also in keeping with SFG 13 which aims to "sustain the overall strength of the rural community living in……the open countryside." It would not be possible to achieve this if the level of new housing in the countryside of Mid Ulster was not reflective of its current level.

Relaxations of rural policy have not been driven by any notion of a shortfall but rather by specific needs identified as part of consultation with stakeholders, such as the needs of our fishermen and the local business community. Consideration has also been given to the fact that Mid Ulster elected members feel that in order to keep farms and rural communities viable, greater attention needs to be given to the needs of rural carers and their families. It is essential to bear in mind that in all the scenarios referred to above, permissions will be subject to occupancy conditions and this will be a robust mechanism whereby the level of approvals is controlled.

Q20 - **Can Council direct DfI to submitted evidence that further explains how the approach to the allocation of growth to the three main towns is in line with RDS regional policy objective of growing the population of the Hubs within the council area?**

The draft Plan Strategy clearly shows that there is existing potential to grow the hubs by up to 60% of the HGI figure. This is in keeping with the RDS objectives and will also represent a doubling of the current level f housing located within the hubs of mid Ulster.

Q21 - Can the Council explain the phased approach to the release of housing zonings and how the high level of commitments outlined within the Draft Plan Strategy is consistent with the Councils approach?

Housing zonings are subject to different policies with just phase 1 being eligible for development, whilst phase 2 is protected from development except for a few specific criteria as set out in policy HOU1. It is envisaged that a change in phasing status of land can only occur following a policy review and this would involve the provisions set out in Part 2 of the Planning Act (Northern Ireland) 2011 – Section 13. If Council decided that a change was needed, such as the relase of phase 2 land, we would

view this as a revision and therefore be subject to Section 14 of the Planning Act (Northern Ireland) 2011.

It is highly unlikely that there will be any release of phase 2 land within the plan period. The existing commitments do not include phase 2 land and therefore, it is envisaged that existing commitments can provide enough land to meet the required level of housing growth throughout the Plan Period. The notional end date of the plan period can herald a review whereby the need to release phase 2 land will be considered. However, phase 2 des provide an excellent indicator of future long term growth when planning roads and infrastructure.

Q22 - The Council identify the need for housing land to be identified as Phase 1 and Phase 2 respectively, however did the Council consider the need for a strategic policy relating to both housing and employment land that would align the release of both in accordance with need/infrastructure availability?

Yes we did and as a result we have the current approach involving phasing. We concluded that all land within phase 1 is available for development, having carried out consultation with statutory bodies. At Local Policies Plan we will look further at zonings and landowners have been advised that land could be de-zoned where there is no commitment to develop.

APPENDIX 2 – ECONOMIC DEVELOPMENT SECTION

Q1 - RDS (RG1) and the regional strategic objectives and policy of the SPPS (para 6.66 and 6.88) support economic development of an appropriate nature and scale however the aim is to direct new economic development opportunities to the Hubs or higher performing town/city and to limit, for rural amenity and wider sustainability objectives, the level of new building for economic development purposes outside of settlements. Can the Council direct the Department to evidence within the submission which outlines how draft policy ECON2 , is supportive of strategic guidance contained within the RDS and SPPS?

We would draw the Departments attention to the fact that the entirety of the 170 hectares of industrial land identified as being required throughout the Plan Period will be located within the main hub towns. Mid Ulster is a key driver in the economic performance of Northern Ireland with this being primarily driven by the agri food, quarrying and quarrying related sectors. A lot of that activity, especially the quarrying industry and its associated activity are located close to the source of their products and therefore, in the rural area.

There is no requirement for policies to be “supportive” of the RDS and SPPS. To do so would simply mean that local development plans should only exist to replicate policies contained in regional guidance. In accordance with Section 8 of the Planning Act (Northern Ireland) 2011, the draft Plan Strategy is required to “take account” of the RDS and any other policy put forward by the Department. It is therefore a moot point to ask the Council to provide evidence of how they are “supportive” of strategic guidance.

The draft Plan Strategy operates a presumption **against** economic development in the countryside and states that there are a limited number of scenarios when economic development in the countryside will be in conformity with the Plan. Where this is not the case, Planning Permission will be refused.

The SPPS specifically states that farm diversification, the reuse of rural buildings and appropriate redevelopment and expansion proposals for industrial and business purposes will normally offer the greatest scope for sustainable development and it recognises that such proposals may occasionally involve the construction of new buildings where they can be integrated in a satisfactory manner. These scenarios are all reflected in ECON 2.

In relation to new build economic development in the countryside, the scenarios described by the SPPS para. 6.88, namely a small scale new build on the edge of a settlement and major regionally important development, are also accounted for within ECON 2.

Para. 12.15 of the Justification for policy ECON 2 of the draft Plan Strategy states that the guiding principle for policies and proposals for economic development in the countryside is to facilitate proposals likely to benefit the rural economy and support rural communities, while protecting or enhancing rural character. This is directly in line with the approach set out in para. 6.87 of the SPPS.

Policy ECON 2 seeks to tailor the regional approach in order to recognise the unique economic circumstances of Mid Ulster where self-employment and rural economic enterprises are a common feature of the economic make-up of the district.

The desire to reflect this unique circumstance is one that was expressed by our elected members as laid out in the submitted evidence (MUDC 219) along with quantitative proof of how the existing approach to economic development in the countryside is producing a disproportionately low number of approvals for economic development in the countryside.

We therefore feel that the evidence for tailoring the rural policy in relation to economic development has been provided and supports the approach taken.

Q2 - Furthermore, in providing clarification, can the Council direct the Department to evidence within the submission outlining how the approach to new economic development in the countryside (ECON2) is supportive of the Council's own plan objectives including SPF2 (to focus growth within the three main towns/Hubs of Cookstown, Dungannon and Magherafelt) and SPF3 (to consolidate the role of Coalisland and Maghera as of the draft Plan Strategy)?

The Council do not agree with the Departments implied position that a policy which facilitates development within the countryside is not compatible with growth also being facilitated within the hubs and the local towns. As has already been stated, the approach to economic development in the countryside is in line with the SPPS and existing policy. The only additionally in the draft Strategy's planning policy is in recognition of the strong entrepreneurial spirit in the district and the fact that many of our industries are 1 man operations and a policy has been introduced to allow people to work from home. Our only other policy additions are the introduction of RIPA designations, which aim to consolidate areas of existing industry and sites benefitting from major Planning Permissions.

MUDC 203 contains the rationale for the figure of 8,500 new jobs to be provided throughout the Plan Period and the associated requirement of 170 hectares of land.

MUDC 203 also states that it is inevitable that 170 hectares will be an over zoning but is needed to allow flexibility. Not all jobs created throughout the plan period will be provided on zoned land. The evidence provided in MUDC 203 shows an expected growth in the knowledge based industries and is obvious that these jobs are in all likelihood, not going to be located on zoned industrial land but elsewhere in settlements or edge of settlement locations.

The paper also acknowledges that some of the 8,500 new jobs will be provided in the rural area. As outlined above, the evidence shows the low rate of rural economic approvals being approved under existing economic policy and therefore justifies the policy which has been brought forward in the form of ECON 2.

Q3 - The council state that there is already a proliferation of existing rural enterprises meaning that in some locations 'it could be argued' that rural character has already been altered/undermined. Can the Council please

highlight what evidence within the updated Landscape Character Assessment Review has informed the Councils view in this regard which provides part of the justification for RIPA designation?

Reference has been made to the impact of industrial development on certain Landscape Character Areas within the Landscape Character Assessment.

For instance in relation to the Dungannon Drumlins and Hills LCA, which the Tullyvannon RIPA is proposed to be predominantly located within, the LCAR includes in its description of key landscape features, the description of the LCA as having areas which are affected by intrusive, industrial and commercial and housing development.

It is important to remember that LCAs do not reference specific localities such as the exact locations of where our RIPA designations are located.

Q4 - Can the Council clarify how the proposed extension of the industrial footprint at the proposed Tullyvannon RIPA is consistent with the stated purpose of RIPAs to consolidate existing industry?

Tullyvannon RIPA recognises the extent of existing industry and permissions with limited scope for expansion. The objective is to consolidate existing industry at this location. Consolidation is defined as making something stronger or solid or into a more effective entity.

Boundaries have been defined based on geographical features and the opportunities for expansion are limited; therefore helping to prevent further sprawl.

Q5 - Is the Council aware how many other locations within the MUDC district would meet the criteria for RIPA designation set out within the draft Plan Strategy at paragraph 4.37? Furthermore do the findings of the updated Landscape Character Assessment Review support the designation of the RIPAs generally?

The draft Plan Strategy only defined 2 RIPA designations. A third was considered at Creagh but was ruled out due to limited environmental capacity in s far as the area is a major area of floodrisk.

We have provided opportunities for other RIPAs to be suggested, based on a set of criteria. This will be a matter to be further considered as part of the Local Policies Plan. It is important to bear in mind that any such proposal will need to meet criteria set out in para. 4.37.

Q6 - In providing clarification, can MUDC direct the Department to any evidence within the submission which shows consideration by Council of the impact of any later projections?

The 2018 based projections were published in October 2019, after the publication of the draft Plan Strategy. The 2016 based population projections did not give a population figure for 2015, instead they start in 2016. The 2016 projections showed a severe fall in the 16-64 population of Mid Ulster by the year 2030. A fall of around 2,000 compared to a slight fall of around 200 for the previous corresponding set of

projections. These projections are forecasts only and do not offer any certainty as to what will transpire. These projected low population figures, which appeared to be largely linked to the unknown forecasts associated with the Brexit vote, if implemented would mean a reduction of around 1,500 in the number of jobs for Mid Ulster. This would be a fundamental change to the Plan and one which would be damaging to Mid Ulster and would have been based on forecasts which may or may not come true.

The most recent projections, which provided data for all years within the Plan Period was the 2014 based population projections and these were reflected in an addendum to Position Paper 3 (MUDC 236), showing the 8,500 figure for the number of new jobs to be created was still feasible.

It is important to remember that employment figures are not subject to any regional indicator and that the approach advocated in regional policy is to provide a choice and flexibility in relation availability of economic land (SPPS – Para. 6.92). It is felt that the figure of 8,500 new jobs as contained within the draft Plan Strategy does allow for this degree of flexibility and choice of sites and for those reasons, the approach is in keeping with the approach advocated by regional policy.

Q7 - Noting that the methodology will result in a degree of over-zoning did the council consider the application of a phased approach to the release of economic development land similar to the approach taken in respect of housing land?

The supply of economic land catered for within the draft Plan Strategy will create a choice and flexibility of land, which is in line with the requirements of regional policy. Therefore, we do not consider that a phased approach is beneficial.

Q8 - In providing clarification, can MUDC direct the Department to evidence within the submission showing consideration by the Council of how its approach to economic development in the countryside will promote economic development at the hubs, in line with SFG11 of the Regional Development Strategy?

This question is based on a false premise that economic development in the countryside automatically means that the objective of growing the hubs is unrecognisable. It fails to recognise that much of the industry in mid Ulster is linked to the primary sector, such as quarrying and the related quarry products sector and that such industries need to be located close to their primary products, which are almost exclusively located in the open countryside.

The draft Plan Strategy allows for limited expansion of existing enterprises; regionally significant proposals or where development is within an existing cluster of rural industry. This is in keeping with scenarios where development is deemed acceptable in the SPPS (Para. 6.87)

The notion that any new policy should prevent expansion in the countryside would be contrary to regional policy.

It should also be noted, that the Council expect the future growth of the hubs to involve an increasing number of jobs in the knowledge based industries and that this represents a different type of industrial growth from the traditional industries which are already prevalent in the countryside and which should be accommodated to grow and expand, in line with regional policy.

Q9 - In providing clarification, can MUDC direct the Department to evidence within the submission which shows consideration by Council as to reason for the change of approach between publication of the Draft Plan Strategy and subsequent Public Consultation Report for Coalisland and Maghera?

There has been no change in approach. There will be no allocation of the 170 hectares of economic land formally allocated to the local towns but that is not to say that land cannot be zoned in these towns.

The public consultation report at page 031 states that **in villages**, the Council will not zone land for economic purposes in order to provide flexibility. The paragraph in question clearly relates to villages and not local towns of Coalisland and Maghera.

There are references in the Public Consultation Report which appear, on face value, to suggest that economic land will not be be “reserved” in local towns and villages. The Council acknowledge this and have identified these references as human error on the part of the Author. It is apparent however, that where this form of words occurs, the Author is clearly referring to towns and villages as opposed to local towns. This is clear for instance on pages 035, 038 and page 072 where the language used shows that while there will be no land reserved in the settlements in question, exceptions may be made for rural enterprises within the settlement limits. This would clearly show that the author was mindful of smaller settlements which are more rural in nature, when writing this and not referring to larger local towns, some f which are actually classed officially as urban areas.

We would point out that page 072 clearly states that in relation to local towns;

therefore, while the logical location for providing industrial land is in the hubs, it is likely that local towns could also provide zoned land as established in the extant plans.

Q10 - In order to aid the Department’s consideration of the MUDC submission can Council, through directing DfI to evidence within the submission, demonstrate how it has taken account of any updated data sources to support its approach to employment and economic development, to that presented in the papers of 2015, 2016, 2018 and 2021 (as referred above)?

It is important to remember that employment figures are not subject to any regional indicator and that the approach advocated in regional policy is to provide a choice and flexibility in relation availability of economic land (SPPS – Para. 6.92). It is felt that the figure of 8,500 new jobs as contained within the draft Plan Strategy does allow for this degree of flexibility and choice of sites and for those reasons, the approach is in keeping with the approach advocated by regional policy.

Subsequent population projections show a forecast of a lower population at the end of 2030. The 2018 sub national population projections show mid Ulster with a population of 159,933 at the end of 2030/31. This is a 3% reduction from the 2014 projections which forecast a population of 165,063.

However, these are forecasts and do not provide any degree of certainty, particularly given the more noticeable difference in population projections put forward from 2016 onwards, which are as yet uncertain in terms of their accuracy. MUDC are of the belief that in order to ensure sufficient flexibility and choice, as stated in the SPPS, that the earlier population projections are the best vehicle to do this and ensure that sufficient land is available for economic development throughout the Plan Period.

APPENDIX 3 – RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE

Q1 - In order to assist Departmental consideration of the MUDC submission, can Council please direct the Department to evidence which would provide clarification of the Council's adopted methodology in using full and reserved matters approvals in 2 years (2012 – 2014) only?

Full and Reserved Matters approvals are used in order to reduce the risk of double counting planning permissions. Reserved matters are used instead of outline permissions because they represent the outworking of an outline application. Full permissions are in the majority of cases, stand-alone applications which are not linked to a RM approval.

In relation to the 2012-2014 approval rates, it has been demonstrated above that this rate, whilst only for 2 years is very similar to the broader approval rate over the years 2012-2019.

Q2 - In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence providing quantification of housing completions for this period?

The amount of housing completions has been based on a presumption of 90-95% completion rate and the rationale behind this is laid out in MUDC 202. This is an upper estimate and therefore the assumed approval rate is considered to be representative of the highest possible new dwellings being erected in the countryside under existing policy.

DFI may wish to check records of previous Departmental Development Plan Working Groups when it was generally accepted that the implementation rate of new approvals was around 90-95%. The Department also took the decision that it would no longer be economically viable to survey rural permissions for the purposes of ascertaining completion rates.

Q3 - In order to aid the Department's consideration of the MUDC submission can Council, through directing DfI to evidence, demonstrate how the results of further field survey work undertaken by the council has helped support the proposed policy approach?

Fieldwork was an intrinsic component of the Councils LCA Review (MUDC 210). Data collection occurred in the field to help verify, add and refine information to the key characteristics and qualities of the appraisal of the desk based study. The field study enabled the attributes of the landscape to be assessed on location capturing aesthetic and perceptual qualities of each LCA. This fieldwork also included the noting of some of the key experiential qualities of each of the LCAs and there are numerous examples of this throughout the LCA Review.

The Landscape Character Assessment Review demonstrates the impact of a range of factors (one of which is "pressure for single dwellings") on the intrinsic value of each LCA. It concludes that in the years since the original NILCA 2000 was carried out; there have been no key intervening changes in the landscape, although certain mitigations can be taken to address smaller scale changes that have taken place.

The results of this field work and the subsequent findings are translated into the LCAR in the form of “action points” which relate to policy measures which can be implemented in the formulation of the draft Plan Strategy. Such measures include the need to control siting, design, appearance of rural houses.

Q4 - To aid the Department’s consideration of the MUDC submission can Council, through directing to the submitted evidence, demonstrate how this approach takes account of the regional strategic policy approach of the SPPS, which applies the general principal of clustering, consolidating and grouping to all development in the countryside (with limited exceptions in relation to Dwellings on Farms)?

We strongly refute the assertion by the Department that the draft Plan Strategy represents a “broad exception” to regional strategic policy. Our policies do indeed contain numerous references to the need to cluster with / have visual linkage with / be sited between, existing buildings or to re use / convert existing buildings. A cursory glance at policy CT2 is enough to confirm that this is a recurring theme throughout the policy and that is in line with SPPS para. 6.69.

CT1 states explicitly in its first criterion that all residential development in the countryside shall be required to “cluster, consolidate and group with existing buildings unless there are environmental or operational reasons where this is impracticable.”

The principle of there being an exception to the requirement to cluster new development with existing buildings is clearly already evident in existing policy CTY10 of PPS 21. This policy states that the requirement to cluster may be set aside if there is a potential risk to health and safety or if there are plans to expand the farm holding. The “environmental or operational reasons” which is contained within policy CT1 is a clear attempt to tie in with existing policy and this is further evident if one reads the justification at para. 8.15 of the draft Plan Strategy.

If the Department is suggesting that the exceptions of “environmental or operational reasons” are not appropriate, then it would appear that they are suggesting a further tightening of existing policy whereby these existing exceptions to policy are removed?

The Department in asking this very question, has itself acknowledged the existence of the exception to the requirement to cluster and therefore we feel that this question is illogical.

Q5 - In order to aid the Department’s consideration of the MUDC submission can Council, through directing DfI to submitted evidence, demonstrate how the above Council Statement is reflective of the SPPS regional approach?

The Department have emphasised the following quote from the DPS; “The SPPS clearly provides for housing in the countryside” and at the same time asks how the “above Council Statement is reflective of the SPPS approach.”

MUDC are baffled by this question insofar as the SPPS does clearly provide for housing in the countryside. Para. 6.73 of the SPPS sets out a range of scenarios

where housing in the countryside will be acceptable and all these are reflected in the draft Plan Strategy. Paragraphs 3.9 - 3.13 of MUDC 228 (**Policy Review – Sustainable Development in the Countryside**) clearly considers the provisions of the SPPS and how it relates to housing in the Countryside.

As always, we are of the opinion that the SPPS is not a document that Development Plans should simply replicate. In accordance with Section 8 of the Planning Act (Northern Ireland) 2011, the draft Plan Strategy is required to "take account" of the RDS and any other policy put forward by the Department.

Q6 - In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence estimating the likely impact of additional opportunities under proposed policy CT2 in terms of the potential number of additional development opportunities in the countryside? Has the Council considered the impact of these measures in the context of the HGI 40% allowance in respect of residential development?

The only addition which we consider to be solidly quantifiable in relation to numbers of potential approvals is criteria (j) of policy CT2, which allows for permission within a specific part of the District, for holders of a commercial fishing license. This will be limited exclusively to those who hold the license in question and consideration of the numbers involved here has been provided in the Public Consultation Report (MUDC 114) – para. 4.13. These numbers have been obtained via consultation with the Lough Neagh Fisherman's Co-Operative.

In relation to the other additional policy criteria, there is no way of knowing with any degree of overriding certainty, how many approvals will result, as a maximum figure. These are dependent on market forces such as availability of finance, interest rates and construction trends. It is for this reason that MUDC will monitor and review the draft Plan Strategy on a regular basis. In the same way, there is no one way of knowing future rates of approvals based on <u>existing</u> rural policy.

The additional policy mechanisms contained in CT 2 will all be subject to the limitation of occupancy conditions.

Q7 - In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence explaining the basis for the policy wording and in particular if it has considered the extent to which policy criteria CT2(F) may compromise criteria CTY2(E)?

The two scenarios alluded to in the question relate to two separate scenarios so the Council do not accept the premise that one might compromise the other. Where a farm is established and viable then it can avail of a dwelling under criteria (e). Where a farm is not established and viable then it will be able to avail of a dwelling under criteria (f). Where an established and viable farm has had a dwelling approved in the last 10 years then it also can avail of criteria (f) provided that the dwelling is accommodated within a farm cluster.

This policy has been brought forward because members feel that given the large family size in Mid Ulster, greater opportunity should be provided for family members to live together.

The SPPS policy approach is to cluster, consolidate and group new development with existing established buildings. It provides examples of where LDPs should make provision for houses in the rural area; however, it does not say that these examples are the only scenarios where development can occur. Local Councils are entitled to tailor policy based on the views of members and the resident population of the district and this is what has happened in this instance.

Q8 - In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence underpinning the inclusion of Policy CT2 (H) of the Draft Plan Strategy and how Council envisage the implementation, assessment and enforceability of this proposed policy?

The submitted evidence refers to the fact that around 10% of the population in Mid Ulster currently provide some sort of care. This has been referenced in MUDC 201 and MUDC 116 for example. The importance of unpaid care is an ever increasing issue and one which was the subject of a paper put to the NI ASSEMBY *(Dr Raymond Russell - Background Information and Statistics on Carers in Northern Ireland – March 2017).*

This is only one example of changing societal trends which support this policy and which the Council was right to point out, have not been given proper consideration by the Department, in their critique of this policy.

There are clear trends showing an ageing population across the whole of Northern Ireland. Coupled with this are things such as the obvious crisis in social care and the governments clear focus on transforming care provision to include a move towards care being provided in domestic settings where possible (again, this is highlighted in the evidence base in MUDC 214).

The impact of the pandemic has heightened the trend of working from home to an extent where for most people the idea of working from home will now be a feature of their daily life, to some extent, for the near future. This is likely to increase the opportunities for care to be provided in domestic settings.

These are all examples of changing societal trends which the Department have not paid enough attention to in their criticism of this policy.

In relation to implementation, the policy will be implemented on the basis of the policy wording, like all planning policy. The policy wording has the control mechanism built into it, which only permits a new dwelling if it is in the form of an extension, physically attached to the existing building or a change of use from an existing building within the curtilage.

With regards to enforcement, enforcement action is possible in relation to attached occupancy conditions in the same way as enforcement action is possible for any breach of condition. Likewise, occupancy conditions will be viewed as a deterrent for

the subsequent sale of any permission in that banks / lenders will not lend money for the purchase of any site with an occupancy condition attached. Occupancy conditions will be used in the way advocated by CTY6 of PPS 21 in so it is strange that, given their existence within existing policy, The Department would seek to query if they are or are not enforceable.

Q9 - **In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence underpinning the need for the inclusion of Policy CT2 (H) of the Draft Plan Strategy and how Council envisage the implementation, assessment and enforceability this proposed policy?**

This appears to be a duplication of Q8.

Please see response to Q8

Q10 - In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence which outlines the operational requirements of the job that necessitate being located in the countryside adjacent to the Lough, as opposed to a nearby settlement for example?

This question appears to refer to the areas shaded blue on District Proposals Map 1e.

This line has been drawn based on postcodes to reflect the areas where fishermen who will benefit from the policy, live.

Mid Ulster District Council and its Members firmly believe that fishing is a primary industry in the same way as farming is. To not recognising fishermen and their requirement to live near their source of income, would be discriminatory and prejudicial against a distinct group who have for generations, contributed to the social and cultural makeup of the lough shore area.

Our Members, having expressed strong support for the inclusion of this policy in the draft Plan Strategy would expect the chance to articulate their views on this issue on behalf of their constituents, at an Independent Examination.

Q11 - In order to facilitate Departmental consideration of the MUDC submission, can Council please direct the Department to evidence in relation to the economic and social disadvantage that underpins their continued designation, and the identification of any new DRC designations that may be brought forward.

The indicators for levels of deprivation are published public information via the Northern Ireland Multiple Deprivation Measure 2017 (NIMDM2017). A cursory glance at these indicators will show that levels of deprivation in the SOAs located within the proposed DRCs are higher than the Northern Ireland average, in some cases significantly so.

For example, Dunnamore SOA which contains the majority of the Broughderg DRC is listed as the 271st most deprived SOA in Northern Ireland (out of 890) whilst being

the 6th most derived in Northern Ireland in relation to access to services. Draperstown SOA which contains the proposed Sixtowns DRC is listed as the 389th most deprived SOA in Northern Ireland and also the 174th in relation access to services, whilst Swatragh SOA which contains the Carntogher DRC is 123rd in relation access to services.

Levels of income in these SOAs are also well below the “mid point” in relation to their rank in the list of all the SOAs in Northern Ireland (Swatragh – 389, Dunnamore – 222 and Drpaerstown – 214).

It is clear therefore, from the published, public evidence that the areas wherein the proposed DRCs are located are suffering from economic and social disadvantage.

However, we would point out that the levels of deprivation / social disadvantage are not the only tests for the introduction of DRCs. Whilst the SPPS is silent on the issue of DRCs, existing policy (PPS 21) recognises that DRCs do exist and sets out criteria for them at para. 4.6.

Our draft Strategy at para. 4.44 sets out the criteria for DRCs and these criteria are in line with the criteria set out in existing policy as well as with the criteria which is listed in SP5 of the Planning Strategy for Rural Northern Ireland.

We therefore feel that the continued designation of DRCs is justified and their designation has been based on tried and tested criteria and rationale.

APPENDIX 4 – LEGAL / PROCEDURAL COMPLAINCE

Q1 - It appears that these documents may have been renumbered/reorganised after the Soundness Self-Assessment has been completed – can the council clarify?

The three instances alluded to by the Department prior to Q1 appear t be typing errors on behalf of the Council. The Council acknowledge these. However, it is clear from the text on each occasion as to what the documents referred to are. Despite the incorrect references to document numbers, the Department was still able to identify the correct document.

With such a large volume of text in this submission, human typing / referencing errors are almost inevitable. Indeed, the Department have made such mistakes in their clarification document as pointed out in Appendix 3 with the duplication of questions 8&9.

We do not feel that these mistakes are significant.

Q2 - Can the Council provide a copy of distribution lists to satisfy these regulations?

Yes – These lists change over time and accordingly were updated at each stage of the process ie. At REG 10, REG15 and REG 17.

Lists are attached in the form of spreadsheets to the covering email.

The contact lists for REG 10 and REG 15 are included in one spreadsheet each ie. A spreadsheet for contact list at the time of REG 10 and a corresponding one for REG 15.

The lists for REG 17 are attached separately with a spreadsheet being complied for each “type” of consultation body e.g. “gas licensees”, “electricity licensees” “communications code,” “adjoining councils,” “NIHE,” “government departments,” “NI Water,” “Civil Aviation Authority” etc.

If the Department is still not satisfied, then individual copies of each correspondence to each “consultation body” can be forwarded for each of the consultation exercises at REG 10, REG 15 and REG 17 respectively.

Q3 – Can the Council provide clarification regarding this matter?

The draft Timetable was agreed by Council in March of 2016 and the timetable was submitted to the Department in the same month, following Council agreement.

The Department recommended some minor changes to the document via correspondence in April of 2016. The Council incorporated these changes and received the subsequent agreement from the Department in May of 2016. The changes to the timetable meant that instead of having seasons and specific quarters, the amended version had only seasons as indicative periods. Therefore, the period of the LDP had not actually changed.

The amended timetable was not presented to Council because it was considered, in conjunction with the Councils Solicitor, that these changes were so minor that they did not materially alter the version of the timetable that had already been agreed by Council.

Q4 - Can the Council confirm which publications the public notices were placed, and provide copies of those advertisements?

This question is confusing. The Department appears to take issue with the fact the local publications used by the Council have been altered throughout the process. There is nothing to prohibit the Council from doing this.

In relation to MUDC 406, The Department state that *"Generally, the adverts provided are from publications as specifically stated in the SCI. However, not all adverts (from the publications) have been provided."*

The Department then specifically references the notices in the Mid Ulster Mail and Tyrone Courier relating to the publication of the Council Timetable and states "*the advertisements provided by the Council originate from neither of these publications*". These notices have been provided at Appendix 27 of MUDC 406

MUDC 406 is a comprehensive document of over 600 pages containing copies of all public notices as attached appendices.

If the Department considers that certain Public Notices are not included then they should specify which ones are not included and the Council will produce those specific ones rather than produce documents, which have already been included in the submission.

Q5 - Can the Council confirm which publications the public notices were placed, and provide copies of those advertisements?

Again, a comprehensive list of public notices has been supplied to the Department in both MUDC 406 and MUDC 407. If the Department feel that, any are missing or incorrect then please advise the Council of the exact adverts / public notices that are missing and we will furnish them, as we do not feel it is appropriate to submit all notices and adverts for a second time.

In relation to this specific instance, the Department have implied that the Council have not complied with the relevant version of the SCI. They assert that we published adverts relating to the *revision* of the Timetable, in the Mid Ulster Mail and the Derry Post instead of the Mid Ulster Mail and the Tyrone Courier.

In fact, the SCI is silent on the subject of the *revision* of the timetable. It states that we must advertise in the Tyrone Courier and the Mid Ulster Mail when the Timetable is *published* which we did satisfactorily in May / June 2016 (see Appendix 27 of MUDC 406). In relation to subsequent revisions of the Timetable, the SCI places no obligation on the Council in terms of advertisements.

Therefore, the only obligation on the Council is that imposed upon them by Regulation 8(b) of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 i.e. that a local advertisement must be placed.

However, if it gives the Department comfort, we have attached the relevant adverts from the Tyrone Courier as well as the order sheet sent on behalf of the Council to have the advertisements placed in the Tyrone Courier as well as a range of additional papers.

Q6 - Would the Council be able to provide a copy of this advert from Mid Ulster Mail or provide clarification on this point?

The Department has quoted the SCI and specifically asked for the advertisements regarding the intention to publish the POP in the Mid Ulster Mail. These are included in the evidence base at Appendix 32 of MUDC 406.

We would point out that MUDC 406 relates to compliance with the SCI and MUDC 407 relates to compliance with the LDP Regulations.

Q7 - Is the Council able to confirm that public notices were placed in the remaining publications in accordance with the SCI in effect at that time?

Again, the Department are confusing the requirements to comply with The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 and the requirements to comply with the Statement of Community Involvement. The required level of compliance with Regulation 15 has been demonstrated in MUDC 407 (see pages 10-13).

In relation to the SCI commitment to place a notice in the Mid Ulster Mail, The Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter and the Belfast Gazette. Copies of the advert placed in the Mid Ulster Mail, Tyrone Courier and the Belfast Gazette are included in Appendix 40 of MUDC 406.

Copies of the Derry Post adverts on the 19th and 26th February 2019 are attached along with this correspondence.

Copies of adverts placed in the Impartial Reporter on the 21st and 28th February 2019 have also been attached.

The Tyrone Times ceased to circulate in June 2019 and therefore records were not able to be obtained but attached is a copy of the order from for all adverts showing that the Tyrone Times was advertised in on the 19th and 26th February 2019 .

Q8 - Can the Council confirm if there were notices placed in any other publications, and if so, could copies of those advertisements be provided?

Mid Ulster Mail (12th &19th March 2020) and Belfast Gazette (13th & 20th March 2020) advertisements have been supplied as part of the submission documents (Appendix 31 of MUDC 407).

Copies of the advertisements placed in the Tyrone Courier on 11th and 18th March 2020 are attached with this correspondence. Copies of the advertisements placed in the Derry Post on 10th and 17th March 2020 are attached also.

Copies of the advert placed in the Impartial Reporter on the 12th and 19th March 2020 have also been attached.

The Tyrone Times ceased to circulate in June 2019 but in lieu of this a copy was placed in the Dungannon Herald, even though this was not specified in the SCI and these adverts have been attached.

Q9 – Is the Council able to confirm that public notices were placed in the remaining publications in accordance with the SCI in effect at the time?

Yes. The Public Notices from the Tyrone Courier and the Belfast Gazette are provided in Appendix 37 of MUDC 407.

The Public Notices in the Mid Ulster Mail were ran on 12th and 19th June 2019. Copies have been attached.

The Public Notices in the Derry Post were ran on the 11th and 18th June 2019. Copies have been attached.

The Public Notices in the Tyrone Times were ran on the 11th June 2019 and 18th June 2019. The Tyrone Times ceased circulation in June of 2019 so copies are not available, however the order form showing all advertisements that were signed off (including the Tyrone Times) has been attached.

The Public Notices in the Impartial Reporter were ran on 13th and 20th June 2019. Copies have been attached.

Q10 – Can the Council provide a screenshot from the Council website (as has been provided for other iterations of the document) to demonstrate this?

The Council are unable to find a screenshot of the revised timetable on the Councils website.

However, as the Department has acknowledged, we have provided email confirmation from our communications team who administer the website that the revised timetable was placed on the Council website on 30th November 2018. We consider this is adequate confirmation that the revised timetable was indeed published on our website.

Communications have advised that it is not possible to retrieve historic pages from the website.

Q11 – Can the Council provide this evidence?

Screenshots are not available in relation to this and as pointed our above, it is not possible to retrieve these pages historically.

The Council can assure the Department that this regulation has been complied with as outlined in MUDC 407. We are aware that other Councils have offered similar evidence in terms of compliance with this regulation. For instance, in relation to their compliance with Regulation 19, Fermanagh and Omagh District Council have simply stated that;

19(1) A copy of all counter representations were made available for inspection during normal office hours at the Grange and Strule House Omagh and the Town Hall

Enniskillen from November 2019. They were also placed on the council website at this same time.

No screenshot was offered by Fermanagh and Omagh District Council in relation to this matter.

Annex 3 – Letter from DfI to Council dated 17 June 2022

Department for Infrastructure
An Roinn Bonneagair

Strategic Planning Directorate

Scatter chart

Description automatically generated with low confidence

Mr Mel
Head of Strategic Planning
Mid Ulster District Council
Planning Department
Local Development Plan Team
50 Ballyronan Road
MAGHERAFELT
BT45 6EN
mailto:developmentplan@midulstercouncil.org

Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB
Tel: 0300 200 7830

Email: alistair.beggs@infrastructure-ni.gov.uk
fiona.mccartan @infrastructure-ni.gov.uk

Your reference:
Our reference: DFIPG 165/22

17 June 2022

Dear Mr Bowman

CLARIFICATION ON THE MUDC SUBMISSION OF THE DRAFT PLAN STRATEGY

I refer to the above mentioned matter and in particular to the Department's correspondence to you dated 23 December 2021 and your response of 4 February 2022.

The purpose of this latest correspondence is twofold – firstly to provide your Council with a final opportunity to add to the response to date and to consider whether you wish to provide the requested further information, as well as the clarifications and corrections. Secondly, the Department now refers to a legal concern that has been further drawn to our attention, following the Council's response in February. This is connected to a policy the Department have already raised concerns about. I will come to this later.

You will be aware that we are now at an important and pivotal stage in the plan making process, and on the basis of the information received to date and any further information received in response to this correspondence, the Department will make its determination on the appropriate next steps.

Firstly, the response from the Council in February provided a position of clarity in relation to some of the matters raised, however the Department still remains concerned on many of the issues that have not been addressed.

For convenience, in summary, the outstanding concerns mainly relate to the following

aspects of the Council's evidence:-

- The approach of the Council in taking account of the most up to date evidence, including National Statistics;
- The Council's changed approach to the distribution of housing growth between settlement and the countryside (specifically the 40% allowance made outside the Housing Growth Indicator);
- The Council's explanation of the role of the Housing Local Indicator in informing the quantum of land zoned for housing at Local Policies Plan (LPP) stage;
- The interpretation of regional and strategic policy and guidance including the 60% Regional Development Strategy brownfield target.

We would specifically highlight responses to Appendix 1 questions 2, 10, 11, 12, 13, 14, 15, 17 and 20; Appendix 2 questions 1, 5, 6 and 9; Appendix 3 questions 2, 4, 6, 7, 8, 10; and Appendix 4 questions 1 and 4.

The second matter we now refer to is in light of the Council's correspondence in February and what the Department still considers to be a lack of a robust justification for approaches that incorporate local connection and kinship criteria. This raises further potential issues in respect of the lawfulness of such policy approaches. The Department asks if the Council has received advice and is able to reconcile the policy approaches under (h) and (j) with the 'Flemish' judgment (C-197/11 and C-203/11) in the Court of Justice of the European Union (Annex A).

I appreciate that the Council will wish to consider its position and I look forward to your response.

Yours sincerely

[redacted]

ALISTAIR BEGGS
Director

Cc Dr Chris Boomer

Encl - Annex A Judgment of the CJEU- 8 May 2013 - FLEMISH DECREE

Annex 1A – HGI Methodology & Calculations

Annex 1A HGI Methodology and Calculations

2016 based NISRA Household Projections for Mid Ulster

	2021	2030
Population	151718 (150656/99.3*100)	161186 (159735/99.1*100)
Household Population	150656	159735
Proportion of Population in Households	99.3%	99.1%
Total number of households	52504	57014
Average household size	2.87 (150656/52504)	2.80 (159735/57014)

2021 Census Results for Mid Ulster

	2021
Population	150293 (see table 1 in this report)
Household Population	149118 (see table 24 in this report and see table 7 in this report)
Proportion of Population in Households	99.2% (149118/150293)
Total number of households	54005 (see table 23 in linked report)
Average household size	2.76 (see table 24 in this report and see table 7 in linked report)

HGI Methodology

The application of NISRA 2016-based household projections for the year 2030 to calculate HGI figures for the period 2016 – 2030 are outlined and summarized in this report.

NISRA 2016-based Household Projection for 2030 = 57014 (rounded to 57000 and highlighted in red below)

Appendix 1

LGD level Northern Ireland Housing Growth Indicators 2016-2030 - estimating each of the 5 key components

Table A1: Estimate of housing need by Local Government District 2016-2030

	A	B	C	D	E	F	HGI
District Council	Household projection 2030	Second Homes 2030	Vacant Stock 2030	Net Conversions Closures and Demolitions 2016-2030	New Stock Estimate 2030	Housing Stock at April 2016	Projected New Dwelling Requirement 2016-2030
Antrim and Newtownabbey	59,200	400	3,200	-400	62,400	58,300	4,200
Ards and North Down	70,100	900	4,500	200	75,800	70,300	5,500
Armagh City, Banbridge and Craigavon	90,500	900	6,300	2,000	99,700	82,500	17,200
Belfast	148,200	1,500	13,000	900	163,500	156,100	7,400
Causeway Coast and Glens	58,300	2,700	5,200	2,400	68,600	62,900	5,600
Derry City and Strabane	60,000	200	4,300	100	64,600	60,500	4,100
Fermanagh and Omagh	46,200	500	4,300	1,300	52,400	48,000	4,300
Lisburn and Castlereagh	63,500	400	3,700	1,100	68,700	58,000	10,700
Mid and East Antrim	59,200	200	3,600	1,000	64,100	58,700	5,400
Mid Ulster	57,000	200	3,500	2,300	63,000	52,600	10,300
Newry, Mourne and Down	72,300	800	5,300	300	78,700	68,600	10,000
Northern Ireland	784,600	8,700	57,000	11,100	861,300	776,500	84,800

Cells are rounded to the nearest 100. Calculations have been worked out using unrounded data. Therefore summing individual figures in the table above may not add to total.

Variables in calculating the HGI are outlined below:

A) Number of households 2030

The estimate of the number of households in 2030 comes from the 2016 based household projections produced by NISRA.

Number of Households in 2030 = Household population in 2030 / average household size in 2030

B) Second homes 2030

C) Vacant stock 2030

D) Net conversions/closures/demolitions 2016 to 2030

E) New stock requirement estimate 2030 (E) (A + B + C + D)

This is calculated by adding the estimated number of second homes (B), vacant stock (C) and stock loss adjustment (D) to the estimated number of households (A).

F) Total stock 2016

The LPS publication 'Northern Ireland Housing Stock' reports on data from the NI Valuation List (see 'User Information – data sources' on page 9).

G) Projected new dwelling requirement 2016 to 2030 (E – F)

This is calculated by subtracting the 2016 total stock figure (F) from the 2030 total stock estimate (E).

Scenarios with different average household size and their impact on the HGI for Mid Ulster

(1) Apply the 2021 census average household size to 2030 (assumes no further decline in average household size).

(2) Apply the NISRA 2016-based projections rate of decline in household size between 2021 to 2030 from 2.87 to 2.80 (i.e. a rate of reduction of 0.07). This is applied to the lower baseline figure for 2021 (2.76) and gives a new average household size for 2030 of 2.69 (i.e. 2.76 – 0.07).

(3) Apply a proven rate of decline in average household size from the 2011 Census (combining the former legacy council areas of Dungannon, Cookstown and Magherafelt (see page 37 of 2011 Census Results Bulletin) to the 2021 Census for Mid Ulster which fell from 2.88 to 2.76. It reduced by 0.12 in 10 years. When continuing on this trajectory and reapplying this rate of decline between April 2021 and December 2030, a further fall of 0.117. This gives a new average household size for 2030 of 2.64 (i.e. 2.76 – 0.117).

(4) Apply the Northern Ireland average household size of 2.44.

HGI Calculated using the NISRA 2030 Household Population Projections

	Household Population in 2030	Average Household size in 2030	Number of Households in 2030 (=A)	A	B	C	D	E	F	G
NISRA 2016-based projections	159735	2.80	57014	57000	200	3500	2300	63000	52600	10300
Scenario 1	159735	2.76	57875	57875	200	3500	2300	63875	52600	11275
Scenario 2	159735	2.69	59381	59381	200	3500	2300	65381	52600	12781
Scenario 3	159735	2.64	60506	60506	200	3500	2300	66506	52600	13906
Scenario 4	159735	2.44	65465	65465	200	3500	2300	71465	52600	18865

HGI Calculated using the NISRA 2030 Household Population Projections minus 1538 (the difference in household population identified in the 2021 census)

	Household Population in 2030	Average Household size in 2030	Number of Households in 2030 (= A)	A	B	C	D	E	F	G
NISRA 2016-based projections	159735	2.80	57014	57000	200	3500	2300	63000	52600	10300
Scenario 1	158197	2.76	57318	57318	200	3500	2300	63875	52600	10718
Scenario 2	158197	2.69	58809	58809	200	3500	2300	65381	52600	12209
Scenario 3	158197	2.64	59923	59923	200	3500	2300	66506	52600	13323
Scenario 4	158197	2.44	64834	64834	200	3500	2300	71465	52600	18234

Annex 1B – Results for review of full & reserved matters housing permission granted in the countryside between 2015 & 2020

Annex 1B: Housing Approvals and Completions in the Countryside

Methodology

- Use DfI annual planning statistics dataset (excel format).
- Isolate / identify all Full and Reserved Matters applications which have been approved for residential development in Mid Ulster located in the rural countryside.
- Remove any applications not for a new dwelling/s i.e. remove extensions, disabled facilities, change of house types, renewals, substitution etc. (Note: change of house type to replace outline applications retained as would not have been previously counted).
- Identify and note any temporary permissions.
- Check all remaining applications to confirm:
    - They are located in the countryside outside any development limits (if not remove them).
    - The number of dwellings approved.
    - The decision notice is not for a temporary permission, (if so, take note but exclude from final numbers).
    - The policy they have been approved under.
- Provide a summary of results.

Implementation Rates: 2015-16 & 2016-17:

- Check orthophotography to identify if development has commenced or been constructed by cross referencing against approved drawings. (Note: Aerial photos must be after latest date of expiry i.e. March 2021 for the year 2015-16 and March 2022 for the year 2016-17)
- Note – include applications where an access has been constructed in line with approved drawings as a development in progress.

Results

Table 1: 2015-16 Policy breakdown for approved dwellings in the countryside and status

YEAR 2015-16: POLICY JUSTIFICATION (APPROVALS)	Number of dwellings	%	Built	In Progress	Not Built
CTY 2 - Dwellings in Dispersed Rural Settlements	0	0%	0	0	0
CTY 2a - New Dwellings in Existing Clusters	3	1%	2	1	0
CTY 3 - Replacement Dwellings	53	29%	38	8	7
CTY 4 -The Conversion and Reuse of Existing Buildings	2	1%	2	0	0
CTY 5 - Social and Affordable Housing	0	0%	0	0	0
CTY 6 - Personal and Domestic Circumstances	2	1%	1	1	0
CTY 7 - Dwellings For Non-Agricultural Business Enterprises	0	0%	0	0	0
CTY 8 - Ribbon Development (Infill)	33	18%	25	6	2
CTY 9 - Residential Caravans and Mobile Homes	0	0%	0	0	0
CTY 10 - Dwellings on Farms	90	49%	64	19	7
CTY 11 - Farm Diversification	0	0%	0	0	0
CTY 12 - Agricultural and Forestry Development	0	0%	0	0	0
Historic/Miscellaneous	1	<1%	0	1	0
TOTAL	**184**	**100%**	**132**	**36**	**16**
Temporary permissions (excluded from the above figures)	2				

Table 2: 2016-17 Policy breakdown for approved dwellings in the countryside and status

YEAR 2016-17: POLICY JUSTIFICATION (APPROVALS)	Number of dwellings	%	Built	In Progress	Not Built
Policy CTY 2 – Development in Dispersed Rural Settlements	0	0	0	0	0
Policy CTY 2a – New Dwellings in Existing Clusters	8	3%	8	0	0
Policy CTY 3 – Replacement Dwellings	75	31%	53	10	12
Policy CTY 4 – The Conversion and Reuse of Existing Buildings	1	<1%	0	1	0
Policy CTY 5 – Social and Affordable Housing	0	0%	0	0	0
Policy CTY 6 – Personal and Domestic Circumstances	2	1%	1	0	1
Policy CTY 7 – Dwellings For Non-Agricultural Business Ent.	1	<1%	1	0	0
Policy CTY 8 – Ribbon Development (Infill)	50	21%	34	7	9
Policy CTY 9 – Residential Caravans and Mobile Homes	2	1%	1	0	1
Policy CTY 10 – Dwellings on Farms	98	41%	62	13	23
Policy CTY 11 – Farm Diversification	0	0%	0	0	0
Policy CTY 12 – Agricultural and Forestry Development	0	0%	0	0	0
Historic/Miscellaneous	2	1%	1	1	0
TOTAL	**239**	**100**	**161**	**32**	**46**
Temporary permissions (excluded from the above figures)	5				

Table 3: 2017-18 Policy breakdown for approved dwellings in the countryside

YEAR 2017-18: POLICY JUSTIFICATION (APPROVALS)	Number of dwellings	%
Policy CTY 2 – Development in Dispersed Rural Settlements	1	<1%
Policy CTY 2a – New Dwellings in Existing Clusters	1	<1%
Policy CTY 3 – Replacement Dwellings	73	33%
Policy CTY 4 – The Conversion and Reuse of Existing Buildings	0	0
Policy CTY 5 – Social and Affordable Housing	0	0
Policy CTY 6 – Personal and Domestic Circumstances	4	2%
Policy CTY 7 – Dwellings For Non-Agricultural Business Enterprises	1	<1%
Policy CTY 8 – Ribbon Development (Infill)	47	22%
Policy CTY 9 – Residential Caravans and Mobile Homes	0	0
Policy CTY 10 – Dwellings on Farms	91	42%
Policy CTY 11 – Farm Diversification	0	0
Policy CTY 12 – Agricultural and Forestry Development	0	0
Historic/Miscellaneous	0	0
TOTAL	**218**	**100**
Temporary permissions (excluded from the above figures)	3	

Table 4: 2018-19 Policy breakdown for approved dwellings in the countryside

YEAR 2018-19: POLICY JUSTIFICATION (APPROVALS)	Number of dwellings	%
Policy CTY 2 – Development in Dispersed Rural Settlements	0	0
Policy CTY 2a – New Dwellings in Existing Clusters	9	3%
Policy CTY 3 – Replacement Dwellings	77	28%
Policy CTY 4 – The Conversion and Reuse of Existing Buildings	2	1%
Policy CTY 5 – Social and Affordable Housing	0	0%
Policy CTY 6 – Personal and Domestic Circumstances	2	1%
Policy CTY 7 – Dwellings For Non-Agricultural Business Enterprises	0	0%
Policy CTY 8 – Ribbon Development (Infill)	78	28%
Policy CTY 9 – Residential Caravans and Mobile Homes	0	0%
Policy CTY 10 – Dwellings on Farms	106	39%
Policy CTY 11 – Farm Diversification	0	0%
Policy CTY 12 – Agricultural and Forestry Development	0	0%
Historic/Miscellaneous	1	0%
TOTAL	**275**	**100**
Temporary permissions (excluded from the above figures)	6	

Table 5: 2019-20 Policy breakdown for approved dwellings in the countryside

YEAR 2019-20: POLICY JUSTIFICATION (APPROVALS)	Number of Dwellings	%
CTY 2 - Dwellings in Dispersed Rural Settlements	0	0
CTY 2a - New Dwellings in Existing Clusters	14	5%
CTY 3 - Replacement Dwellings	63	25%
CTY 4 -The Conversion and Reuse of Existing Buildings	3	1%
CTY 5 - Social and Affordable Housing	0	0%
CTY 6 - Personal and Domestic Circumstances	2	1%
CTY 7 - Dwellings For Non-Agricultural Business Enterprises	1	1%
CTY 8 - Ribbon Development (Infill)	67	26%
CTY 9 - Residential Caravans and Mobile Homes	0	0%
CTY 10 - Dwellings on Farms	104	41%
CTY 11 - Farm Diversification	0	0%
CTY 12 - Agricultural and Forestry Development	1	0%
Historic/ Miscellaneous	0	0
TOTAL	**255**	**100**
Temporary permissions (excluded in the above figures)	8	

Table 6: Summary of Results – All approvals for dwellings in the countryside

	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
Number of dwellings approved	184	239	218	275	255	1171
Number of dwellings built or under construction	168	193	-	-	-	361
Projected number of dwellings (applying average implementation rate of 86%)	N/A	N/A	187	237	219	643
Total number of dwellings built / which will be constructed (2015-2020)						1004
Average number of dwellings approved per year						234
Average number of dwellings built or commenced per year						201
Total number of dwellings built or commenced in the countryside over the Plan period (average number of dwellings built per year * 15)						3015

Table7: Summary of Results – Approvals for dwellings in the countryside excluding replacements

	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
Number of dwellings approved	131	164	145	198	192	830
Number of dwellings built or under construction	122	130	-	-	-	252
Projected number of dwellings constructed (applying average implementation rate of 86%)	N/A	N/A	125	170	165	460
Total number of dwellings built / which will be constructed (2015-2020)						712
Average number of dwellings approved per year						166
Average number of dwellings built or commenced per year						143
Total number of dwellings built or commenced in the countryside over the Plan period (average number of dwellings built per year * 15)						2145

Table 8: Summary of Results – Approvals for replacement dwellings only

	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
Number of replacement dwellings approved	53	75	73	77	63	341
Number of replacement dwellings built or under construction	46	63				109
Projected number of replacement dwellings (2017-2020) to be constructed			187-125 = 62	237-170 = 67	219 -165 = 54	183
Total number of replacement dwellings built / which will be constructed (2015-2020)						292
Average number of replacement dwellings approved per year						68
Average number of replacement dwellings built or commenced per year						58

Total number of replacement dwellings built or commenced in the countryside over the Plan period (average number of dwellings built per year * 15)						870

ANNEX 2A – Invest Northern Ireland Mid Ulster Council Briefing October 2021

Invest Northern Ireland

Mid Ulster

Council Briefing

October 2021



information for strategic thinking

Invest NI Supported Business Performance (2020)

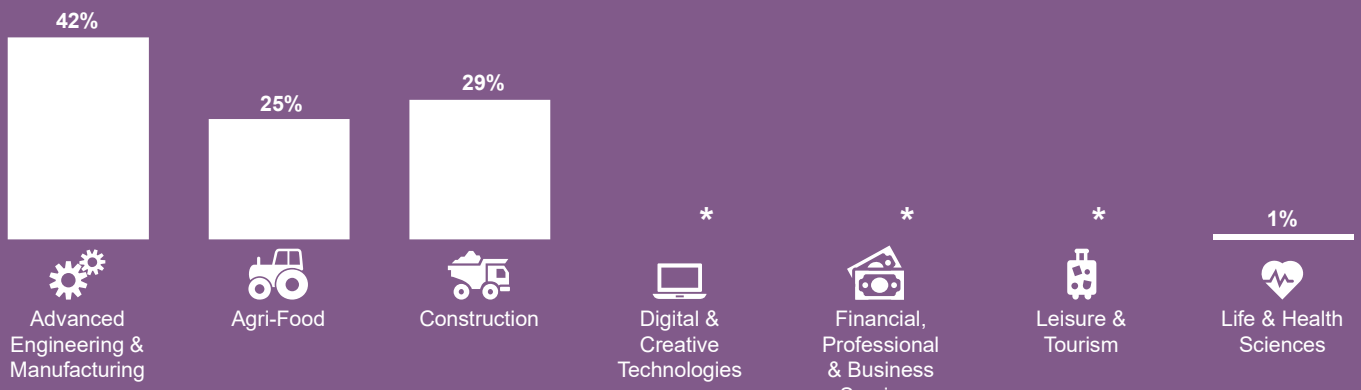
Key Performance Indicators (KPIs) are collected from a sub-set of Invest NI businesses who are significant contributors to the NI economy. KPIs are geographically assigned based on the HQ location of the business.

Key metrics include all sales, external sales outside NI, export sales outside UK and employment (based on Full-Time Equivalent). All data is provisional and subject to further revision.

Businesses are classified according to Invest NI's sector reporting structure which is based on their main product and/or service within Northern Ireland.

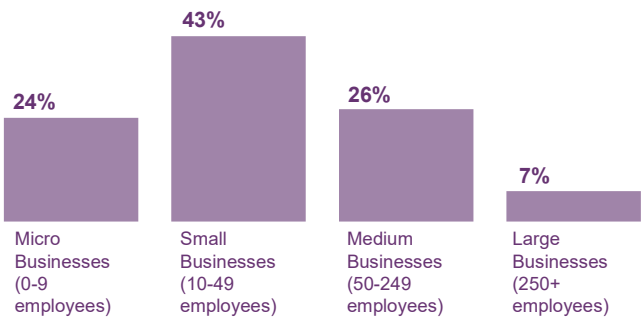


Employment by Sector

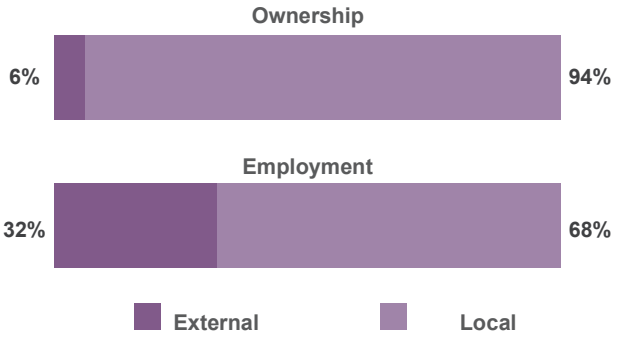


* Business count too small to release

Businesses by Size

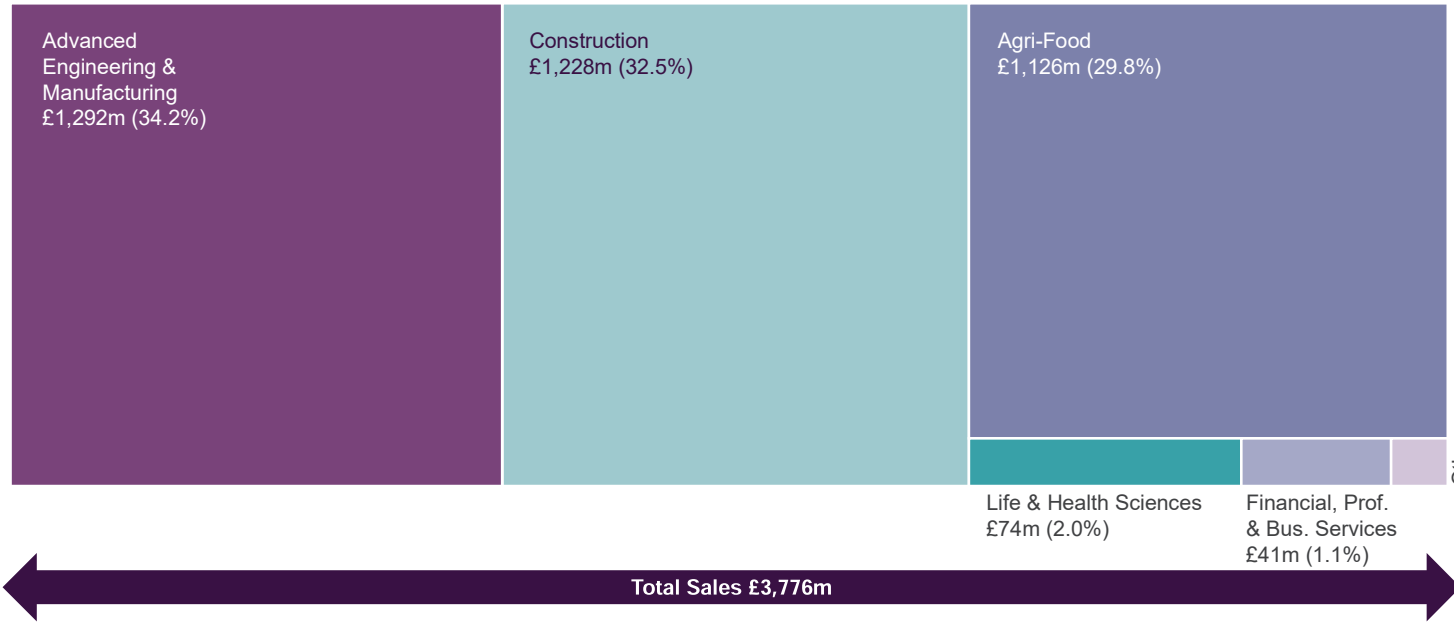


Business by Ownership

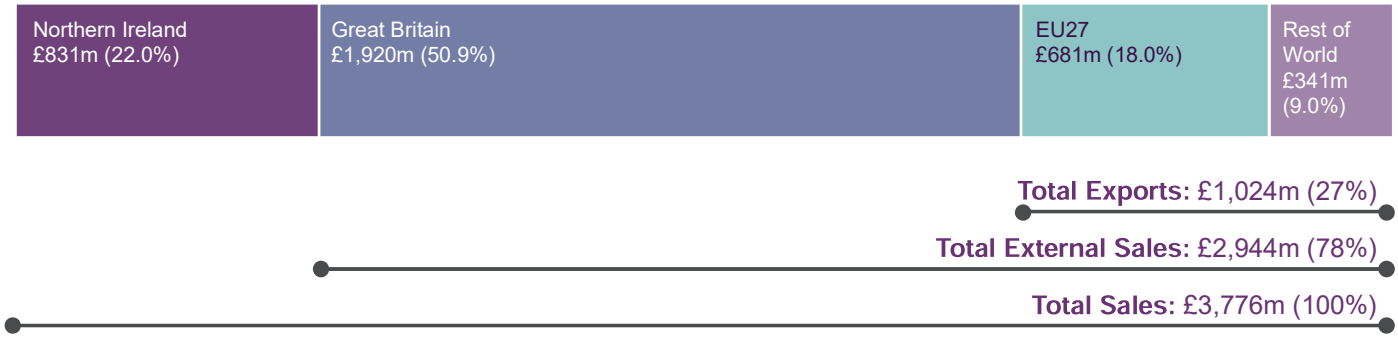


Whilst externally-owned businesses represent 6% of the total they account for 32% of employment.

Sales by Sector

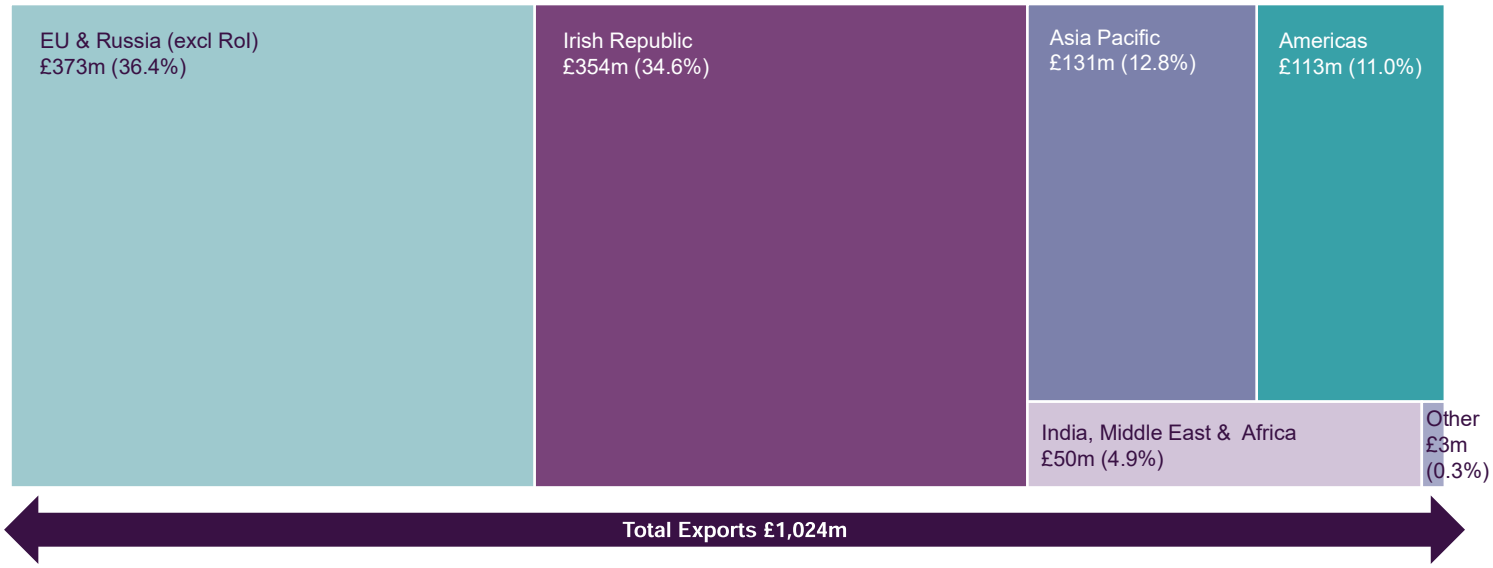


Sales by Destination



Note: Individual amounts may not add to the total figure due to an unassigned amount of £3m (0.1%)

Sales by Trade Territory



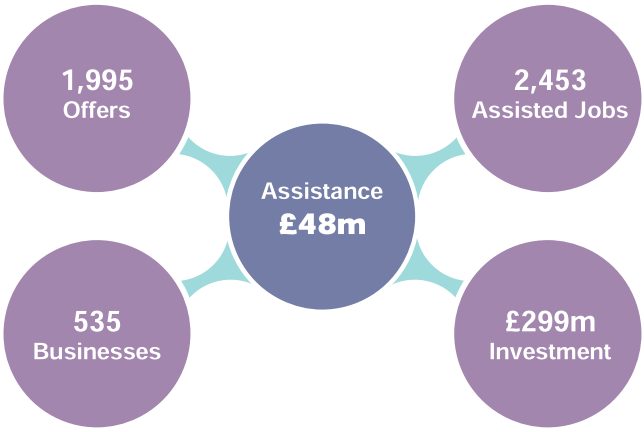
Invest NI Activity (2016-17 to 2020-21)

Activity is based on those projects brought forward by Invest NI customers over the past 5 years that have been approved for an offer of support.

"Assistance" is offered at the start of a project based on a company commitment to undertake a business development project, such as job creation, R&D, skills development.

Invest NI's Assistance is then combined with investment from the company to form the project "Investment".

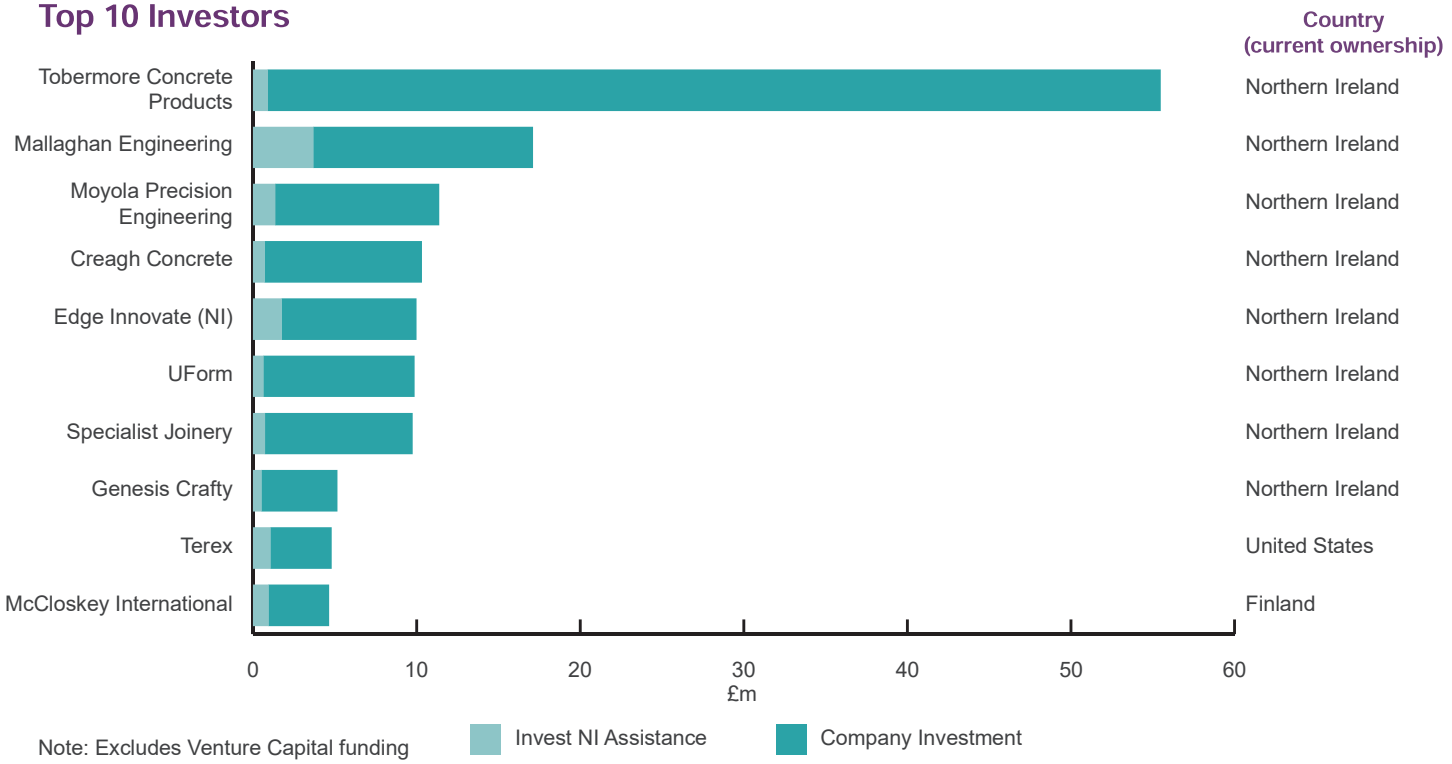
The project is then delivered over an agreed period of time meaning there is a lag between Assistance and Investment and the delivery by customers on the ground.



Assistance - Local (92%) External (8%)

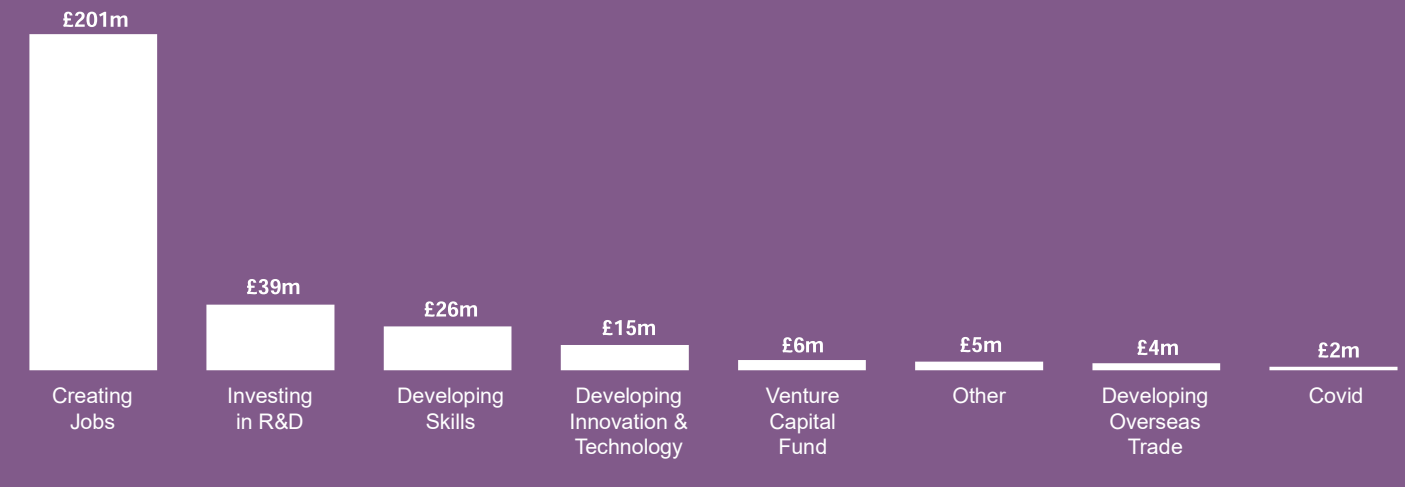
Assisted Jobs - Local (92%) External (8%)

Top 10 Investors



Note: Excludes Venture Capital funding

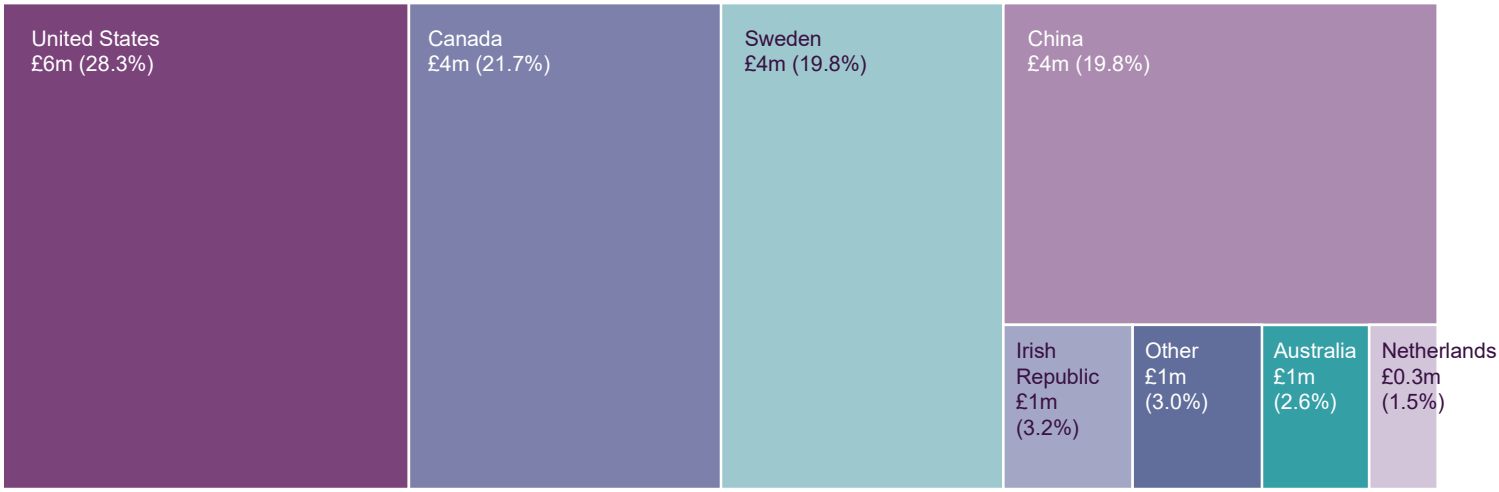
Investment by Type of Offer



Support by Ownership

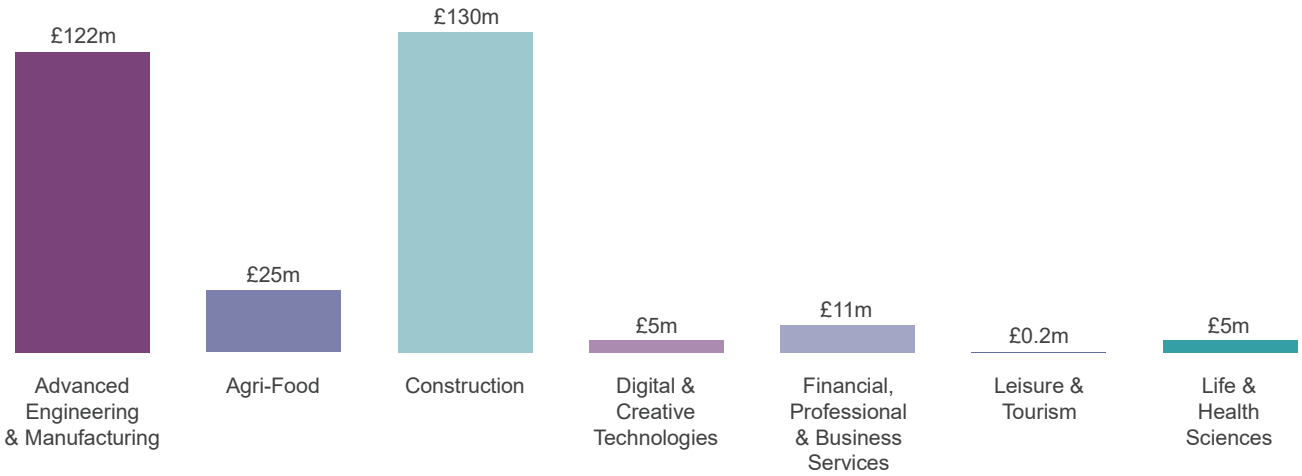


External Investment by Country of Origin



Note: Country reflects ownership at the time of offer.

Investment by Sector



Note: Investment by sector does not include £2.28m of investment that cannot be allocated at council level.

Economic Profile

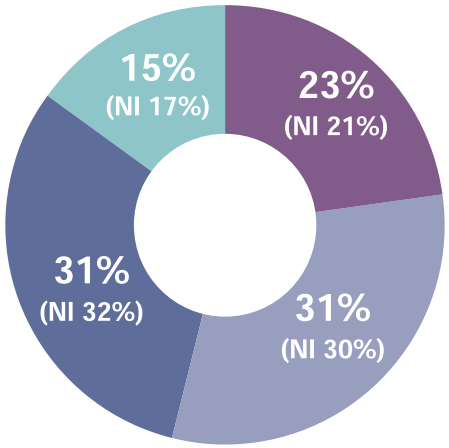
Population (2020)

Total Population
148,953



8% of total NI population

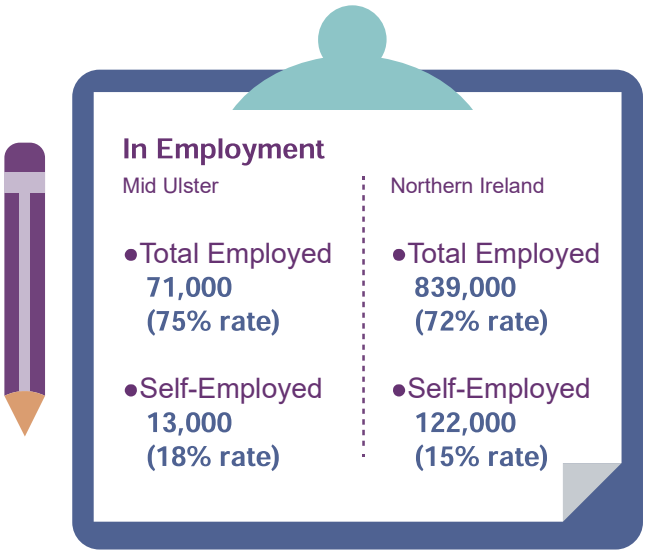
Population by Age



Source: Mid Year Population Estimates, NISRA

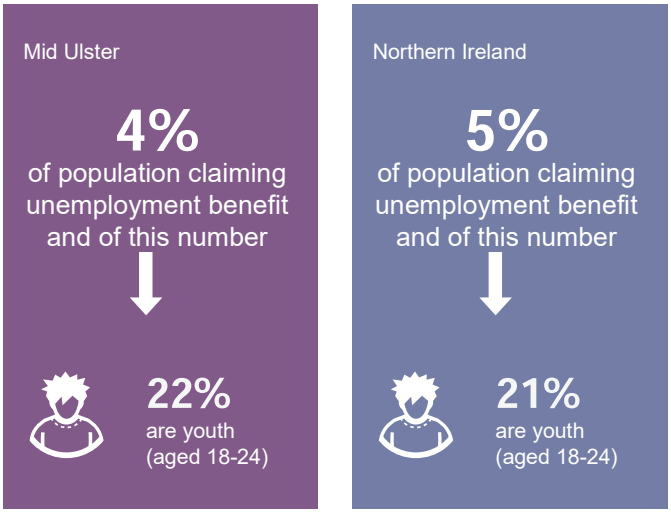
Labour Market Structure (2019)





Source: Labour Force Survey, NISRA

Unemployment Claimants (2020)



Source: Claimant Count, NISRA

The labour market structure is composed of the economically active (people in employment and seeking work) and inactive (not seeking nor available for work). This data is provided through the Labour Force Survey (LFS), the largest regular household sample survey in Northern Ireland. **Total numbers in employment do not equate to total jobs as a person can have more than one job.**

Unemployment annual averages data is derived from the Claimant Count as LFS figures fall below suppression thresholds. This is an administrative data source based on the numbers claiming unemployment-related benefits. It uses a different definition of unemployment to the LFS.

Both measures of the labour market are based on the working-age (16-64) population.

Employee Jobs (2020)

57,954 jobs within the region (8% of the Northern Ireland total)

Industry Sector

	Construction	Manufacturing	Services	Other
Mid Ulster	10%	28%	60%	2%
Northern Ireland	5%	11%	82%	2%

Public/Private Sector

	Public Sector		Private Sector	
	Mid Ulster	Northern Ireland	Mid Ulster	Northern Ireland
	19%	28%	81%	72%

The Business Register and Employment Survey is a business census which provides employee jobs estimates. **This is based on the location and number of jobs rather than the number of persons with a job; therefore someone with two jobs will be counted twice.** It excludes agriculture employee jobs and self-employed (not on a PAYE system).

Source: Business Register and Employment Survey, NISRA

Earnings (2020)

The median annual earnings for Northern Ireland are £24,081

Place of Residence

Median annual earnings based on people living in the area -

£22,921

Place of Work

Median annual earnings based on people working in the area -

£23,160

Based on median, annual, basic and other earnings for full-time employees (more than 30 hours per week) in the private sector.

Source: Annual Survey of Hours and Earnings, NISRA

Qualifications (2019)

	Mid Ulster	Northern Ireland
No Qualifications	17%	14%
Below NVQ Level 4	49%	50%
NVQ Level 4 and above	34%	37%

This data is provided through the Labour Force Survey (LFS) which is a household survey and includes a measure of qualifications, based on the working-age population (16-64), using the following classification:

- No Qualifications
- Below NVQ Level 4 (Level 1 to Level 3)
- NVQ Level 4 and above (degree level and above)

Source: Labour Force Survey, NISRA

Business Base (2021)

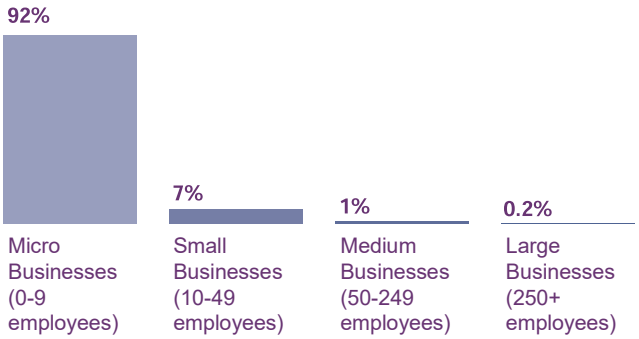
The business population is defined here by the Inter Departmental Business Register which excludes smaller businesses and the self-employed who fall below the VAT registered/PAYE thresholds.

Number of Registered Businesses

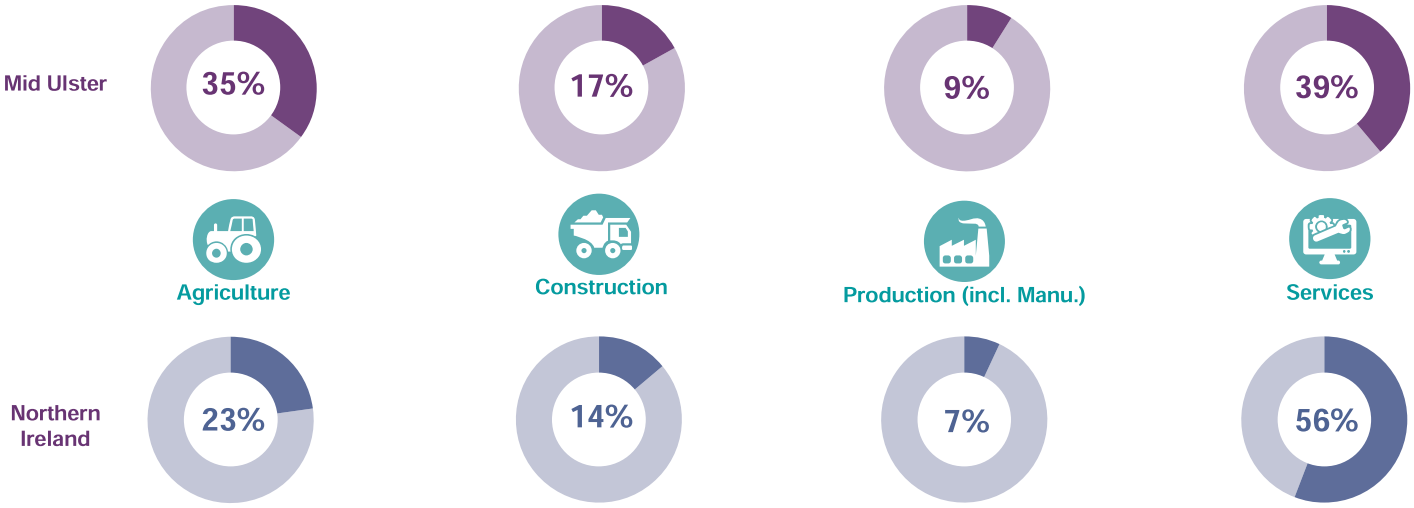


This accounts for **12%** of all the businesses in Northern Ireland

Businesses by Size



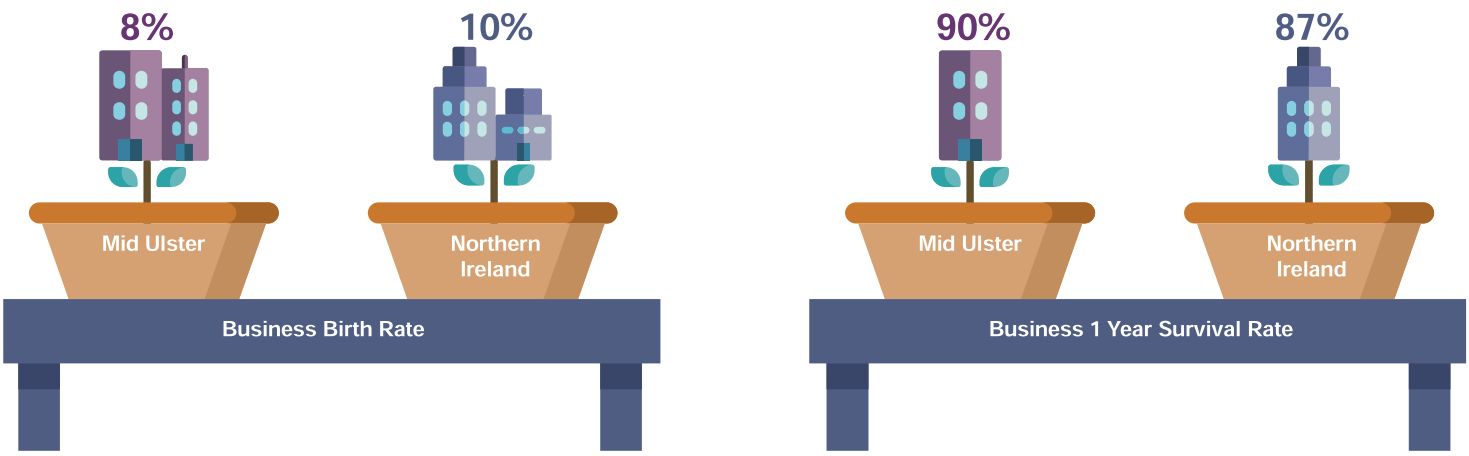
Businesses by Sector



Source: Inter Departmental Business Register, NISRA

Business Demography (2019)

A business birth is identified as a business who was present in the active business population dataset for 2019, but not in the two previous years. A business is deemed to have survived for one year if having been a birth in 2017, it is active in terms of employment and/or turnover in any part of 2018. Rates are expressed as a percentage of total active businesses.

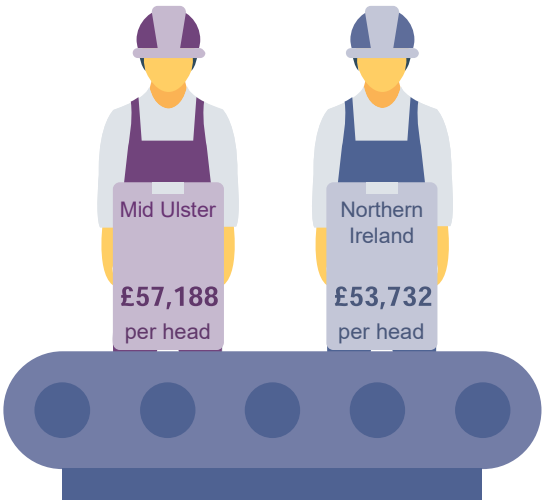


Source: Inter Departmental Business Register, ONS

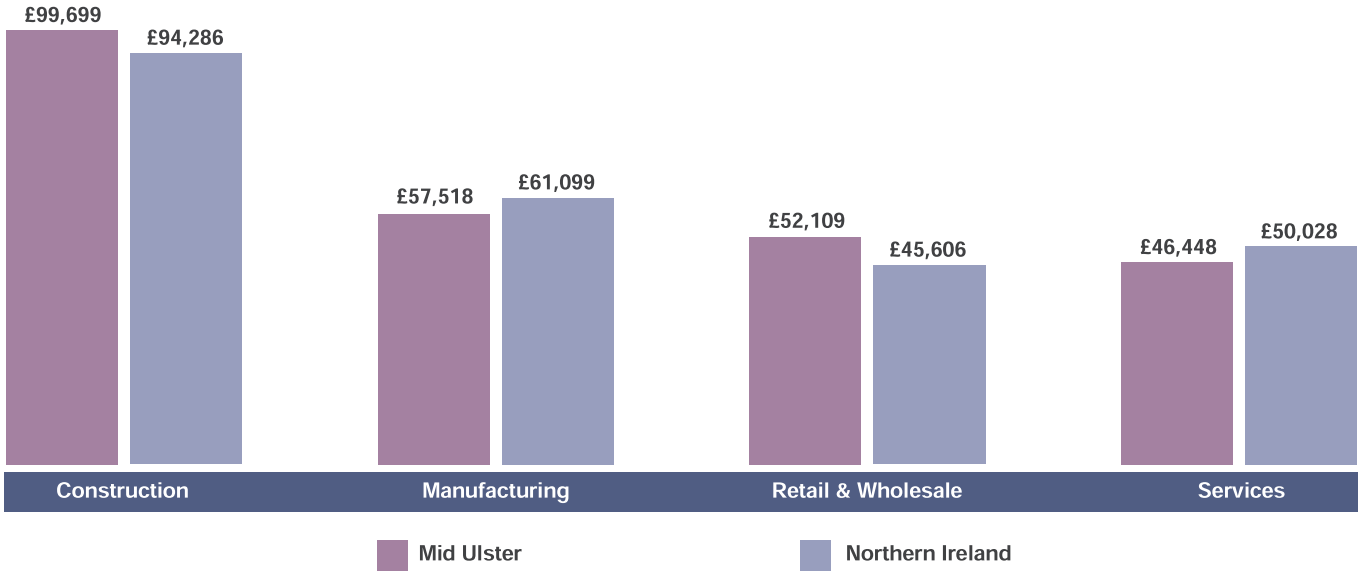
Productivity Work-Place Based (2019)

Productivity is based on the Regional Gross Value Added (Balanced) in Current Prices (£). Regional GVA is the value generated by any unit engaged in the production of goods and services.

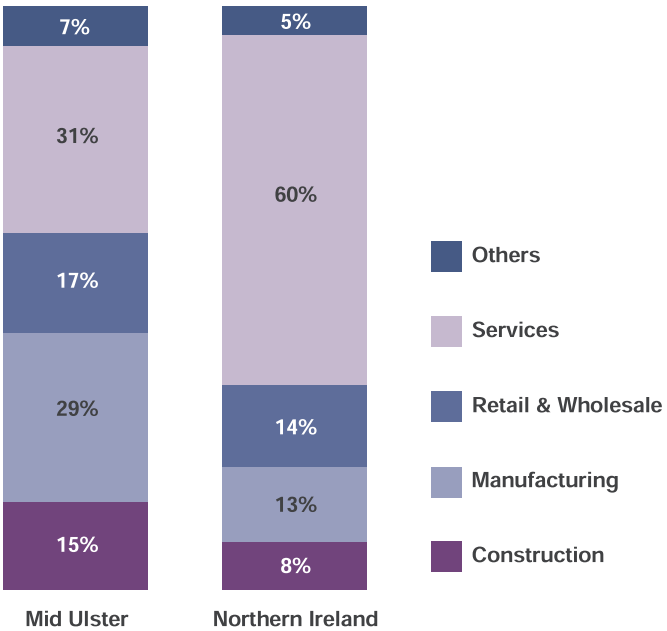
Per head calculations are made using employee jobs, rather than the resident population as this can be subject to distortion (due to the effects of commuting and variations in age distribution).



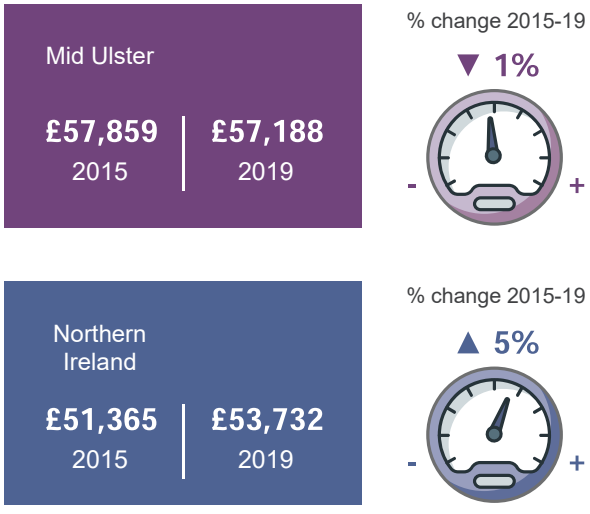
GVA per Head by Industry



Percentage of GVA by Industry



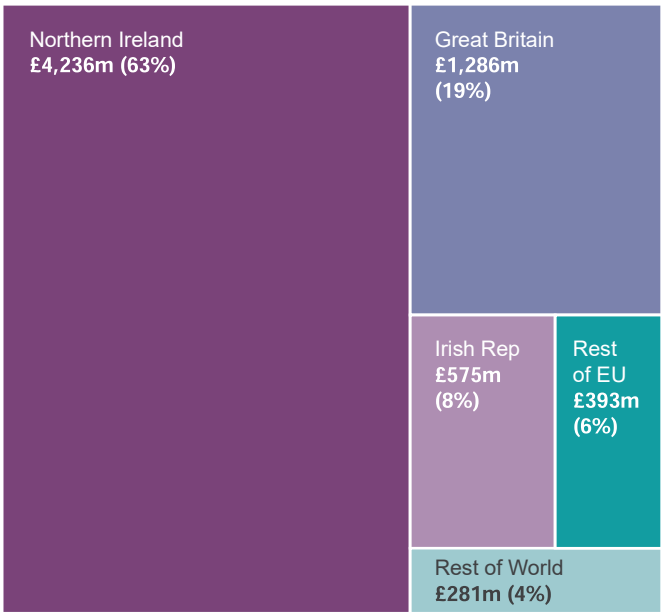
GVA per Head (2015 - 2019)



Source: Regional GVA (Balanced), ONS
and Business Register Employment Survey, NISRA

Exports (2019)

Sales by Destination



Exports 2015-2019



Note: Where a business has a head office outside NI the value has been categorised as "Unassigned". This accounts for approx. 7% of NI exports.
Source: Broad Economy Sales and Exports Statistics, NISRA

Tourism (2019)

A variety of statistics are used to provide a picture of tourism. These include: passenger and household surveys which measure the number of overnight trips and associated expenditure; occupancy surveys of local hotels and commercial accommodation and the Visitor Attraction Survey.

Overnight Trips & Associated Spend



0.1m overnight trips (3% of NI total)

£20m expenditure (2% of NI total)

Availability of Accommodation



1,781 beds available (3% of NI total)

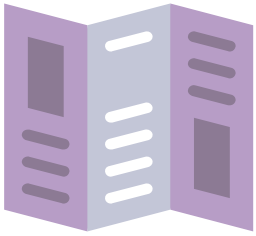
Tourism Jobs



3,722 tourism jobs

9% of all jobs in Northern Ireland are within the tourist industry

Visitor Attractions



1.2m visits to visitor attractions

The most popular visitor attractions in 2019 were:-

Dungannon Park	403,840
Ballyronan Marina	263,058
Lough Fea	201,763

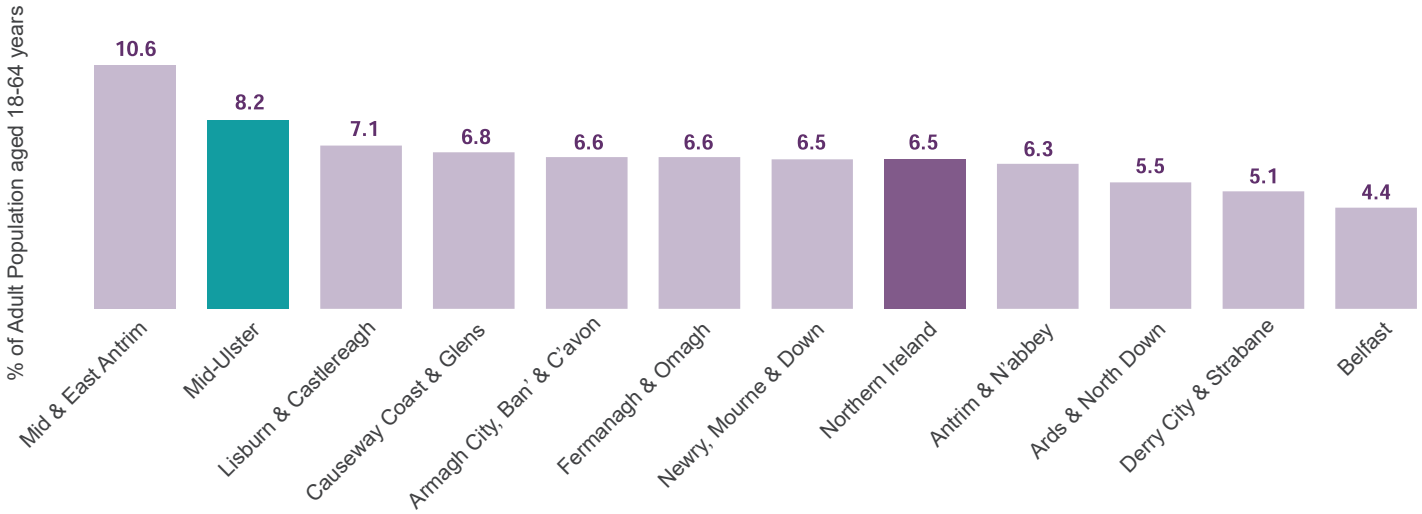
Note: BRES are unable to provide 2020 tourism jobs due to disclosure issues.
Source: Tourism Statistics, NISRA

Entrepreneurship (2019)

Total Early-stage Entrepreneurial Activity (TEA) represents the percentage of the population aged 18-64 who are either nascent (in process of starting a business) or new entrepreneurs (running a business not older than 42 months).

Entrepreneurial activity is based on average TEA rates recorded over 2017-2019, which are grouped due to small sample sizes.

Average TEA Rates across Council Areas (2017-2019)

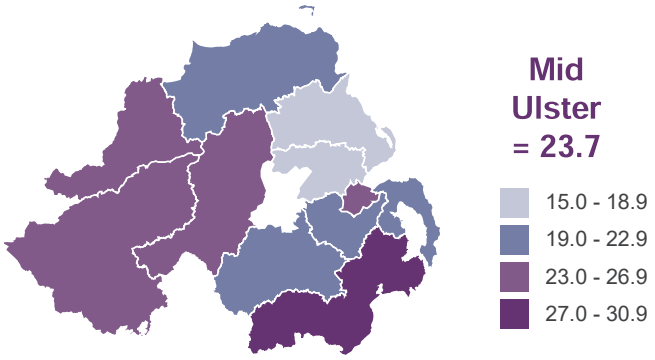


Source: Global Entrepreneurship Monitor (UK), Enterprise Research Centre

Business Growth (2019)

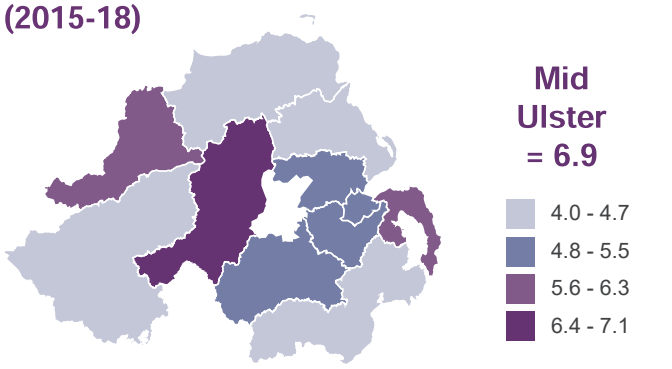
The NI Local Growth Dashboard presents a set of growth metrics for start-ups and existing firms based on the Office for National Statistics' Business Structure Database at Council Level.

Start-ups per 10,000 Population



Number of start-ups can be seen as a headline metric of "entrepreneurial ability" and show variation across NI.

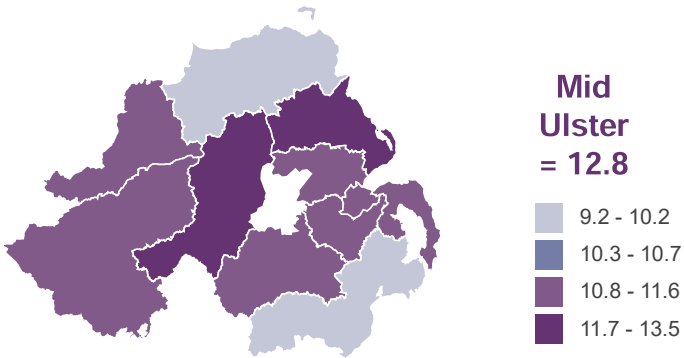
High-Growth Incidence Rate, 20% threshold (2015-18)



High-Growth Firms are defined here as businesses with annual average employment growth of 20% or more over a three year period.

Positive Productivity Incidence Rate (2015-18)

Positive productivity growth is where turnover and employment both increased, turnover at a faster rate.



Source: Queen's University Belfast & Entreprise Research Centre

Data Tables

Invest NI Key Performance Indicators, 2020

Council or Region	No of businesses	Full Time Staff	Sales £m	External Sales £m	Export Sales £m	Externally Owned - % of Businesses	Locally Owned - % of Businesses	Externally Owned - Employment %	Locally Owned - Employment %	Northern Ireland Sales £m	Great Britain Sales £m	EU27 Sales £m	Rest of World (excl EU27) Sales £m	Other (unassigned) Sales £m
Antrim & Newtownabbey	89	7,586	1,654	1,314	577	9%	91%	24%	76%	340	736	276	240	62
Ards & North Down	82	2,689	461	375	251	10%	90%	23%	77%	86	124	100	145	6
Armagh, Banbridge & Craigavon	186	18,107	3,103	2,653	1,126	9%	91%	51%	49%	450	1,526	729	389	9
Belfast	471	42,441	4,960	3,581	1,623	26%	74%	70%	30%	1,380	1,957	513	1,074	36
Causeway Coast & Glens	82	4,049	983	689	394	7%	93%	30%	70%	294	295	292	96	7
Derry & Strabane	113	7,826	787	510	393	12%	88%	46%	54%	276	118	196	197	0.01
Fermanagh & Omagh	124	6,736	1,369	1,112	479	9%	91%	27%	73%	257	633	394	85	0.01
Lisburn & Castlereagh	134	6,741	1,710	1,224	318	10%	90%	20%	80%	486	905	228	90	0.04
Mid & East Antrim	72	5,241	1,060	891	516	12.5%	87.5%	40%	60%	169	375	256	257	3
Mid Ulster	224	17,073	3,776	2,944	1,024	6%	94%	32%	68%	831	1,920	681	341	3
Newry, Mourne & Down	137	10,375	1,599	1,323	857	4%	96%	26%	74%	275	466	416	428	13
Eastern	471	42,441	4,960	3,581	1,623	26%	74%	70%	30%	1,380	1,957	513	1,074	36
North Eastern	161	12,827	2,714	2,205	1,093	11%	89%	30%	70%	509	1,112	531	497	65
North Western	195	11,875	1,770	1,200	787	10%	90%	41%	59%	570	413	487	293	7
Southern	353	19,806	3,770	2,922	1,427	8%	92%	24%	76%	848	1,495	744	664	19
Western	534	41,916	8,248	6,709	2,629	8%	92%	39%	61%	1,539	4,080	1,803	814	12
NI	**1,714**	**128,865**	**21,462**	**16,616**	**7,559**	**13%**	**87%**	**46%**	**54%**	**4,845**	**9,057**	**4,079**	**3,342**	**139**

Invest NI Activity by District Council Area, 2016-17 to 2020-21

Council or Region	Externally-Owned					Locally-Owned					Total				
	No of businesses	No of Offers	Assistance £m	Investment £m	Assisted Jobs	No of businesses	No of Offers	Assistance £m	Investment £m	Assisted Jobs	No of businesses	No of Offers	Assistance £m	Investment £m	Assisted Jobs
Antrim & Newtownabbey	11	44	8.76	38.27	79	220	673	39.91	134.85	824	231	717	48.67	173.13	903
Ards & North Down	13	39	2.60	14.82	35	242	766	16.05	78.33	684	255	805	18.65	93.15	719
Armagh, Banbridge & Craigavon	18	100	9.72	37.20	20	491	1,649	48.29	214.60	1,441	509	1,749	58.01	251.80	1,461
Belfast	154	433	85.90	677.79	6,674	919	3,766	126.34	551.73	3,237	1,073	4,199	212.24	1,229.53	9,911
Causeway Coast & Glens	6	28	1.96	10.47	32	287	791	19.15	94.45	1,118	293	819	21.11	104.92	1,150
Derry & Strabane	18	67	21.13	141.88	1,219	317	946	29.39	132.81	967	335	1,013	50.52	274.69	2,186
Fermanagh & Omagh	13	53	1.98	12.91	89	278	825	16.15	81.32	911	291	878	18.13	94.23	1,000
Lisburn & Castlereagh	24	89	2.83	28.48	261	360	1,353	34.57	147.34	955	384	1,442	37.40	175.82	1,216
Mid & East Antrim	14	35	8.30	34.04	35	190	646	15.76	80.34	518	204	681	24.06	114.39	553
Mid Ulster	17	144	3.81	20.65	190	518	1,851	44.40	277.95	2,263	535	1,995	48.20	298.60	2,453
Newry, Mourne & Down	14	43	0.87	5.30	79	423	1,359	37.30	204.62	1,705	437	1,402	38.18	209.93	1,784
Eastern	154	433	85.90	677.79	6,674	919	3,766	126.34	551.73	3,237	1,073	4,199	212.24	1,229.53	9,911
North Eastern	25	79	17.06	72.32	114	410	1,319	55.67	215.20	1,342	435	1,398	72.72	287.51	1,456
North Western	24	95	23.10	152.35	1,251	604	1,737	48.54	227.26	2,084	628	1,832	71.63	379.61	3,335
Southern	51	171	6.30	48.60	375	1,025	3,478	87.93	430.29	3,344	1,076	3,649	94.22	478.90	3,719
Western	48	297	15.51	70.76	299	1,287	4,325	108.84	573.87	4,615	1,335	4,622	124.35	644.63	4,914
NI	**330**	**1,114**	**154.50**	**1,084.35**	**9,809**	**4,245**	**14,854**	**460.15**	**2,077.49**	**14,640**	**4,575**	**15,968**	**614.65**	**3,161.84**	**24,449**

NI total assistance includes an additional £34.37m which is not allocated at council level, as it benefits businesses across the whole of NI, and a further £5.11m offered to projects that have not yet settled on a location or are multi-locational.

Population, 2020

Council or Region	Age Band 0-15	Age Band 0-15 %	Age Band 16-39	Age Band 16-39 %	Age Band 40-64	Age Band 40-64 %	Age Band 65+	Age Band 65+ %	All Population	All (% NI Population)
Antrim & Newtownabbey	29,838	21%	42,372	29%	47,025	33%	24,521	17%	143,756	8%
Ards & North Down	29,999	19%	42,442	26%	54,518	34%	35,097	22%	162,056	9%
Armagh, Banbridge & Craigavon	48,872	22%	64,936	30%	69,257	32%	34,167	16%	217,232	11%
Belfast	68,191	20%	120,943	35%	102,176	30%	51,250	15%	342,560	18%
Causeway Coast & Glens	28,606	20%	41,163	28%	48,084	33%	27,090	19%	144,943	8%
Derry & Strabane	32,738	22%	45,878	30%	49,065	32%	23,428	16%	151,109	8%
Fermanagh & Omagh	25,408	22%	33,128	28%	38,292	33%	20,509	17%	117,337	6%
Lisburn & Castlereagh	29,565	20%	42,576	29%	48,464	33%	25,847	18%	146,452	8%
Mid & East Antrim	26,827	19%	38,758	28%	46,934	34%	26,924	19%	139,443	7%
Mid Ulster	34,800	23%	45,952	31%	46,209	31%	21,992	15%	148,953	8%
Newry, Mourne & Down	40,972	23%	53,608	30%	57,965	32%	29,124	16%	181,669	10%
Eastern	68,191	20%	120,943	35%	102,176	30%	51,250	15%	342,560	18%
North Eastern	56,665	20%	81,130	29%	93,959	33%	51,445	18%	283,199	15%
North Western	61,344	21%	87,041	29%	97,149	33%	50,518	17%	296,052	16%
Southern	100,536	21%	138,626	28%	160,947	33%	90,068	18%	490,177	26%
Western	109,080	23%	144,016	30%	153,758	32%	76,668	16%	483,522	26%
NI	**395,816**	**21%**	**571,756**	**30%**	**607,989**	**32%**	**319,949**	**17%**	**1,895,510**	**100%**

Labour Market Structure, 2019 (16-64 Working-Age Population) and Claimant Count, 2020

Council or Region	Economically Active Number	Economically Active Rate	Economically Inactive Number	Economically Inactive Rate	Employment Number	Employment Rate	Self-Employed Number	Self-Employed Rate	Claimant Count Number	Claimant Count Rate	Claimant Count 18-24	Claimant Count 18-24 (% of total)
Antrim & Newtownabbey	73,000	79%	19,000	21%	71,000	77%	7,000	10%	3,315	4%	750	23%
Ards & North Down	73,000	75%	25,000	25%	72,000	73%	10,000	14%	3,960	4%	845	21%
Armagh, Banbridge & Craigavon	98,000	74%	34,000	26%	96,000	72%	14,000	14%	5,120	4%	1,085	21%
Belfast	152,000	70%	67,000	31%	148,000	68%	15,000	10%	12,575	6%	2,535	20%
Causeway Coast & Glens	57,000	70%	25,000	30%	55,000	68%	11,000	19%	4,205	5%	955	23%
Derry & Strabane	66,000	70%	29,000	30%	65,000	68%	10,000	16%	6,100	6%	1,355	22%
Fermanagh & Omagh	48,000	67%	24,000	33%	47,000	65%	9,000	19%	2,605	4%	565	22%
Lisburn & Castlereagh	74,000	83%	16,000	17%	73,000	81%	10,000	14%	2,815	3%	590	21%
Mid & East Antrim	63,000	76%	20,000	24%	62,000	74%	9,000	15%	3,580	4%	730	20%
Mid Ulster	73,000	78%	21,000	22%	71,000	75%	13,000	18%	3,305	4%	725	22%
Newry, Mourne & Down	83,000	76%	27,000	24%	81,000	74%	15,000	18%	5,105	5%	1,170	23%
Eastern	152,000	70%	67,000	31%	148,000	68%	15,000	10%	12,575	6%	2,535	20%
North Eastern	136,000	78%	39,000	22%	133,000	76%	16,000	12%	6,895	4%	1,480	21%
North Western	123,000	69%	54,000	31%	120,000	68%	21,000	17%	10,305	6%	2,310	22%
Southern	230,000	77%	68,000	23%	226,000	76%	35,000	15%	11,880	4%	2,605	22%
Western	219,000	73%	79,000	27%	214,000	71%	36,000	17%	11,030	4%	2,375	22%
NI	**862,000**	**74%**	**306,000**	**26%**	**839,000**	**72%**	**122,000**	**15%**	**52,680**	**5%**	**11,305**	**21%**

Employee Jobs, 2020

Council or Region	All Jobs	% of All Northern Ireland Jobs	Construction	Construction %	Manufacturing	Manufacturing %	Services	Services %	Other	Other %	Public Sector	Private Sector
Antrim & Newtownabbey	59,715	8%	3,033	5%	7,001	12%	48,408	81%	1,272	2%	13,938 (23%)	45,777 (77%)
Ards & North Down	40,051	5%	1,359	3%	2,867	7%	35,302	88%	522	1%	9,652 (24%)	30,399 (76%)
Armagh, Banbridge & Craigavon	78,056	10%	3,840	5%	13,304	17%	59,765	77%	1,147	1%	19,957 (26%)	58,099 (74%)
Belfast	226,559	30%	4,739	2%	9,252	4%	210,211	93%	2,357	1%	69,274 (31%)	157,285 (69%)
Causeway Coast & Glens	41,437	5%	2,368	6%	4,396	11%	34,009	82%	664	2%	10,772 (26%)	30,665 (74%)
Derry & Strabane	59,085	8%	3,137	5%	6,061	10%	49,076	83%	810	1%	19,730 (33%)	39,355 (67%)
Fermanagh & Omagh	43,029	6%	3,276	8%	6,239	14%	32,431	75%	1,082	3%	13,403 (31%)	29,626 (69%)
Lisburn & Castlereagh	58,582	8%	3,265	6%	5,683	10%	48,889	83%	744	1%	20,014 (34%)	38,568 (66%)
Mid & East Antrim	43,583	6%	2,106	5%	6,823	16%	33,894	78%	761	2%	10,875 (25%)	32,708 (75%)
Mid Ulster	57,954	8%	5,586	10%	16,284	28%	34,878	60%	1,205	2%	10,722 (19%)	47,232 (81%)
Newry, Mourne & Down	59,018	8%	4,158	7%	7,478	13%	45,867	78%	1,515	3%	14,666 (25%)	44,352 (75%)
Eastern	226,559	30%	4,739	2%	9,252	4%	210,211	93%	2,357	1%	69,274 (31%)	157,285 (69%)
North Eastern	103,298	13%	5,139	5%	13,824	13%	82,302	80%	2,033	2%	24,813 (24%)	78,485 (76%)
North Western	100,522	13%	5,505	5%	10,457	10%	83,085	83%	1,474	1%	30,502 (30%)	70,020 (70%)
Southern	157,651	21%	8,782	6%	16,028	10%	130,058	82%	2,781	2%	44,332 (28%)	113,319 (72%)
Western	179,039	23%	12,702	7%	35,827	20%	127,074	71%	3,434	2%	40,082 (25%)	134,957 (75%)
NI	**767,070**	**100%**	**36,867**	**5%**	**85,391**	**11%**	**632,731**	**82%**	**12,081**	**2%**	**213,003 (28%)**	**554,067 (72%)**

Earnings (Basic and Other, Full-Time, Private Sector), 2020 and Qualifications, 2019

Council or Region	Median Annual Earnings Place of Residence	Median Annual Earnings Place of Work	No Qualifications	No Qualifications %	Qualifications Below NVQ Level 4	Qualifications Below NVQ Level 4 %	Qualifications NVQ Level 4 and above	Qualifications NVQ Level 4 and above %
Antrim & Newtownabbey	24,001	24,055	9,000	10%	48,000	53%	34,000	38%
Ards & North Down	25,214	23,567	8,000	8%	50,000	51%	40,000	41%
Armagh, Banbridge & Craigavon	24,868	24,205	16,000	12%	71,000	55%	43,000	33%
Belfast	24,038	27,973	39,000	18%	98,000	46%	76,000	36%
Causeway Coast & Glens	22,205	21,394	14,000	18%	38,000	47%	28,000	35%
Derry & Strabane	22,651	23,238	16,000	18%	45,000	48%	31,000	34%
Fermanagh & Omagh	22,672	21,632	13,000	19%	36,000	51%	21,000	30%
Lisburn & Castlereagh	28,402	21,208	5,000	5%	38,000	44%	45,000	51%
Mid & East Antrim	23,755	23,420	8,000	10%	40,000	49%	33,000	41%
Mid Ulster	22,921	23,160	16,000	17%	45,000	49%	31,000	34%
Newry, Mourne & Down	23,920	24,718	14,000	13%	57,000	53%	37,000	34%
Eastern	24,038	27,973	39,000	18%	98,000	46%	76,000	36%
North Eastern	23,918	23,594	17,000	10%	88,000	51%	67,000	39%
North Western	22,419	22,226	30,000	18%	83,000	48%	59,000	35%
Southern	25,111	23,296	27,000	9%	145,000	49%	122,000	41%
Western	23,911	23,299	45,000	15%	152,000	52%	95,000	33%
NI	**24,081**	**24,081**	**158,000**	**14%**	**566,000**	**50%**	**420,000**	**37%**

Business Base, 2021

Council or Region	Number of Businesses	All (% NI Population)	Micro (0-9 employees)	Micro (0-9 employees) %	Small (10-49 employees)	Small (10-49 employees) %	Medium (50-249 employees)	Medium (50-249 employees) %	Large (250+ employees)	Large (250+ employees) %
Antrim & Newtownabbey	4,360	6%	3,790	87%	430	10%	105	2%	25	1%
Ards & North Down	4,790	6%	4,285	89%	430	9%	65	1%	10	0.2%
Armagh, Banbridge & Craigavon	8,930	12%	8,080	90%	675	8%	145	2%	30	0.3%
Belfast	11,300	15%	9,080	80%	1,635	14%	440	4%	140	1%
Causeway Coast & Glens	6,085	8%	5,575	92%	420	7%	75	1%	15	0.2%
Derry & Strabane	5,410	7%	4,865	90%	460	9%	65	1%	20	0.4%
Fermanagh & Omagh	8,285	11%	7,800	94%	395	5%	70	1%	15	0.2%
Lisburn & Castlereagh	5,170	7%	4,510	87%	535	10%	90	2%	30	1%
Mid & East Antrim	5,040	6%	4,595	91%	365	7%	60	1%	10	0.2%
Mid Ulster	9,220	12%	8,470	92%	600	7%	135	1%	20	0.2%
Newry, Mourne & Down	9,045	12%	8,295	92%	625	7%	110	1%	15	0.2%
Eastern	11,300	15%	9,080	80%	1,635	14%	440	4%	140	1%
North Eastern	9,400	12%	8,385	89%	795	8%	165	2%	35	0.4%
North Western	11,495	15%	10,440	91%	880	8%	140	1%	35	0.3%
Southern	19,005	24%	17,090	90%	1,590	8%	265	1%	55	0.3%
Western	26,435	34%	24,350	92%	1,670	6%	350	1%	65	0.2%
NI	**77,640**	**100%**	**69,350**	**89%**	**6,575**	**8%**	**1,375**	**2%**	**335**	**0.4%**

Business Base, 2021 and Business Demography, 2019

Council or Region	Agriculture	Agriculture %	Construction	Construction %	Production (incl Manufacturing)	Production (incl Manufacturing) %	Services	Services %	Business Births	Business Birth Rate %	1-Year Survival	1-Year Survival Rate %
Antrim & Newtownabbey	710	16%	570	13%	335	8%	2,745	63%	340	9%	290	92%
Ards & North Down	575	12%	580	12%	335	7%	3,295	69%	440	10%	340	85%
Armagh, Banbridge & Craigavon	2,385	27%	1,245	14%	685	8%	4,620	52%	660	10%	555	89%
Belfast	45	0.4%	860	8%	610	5%	9,790	87%	1,495	12%	980	81%
Causeway Coast & Glens	1,920	32%	1,035	17%	345	6%	2,790	46%	390	9%	340	87%
Derry & Strabane	1,260	23%	880	16%	370	7%	2,900	54%	465	10%	450	91%
Fermanagh & Omagh	3,710	45%	1,140	14%	470	6%	2,970	36%	430	9%	375	92%
Lisburn & Castlereagh	630	12%	670	13%	425	8%	3,440	67%	550	12%	370	88%
Mid & East Antrim	1,405	28%	655	13%	385	8%	2,590	51%	385	10%	345	90%
Mid Ulster	3,225	35%	1,575	17%	855	9%	3,560	39%	515	8%	475	90%
Newry, Mourne & Down	2,350	26%	1,620	18%	650	7%	4,420	49%	955	13%	630	87%
Eastern	45	0.4%	860	8%	610	5%	9,790	87%	1,495	12%	980	81%
North Eastern	2,115	23%	1,225	13%	720	8%	5,335	57%	725	9%	635	91%
North Western	3,180	28%	1,915	17%	715	6%	5,690	49%	855	9%	790	89%
Southern	3,555	19%	2,870	15%	1,410	7%	11,155	59%	1,945	12%	1,340	87%
Western	9,320	35%	3,960	15%	2,010	8%	11,150	42%	1,605	9%	1,405	90%
NI	**18,215**	**23%**	**10,830**	**14%**	**5,460**	**7%**	**43,135**	**56%**	**6,625**	**10%**	**5,150**	**87%**

GVA per Employee Job, 2019

Council or Region	Total	Construction	Manu.	Retail & Wholesale	Services	2015	2016	2017	2018	2019	Construction	Manu.	Retail & Wholesale	Services	Others
	GVA per Head					GVA per Head - Time Series					GVA % of Total Council				
Antrim & Newtownabbey	52,350	97,303	71,215	48,848	45,502	50,324	49,262	52,103	53,395	52,350	9%	15%	18%	54%	4%
Ards & North Down	52,432	71,483	67,472	37,489	54,244	45,702	49,923	50,870	51,242	52,432	4%	9%	14%	69%	3%
Armagh, Banbridge & Craigavon	49,833	82,487	56,607	40,872	46,697	47,531	48,830	49,913	48,887	49,833	8%	19%	15%	52%	6%
Belfast	57,659	130,023	64,848	50,808	54,349	50,911	54,358	55,882	57,502	57,659	5%	5%	11%	76%	4%
Causeway Coast & Glens	50,655	90,078	61,809	46,028	46,424	48,620	53,172	53,309	50,476	50,655	9%	12%	17%	56%	5%
Derry & Strabane	48,407	76,565	66,249	40,338	44,621	44,229	47,776	48,763	48,371	48,407	7%	14%	13%	62%	4%
Fermanagh & Omagh	51,525	65,217	62,865	52,001	45,749	48,065	50,431	50,881	50,694	51,525	9%	16%	18%	49%	8%
Lisburn & Castlereagh	53,192	132,785	55,803	39,105	49,552	50,137	51,613	51,993	53,258	53,192	13%	10%	14%	59%	3%
Mid & East Antrim	52,930	75,036	55,578	42,642	48,878	74,716	70,170	63,394	52,455	52,930	7%	17%	15%	52%	9%
Mid Ulster	57,188	99,699	57,518	52,109	46,448	57,859	57,492	57,560	56,884	57,188	15%	29%	17%	31%	7%
Newry, Mourne & Down	53,072	77,136	64,729	43,520	48,776	51,164	51,895	52,457	51,180	53,072	10%	16%	16%	52%	7%
Eastern	57,659	130,023	64,848	50,808	54,349	50,911	54,358	55,882	57,502	57,659	5%	5%	11%	76%	4%
North Eastern	52,594	88,059	63,021	46,244	46,832	60,995	57,956	56,859	52,992	52,594	8%	16%	17%	53%	6%
North Western	49,338	82,662	64,401	42,940	45,330	46,093	50,023	50,676	49,258	49,338	8%	13%	15%	59%	4%
Southern	52,957	97,142	62,043	40,315	50,559	49,338	51,283	51,877	51,962	52,957	10%	12%	15%	59%	5%
Western	52,638	85,640	58,032	47,131	46,381	50,907	51,964	52,593	51,909	52,638	11%	22%	17%	44%	6%
NI	**53,732**	**94,286**	**61,099**	**45,606**	**50,028**	**51,365**	**53,144**	**53,781**	**53,320**	**53,732**	**8%**	**13%**	**14%**	**60%**	**5%**

Exports, 2019

Council or Region	NI Sales (£m)	GB Sales (£m)	Irish Rep. Exports (£m)	Rest of EU Exports (£m)	Rest of World Exports (£m)	NI Sales %	GB Sales %	Irish Rep. Exports %	Rest of EU Exports %	Rest of World Exports %	Exports 2015	Exports 2016	Exports 2017	Exports 2018	Exports 2019
Antrim & Newtownabbey	5,569	792	418	201	319	76%	11%	6%	3%	4%	730	845	778	851	938
Ards & North Down	1,298	232	135	64	90	71%	13%	7%	4%	5%	223	218	193	247	289
Armagh, Banbridge & Craigavon	3,318	1,658	634	494	670	49%	24%	9%	7%	10%	1,274	1,132	1,469	1,586	1,798
Belfast	11,885	2,078	557	389	1,511	72%	13%	3%	2%	9%	2,193	2,248	2,495	2,764	2,457
Causeway Coast & Glens	2,016	378	296	213	149	66%	12%	10%	7%	5%	248	369	497	604	658
Derry & Strabane	1,727	229	228	50	206	71%	9%	9%	2%	8%	647	611	496	463	484
Fermanagh & Omagh	1,853	714	386	73	74	60%	23%	12%	2%	2%	220	278	426	428	533
Lisburn & Castlereagh	3,412	936	377	80	149	69%	19%	8%	2%	3%	532	494	502	517	606
Mid & East Antrim	1,570	440	145	89	70	68%	19%	6%	4%	3%	330	273	259	264	303
Mid Ulster	4,236	1,286	575	393	281	63%	19%	8%	6%	4%	1,087	675	908	1,281	1,249
Newry, Mourne & Down	2,582	1,168	478	215	922	48%	22%	9%	4%	17%	949	1,116	1,432	1,728	1,615
Eastern	11,885	2,078	557	389	1,511	72%	13%	3%	2%	9%	2,193	2,248	2,495	2,764	2,457
North Eastern	7,139	1,232	562	290	389	74%	13%	6%	3%	4%	1,059	1,118	1,037	1,114	1,241
North Western	3,742	607	524	264	355	68%	11%	10%	5%	6%	895	980	993	1,066	1,142
Southern	7,293	2,336	990	360	1,160	60%	19%	8%	3%	10%	1,705	1,827	2,128	2,493	2,510
Western	9,406	3,658	1,595	961	1,025	57%	22%	10%	6%	6%	2,581	2,086	2,803	3,294	3,581
NI	**48,938**	**11,279**	**4,501**	**2,408**	**4,799**	**68%**	**16%**	**6%**	**3%**	**7%**	**9,440**	**9,638**	**10,323**	**11,662**	**11,708**

Tourism, 2019 and Tourism Jobs, 2019

Council or Region	Overnight Trips	Overnight Trips (% of NI Total)	Associated Spend During Overnight Trips (£m)	Associated Spend During Overnight Trips (% of NI Total)	Total Number of Beds Available	Total Number of Beds Available %	Total Number of Hotel Beds %	Total Number of B&B Beds %	Total Number of Self-Catering Beds %	Tourism Jobs (2019)	Tourism Jobs (% All Jobs 2019)
Antrim & Newtownabbey	132,344	2%	24	2%	3,309	5%	6%	4%	1%	4,806	8%
Ards & North Down	311,718	6%	52	5%	2,393	4%	4%	5%	4%	5,506	14%
Armagh, Banbridge & Craigavon	181,477	3%	27	3%	1,430	2%	3%	6%	1%	5,352	7%
Belfast	1,875,068	34%	417	40%	17,174	28%	48%	9%	12%	21,863	9%
Causeway Coast & Glens	1,094,503	20%	192	18%	18,301	29%	9%	34%	54%	5,377	13%
Derry & Strabane	308,336	6%	71	7%	4,268	7%	9%	11%	3%	5,406	9%
Fermanagh & Omagh	427,568	8%	79	8%	4,460	7%	5%	7%	9%	3,832	9%
Lisburn & Castlereagh	194,860	4%	20	2%	1,367	2%	3%	3%	2%	4,816	8%
Mid & East Antrim	286,337	5%	57	5%	2,578	4%	6%	8%	3%	4,226	10%
Mid Ulster	146,964	3%	20	2%	1,781	3%	3%	4%	3%	3,722	6%
Newry, Mourne & Down	516,203	9%	84	8%	5,040	8%	6%	9%	8%	5,897	10%
Eastern	1,875,068	34%	417	40%	17,174	28%	48%	9%	12%	21,863	10%
North Eastern	418,681	8%	81	8%	5,887	9%	12%	12%	4%	9,032	9%
North Western	1,402,838	26%	263	25%	22,569	36%	18%	45%	57%	10,783	11%
Southern	1,022,780	19%	156	15%	8,800	14%	12%	17%	13%	16,219	10%
Western	756,009	14%	126	12%	7,671	12%	10%	17%	13%	12,906	7%
NI	**5,475,376**	**100%**	**1,044**	**100%**	**62,101**	**100%**	**100%**	**100%**	**100%**	**70,803**	**9%**

Entrepreneurship, 2019 and Business Growth, 2019

Council or Region	Total Early-stage Entrepreneurial Activity	Start-ups per 10,000 Population	High-growth Incidence Rate, 20% threshold (2014-17)	Positive Productivity Incidence Rate (2014-17)
Antrim & Newtownabbey	6.3	17.0	5.1	11.1
Ards & North Down	5.5	19.3	5.9	10.9
Armagh, Banbridge & Craigavon	6.6	20.6	5.3	11.0
Belfast	4.4	25.3	4.9	11.3
Causeway Coast & Glens	6.8	22.0	4.5	9.9
Derry & Strabane	5.1	23.2	6.3	10.8
Fermanagh & Omagh	6.6	24.0	4.0	10.9
Lisburn & Castlereagh	7.1	21.1	5.0	11.2
Mid & East Antrim	10.6	16.2	4.1	11.8
Mid Ulster	8.2	23.7	6.9	12.8
Newry, Mourne & Down	6.5	27.6	4.1	10.0
NI	**6.5**	**22.3**	**5.1**	**11.1**

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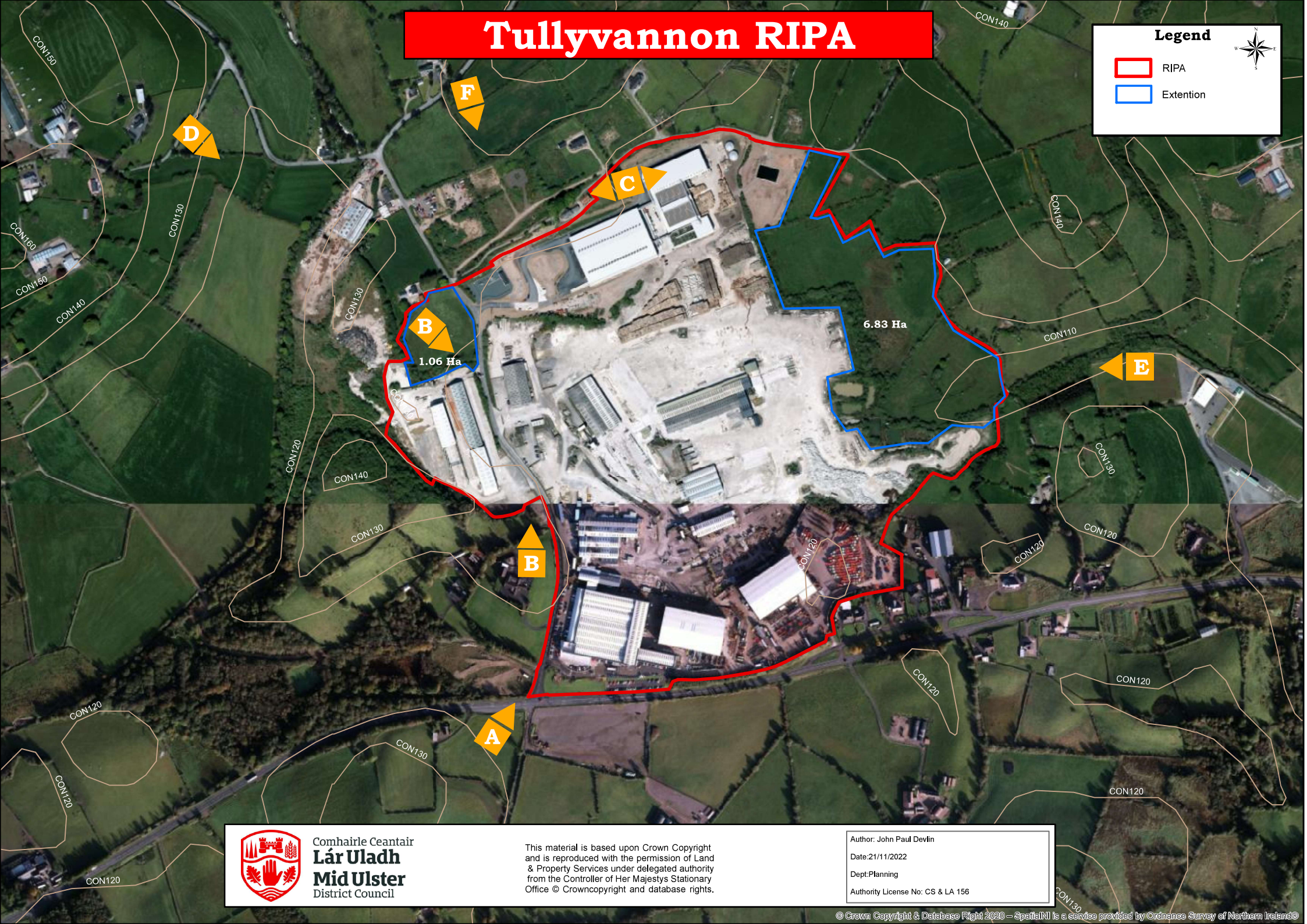
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Annex 2B – Tullyvannon RIPA map and associated photographs

Tullyvannon RIPA



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

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Viewpoint A









Viewpoint B Aghnagar Rd north/south

















Viewpoint C Aghnagar Rd east/west














Viewpoint D Brockets Road



Viewpoint E Killeshil GAA




Viewpoint F Aghnagar



Annex 2C – Desertcreat RIPA Map & relevant planning approvals

Desertcreat RIPA

Legend

RIPA - Based on approval I/2012/0240/F

NI Fire & Rescue Boundary

The Police Service NI
I/2012/0240/F

NI Fire & Rescue Service
LA09/2020/1612/F

CON90
CON80
CON100
CON70
CON80
CON90
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CON90
CON80
CON90
CON70
CON80
CON90

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

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Date:21/06/2023

Dept:Planning

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The Police Service of Northern Ireland

I/2012/0240/F

Site Layout

PROJECT 314000

PROTECTED

KEY TO CODING CONVENTION

GRIME HOUSE 123.4.1

building type,---

zone building is located in ----

building number in that zone --------

KEY TO LINE TYPES

ZONE BOUNDARIES

2m HIGH WWF FENCE

2m HIGH SIMUNITIONS FENCE

2m-4m SOLID LIVE FIRE WALL

ZONE 1

ZONE 2

ZONE 3

ZONE 4

ZONE 5

ZONE 6

ZONE 7

ZONE 8

ZONE 9

ZONE 10

ZONE 11

DOE Planning RECEIVED 15 JUN 2012

planning INU) order 1991 euoE GR N1E.0 subject to condit,ons as set out on decision bell N.J. f. 1/ 'Yo1 date 'Y.2.LWY

Drawing Number \)011

REVISIONS

NO.	ISSUE	DATE
1	Slope t - PTA	25 May 12

Sheet Inlonnetion

Date	25-05-2012
Job Number	314000.000
Drawn	XX
Checked	BL,BG
Approved	LE

ntla

MASTER PLAN
KEY TO ZONES

Sheet

01-G-100

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@ SITE PLAN

1:20000

Northern Ireland Fire & Rescue Service

LA09/2020/1612/F

Site Layout

Killymoon River

A29 Dungannon Road

Existing junction formed as part of previous planning application retained

Existing Phase 1 facility to remain

× 74.364m
× 75.141m
× 76.113m
× 75.900m
× 76.183m
× 77.543m
× 77.214m
× 77.164m
× 76.722m
× 75.764m
× 76.523m
Y 77.256m
X 76.682m
× 78.297m
× 80.456m
× 85.240m
× 88.065m
× 89.402m
× 89.508m
× 89.964m
× 87.784m
× 87.827m
× 87.806m
× 87.816m
× 87.764m
× 87.820m

Notes

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3. All levels shown are related to Ordinance Datum Belfast.

Key to symbols

Site boundary

Watefcourse

Reference drawings

Rev	Date	Drawn	Description	Ch'k'd	App'd
P01	10/12120	JF	Planning Issue	AI	

Status Stamp

NOT FOR CONSTRUCTION

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Client

NIFRS
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Lisburn
Co. Antrim
BT27 4SX

Title

NIFRS LDC at Desertcreat

Existing Watercourses

Designed	J.H.FRYERS	JHF	Eng check	A.JAMIL	AI
Drawn	J.H.FRYERS	JF	Coordination		---
Dwg check	A.JAMIL	AI	Approved		---

MMD Project Number: 385575
Scale at A0: NTS
Security: STD
Suitability Description: Suitable for Information
Suit. Code: S2
Drawing Number: 385575-MMD-OO-XX-DR-C-0031
Revision: P01

Mid Ulster District Council
LA09/2020/16/2

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6216-PHL-OO-XX-DR-L-0203

6216-PHL-00-XX-DR-L-0205

6216-PHL-OO-XX-DR-L-0206

Mid Ulster District Council
Drawing Number 50

3 Planning Office RECEIVED
14 DEC 2020
File No.....
Mid Ulster District Council

LA09/2020/1612

PLANNING ISSUE	BMcL / SH	Dec 2020	PU
Revision Details	By / Check	Date	Rev

Status: PLANNING

Park Hood
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Hawarden House, 163 Upper Newtownards Road, Belfast, BT4 3HZ
T: +44 (0)28 9029 8020 E: info@parkhood.com parkhood.com

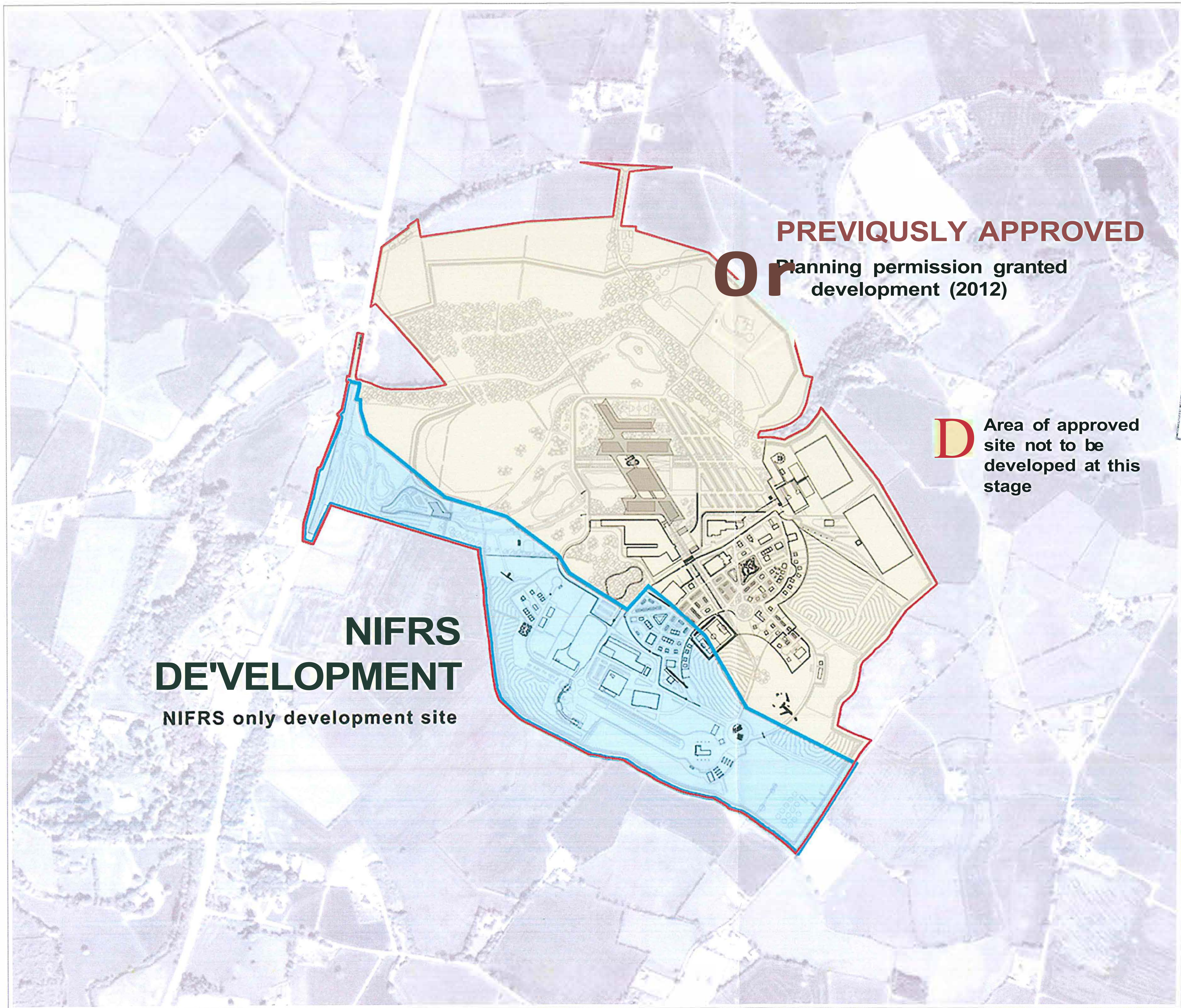
Client: NI FIRE AND RESCUE SERVICE

Project: DESERTCREAT

Title: Key Plan - Overview

Scale@A1: 1:2000 | Date: December 2020

Dwg.no: 6216-PHL-OO-XX-DR-L-0200



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NOTES

3 Planning Office RECEIVED 14 DEC 2020 File No. Mid-Ulster-District-Council

LA09/2020/1612

Mid Ulster District Council Drawing Number 25

REVISIONS:

Rev. No.	Description	Rev. Date	Drawn	Checked
1	Issued to Planning	Dec 2020	KFA	Planning

ISSUED re": Planning

KENNEDY FITZGERALD ARCHITECTS LLP

IBI GROUP

www.ibigroup.com

PROJECT NO:	PROJECT TITLE:
3980	NIFRS Desertcreat: Learning Development Centre

DRAWING TITLE: Site Masterplan (2012 Approved Application)

DATE: Dec 2020 | CLIENT: NIFRS

DRAWN BY: KFA | CHECKED: | STATUS: | A3

DRAWING NO: 3980-KFA-ZZ-ZZ-DR-A-00003 | REV NO: 1



SITE MASTERPLAN 2020

Scale 1:2000

N

2 Learning & Development Centre
2a Learning & Development Centre - Car Park
3 Training Warehouse
4 Call Out Village
- 4.1 Bungalow
- 4.2 Semi Detached House
- 4.3 Terraced Houses

5 Flood Water Facility
5a High Volume Pump Training Area
7 Motorway & Embankment
8 Driving Training Area
9 Search & Rescue Training Area
10 Drill Tower
11 Road Traffic Collision Training Network
12 Agricultural Barn & Slurry Pit
13 Simulated Industrial & Chemical Training Area
14 Breathing Apparatus Charging Facility
15 Extension to Support Building
16 Entrance Signage Totem

NOTES

Planning Act (NI) 2011 Mid Ulster District Council GRANTED For the reasons set out on Decision Notice dated LA09/2020/1612/2 09 JUN 2021

REVISIONS:

Rev. No.	Description	Rev. Date	D'awn	Otecked
1	Issued for Planning	Dec 2020	KFA	Planning

Planning 24

3 Planning RECEIVED 16 DEC 2020 File No. Mid Ulster District Council

LAD9/2020/161Z

ISSUED FOR: Planning

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www.ibigroup.com

PROJECT NO: 3980

PROJECT TITLE: NIFRS Desertcreat: Learning Development Centre

DRAWING TITLE: Site Masterplan

DATE: Dec 2020 | CLIENT: NIFRS

DRAWN BY: KFA | CHECKED BY: _ | SCALES:1 :2000 | "" A1

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DRAWING NUMBER: 3980- KFA- ZZ- ZZ- DR- A- 00002 | REV NO: 1

Annex 3A – Copy of email received from Lough Neagh Fishermen's Co-Operative

RE: Fishermen Licence Numbers

PC Pat Close

Further to our telephone conversation I can confirm that the 55% refers to all permits issued to people resident in all council areas associated with the lough. The figure of 133 already eliminates double counting where an individual might hold both an eel permit and a scale fish permit – so I have obviously counted them only once.

In other words, 73no. (55% of the 133) of all permit holders reside in MUDC area. You will see from the earlier submission that each of these permit holders (aka Boat Owners) are required to have a helper, 99 times out of 100 their chosen assistant is family or neighbour and therefore residing in the same council area. Therefore, we have 73 boat owners and circa 73 boat helpers residing in MUDC area.

On your other query regarding the case for policy opportunity for a dwelling in the countryside as opposed to in a village or town– you have captured most of these already;

1. Fishing quays around Lough Neagh are not in any way centralised but rather fishermen launch from and moor at primitive quays close to their homes and are therefore relatively isolated locations – this has been the tradition for generations.
2. Fishing boats and the required fishing gear, even on Lough Neagh, can be worth in excess of £60-70k and by necessity must be protected from damage, adverse weather, etc. – it is clearly easier to look after things when you live close-by and can check things regularly.
3. Similarly, fishermen will need to store live fish on occasions, and this must be done on the shoreline, in the water. There have been many incidents of unattended storage tanks being 'robbed'- that can amount to the loss of one or two days' pay for both the boat owner and his helper.
4. Living close to the lough also creates the capacity to provide suitable shelter/accommodation for boats and tackle in the off-season as well as facilities to carryout essential repair/maintenance work as the need arises.
5. The fishing industry involves long hours, often beginning at 3am and extending long into the evening. It can also involve what others might consider 'split shifts' depending on the nature of the fishing being undertaken – for example, at particular points in the season night-time work might prove more rewarding than daytime fishing and so on. Additional travel to and from a more distant place of residence adds to inconvenience and costs.
6. Clearly any insurance cover which fishermen have to protect their livelihood will be easier obtained where they reside 'on-site'.

On a general point, I consider the needs of fishermen in this regard to be on a par with agriculture and that there is a further parallel with the farming community insofar as it is becoming more and more difficult to attract younger people into the fishing industry. We have a unique natural resource in Lough Neagh, it internationally renowned for the quality of its produce. The traditions, culture and heritage of the industry have attracted global recognition and accreditation – it is vital that we all understand that ultimately it is the fishing community who are the custodians of this unique industry, and we must help them secure a sustainable and viable future or we all lose something valuable.

I hope this answers your queries.

Regards

Pat

Annex 3B – Northern Ireland Multiple Deprivation Measure 2017

LGD2014NAME	2015 Default Urban/Rural	SOA2001	SOA2001_name	Multiple Deprivation Measure Rank (where 1 is most deprived)	Income Domain Rank (where 1 is most deprived)	Employment Domain Rank (where 1 is most deprived)	Health Deprivation and Disability Domain Rank (where 1 is most deprived)	Education, Skills and Training Domain Rank (where 1 is most deprived)	Access to Services Domain Rank (where 1 is most deprived)	Living Environment Domain Rank (where 1 is most deprived)	Crime and Disorder Domain Rank (where 1 is most deprived)
Antrim and Newtownabbey	Rural	95AA01S1	Aldergrove_1	516	790	888	890	254	17	75	874
Antrim and Newtownabbey	Mixed urban/rural	95AA01S2	Aldergrove_2	749	737	740	719	749	158	761	863
Antrim and Newtownabbey	Mixed urban/rural	95AA01S3	Aldergrove_3	658	573	661	718	690	150	419	748
Antrim and Newtownabbey	Urban	95AA02W1	Balloo	439	734	337	245	252	519	655	149
Antrim and Newtownabbey	Urban	95AA03W1	Ballycraigy	259	313	255	166	251	366	728	166
Antrim and Newtownabbey	Mixed urban/rural	95AA04W1	Clady	594	446	734	777	719	82	396	547
Antrim and Newtownabbey	Mixed urban/rural	95AA05W1	Cranfield	613	514	571	562	774	144	641	754
Antrim and Newtownabbey	Mixed urban/rural	95AA06S1	Crumlin_1	574	736	497	336	476	294	857	269
Antrim and Newtownabbey	Urban	95AA06S2	Crumlin_2	565	645	485	398	390	388	866	275
Antrim and Newtownabbey	Mixed urban/rural	95AA07W1	Drumanaway	569	440	585	574	573	201	494	563
Antrim and Newtownabbey	Urban	95AA08W1	Farranshane	178	329	158	148	138	300	760	77
Antrim and Newtownabbey	Urban	95AA09W1	Fountain Hill	330	370	259	317	215	513	786	240
Antrim and Newtownabbey	Urban	95AA10W1	Greystone	285	473	220	252	243	406	827	32
Antrim and Newtownabbey	Urban	95AA11S1	Massereene_1	670	794	630	418	479	571	801	153
Antrim and Newtownabbey	Urban	95AA11S2	Massereene_2	801	833	815	668	596	463	797	421
Antrim and Newtownabbey	Rural	95AA12W1	Parkgate	706	593	829	856	808	84	719	660
Antrim and Newtownabbey	Mixed urban/rural	95AA13S1	Randalstown_1	643	783	579	522	514	312	370	341
Antrim and Newtownabbey	Urban	95AA13S2	Randalstown_2	676	755	548	433	524	487	759	442
Antrim and Newtownabbey	Rural	95AA14W1	Shilvodan	604	656	761	754	739	19	407	836
Antrim and Newtownabbey	Urban	95AA15S1	Springfarm_1	623	641	652	441	370	436	877	246
Antrim and Newtownabbey	Urban	95AA15S2	Springfarm_2	247	390	305	242	89	325	418	231
Antrim and Newtownabbey	Urban	95AA16W1	Steeple	308	597	287	179	76	682	748	209
Antrim and Newtownabbey	Urban	95AA17W1	Stiles	420	630	325	285	211	548	776	189
Antrim and Newtownabbey	Rural	95AA18W1	Templepatrick	758	759	700	797	803	263	340	558
Antrim and Newtownabbey	Rural	95AA19W1	Toome	437	504	386	445	465	131	214	631
Ards and North Down	Rural	95BB01S1	Ballygowan_1	744	600	776	825	644	230	710	850
Ards and North Down	Rural	95BB01S2	Ballygowan_2	701	655	714	608	635	299	444	637
Ards and North Down	Mixed urban/rural	95BB02W1	Ballyrainey	240	287	180	261	210	370	690	271
Ards and North Down	Rural	95BB03S1	Ballywalter_1	223	193	206	338	218	220	878	411
Ards and North Down	Rural	95BB03S2	Ballywalter_2	374	209	466	587	339	187	580	468
Ards and North Down	Urban	95BB04S1	Bradshaw's Brae_1	467	602	383	406	321	582	293	115
Ards and North Down	Mixed urban/rural	95BB04S2	Bradshaw's Brae_2	743	631	803	810	845	304	144	716
Ards and North Down	Rural	95BB05S1	Carrowdore_1	506	333	573	688	683	120	198	742
Ards and North Down	Rural	95BB05S2	Carrowdore_2	548	579	446	565	539	152	625	487
Ards and North Down	Urban	95BB06W1	Central	99	62	148	159	107	770	387	55
Ards and North Down	Urban	95BB07S1	Comber East_1	325	260	330	294	271	698	646	121
Ards and North Down	Urban	95BB07S2	Comber East_2	696	575	660	626	634	382	534	611
Ards and North Down	Urban	95BB08S1	Comber North_1	303	688	247	220	59	558	852	263
Ards and North Down	Urban	95BB08S2	Comber North_2	741	601	799	759	569	291	642	880
Ards and North Down	Mixed urban/rural	95BB09S1	Comber West_1	704	407	783	827	804	387	383	603
Ards and North Down	Urban	95BB09S2	Comber West_2	795	636	807	828	791	433	376	789
Ards and North Down	Urban	95BB10S1	Donaghadee North_1	508	384	373	486	623	790	447	127
Ards and North Down	Mixed urban/rural	95BB10S2	Donaghadee North_2	750	609	791	853	790	243	389	704
Ards and North Down	Urban	95BB11S1	Donaghadee South_1	199	203	161	249	163	338	880	478
Ards and North Down	Urban	95BB11S2	Donaghadee South_2	597	552	465	466	385	639	683	641
Ards and North Down	Urban	95BB12S1	Glen_1	97	75	167	173	45	712	240	138
Ards and North Down	Urban	95BB12S2	Glen_2	683	455	687	808	654	309	720	452
Ards and North Down	Urban	95BB13S1	Gregstown_1	339	150	357	490	401	430	889	326
Ards and North Down	Urban	95BB13S2	Gregstown_2	345	335	285	325	169	748	703	432
Ards and North Down	Urban	95BB13S3	Gregstown_3	721	662	675	660	469	439	839	711
Ards and North Down	Rural	95BB14S1	Killinchy_1	564	487	825	855	831	35	60	887
Ards and North Down	Rural	95BB14S2	Killinchy_2	719	620	838	861	814	109	438	765
Ards and North Down	Rural	95BB15S1	Kircubbin_1	448	318	525	597	505	103	292	759
Ards and North Down	Rural	95BB15S2	Kircubbin_2	263	168	336	357	255	272	723	200
Ards and North Down	Mixed urban/rural	95BB16S1	Lisbane_1	770	758	839	847	838	151	289	830
Ards and North Down	Mixed urban/rural	95BB16S2	Lisbane_2	698	483	861	874	872	212	139	824
Ards and North Down	Urban	95BB17S1	Loughries_1	501	389	500	362	333	496	787	570
Ards and North Down	Mixed urban/rural	95BB17S2	Loughries_2	524	507	512	524	308	270	594	502

Ards and North Down	Rural	95BB18S1	Millisle_1	306	274	341	275	190	349	843	300
Ards and North Down	Mixed urban/rural	95BB18S2	Millisle_2	635	343	747	786	541	236	851	794
Ards and North Down	Urban	95BB19S1	Movilla_1	528	503	457	504	224	670	605	463
Ards and North Down	Urban	95BB19S2	Movilla_2	765	497	801	769	775	457	547	718
Ards and North Down	Urban	95BB19S3	Movilla_3	850	778	837	686	695	573	550	872
Ards and North Down	Rural	95BB20S1	Portaferry_1	402	412	350	419	398	133	631	517
Ards and North Down	Rural	95BB20S2	Portaferry_2	219	564	103	139	246	290	554	389
Ards and North Down	Rural	95BB21S1	Portavogie_1	225	226	218	276	208	203	763	414
Ards and North Down	Rural	95BB21S2	Portavogie_2	472	457	445	438	419	157	691	545
Ards and North Down	Urban	95BB22S1	Scrabo_1	231	229	333	287	116	293	330	307
Ards and North Down	Urban	95BB22S2	Scrabo_2	71	41	83	162	79	424	798	201
Ards and North Down	Urban	95BB23S1	Whitespots_1	803	726	779	776	732	699	279	466
Ards and North Down	Urban	95BB23S2	Whitespots_2	828	864	810	730	600	522	421	797
Armagh City, Banbridge and Craigavon	Urban	95CC01W1	Abbey Park	424	451	353	315	362	442	425	391
Armagh City, Banbridge and Craigavon	Rural	95CC02W1	Ballymartrim	498	305	590	651	659	102	369	728
Armagh City, Banbridge and Craigavon	Urban	95CC03W1	Callan Bridge	61	38	98	121	97	716	92	69
Armagh City, Banbridge and Craigavon	Rural	95CC04W1	Carrigatuke	273	93	452	576	686	100	151	670
Armagh City, Banbridge and Craigavon	Rural	95CC05W1	Charlemont	403	195	559	545	627	135	215	690
Armagh City, Banbridge and Craigavon	Urban	95CC06S1	Demesne_1	718	745	678	724	762	333	242	371
Armagh City, Banbridge and Craigavon	Urban	95CC06S2	Demesne_2	521	485	387	432	502	450	717	311
Armagh City, Banbridge and Craigavon	Rural	95CC07W1	Derrynoose	212	46	417	569	664	54	694	522
Armagh City, Banbridge and Craigavon	Urban	95CC08W1	Downs	288	197	273	262	368	603	528	239
Armagh City, Banbridge and Craigavon	Rural	95CC09S1	Hamiltonsbawn_1	657	528	757	815	810	125	170	820
Armagh City, Banbridge and Craigavon	Rural	95CC09S2	Hamiltonsbawn_2	651	567	688	728	563	156	460	771
Armagh City, Banbridge and Craigavon	Rural	95CC10W1	Hockley	680	683	728	748	673	110	382	673
Armagh City, Banbridge and Craigavon	Rural	95CC11W1	Keady	125	22	227	320	326	410	278	277
Armagh City, Banbridge and Craigavon	Rural	95CC12W1	Killeen	443	248	549	635	604	113	317	708
Armagh City, Banbridge and Craigavon	Rural	95CC13W1	Killylea	432	266	550	550	647	89	281	752
Armagh City, Banbridge and Craigavon	Rural	95CC14W1	Laurelvale	588	541	613	517	460	260	362	695
Armagh City, Banbridge and Craigavon	Rural	95CC15W1	Loughgall	505	300	620	537	615	137	431	865
Armagh City, Banbridge and Craigavon	Rural	95CC16W1	Markethill	310	139	385	359	425	237	733	484
Armagh City, Banbridge and Craigavon	Rural	95CC17W1	Milford	600	482	676	689	721	166	163	554
Armagh City, Banbridge and Craigavon	Urban	95CC18W1	Observatory	426	217	404	478	609	414	455	490
Armagh City, Banbridge and Craigavon	Rural	95CC19W1	Poyntz Pass	294	131	423	568	504	101	267	591
Armagh City, Banbridge and Craigavon	Rural	95CC20S1	Rich Hill_1	786	798	735	642	706	283	805	854
Armagh City, Banbridge and Craigavon	Rural	95CC20S2	Rich Hill_2	637	643	496	493	568	372	459	772
Armagh City, Banbridge and Craigavon	Rural	95CC21W1	Tandragee	353	185	455	448	312	316	713	364
Armagh City, Banbridge and Craigavon	Urban	95CC22W1	The Mall	269	156	320	391	292	714	83	356
Mid and East Antrim	Urban	95DD01W1	Academy	681	447	600	714	777	422	557	565
Mid and East Antrim	Rural	95DD02S1	Ahoghill_1	598	811	461	488	392	281	503	564
Mid and East Antrim	Rural	95DD02S2	Ahoghill_2	778	795	772	691	677	241	621	805
Mid and East Antrim	Urban	95DD03W1	Ardeevin	817	797	828	817	650	324	815	553
Mid and East Antrim	Urban	95DD04W1	Ballee	85	146	85	103	41	629	590	106
Mid and East Antrim	Urban	95DD05W1	Ballykeel	110	55	144	187	177	421	464	182
Mid and East Antrim	Urban	95DD06W1	Ballyloughan	874	884	842	821	788	451	608	768
Mid and East Antrim	Rural	95DD07S1	Broughshane_1	691	572	651	601	592	409	517	700
Mid and East Antrim	Rural	95DD07S2	Broughshane_2	717	624	642	640	709	319	855	636
Mid and East Antrim	Urban	95DD08W1	Castle Demesne	183	171	314	247	94	751	120	52
Mid and East Antrim	Rural	95DD09W1	Craigywarren	590	403	756	812	827	132	84	764
Mid and East Antrim	Rural	95DD10W1	Cullybackey	538	682	397	423	380	360	560	390
Mid and East Antrim	Urban	95DD11W1	Dunclug	154	181	186	177	96	556	427	89
Mid and East Antrim	Rural	95DD12W1	Dunminning	591	472	706	772	701	121	112	867
Mid and East Antrim	Urban	95DD13W1	Fair Green	222	126	222	346	223	777	337	349
Mid and East Antrim	Mixed urban/rural	95DD14S1	Galgorm_1	794	820	751	693	750	342	484	779
Mid and East Antrim	Mixed urban/rural	95DD14S2	Galgorm_2	869	782	881	878	873	350	738	809
Mid and East Antrim	Rural	95DD15W1	Glenravel	679	626	670	795	718	92	645	841
Mid and East Antrim	Rural	95DD16W1	Glenwhirry	642	555	805	805	776	71	201	838
Mid and East Antrim	Rural	95DD17W1	Grange	648	591	708	787	784	49	639	845
Mid and East Antrim	Urban	95DD18W1	Harryville	228	235	311	328	156	630	106	61
Mid and East Antrim	Rural	95DD19S1	Kells_1	518	581	492	371	337	256	858	435
Mid and East Antrim	Rural	95DD19S2	Kells_2	692	536	739	742	764	197	355	798
Mid and East Antrim	Urban	95DD20W1	Moat	91	90	99	127	95	722	491	79
Mid and East Antrim	Urban	95DD21W1	Park	537	320	705	656	404	738	71	373
Mid and East Antrim	Rural	95DD22S1	Portglenone_1	596	527	608	628	633	149	493	459
Mid and East Antrim	Rural	95DD22S2	Portglenone_2	342	154	433	422	489	195	674	632

Mid and East Antrim	Rural	95DD23W1	Slemish	484	276	742	794	811	34	221	737
Mid and East Antrim	Urban	95DD24W1	Summerfield	734	846	581	579	543	452	835	582
Causeway Coast and Glens	Rural	95EE01W1	Ballyhoe and Corkey	387	358	506	542	525	13	593	757
Causeway Coast and Glens	Rural	95EE02W1	Benvardin	382	297	378	479	309	219	666	424
Causeway Coast and Glens	Urban	95EE03W1	Carnany	302	279	174	314	302	535	814	512
Causeway Coast and Glens	Rural	95EE04W1	Clogh Mills	483	337	564	468	459	176	495	703
Causeway Coast and Glens	Rural	95EE05W1	Dervock	349	180	507	527	439	217	105	572
Causeway Coast and Glens	Rural	95EE06W1	Dunloy	581	582	632	581	643	68	435	875
Causeway Coast and Glens	Urban	95EE07W1	Fairhill	488	502	338	340	411	506	584	585
Causeway Coast and Glens	Urban	95EE08W1	Glebe	677	717	464	508	678	732	377	342
Causeway Coast and Glens	Rural	95EE09W1	Killoquin Lower	546	520	516	544	503	204	230	819
Causeway Coast and Glens	Rural	95EE10W1	Killoquin Upper	566	588	627	687	350	167	244	633
Causeway Coast and Glens	Rural	95EE11W1	Knockaholet	575	603	659	737	691	70	86	799
Causeway Coast and Glens	Urban	95EE12W1	Newhill	204	118	232	243	172	553	816	578
Causeway Coast and Glens	Urban	95EE13W1	Route	197	147	132	265	384	696	269	261
Causeway Coast and Glens	Mixed urban/rural	95EE14W1	Seacon	533	499	436	470	464	279	650	593
Causeway Coast and Glens	Rural	95EE15W1	Stranocum	552	460	569	667	616	105	386	744
Causeway Coast and Glens	Rural	95EE16W1	The Vow	444	290	576	625	584	58	441	766
Armagh City, Banbridge and Craigavon	Urban	95FF01S1	Ballydown_1	806	708	719	704	757	510	813	675
Armagh City, Banbridge and Craigavon	Urban	95FF01S2	Ballydown_2	805	670	798	785	730	399	861	626
Newry, Mourne and Down	Rural	95FF02W1	Ballyward	233	109	498	617	513	4	481	706
Armagh City, Banbridge and Craigavon	Urban	95FF03W1	Banbridge West	430	388	413	354	267	458	794	372
Armagh City, Banbridge and Craigavon	Rural	95FF04W1	Bannside	411	228	643	716	760	18	458	735
Armagh City, Banbridge and Craigavon	Urban	95FF05W1	Dromore North	502	359	458	446	351	543	779	509
Armagh City, Banbridge and Craigavon	Urban	95FF06S1	Dromore South_1	785	686	712	619	687	596	742	617
Armagh City, Banbridge and Craigavon	Mixed urban/rural	95FF06S2	Dromore South_2	797	729	794	792	736	250	834	846
Armagh City, Banbridge and Craigavon	Urban	95FF07W1	Edenderry	224	357	170	145	182	648	775	132
Armagh City, Banbridge and Craigavon	Urban	95FF08W1	Fort	503	638	307	393	383	561	777	230
Armagh City, Banbridge and Craigavon	Rural	95FF09W1	Gilford	347	360	345	302	289	284	509	294
Armagh City, Banbridge and Craigavon	Rural	95FF10W1	Gransha	520	286	674	722	667	64	791	840
Armagh City, Banbridge and Craigavon	Rural	95FF11W1	Katesbridge	449	263	662	732	651	33	411	843
Armagh City, Banbridge and Craigavon	Rural	95FF12W1	Lawrencetown	496	441	463	439	601	193	457	383
Armagh City, Banbridge and Craigavon	Rural	95FF13W1	Loughbrickland	485	346	501	507	538	200	582	388
Armagh City, Banbridge and Craigavon	Rural	95FF14W1	Quilly	639	493	691	793	821	98	347	817
Armagh City, Banbridge and Craigavon	Rural	95FF15W1	Rathfriland	328	231	332	311	288	440	704	433
Armagh City, Banbridge and Craigavon	Urban	95FF16W1	Seapatrick	672	621	490	604	731	423	682	409
Armagh City, Banbridge and Craigavon	Urban	95FF17W1	The Cut	120	190	119	130	184	763	69	15
Belfast	Urban	95GG01S1	Andersonstown_1	388	786	159	143	387	867	505	408
Belfast	Urban	95GG01S2	Andersonstown_2	198	590	110	111	228	755	76	112
Belfast	Urban	95GG01S3	Andersonstown_3	320	439	226	151	295	869	262	331
Belfast	Urban	95GG02S1	Ardoyne_1	16	29	19	19	58	814	78	74
Belfast	Urban	95GG02S2	Ardoyne_2	4	8	15	12	39	827	66	108
Belfast	Urban	95GG02S3	Ardoyne_3	9	67	12	6	19	804	87	16
Belfast	Urban	95GG03S1	Ballyhackamore_1	811	813	784	671	835	853	142	394
Belfast	Urban	95GG03S2	Ballyhackamore_2	823	777	775	766	798	890	209	370
Belfast	Urban	95GG03S3	Ballyhackamore_3	601	646	591	473	364	700	254	233
Belfast	Urban	95GG04S1	Ballymacarrett_1	95	255	91	52	48	642	512	83
Belfast	Urban	95GG04S2	Ballymacarrett_2	78	474	60	33	25	855	276	31
Belfast	Urban	95GG04S3	Ballymacarrett_3	40	80	64	43	17	801	335	53
Belfast	Urban	95GG05S1	Ballynafeigh_1	579	743	486	430	684	847	31	154
Belfast	Urban	95GG05S2	Ballynafeigh_2	652	784	743	634	313	868	39	303
Belfast	Urban	95GG05S3	Ballynafeigh_3	270	251	405	284	151	882	147	88
Belfast	Urban	95GG06S1	Ballysillan_1	109	138	193	144	47	787	68	84
Belfast	Urban	95GG06S2	Ballysillan_2	268	543	224	205	146	766	63	234
Belfast	Urban	95GG06S3	Ballysillan_3	433	463	359	281	270	676	616	367
Belfast	Urban	95GG07S1	Beechmount_1	121	674	70	55	132	744	4	80
Belfast	Urban	95GG07S2	Beechmount_2	66	188	54	37	66	878	29	210
Belfast	Urban	95GG07S3	Beechmount_3	181	508	113	99	162	796	111	91
Belfast	Urban	95GG08S1	Bellevue_1	570	458	470	494	588	565	476	274
Belfast	Urban	95GG08S2	Bellevue_2	123	101	155	157	127	703	177	160
Belfast	Urban	95GG08S3	Bellevue_3	315	292	290	271	204	656	830	186
Belfast	Urban	95GG09S1	Belmont_1	890	882	875	859	866	631	841	792
Belfast	Urban	95GG09S2	Belmont_2	747	841	618	531	508	569	770	652
Belfast	Urban	95GG09S3	Belmont_3	401	637	358	227	170	574	516	260
Belfast	Urban	95GG10S1	Blackstaff_1	58	35	213	186	22	500	8	212

Belfast	Urban	95GG10S2	Blackstaff_2	102	141	215	133	36	641	54	71
Belfast	Urban	95GG11S1	Bloomfield_1	139	218	234	165	60	794	34	48
Belfast	Urban	95GG11S2	Bloomfield_2	656	644	586	554	671	843	67	337
Belfast	Urban	95GG11S3	Bloomfield_3	215	240	302	259	143	851	56	87
Belfast	Urban	95GG12S1	Botanic_1	580	375	851	850	833	833	2	70
Belfast	Urban	95GG12S2	Botanic_2	457	505	883	811	241	687	1	11
Belfast	Urban	95GG12S3	Botanic_3	481	481	856	775	303	815	11	4
Belfast	Urban	95GG12S4	Botanic_4	189	107	588	246	120	786	14	105
Belfast	Urban	95GG12S5	Botanic_5	79	221	149	58	44	713	27	13
Belfast	Urban	95GG13S1	Castleview_1	119	165	111	155	91	661	157	142
Belfast	Urban	95GG13S2	Castleview_2	711	607	709	615	805	651	97	523
Belfast	Urban	95GG13S3	Castleview_3	463	589	342	256	334	702	578	247
Belfast	Urban	95GG14S1	Cavehill_1	819	865	768	749	755	541	601	241
Belfast	Urban	95GG14S2	Cavehill_2	736	517	778	844	844	550	231	335
Belfast	Urban	95GG14S3	Cavehill_3	848	885	780	782	778	441	868	329
Belfast	Urban	95GG15S1	Cherryvalley_1	873	877	867	849	883	602	167	886
Belfast	Urban	95GG15S2	Cherryvalley_2	885	824	865	831	868	829	496	602
Belfast	Urban	95GG15S3	Cherryvalley_3	640	775	427	457	394	740	669	460
Belfast	Urban	95GG16S1	Chichester Park_1	122	196	153	116	141	848	12	60
Belfast	Urban	95GG16S2	Chichester Park_2	377	549	242	234	421	870	178	122
Belfast	Urban	95GG16S3	Chichester Park_3	559	721	476	403	400	578	180	282
Belfast	Urban	95GG17S1	Cliftonville_1	98	161	75	74	183	638	109	100
Belfast	Urban	95GG17S2	Cliftonville_2	515	725	361	334	580	888	55	202
Belfast	Urban	95GG17S3	Cliftonville_3	150	219	120	96	129	864	398	155
Belfast	Urban	95GG18S1	Clonard_1	50	73	49	41	101	737	100	131
Belfast	Urban	95GG18S2	Clonard_2	55	293	46	15	73	885	40	14
Belfast	Urban	95GG19S1	Crumlin_1	24	34	25	34	20	667	422	218
Belfast	Urban	95GG19S2	Crumlin_2	21	30	56	20	10	749	168	68
Belfast	Urban	95GG20S1	Duncairn_1	49	47	106	73	35	515	121	135
Belfast	Urban	95GG20S2	Duncairn_2	53	44	78	89	56	760	360	43
Belfast	Urban	95GG21S1	Falls_1	41	211	27	14	27	818	136	258
Belfast	Urban	95GG21S2	Falls_2	30	233	36	7	9	875	79	2
Belfast	Urban	95GG21S3	Falls_3	29	88	30	11	46	788	258	9
Belfast	Urban	95GG22S1	Falls Park_1	297	692	212	244	293	873	33	25
Belfast	Urban	95GG22S2	Falls Park_2	393	753	185	142	428	863	504	256
Belfast	Urban	95GG22S3	Falls Park_3	338	650	197	140	340	874	306	191
Belfast	Urban	95GG23S1	Finaghy_1	856	828	781	809	816	472	451	847
Belfast	Urban	95GG23S2	Finaghy_2	854	858	764	713	875	877	259	457
Belfast	Urban	95GG23S3	Finaghy_3	859	787	741	703	819	789	552	678
Belfast	Urban	95GG24S1	Fortwilliam_1	685	855	418	405	797	856	266	360
Belfast	Urban	95GG24S2	Fortwilliam_2	298	417	268	277	266	824	32	143
Belfast	Urban	95GG24S3	Fortwilliam_3	611	699	480	464	630	779	89	293
Belfast	Urban	95GG25S1	Glen Road_1	185	424	82	87	220	835	470	164
Belfast	Urban	95GG25S2	Glen Road_2	267	526	160	132	300	819	96	340
Belfast	Urban	95GG25S3	Glen Road_3	158	246	125	106	126	859	199	296
Belfast	Urban	95GG26S1	Glencairn_1	87	353	84	102	15	332	237	219
Belfast	Urban	95GG26S2	Glencairn_2	136	191	118	109	99	800	374	184
Belfast	Mixed urban/rural	95GG27S1	Glencolin_1	391	853	209	215	353	355	305	309
Belfast	Urban	95GG27S2	Glencolin_2	131	385	72	50	168	726	270	133
Belfast	Urban	95GG27S3	Glencolin_3	162	471	88	71	109	708	681	150
Belfast	Urban	95GG27S4	Glencolin_4	116	500	66	39	118	849	77	117
Belfast	Urban	95GG28S1	Highfield_1	522	617	523	383	249	314	803	439
Belfast	Urban	95GG28S2	Highfield_2	343	654	204	185	219	781	357	327
Belfast	Urban	95GG28S3	Highfield_3	60	56	76	66	78	538	352	213
Belfast	Urban	95GG29S1	Island_1	140	404	173	78	34	434	346	250
Belfast	Urban	95GG29S2	Island_2	350	402	399	286	186	792	131	194
Belfast	Urban	95GG30S1	Knock_1	384	547	249	279	283	526	325	398
Belfast	Urban	95GG30S2	Knock_2	882	807	857	796	851	797	602	644
Belfast	Urban	95GG30S3	Knock_3	841	776	745	676	745	721	725	537
Belfast	Urban	95GG31S1	Ladybrook_1	763	851	598	420	578	785	873	615
Belfast	Urban	95GG31S2	Ladybrook_2	368	613	236	196	194	807	736	313
Belfast	Urban	95GG31S3	Ladybrook_3	76	201	63	60	53	813	304	63
Belfast	Urban	95GG32S1	Legoniel_1	161	223	211	129	117	326	454	103
Belfast	Urban	95GG32S2	Legoniel_2	88	111	80	101	121	782	251	92
Belfast	Urban	95GG32S3	Legoniel_3	386	509	291	269	319	733	219	161

Belfast	Urban	95GG33S1	Malone_1	849	868	871	885	881	606	93	467
Belfast	Urban	95GG33S2	Malone_2	875	840	878	875	888	678	213	619
Belfast	Urban	95GG33S3	Malone_3	773	792	860	860	886	821	6	347
Belfast	Urban	95GG34S1	Musgrave_1	256	158	237	253	299	747	440	437
Belfast	Urban	95GG34S2	Musgrave_2	757	860	635	551	785	803	169	332
Belfast	Urban	95GG34S3	Musgrave_3	820	870	820	735	815	735	103	455
Belfast	Urban	95GG35S1	New Lodge_1	25	250	9	10	18	707	114	22
Belfast	Urban	95GG35S2	New Lodge_2	7	63	1	3	49	889	192	51
Belfast	Urban	95GG35S3	New Lodge_3	32	162	37	18	1	881	107	65
Belfast	Urban	95GG36S1	Orangefield_1	667	696	671	435	381	840	466	288
Belfast	Urban	95GG36S2	Orangefield_2	834	779	770	638	712	825	442	667
Belfast	Urban	95GG36S3	Orangefield_3	813	838	682	672	697	727	604	407
Belfast	Urban	95GG37S1	Ravenhill_1	833	856	824	803	862	666	162	338
Belfast	Urban	95GG37S2	Ravenhill_2	668	770	698	584	519	880	41	207
Belfast	Urban	95GG37S3	Ravenhill_3	730	791	785	575	323	811	716	248
Belfast	Urban	95GG38S1	Rosetta_1	846	671	818	778	860	623	643	503
Belfast	Urban	95GG38S2	Rosetta_2	707	761	475	428	753	844	591	420
Belfast	Urban	95GG38S3	Rosetta_3	881	883	831	801	870	852	339	656
Belfast	Urban	95GG39S1	Shaftesbury_1	163	464	128	70	104	739	187	123
Belfast	Urban	95GG39S2	Shaftesbury_2	146	438	146	68	72	769	275	39
Belfast	Urban	95GG39S3	Shaftesbury_3	67	127	81	61	16	808	212	352
Belfast	Urban	95GG40S1	Shankill_1	28	49	44	26	7	654	561	114
Belfast	Urban	95GG40S2	Shankill_2	18	115	20	27	4	776	116	3
Belfast	Urban	95GG41S1	Stormont_1	866	821	827	881	890	334	566	877
Belfast	Urban	95GG41S2	Stormont_2	889	876	876	883	887	652	497	885
Belfast	Urban	95GG41S3	Stormont_3	876	879	773	741	832	750	471	832
Belfast	Urban	95GG42S1	Stranmillis_1	887	832	882	888	880	507	709	866
Belfast	Urban	95GG42S2	Stranmillis_2	888	890	890	882	882	734	273	856
Belfast	Urban	95GG42S3	Stranmillis_3	832	789	889	887	889	836	45	440
Belfast	Urban	95GG42S4	Stranmillis_4	879	808	885	889	877	532	598	579
Belfast	Urban	95GG43S1	Sydenham_1	318	690	195	149	171	474	510	599
Belfast	Urban	95GG43S2	Sydenham_2	627	709	655	427	287	854	173	510
Belfast	Urban	95GG43S3	Sydenham_3	456	633	453	309	232	768	108	252
Belfast	Urban	95GG44S1	The Mount_1	80	282	134	79	8	791	152	17
Belfast	Urban	95GG44S2	The Mount_2	64	145	138	88	6	841	61	54
Belfast	Urban	95GG45S1	Upper Malone_1	843	866	843	870	878	415	200	532
Belfast	Urban	95GG45S2	Upper Malone_2	159	477	116	95	51	646	208	443
Belfast	Urban	95GG45S3	Upper Malone_3	720	735	538	529	708	673	542	470
Belfast	Urban	95GG46S1	Upper Springfield_1	82	538	34	25	65	701	202	116
Belfast	Urban	95GG46S2	Upper Springfield_2	77	605	39	29	77	498	25	141
Belfast	Urban	95GG46S3	Upper Springfield_3	48	442	21	21	23	822	48	130
Belfast	Urban	95GG47S1	Water Works_1	15	89	18	8	26	767	46	35
Belfast	Urban	95GG47S2	Water Works_2	2	23	2	4	63	846	341	21
Belfast	Urban	95GG47S3	Water Works_3	56	133	50	72	123	884	7	5
Belfast	Urban	95GG48S1	Whiterock_1	74	132	86	49	154	883	19	46
Belfast	Urban	95GG48S2	Whiterock_2	23	306	8	1	5	731	130	227
Belfast	Urban	95GG48S3	Whiterock_3	35	322	17	5	29	872	20	146
Belfast	Urban	95GG49S1	Windsor_1	822	802	859	804	847	876	94	298
Belfast	Urban	95GG49S2	Windsor_2	790	788	868	780	796	887	44	272
Belfast	Urban	95GG49S3	Windsor_3	482	342	806	592	409	805	3	145
Belfast	Urban	95GG49S4	Windsor_4	556	693	832	506	359	871	5	73
Belfast	Urban	95GG50S1	Woodstock_1	155	204	279	167	88	823	13	111
Belfast	Urban	95GG50S2	Woodstock_2	128	265	154	76	52	879	303	86
Belfast	Urban	95GG50S3	Woodstock_3	96	160	194	138	28	886	17	66
Belfast	Urban	95GG51S1	Woodvale_1	8	7	45	47	2	610	368	37
Belfast	Urban	95GG51S2	Woodvale_2	12	27	28	56	3	741	118	85
Belfast	Urban	95GG51S3	Woodvale_3	17	12	41	53	12	809	132	177
Mid and East Antrim	Rural	95HH01W1	Blackhead	605	606	505	594	408	297	848	486
Mid and East Antrim	Urban	95HH02S1	Bluefield_1	766	805	754	727	486	320	629	831
Mid and East Antrim	Urban	95HH02S2	Bluefield_2	810	741	755	746	771	321	865	825
Mid and East Antrim	Urban	95HH03W1	Boneybefore	791	817	701	731	587	465	632	613
Mid and East Antrim	Urban	95HH04S1	Burleigh Hill_1	774	861	732	561	705	336	429	816
Mid and East Antrim	Urban	95HH04S2	Burleigh Hill_2	829	889	710	659	782	394	874	696
Mid and East Antrim	Urban	95HH05W1	Clipperstown	286	448	239	190	159	511	679	223
Mid and East Antrim	Mixed urban/rural	95HH06S1	Eden_1	752	767	802	750	585	239	518	616

Mid and East Antrim	Urban	95HH06S2	Eden_2	617	544	566	477	480	369	784	550	
Mid and East Antrim	Urban	95HH07W1	Gortalee	276	298	243	230	157	608	781	403	
Mid and East Antrim	Urban	95HH08W1	Greenisland	783	812	758	684	522	391	773	639	
Mid and East Antrim	Urban	95HH09W1	Killycrot	252	435	172	221	148	709	633	110	
Mid and East Antrim	Urban	95HH10W1	Knockagh	865	862	849	788	839	353	845	592	
Mid and East Antrim	Urban	95HH11W1	Love Lane	173	553	95	134	54	594	824	157	
Mid and East Antrim	Urban	95HH12W1	Milebush	536	718	380	413	253	490	664	610	
Mid and East Antrim	Urban	95HH13W1	Northland	65	50	135	98	13	686	707	365	
Mid and East Antrim	Urban	95HH14W1	Sunnylands	230	454	171	163	83	810	699	221	
Mid and East Antrim	Urban	95HH15W1	Victoria	609	687	547	392	375	438	888	412	
Mid and East Antrim	Rural	95HH16W1	Whitehead	699	678	601	789	713	303	586	279	
Mid and East Antrim	Mixed urban/rural	95HH17W1	Woodburn	644	529	746	685	518	198	548	499	
Lisburn and Castlereagh	Urban	95II01S1	Ballyhanwood_1	784	720	753	670	723	373	573	743	
Lisburn and Castlereagh	Mixed urban/rural	95II01S2	Ballyhanwood_2	827	822	836	829	869	274	519	551	
Lisburn and Castlereagh	Urban	95II02S1	Beechill_1	853	859	787	761	858	286	872	860	
Lisburn and Castlereagh	Urban	95II02S2	Beechill_2	733	816	552	451	758	499	831	548	
Belfast	Urban	95II02S3	Beechill_3	549	694	312	248	642	593	732	465	
Lisburn and Castlereagh	Urban	95II03S1	Cairnshill_1	880	872	869	863	854	340	885	884	
Lisburn and Castlereagh	Urban	95II03S2	Cairnshill_2	845	880	872	833	717	566	174	577	
Lisburn and Castlereagh	Urban	95II04S1	Carrowreagh_1	860	869	835	774	700	407	884	674	
Lisburn and Castlereagh	Urban	95II04S2	Carrowreagh_2	511	561	435	305	225	664	726	697	
Lisburn and Castlereagh	Urban	95II05S1	Carryduff East_1	814	843	763	756	825	378	288	734	
Lisburn and Castlereagh	Urban	95II05S2	Carryduff East_2	725	732	515	480	734	627	689	698	
Lisburn and Castlereagh	Mixed urban/rural	95II06S1	Carryduff West_1	851	863	826	798	874	305	498	753	
Lisburn and Castlereagh	Urban	95II06S2	Carryduff West_2	872	848	808	791	768	604	714	647	
Belfast	Urban	95II07W1	Cregagh	241	666	188	131	80	812	228	283	
Belfast	Urban	95II08W1	Downshire	687	703	570	475	473	860	394	477	
Lisburn and Castlereagh	Urban	95II09S1	Dundonald_1	807	768	720	679	747	505	860	504	
Lisburn and Castlereagh	Urban	95II09S2	Dundonald_2	838	844	729	583	655	657	867	864	
Lisburn and Castlereagh	Urban	95II10W1	Enler	371	629	322	180	130	658	832	354	
Lisburn and Castlereagh	Urban	95II11W1	Galwally	883	886	812	800	834	671	833	569	
Belfast	Urban	95II12W1	Gilnahirk	877	878	840	802	829	828	210	818	
Lisburn and Castlereagh	Urban	95II13W1	Graham's Bridge	410	428	367	260	197	838	678	399	
Belfast	Urban	95II14W1	Hillfoot	884	836	863	842	857	591	613	835	
Lisburn and Castlereagh	Urban	95II15S1	Knockbracken_1	870	852	880	876	863	435	520	542	
Lisburn and Castlereagh	Urban	95II15S2	Knockbracken_2	867	771	841	838	842	605	473	664	
Belfast	Urban	95II16W1	Lisnasharragh	615	871	448	360	248	717	749	749	
Belfast	Urban	95II17W1	Lower Braniel	641	697	429	416	483	745	755	511	
Belfast	Urban	95II18W1	Minnowburn	293	698	225	153	106	514	640	285	
Lisburn and Castlereagh	Mixed urban/rural	95II19S1	Moneyreagh_1	821	800	846	871	836	172	751	883	
Lisburn and Castlereagh	Rural	95II19S2	Moneyreagh_2	740	829	664	614	703	268	465	699	
Lisburn and Castlereagh	Urban	95II20W1	Newtownbreda	815	827	695	665	726	759	420	520	
Belfast	Urban	95II21W1	Tullycarnet	248	433	191	182	74	783	753	518	
Belfast	Urban	95II22W1	Upper Braniel	614	622	560	443	466	469	403	475	
Belfast	Urban	95II23W1	Wynchurch	836	834	727	637	679	861	522	605	
Causeway Coast and Glens	Rural	95JJ01W1	Agivey	550	362	681	768	676	117	186	679	
Causeway Coast and Glens	Urban	95JJ02W1	Atlantic	213	124	216	451	305	419	752	72	TRUE
Causeway Coast and Glens	Urban	95JJ03S1	Ballysally_1	31	6	38	94	114	544	324	93	
Causeway Coast and Glens	Urban	95JJ03S2	Ballysally_2	160	176	156	193	103	480	565	236	
Causeway Coast and Glens	Rural	95JJ04S1	Castlerock_1	373	187	518	734	320	177	380	476	
Causeway Coast and Glens	Rural	95JJ04S2	Castlerock_2	450	175	561	715	470	267	708	581	
Causeway Coast and Glens	Urban	95JJ05W1	Central	137	106	189	222	226	831	26	36	
Causeway Coast and Glens	Urban	95JJ06W1	Churchland	172	200	139	171	149	626	530	152	
Causeway Coast and Glens	Urban	95JJ07W1	Cross Glebe	157	142	136	184	139	521	722	336	
Causeway Coast and Glens	Rural	95JJ08S1	Dundooan_1	337	405	335	474	345	205	62	305	
Causeway Coast and Glens	Mixed urban/rural	95JJ08S2	Dundooan_2	793	659	830	834	752	315	859	501	
Causeway Coast and Glens	Rural	95JJ09W1	Dunluce	547	326	637	830	670	163	225	549	
Causeway Coast and Glens	Rural	95JJ10W1	Garvagh	272	71	432	559	467	189	724	623	
Causeway Coast and Glens	Urban	95JJ11S1	Hopefield_1	626	486	504	673	555	343	853	534	
Causeway Coast and Glens	Urban	95JJ11S2	Hopefield_2	593	317	717	752	530	374	540	368	
Causeway Coast and Glens	Rural	95JJ12W1	Kilrea	407	227	379	503	535	245	764	557	
Causeway Coast and Glens	Urban	95JJ13S1	Knocklynn_1	542	294	484	674	501	364	820	762	
Causeway Coast and Glens	Urban	95JJ13S2	Knocklynn_2	665	409	580	753	646	393	842	849	
Causeway Coast and Glens	Rural	95JJ14W1	Macosquin	458	339	440	662	547	145	345	471	
Causeway Coast and Glens	Urban	95JJ15W1	Mount Sandel	471	354	376	546	374	753	415	229	

Causeway Coast and Glens	Urban	95JJ16W1	Portstewart	253	170	210	353	445	672	715	40
Causeway Coast and Glens	Rural	95JJ17W1	Ringsend	341	177	495	697	556	51	222	870
Causeway Coast and Glens	Urban	95JJ18W1	Royal Portrush	105	32	140	342	348	405	397	18
Causeway Coast and Glens	Urban	95JJ19S1	Strand_1	835	825	873	866	840	576	113	505
Causeway Coast and Glens	Urban	95JJ19S2	Strand_2	861	823	870	784	848	567	762	232
Causeway Coast and Glens	Mixed urban/rural	95JJ20S1	The Cuts_1	592	327	628	708	528	392	863	405
Causeway Coast and Glens	Urban	95JJ20S2	The Cuts_2	539	494	422	513	344	583	673	366
Causeway Coast and Glens	Urban	95JJ21W1	University	398	383	391	345	188	464	800	406
Causeway Coast and Glens	Urban	95JJ22W1	Waterside	708	416	693	813	773	554	567	426
Mid Ulster	Rural	95KK01W1	Ardboe	206	237	238	178	258	79	636	882
Mid Ulster	Rural	95KK02W1	Coagh	492	566	491	308	413	181	456	724
Mid Ulster	Rural	95KK03W1	Dunnamore	271	222	441	425	590	6	463	740
Mid Ulster	Urban	95KK04W1	Gortalowry	404	665	292	238	296	444	483	203
Mid Ulster	Rural	95KK05W1	Killycolpy	314	267	388	378	306	80	430	859
Mid Ulster	Urban	95KK06W1	Killymoon	254	361	217	192	191	549	283	276
Mid Ulster	Rural	95KK07W1	Lissan	434	562	521	526	512	10	524	791
Mid Ulster	Rural	95KK08W1	Moneymore	406	296	479	369	382	238	757	345
Mid Ulster	Urban	95KK09W1	Newbuildings	390	490	339	236	250	650	541	159
Mid Ulster	Rural	95KK10W1	Oaklands	397	205	654	611	532	59	327	688
Mid Ulster	Urban	95KK11W1	Oldtown	296	243	297	189	330	552	809	204
Mid Ulster	Rural	95KK12W1	Pomeroy	167	68	267	290	318	91	480	775
Mid Ulster	Rural	95KK13W1	Sandholes	478	365	522	465	523	179	301	648
Mid Ulster	Rural	95KK14W1	Stewartstown	408	554	368	291	414	161	229	649
Mid Ulster	Rural	95KK15W1	The Loop	531	668	510	521	494	44	778	858
Mid Ulster	Urban	95KK16W1	Tullagh	561	760	451	329	422	674	644	96
Armagh City, Banbridge and Craigavon	Rural	95LL01S1	Aghagallon_1	649	680	539	557	577	199	771	755
Armagh City, Banbridge and Craigavon	Mixed urban/rural	95LL01S2	Aghagallon_2	684	664	647	593	658	192	618	689
Armagh City, Banbridge and Craigavon	Mixed urban/rural	95LL02S1	Annagh_1	583	414	610	543	582	288	653	438
Armagh City, Banbridge and Craigavon	Urban	95LL02S2	Annagh_2	73	19	240	228	110	842	15	42
Armagh City, Banbridge and Craigavon	Mixed urban/rural	95LL03W1	Ballybay	200	202	275	235	82	477	637	226
Armagh City, Banbridge and Craigavon	Mixed urban/rural	95LL04W1	Ballyoran	412	489	321	278	366	329	647	384
Armagh City, Banbridge and Craigavon	Mixed urban/rural	95LL05S1	Bleary_1	825	730	848	841	781	255	840	822
Armagh City, Banbridge and Craigavon	Rural	95LL05S2	Bleary_2	631	765	529	472	567	253	285	784
Armagh City, Banbridge and Craigavon	Mixed urban/rural	95LL06S1	Brownstown_1	423	264	520	599	311	322	311	448
Armagh City, Banbridge and Craigavon	Urban	95LL06S2	Brownstown_2	447	338	467	335	297	645	539	415
Armagh City, Banbridge and Craigavon	Urban	95LL07W1	Church	62	17	198	199	33	690	204	104
Armagh City, Banbridge and Craigavon	Urban	95LL08S1	Corcrain_1	129	100	147	168	136	637	361	196
Armagh City, Banbridge and Craigavon	Urban	95LL08S2	Corcrain_2	108	86	178	211	81	564	70	175
Armagh City, Banbridge and Craigavon	Urban	95LL09S1	Court_1	54	105	69	67	68	850	58	7
Armagh City, Banbridge and Craigavon	Urban	95LL09S2	Court_2	179	592	92	100	115	806	299	97
Armagh City, Banbridge and Craigavon	Mixed urban/rural	95LL10S1	Derrytrasna_1	697	752	646	462	681	285	626	589
Armagh City, Banbridge and Craigavon	Rural	95LL10S2	Derrytrasna_2	608	635	666	633	570	73	581	707
Armagh City, Banbridge and Craigavon	Rural	95LL11S1	Donaghcloney_1	519	418	472	564	520	210	543	531
Armagh City, Banbridge and Craigavon	Rural	95LL11S2	Donaghcloney_2	727	634	797	818	688	127	767	829
Armagh City, Banbridge and Craigavon	Urban	95LL12S1	Drumgask_1	208	273	265	124	164	344	687	188
Armagh City, Banbridge and Craigavon	Urban	95LL12S2	Drumgask_2	52	117	67	42	24	478	166	295
Armagh City, Banbridge and Craigavon	Urban	95LL13S1	Drumgor_1	262	277	288	273	195	354	545	125
Armagh City, Banbridge and Craigavon	Urban	95LL13S2	Drumgor_2	81	172	107	64	37	531	792	26
Armagh City, Banbridge and Craigavon	Urban	95LL14S1	Drumnamoe_1	83	395	42	31	62	589	146	344
Armagh City, Banbridge and Craigavon	Urban	95LL14S2	Drumnamoe_2	351	444	257	202	332	524	297	606
Armagh City, Banbridge and Craigavon	Urban	95LL15S1	Edenderry_1	427	291	468	331	449	798	268	192
Armagh City, Banbridge and Craigavon	Urban	95LL15S2	Edenderry_2	682	845	526	400	426	597	711	608
Armagh City, Banbridge and Craigavon	Urban	95LL16S1	Kernan_1	780	739	760	669	692	346	837	508
Armagh City, Banbridge and Craigavon	Urban	95LL16S2	Kernan_2	616	516	696	567	367	276	856	541
Armagh City, Banbridge and Craigavon	Urban	95LL17W1	Killycomain	468	351	360	386	416	607	744	469
Armagh City, Banbridge and Craigavon	Urban	95LL18S1	Knocknashane_1	678	747	631	577	317	613	453	473
Armagh City, Banbridge and Craigavon	Urban	95LL18S2	Knocknashane_2	775	830	724	606	499	429	765	803
Armagh City, Banbridge and Craigavon	Mixed urban/rural	95LL19S1	Magheralin_1	746	740	667	616	606	446	599	625
Armagh City, Banbridge and Craigavon	Rural	95LL19S2	Magheralin_2	689	467	718	695	672	261	795	781
Armagh City, Banbridge and Craigavon	Urban	95LL20W1	Mourneview	301	459	246	183	178	509	513	317
Armagh City, Banbridge and Craigavon	Urban	95LL21W1	Parklake	417	295	424	356	341	659	570	243
Armagh City, Banbridge and Craigavon	Urban	95LL22W1	Taghnevan	332	465	286	208	239	533	526	173
Armagh City, Banbridge and Craigavon	Urban	95LL23W1	Tavanagh	164	122	199	225	93	799	502	181
Armagh City, Banbridge and Craigavon	Rural	95LL24S1	The Birches_1	534	268	704	721	537	130	808	746
Armagh City, Banbridge and Craigavon	Rural	95LL24S2	The Birches_2	577	627	541	609	496	96	658	786

Armagh City, Banbridge and Craigavon	Rural	95LL25S1	Waringstown_1	715	521	774	729	715	254	825	539	
Armagh City, Banbridge and Craigavon	Rural	95LL25S2	Waringstown_2	767	658	767	739	817	348	395	588	
Armagh City, Banbridge and Craigavon	Urban	95LL26S1	Woodville_1	14	9	59	91	21	729	10	27	
Armagh City, Banbridge and Craigavon	Urban	95LL26S2	Woodville_2	772	766	645	600	780	475	478	691	
Derry City and Strabane	Urban	95MM01S1	Altnagelvin_1	101	199	71	118	85	461	247	176	
Derry City and Strabane	Urban	95MM01S2	Altnagelvin_2	545	236	584	573	611	622	785	339	
Derry City and Strabane	Urban	95MM01S3	Altnagelvin_3	525	350	449	496	488	377	882	640	
Derry City and Strabane	Urban	95MM02S1	Ballynashallog_1	621	596	402	481	744	534	614	328	
Derry City and Strabane	Urban	95MM02S2	Ballynashallog_2	808	667	750	814	853	358	700	800	
Derry City and Strabane	Rural	95MM03W1	Banagher	245	130	414	505	517	41	148	760	
Derry City and Strabane	Urban	95MM04W1	Beechwood	196	429	79	115	257	857	243	397	
Derry City and Strabane	Urban	95MM05W1	Brandywell	13	18	13	32	98	516	141	50	
Derry City and Strabane	Urban	95MM06S1	Carn Hill_1	226	422	121	119	315	581	485	220	
Derry City and Strabane	Urban	95MM06S2	Carn Hill_2	59	94	32	63	144	837	205	102	
Derry City and Strabane	Urban	95MM07W1	Caw	287	425	176	207	189	669	844	301	
Derry City and Strabane	Urban	95MM08S1	Clondermot_1	43	45	24	45	174	758	718	94	
Derry City and Strabane	Urban	95MM08S2	Clondermot_2	633	731	478	385	551	616	461	351	
Derry City and Strabane	Rural	95MM09S1	Claudy_1	490	565	340	366	471	229	849	600	
Derry City and Strabane	Rural	95MM09S2	Claudy_2	340	316	442	467	571	32	241	533	
Derry City and Strabane	Urban	95MM10S1	Creggan Central_1	10	20	16	23	31	695	82	198	
Derry City and Strabane	Urban	95MM10S2	Creggan Central_2	69	58	61	65	165	719	181	254	
Derry City and Strabane	Urban	95MM11W1	Creggan South	33	54	14	35	57	675	302	238	
Derry City and Strabane	Mixed urban/rural	95MM12S1	Crevagh_1	142	85	145	274	372	202	363	195	
Derry City and Strabane	Urban	95MM12S2	Crevagh_2	3	15	10	9	32	525	529	28	
Derry City and Strabane	Urban	95MM12S3	Crevagh_3	149	129	142	110	259	453	423	281	
Derry City and Strabane	Rural	95MM13S1	Culmore_1	650	814	481	501	793	165	663	497	
Derry City and Strabane	Urban	95MM13S2	Culmore_2	22	42	22	22	64	598	95	30	
Derry City and Strabane	Urban	95MM13S3	Culmore_3	130	421	57	85	128	471	622	126	
Derry City and Strabane	Urban	95MM13S4	Culmore_4	300	308	245	194	377	298	823	392	
Derry City and Strabane	Rural	95MM13S5	Culmore_5	738	610	679	760	826	231	854	659	
Derry City and Strabane	Urban	95MM14S1	Ebrington_1	416	413	235	387	602	826	353	119	
Derry City and Strabane	Urban	95MM14S2	Ebrington_2	38	24	51	104	166	866	18	33	
Derry City and Strabane	Rural	95MM15S1	Eglinton_1	421	310	348	459	707	249	393	315	
Derry City and Strabane	Rural	95MM15S2	Eglinton_2	636	510	553	560	685	269	745	607	
Derry City and Strabane	Rural	95MM16S1	Enagh_1	180	119	214	176	280	273	804	257	
Derry City and Strabane	Mixed urban/rural	95MM16S2	Enagh_2	634	585	555	587	729	246	486	380	TRUE
Derry City and Strabane	Urban	95MM17S1	Foyle Springs_1	713	742	488	605	738	488	426	726	
Derry City and Strabane	Urban	95MM17S2	Foyle Springs_2	229	366	108	169	343	625	372	270	
Derry City and Strabane	Rural	95MM18S1	Holly Mount_1	470	419	438	442	521	185	432	495	
Derry City and Strabane	Mixed urban/rural	95MM18S2	Holly Mount_2	603	604	558	444	593	275	577	374	
Derry City and Strabane	Urban	95MM19S1	Kilfennan_1	630	764	415	458	456	774	328	496	
Derry City and Strabane	Urban	95MM19S2	Kilfennan_2	415	420	316	303	386	752	284	289	
Derry City and Strabane	Urban	95MM20S1	Lisnagelvin_1	274	391	127	164	371	614	876	429	
Derry City and Strabane	Urban	95MM20S2	Lisnagelvin_2	513	449	409	431	447	830	216	320	
Derry City and Strabane	Rural	95MM21S1	New Buildings_1	278	270	229	280	265	307	579	574	
Derry City and Strabane	Mixed urban/rural	95MM21S2	New Buildings_2	739	750	583	701	754	282	783	629	
Derry City and Strabane	Urban	95MM22S1	Pennyburn_1	419	513	355	421	620	832	37	24	
Derry City and Strabane	Urban	95MM22S2	Pennyburn_2	755	835	508	476	812	635	819	535	
Derry City and Strabane	Urban	95MM23W1	Rosemount	68	51	65	105	245	858	50	44	
Derry City and Strabane	Urban	95MM24W1	Shantallow East	86	174	43	62	179	730	117	265	
Derry City and Strabane	Urban	95MM25S1	Shantallow West_1	19	65	7	13	87	684	300	19	
Derry City and Strabane	Urban	95MM25S2	Shantallow West_2	27	16	40	46	108	431	185	29	
Derry City and Strabane	Urban	95MM25S3	Shantallow West_3	51	40	58	59	135	328	730	107	
Derry City and Strabane	Urban	95MM25S4	Shantallow West_4	327	254	308	282	430	330	671	273	
Derry City and Strabane	Urban	95MM26S1	Springtown_1	144	157	114	108	262	584	257	291	
Derry City and Strabane	Urban	95MM26S2	Springtown_2	578	804	347	363	626	560	255	413	
Derry City and Strabane	Urban	95MM27S1	Strand_1	5	10	4	36	203	839	9	10	
Derry City and Strabane	Urban	95MM27S2	Strand_2	405	345	434	339	557	862	22	205	
Derry City and Strabane	Urban	95MM28W1	The Diamond	6	11	6	44	152	845	42	1	
Derry City and Strabane	Urban	95MM29W1	Victoria	153	149	152	160	212	677	183	109	
Derry City and Strabane	Urban	95MM30W1	Westland	45	43	29	77	167	865	110	120	
Newry, Mourne and Down	Rural	95NN01S1	Ardglass_1	176	285	115	204	175	227	612	259	
Newry, Mourne and Down	Rural	95NN01S2	Ardglass_2	305	302	263	372	474	104	350	449	
Newry, Mourne and Down	Urban	95NN02W1	Audley's Acre	599	710	456	449	531	389	672	237	
Newry, Mourne and Down	Urban	95NN03S1	Ballymaglave_1	396	215	372	344	527	704	677	214	

Newry, Mourne and Down	Urban	95NN03S2	Ballymaglave_2	475	548	381	365	274	341	822	556
Newry, Mourne and Down	Urban	95NN04W1	Ballymote	115	315	93	57	113	473	651	34
Newry, Mourne and Down	Urban	95NN05W1	Ballynahinch East	283	234	271	272	256	628	527	187
Newry, Mourne and Down	Rural	95NN06S1	Castlewellan_1	235	580	184	161	142	688	35	287
Newry, Mourne and Down	Rural	95NN06S2	Castlewellan_2	455	427	406	382	418	233	634	544
Newry, Mourne and Down	Urban	95NN07S1	Cathedral_1	352	546	251	152	395	454	821	163
Newry, Mourne and Down	Urban	95NN07S2	Cathedral_2	106	108	133	125	158	489	434	23
Newry, Mourne and Down	Rural	95NN08S1	Crossgar_1	669	649	611	580	698	207	536	653
Newry, Mourne and Down	Rural	95NN08S2	Crossgar_2	660	551	639	720	553	228	790	555
Newry, Mourne and Down	Rural	95NN09S1	Derryboy_1	716	652	822	835	792	95	469	861
Newry, Mourne and Down	Rural	95NN09S2	Derryboy_2	464	443	487	556	657	142	57	521
Newry, Mourne and Down	Urban	95NN10S1	Donard_1	442	673	208	326	675	428	467	136
Newry, Mourne and Down	Urban	95NN10S2	Donard_2	671	462	606	652	735	352	660	685
Newry, Mourne and Down	Rural	95NN11S1	Drumaness_1	364	436	334	258	369	223	354	488
Newry, Mourne and Down	Rural	95NN11S2	Drumaness_2	629	476	690	645	662	129	648	787
Newry, Mourne and Down	Rural	95NN12W1	Dundrum	321	182	374	376	427	209	572	419
Newry, Mourne and Down	Mixed urban/rural	95NN13W1	Dunmore	666	623	657	677	656	146	654	657
Newry, Mourne and Down	Rural	95NN14S1	Killough_1	217	186	266	316	327	126	329	323
Newry, Mourne and Down	Rural	95NN14S2	Killough_2	261	238	318	401	378	72	143	576
Newry, Mourne and Down	Rural	95NN15W1	Killyleagh	381	349	398	407	238	318	508	314
Newry, Mourne and Down	Rural	95NN16S1	Kilmore_1	735	559	813	839	856	216	406	645
Newry, Mourne and Down	Rural	95NN16S2	Kilmore_2	693	612	707	820	614	184	414	806
Newry, Mourne and Down	Mixed urban/rural	95NN17W1	Murlough	89	112	77	114	176	361	600	57
Newry, Mourne and Down	Urban	95NN18S1	Quoile_1	186	401	105	146	217	448	154	183
Newry, Mourne and Down	Urban	95NN18S2	Quoile_2	761	875	607	591	759	266	810	712
Newry, Mourne and Down	Rural	95NN19S1	Saintfield_1	771	763	577	598	756	586	756	559
Newry, Mourne and Down	Rural	95NN19S2	Saintfield_2	781	545	821	837	828	327	828	562
Newry, Mourne and Down	Rural	95NN20W1	Seaforde	429	411	511	511	477	66	326	567
Newry, Mourne and Down	Urban	95NN21W1	Shimna	295	241	278	368	481	523	171	64
Newry, Mourne and Down	Rural	95NN22W1	Strangford	474	576	537	555	617	31	260	493
Newry, Mourne and Down	Rural	95NN23S1	Tollymore_1	375	453	392	455	437	76	129	584
Newry, Mourne and Down	Rural	95NN23S2	Tollymore_2	372	192	396	440	638	244	409	441
Mid Ulster	Rural	95OO01W1	Altmore	313	242	425	497	435	53	122	871
Mid Ulster	Rural	95OO02W1	Augher	479	331	692	757	699	36	197	720
Mid Ulster	Rural	95OO03W1	Aughnacloy	344	183	482	483	500	106	474	515
Mid Ulster	Rural	95OO04W1	Ballygawley	232	113	327	330	438	107	596	543
Mid Ulster	Urban	95OO05W1	Ballysaggart	239	336	219	210	155	679	250	156
Mid Ulster	Rural	95OO06W1	Benburb	494	311	636	572	566	118	358	758
Mid Ulster	Rural	95OO07W1	Caledon	465	363	629	566	668	57	150	796
Mid Ulster	Rural	95OO08W1	Castlecaulfield	625	577	599	499	621	206	620	598
Mid Ulster	Rural	95OO09W1	Clogher	331	325	474	498	393	40	203	462
Mid Ulster	Mixed urban/rural	95OO10W1	Coalisland North	329	431	233	191	325	356	788	513
Mid Ulster	Urban	95OO11W1	Coalisland South	92	76	96	82	199	447	595	197
Mid Ulster	Mixed urban/rural	95OO12W1	Coalisland West and Newmills	360	437	309	297	235	262	698	529
Mid Ulster	Urban	95OO13W1	Coolhill	662	799	726	630	361	493	65	612
Mid Ulster	Rural	95OO14W1	Donaghmore	425	198	572	523	586	173	390	732
Mid Ulster	Urban	95OO15W1	Drumglass	291	341	262	203	206	476	549	387
Mid Ulster	Rural	95OO16W1	Fivemiletown	431	397	545	453	298	155	507	386
Mid Ulster	Rural	95OO17W1	Killyman	560	456	612	541	484	171	583	681
Mid Ulster	Mixed urban/rural	95OO18W1	Killymeal	624	714	602	535	444	335	226	456
Mid Ulster	Rural	95OO19W1	Moy	558	348	633	646	559	218	702	404
Mid Ulster	Urban	95OO20W1	Moygashel	586	535	589	460	591	396	308	292
Mid Ulster	Urban	95OO21W1	Mullaghmore	355	332	354	298	482	601	137	98
Mid Ulster	Rural	95OO22W1	Washing Bay	476	400	473	379	581	143	537	750
Fermanagh and Omagh	Rural	95PP01W1	Ballinamallard	526	408	592	533	454	139	684	715
Fermanagh and Omagh	Rural	95PP02W1	Belcoo and Garrison	238	128	543	710	540	2	182	596
Fermanagh and Omagh	Rural	95PP03W1	Belleek and Boa	151	37	362	536	450	14	500	507
Fermanagh and Omagh	Rural	95PP04W1	Boho Cleenish and Letterbreen	399	230	650	655	415	48	514	654
Fermanagh and Omagh	Rural	95PP05W1	Brookeborough	366	262	562	705	565	27	153	668
Fermanagh and Omagh	Urban	95PP06S1	Castlecoole_1	357	496	303	251	202	420	680	284
Fermanagh and Omagh	Urban	95PP06S2	Castlecoole_2	466	224	462	518	669	416	610	304
Fermanagh and Omagh	Rural	95PP07W1	Derrygonnelly	436	307	524	639	546	50	559	731
Fermanagh and Omagh	Rural	95PP08W1	Derrylin	362	159	595	807	487	42	597	687
Fermanagh and Omagh	Urban	95PP09W1	Devenish	44	28	62	69	153	595	119	59
Fermanagh and Omagh	Rural	95PP10W1	Donagh	234	69	509	649	605	16	556	719

Fermanagh and Omagh	Urban	95PP11W1	Erne	216	330	175	200	205	460	685	62
Fermanagh and Omagh	Rural	95PP12W1	Florence Court and Kinawley	275	125	603	700	583	11	238	693
Fermanagh and Omagh	Rural	95PP13W1	Irvinestown	143	74	168	209	316	280	670	208
Fermanagh and Omagh	Rural	95PP14S1	Kesh Ederney and Lack_1	211	134	375	352	331	47	298	714
Fermanagh and Omagh	Rural	95PP14S2	Kesh Ederney and Lack_2	392	213	536	549	342	159	697	482
Fermanagh and Omagh	Rural	95PP15W1	Lisbellaw	622	560	656	621	526	196	349	710
Fermanagh and Omagh	Rural	95PP16W1	Lisnarrick	413	239	644	631	572	83	149	560
Fermanagh and Omagh	Rural	95PP17W1	Lisnaskea	182	166	164	233	229	289	615	179
Fermanagh and Omagh	Rural	95PP18W1	Maguiresbridge	394	210	531	620	373	111	695	665
Fermanagh and Omagh	Rural	95PP19W1	Newtownbutler	112	31	260	304	363	39	332	561
Fermanagh and Omagh	Urban	95PP20W1	Portora	214	114	328	295	407	418	384	38
Fermanagh and Omagh	Rural	95PP21W1	Rosslea	114	14	407	582	495	5	343	666
Fermanagh and Omagh	Urban	95PP22W1	Rossorry	409	410	331	374	336	365	811	249
Fermanagh and Omagh	Rural	95PP23W1	Tempo	309	153	428	532	431	81	568	527
Mid and East Antrim	Urban	95QQ01W1	Antiville	156	212	117	217	160	689	134	118
Mid and East Antrim	Rural	95QQ02W1	Ballycarry	612	615	689	767	420	122	356	723
Mid and East Antrim	Urban	95QQ03W1	Ballyloran	104	70	129	141	150	432	401	158
Mid and East Antrim	Urban	95QQ04W1	Blackcave	367	512	258	263	209	495	488	676
Mid and East Antrim	Mixed urban/rural	95QQ05W1	Carncastle	729	660	683	783	751	265	344	741
Mid and East Antrim	Rural	95QQ06W1	Carnlough	369	469	319	412	440	115	290	324
Mid and East Antrim	Urban	95QQ07W1	Central	192	280	166	223	268	723	36	41
Mid and East Antrim	Urban	95QQ08W1	Craigy Hill	209	515	104	156	145	633	323	357
Mid and East Antrim	Urban	95QQ09W1	Gardenmore	595	700	395	454	536	632	336	350
Mid and East Antrim	Rural	95QQ10W1	Glenarm	281	288	623	682	554	3	16	401
Mid and East Antrim	Mixed urban/rural	95QQ11W1	Glynn	555	379	615	644	618	178	338	655
Mid and East Antrim	Urban	95QQ12W1	Harbour	441	532	276	519	412	381	176	375
Mid and East Antrim	Rural	95QQ13W1	Island Magee	514	614	617	763	461	69	51	773
Mid and East Antrim	Urban	95QQ14S1	Kilwaughter_1	728	707	752	641	545	313	758	485
Mid and East Antrim	Mixed urban/rural	95QQ14S2	Kilwaughter_2	568	488	669	773	663	99	126	646
Mid and East Antrim	Urban	95QQ15W1	Town Parks	292	206	326	312	307	720	80	430
Causeway Coast and Glens	Urban	95RR01S1	Aghanloo_1	414	184	400	434	598	357	890	638
Causeway Coast and Glens	Mixed urban/rural	95RR01S2	Aghanloo_2	493	498	544	683	544	77	123	614
Causeway Coast and Glens	Rural	95RR02W1	Ballykelly	251	259	205	373	338	234	227	280
Causeway Coast and Glens	Urban	95RR03W1	Coolessan	34	60	23	48	67	503	381	20
Causeway Coast and Glens	Rural	95RR04W1	Dungiven	145	39	151	241	455	483	661	450
Causeway Coast and Glens	Urban	95RR05S1	Enagh_1	610	681	384	429	710	375	754	480
Causeway Coast and Glens	Urban	95RR05S2	Enagh_2	127	189	97	120	173	518	649	47
Causeway Coast and Glens	Rural	95RR06W1	Feeny	203	53	366	414	389	186	388	684
Causeway Coast and Glens	Mixed urban/rural	95RR07W1	Forest	446	323	444	492	492	194	399	686
Causeway Coast and Glens	Rural	95RR08W1	Glack	365	352	420	539	653	12	525	776
Causeway Coast and Glens	Rural	95RR09S1	Gresteel_1	290	256	228	268	493	188	592	573
Causeway Coast and Glens	Rural	95RR09S2	Gresteel_2	265	140	403	381	273	259	287	434
Causeway Coast and Glens	Urban	95RR10W1	Greystone	11	33	5	51	42	599	296	12
Causeway Coast and Glens	Rural	95RR11W1	Magilligan	491	598	638	489	613	25	274	587
Causeway Coast and Glens	Urban	95RR12W1	Rathbrady	348	380	261	396	376	529	156	169
Causeway Coast and Glens	Urban	95RR13W1	Roeside	191	347	94	214	277	775	101	81
Causeway Coast and Glens	Rural	95RR14W1	The Highlands	194	57	310	471	511	63	603	804
Causeway Coast and Glens	Rural	95RR15W1	Upper Glenshane	440	381	356	447	497	160	555	828
Lisburn and Castlereagh	Rural	95SS01S1	Ballinderry_1	673	746	852	725	746	45	294	852
Lisburn and Castlereagh	Rural	95SS01S2	Ballinderry_2	695	628	697	717	612	182	662	761
Lisburn and Castlereagh	Urban	95SS02S1	Ballymacash_1	655	724	685	709	424	557	72	346
Lisburn and Castlereagh	Urban	95SS02S2	Ballymacash_2	844	849	874	873	865	359	164	873
Lisburn and Castlereagh	Rural	95SS03S1	Ballymacbrennan_1	700	676	866	864	859	86	145	888
Lisburn and Castlereagh	Rural	95SS03S2	Ballymacbrennan_2	659	722	850	868	864	56	52	837
Lisburn and Castlereagh	Urban	95SS04S1	Ballymacoss_1	361	475	284	197	286	437	879	330
Lisburn and Castlereagh	Urban	95SS04S2	Ballymacoss_2	535	557	503	410	264	443	667	536
Lisburn and Castlereagh	Mixed urban/rural	95SS04S3	Ballymacoss_3	723	685	771	706	574	252	521	677
Lisburn and Castlereagh	Urban	95SS05S1	Blaris_1	509	556	394	509	263	834	334	216
Lisburn and Castlereagh	Mixed urban/rural	95SS05S2	Blaris_2	837	806	858	824	843	295	659	514
Belfast	Mixed urban/rural	95SS06S1	Collin Glen_1	63	378	48	38	50	278	30	165
Belfast	Urban	95SS06S2	Collin Glen_2	20	135	11	2	30	592	98	134
Belfast	Urban	95SS06S3	Collin Glen_3	26	120	35	16	11	765	28	45
Belfast	Urban	95SS07S1	Derryaghy_1	487	639	477	299	261	306	721	378
Belfast	Urban	95SS07S2	Derryaghy_2	554	539	443	367	434	634	523	474
Lisburn and Castlereagh	Mixed urban/rural	95SS07S3	Derryaghy_3	567	578	450	450	397	426	817	431

Lisburn and Castlereagh	Rural	95SS08S1	Dromara_1	769	704	793	790	861	190	379	881
Lisburn and Castlereagh	Rural	95SS08S2	Dromara_2	675	653	711	658	693	169	246	747
Lisburn and Castlereagh	Rural	95SS09S1	Drumbo_1	764	769	884	884	885	242	53	662
Lisburn and Castlereagh	Rural	95SS09S2	Drumbo_2	709	648	800	862	823	164	239	422
Belfast	Urban	95SS10S1	Dunmurry_1	572	461	460	530	641	795	342	129
Belfast	Urban	95SS10S2	Dunmurry_2	831	831	782	762	841	640	252	417
Lisburn and Castlereagh	Rural	95SS11S1	Glenavy_1	703	723	715	553	649	225	793	483
Lisburn and Castlereagh	Rural	95SS11S2	Glenavy_2	645	675	738	755	652	87	265	575
Lisburn and Castlereagh	Urban	95SS12W1	Harmony Hill	852	837	744	738	786	724	439	546
Lisburn and Castlereagh	Urban	95SS13S1	Hilden_1	190	164	296	313	119	754	49	99
Lisburn and Castlereagh	Urban	95SS13S2	Hilden_2	202	92	289	296	181	817	310	310
Lisburn and Castlereagh	Urban	95SS14S1	Hillhall_1	277	550	183	195	122	681	371	427
Lisburn and Castlereagh	Mixed urban/rural	95SS14S2	Hillhall_2	690	480	736	736	637	264	635	729
Lisburn and Castlereagh	Rural	95SS15S1	Hillsborough_1	862	695	834	840	852	485	712	793
Lisburn and Castlereagh	Rural	95SS15S2	Hillsborough_2	812	793	862	867	884	226	315	717
Belfast	Urban	95SS16S1	Kilwee_1	553	773	344	239	603	718	309	461
Belfast	Urban	95SS16S2	Kilwee_2	107	511	53	40	125	756	102	67
Lisburn and Castlereagh	Urban	95SS17S1	Knockmore_1	576	594	554	510	284	403	705	451
Lisburn and Castlereagh	Urban	95SS17S2	Knockmore_2	346	506	346	237	185	408	331	297
Lisburn and Castlereagh	Urban	95SS18S1	Lagan Valley_1	246	278	230	218	137	540	627	436
Lisburn and Castlereagh	Urban	95SS18S2	Lagan Valley_2	380	382	254	292	534	778	448	78
Lisburn and Castlereagh	Mixed urban/rural	95SS19S1	Lambeg_1	606	608	604	548	357	456	544	262
Lisburn and Castlereagh	Mixed urban/rural	95SS19S2	Lambeg_2	359	452	430	384	90	380	477	428
Lisburn and Castlereagh	Urban	95SS20W1	Lisnagarvey	809	772	721	743	597	710	576	566
Lisburn and Castlereagh	Rural	95SS21S1	Maghaberry_1	712	663	816	764	741	232	211	410
Lisburn and Castlereagh	Rural	95SS21S2	Maghaberry_2	742	748	796	770	740	175	291	774
Lisburn and Castlereagh	Urban	95SS22S1	Magheralave_1	753	619	759	694	433	762	492	780
Lisburn and Castlereagh	Urban	95SS22S2	Magheralave_2	857	867	748	771	770	459	706	810
Lisburn and Castlereagh	Rural	95SS23S1	Maze_1	787	677	777	822	794	301	490	722
Lisburn and Castlereagh	Rural	95SS23S2	Maze_2	646	706	625	612	548	136	501	777
Lisburn and Castlereagh	Rural	95SS24S1	Moira_1	804	713	847	832	824	251	782	528
Lisburn and Castlereagh	Rural	95SS24S2	Moira_2	796	754	713	699	722	411	846	682
Lisburn and Castlereagh	Urban	95SS25W1	Old Warren	118	137	162	93	84	512	462	171
Belfast	Urban	95SS26S1	Poleglass_1	39	167	33	17	40	491	235	82
Belfast	Urban	95SS26S2	Poleglass_2	454	584	282	333	329	663	515	325
Lisburn and Castlereagh	Urban	95SS27W1	Seymour Hill	418	501	317	306	279	579	405	393
Lisburn and Castlereagh	Urban	95SS28W1	Tonagh	282	396	252	232	180	784	158	180
Belfast	Urban	95SS29S1	Twinbrook_1	42	96	47	30	70	621	23	245
Belfast	Urban	95SS29S2	Twinbrook_2	36	64	26	28	112	668	59	167
Lisburn and Castlereagh	Urban	95SS30S1	Wallace Park_1	858	887	886	865	660	742	104	868
Lisburn and Castlereagh	Urban	95SS30S2	Wallace Park_2	842	818	814	857	820	417	307	683
Mid Ulster	Rural	95TT01W1	Ballymaguigan	664	640	730	690	728	112	314	727
Mid Ulster	Rural	95TT02W1	Bellaghy	541	377	546	540	629	168	533	826
Mid Ulster	Rural	95TT03S1	Castledawson_1	453	599	421	301	301	296	359	494
Mid Ulster	Rural	95TT03S2	Castledawson_2	607	522	502	618	552	277	538	763
Mid Ulster	Rural	95TT04W1	Draperstown	389	214	416	370	575	174	686	812
Mid Ulster	Urban	95TT05S1	Glebe_1	688	537	672	657	610	536	606	253
Mid Ulster	Urban	95TT05S2	Glebe_2	227	356	190	122	131	780	511	382
Mid Ulster	Rural	95TT06W1	Gulladuff	589	534	575	491	622	170	562	751
Mid Ulster	Mixed urban/rural	95TT07W1	Knockcloghrim	674	715	702	622	631	141	367	756
Mid Ulster	Rural	95TT08W1	Lecumpher	563	406	703	650	704	65	532	814
Mid Ulster	Rural	95TT09S1	Lower Glenshane_1	527	574	563	502	761	30	489	869
Mid Ulster	Rural	95TT09S2	Lower Glenshane_2	661	587	762	799	837	62	404	807
Mid Ulster	Rural	95TT10W1	Maghera	255	163	301	289	275	527	256	343
Mid Ulster	Rural	95TT11S1	Swatragh_1	562	364	565	632	742	123	741	842
Mid Ulster	Rural	95TT11S2	Swatragh_2	459	299	640	723	725	24	400	839
Mid Ulster	Rural	95TT12W1	Tobermore	582	611	568	528	640	116	366	738
Mid Ulster	Urban	95TT13S1	Town Parks East_1	435	232	527	463	352	551	443	363
Mid Ulster	Urban	95TT13S2	Town Parks East_2	218	249	223	137	221	715	769	90
Mid Ulster	Urban	95TT14W1	Town Parks West	544	583	431	358	396	636	768	215
Mid Ulster	Rural	95TT15W1	Upperlands	358	207	483	404	562	140	195	733
Mid Ulster	Rural	95TT16W1	Valley	510	328	557	623	549	148	424	795
Causeway Coast and Glens	Urban	95UU06W1	Dalriada	584	542	390	515	608	386	870	464
Causeway Coast and Glens	Rural	95UU09W1	Glenariff	543	386	542	613	743	134	449	597
Causeway Coast and Glens	Urban	95UU14W1	Knocklayd	221	143	201	266	310	385	871	381

Causeway Coast and Glens	Rural	95UU99C1	Armoy and Moss-Side and Moyarget	169	72	281	348	423	55	271	526
Causeway Coast and Glens	Rural	95UU99C2	Ballylough and Bushmills	177	59	270	558	147	247	734	458
Causeway Coast and Glens	Mixed urban/rural	95UU99C3	Bonamargy and Rathlin and Glenshesk	460	344	459	666	696	124	249	316
Causeway Coast and Glens	Rural	95UU99C4	Carnmoon and Dunseverick	210	84	437	586	490	38	99	788
Causeway Coast and Glens	Rural	95UU99C5	Glenaan and Glendun	499	371	535	653	682	85	313	692
Causeway Coast and Glens	Mixed urban/rural	95UU99C6	Glentaisie and Kinbane	124	25	231	350	347	222	333	251
Newry, Mourne and Down	Rural	95VV01S1	Annalong_1	363	169	574	590	441	153	236	530
Newry, Mourne and Down	Rural	95VV01S2	Annalong_2	187	66	300	288	282	302	563	355
Newry, Mourne and Down	Urban	95VV02W1	Ballybot	93	271	73	80	100	575	73	56
Newry, Mourne and Down	Rural	95VV03W1	Bessbrook	132	281	130	128	61	412	155	299
Newry, Mourne and Down	Rural	95VV04W1	Binnian	335	123	540	629	550	93	417	705
Newry, Mourne and Down	Mixed urban/rural	95VV05S1	Burren and Kilbroney_1	473	257	587	726	716	90	263	782
Newry, Mourne and Down	Mixed urban/rural	95VV05S2	Burren and Kilbroney_2	663	393	765	823	789	138	739	833
Newry, Mourne and Down	Rural	95VV06W1	Camlough	260	110	294	364	599	215	412	506
Newry, Mourne and Down	Urban	95VV07S1	Clonallan_1	133	98	157	206	198	609	161	75
Newry, Mourne and Down	Urban	95VV07S2	Clonallan_2	619	434	493	610	661	362	802	634
Newry, Mourne and Down	Rural	95VV08W1	Creggan	72	1	221	415	391	61	159	721
Newry, Mourne and Down	Rural	95VV09W1	Crossmaglen	57	5	109	229	276	208	81	783
Newry, Mourne and Down	Urban	95VV10S1	Daisy Hill_1	171	519	124	83	105	580	175	137
Newry, Mourne and Down	Urban	95VV10S2	Daisy Hill_2	75	104	100	75	213	680	24	8
Newry, Mourne and Down	Mixed urban/rural	95VV11S1	Derryleckagh_1	686	518	641	571	800	257	743	739
Newry, Mourne and Down	Mixed urban/rural	95VV11S2	Derryleckagh_2	557	289	556	607	748	271	619	709
Newry, Mourne and Down	Mixed urban/rural	95VV12S1	Derrymore_1	147	77	274	213	242	379	85	148
Newry, Mourne and Down	Urban	95VV12S2	Derrymore_2	237	225	207	216	240	497	433	377
Newry, Mourne and Down	Rural	95VV13S1	Donaghmore_1	334	136	582	647	727	26	574	736
Newry, Mourne and Down	Rural	95VV13S2	Donaghmore_2	504	252	626	654	783	128	392	630
Newry, Mourne and Down	Urban	95VV14S1	Drumalane_1	326	284	299	322	322	462	218	446
Newry, Mourne and Down	Urban	95VV14S2	Drumalane_2	279	151	371	323	625	545	135	58
Newry, Mourne and Down	Urban	95VV15S1	Drumgullion_1	70	52	89	90	102	693	188	206
Newry, Mourne and Down	Urban	95VV15S2	Drumgullion_2	551	716	408	347	399	470	617	376
Newry, Mourne and Down	Mixed urban/rural	95VV16W1	Fathom	243	102	329	487	355	213	446	395
Newry, Mourne and Down	Rural	95VV17S1	Forkhill_1	249	87	351	437	448	214	402	628
Newry, Mourne and Down	Rural	95VV17S2	Forkhill_2	100	2	272	395	624	94	472	635
Newry, Mourne and Down	Urban	95VV18S1	Kilkeel Central_1	540	376	534	570	405	563	437	333
Newry, Mourne and Down	Mixed urban/rural	95VV18S2	Kilkeel Central_2	258	445	177	212	272	383	234	185
Newry, Mourne and Down	Urban	95VV19S1	Kilkeel South_1	500	570	412	514	335	345	623	190
Newry, Mourne and Down	Urban	95VV19S2	Kilkeel South_2	113	78	122	158	201	401	365	228
Newry, Mourne and Down	Rural	95VV20W1	Lisnacree	336	269	489	525	509	28	351	525
Newry, Mourne and Down	Rural	95VV21S1	Mayobridge_1	378	144	514	552	506	147	731	823
Newry, Mourne and Down	Rural	95VV21S2	Mayobridge_2	587	540	716	696	766	29	611	853
Newry, Mourne and Down	Rural	95VV22W1	Newtownhamilton	111	13	389	484	403	37	217	361
Newry, Mourne and Down	Rural	95VV23W1	Rostrevor	385	216	447	520	560	248	133	491
Newry, Mourne and Down	Urban	95VV24S1	Seaview_1	620	394	616	663	830	468	190	348
Newry, Mourne and Down	Urban	95VV24S2	Seaview_2	244	152	250	257	349	528	322	402
Newry, Mourne and Down	Rural	95VV25S1	Silver Bridge_1	94	3	253	380	491	78	638	702
Newry, Mourne and Down	Rural	95VV25S2	Silver Bridge_2	220	36	454	664	689	67	535	848
Newry, Mourne and Down	Rural	95VV26W1	Spelga	284	91	471	485	510	154	408	552
Newry, Mourne and Down	Urban	95VV27W1	St Mary's	207	334	203	188	216	482	74	128
Newry, Mourne and Down	Urban	95VV28S1	St Patrick's_1	400	415	323	377	429	542	90	308
Newry, Mourne and Down	Urban	95VV28S2	St Patrick's_2	126	103	163	154	314	643	38	49
Newry, Mourne and Down	Rural	95VV29W1	Tullyhappy	322	82	622	712	561	97	378	694
Newry, Mourne and Down	Urban	95VV30S1	Windsor Hill_1	710	701	567	698	765	492	179	594
Newry, Mourne and Down	Urban	95VV30S2	Windsor Hill_2	370	491	315	250	291	504	416	162
Antrim and Newtownabbey	Urban	95WW01S1	Abbey_1	451	595	295	397	269	728	312	319
Antrim and Newtownabbey	Urban	95WW01S2	Abbey_2	428	398	401	337	354	771	261	193
Antrim and Newtownabbey	Urban	95WW02S1	Ballyclare North_1	489	531	324	343	346	600	875	423
Antrim and Newtownabbey	Urban	95WW02S2	Ballyclare North_2	571	372	594	547	358	570	883	416
Antrim and Newtownabbey	Urban	95WW03S1	Ballyclare South_1	324	484	244	283	161	644	373	244
Antrim and Newtownabbey	Urban	95WW03S2	Ballyclare South_2	732	762	648	627	452	520	750	583
Antrim and Newtownabbey	Urban	95WW04S1	Ballyduff_1	486	616	439	341	200	479	571	498
Antrim and Newtownabbey	Urban	95WW04S2	Ballyduff_2	654	774	530	426	356	665	558	658
Antrim and Newtownabbey	Urban	95WW05S1	Ballyhenry_1	705	810	694	578	472	619	140	540
Antrim and Newtownabbey	Urban	95WW05S2	Ballyhenry_2	507	702	370	318	294	820	248	369
Antrim and Newtownabbey	Mixed urban/rural	95WW06S1	Ballynure_1	653	647	811	848	628	74	207	713
Antrim and Newtownabbey	Rural	95WW06S2	Ballynure_2	800	719	809	851	809	235	812	650

Antrim and Newtownabbey	Rural	95WW07S1	Ballyrobert_1	777	785	789	854	769	224	232	808
Antrim and Newtownabbey	Urban	95WW07S2	Ballyrobert_2	748	850	731	707	485	351	445	621
Antrim and Newtownabbey	Urban	95WW08S1	Burnthill_1	754	839	668	624	498	761	245	586
Antrim and Newtownabbey	Urban	95WW08S2	Burnthill_2	759	873	653	603	516	683	348	519
Antrim and Newtownabbey	Urban	95WW09S1	Carnmoney_1	165	245	143	170	69	547	482	362
Antrim and Newtownabbey	Urban	95WW09S2	Carnmoney_2	782	888	680	643	619	653	224	618
Antrim and Newtownabbey	Urban	95WW10S1	Cloughfern_1	618	691	532	390	446	494	789	286
Antrim and Newtownabbey	Urban	95WW10S2	Cloughfern_2	469	625	313	349	278	764	364	322
Antrim and Newtownabbey	Urban	95WW11S1	Collinbridge_1	802	780	819	680	763	398	575	489
Antrim and Newtownabbey	Urban	95WW11S2	Collinbridge_2	760	857	699	661	733	647	184	224
Antrim and Newtownabbey	Urban	95WW12W1	Coole	103	148	90	107	71	816	233	199
Antrim and Newtownabbey	Rural	95WW13S1	Doagh_1	799	744	795	806	720	287	665	767
Antrim and Newtownabbey	Rural	95WW13S2	Doagh_2	694	530	769	747	645	211	656	604
Antrim and Newtownabbey	Urban	95WW14W1	Dunanney	84	116	87	92	43	711	385	306
Antrim and Newtownabbey	Urban	95WW15S1	Glebe_1	724	712	665	538	558	624	553	453
Antrim and Newtownabbey	Urban	95WW15S2	Glebe_2	826	803	766	636	694	539	799	680
Antrim and Newtownabbey	Urban	95WW16S1	Glengormley_1	638	842	634	469	388	743	196	124
Antrim and Newtownabbey	Urban	95WW16S2	Glengormley_2	195	312	181	136	86	697	652	268
Antrim and Newtownabbey	Urban	95WW17W1	Hawthorne	495	756	349	293	222	615	696	445
Antrim and Newtownabbey	Urban	95WW18W1	Hightown	517	558	533	389	360	793	125	174
Antrim and Newtownabbey	Urban	95WW19S1	Jordanstown_1	779	727	624	595	724	692	701	538
Antrim and Newtownabbey	Urban	95WW19S2	Jordanstown_2	878	854	879	872	876	390	564	876
Antrim and Newtownabbey	Urban	95WW19S3	Jordanstown_3	871	815	877	880	879	363	546	878
Antrim and Newtownabbey	Mixed urban/rural	95WW20S1	Mallusk_1	745	733	723	740	674	240	780	454
Antrim and Newtownabbey	Urban	95WW20S2	Mallusk_2	792	749	854	781	594	317	772	568
Antrim and Newtownabbey	Urban	95WW20S3	Mallusk_3	839	874	833	846	799	376	206	844
Antrim and Newtownabbey	Urban	95WW21S1	Monkstown_1	117	208	123	112	55	612	160	264
Antrim and Newtownabbey	Urban	95WW21S2	Monkstown_2	462	450	469	327	285	577	320	396
Antrim and Newtownabbey	Urban	95WW22S1	Mossley_1	722	796	725	563	475	620	272	472
Antrim and Newtownabbey	Urban	95WW22S2	Mossley_2	193	468	182	117	38	546	774	385
Antrim and Newtownabbey	Urban	95WW23S1	Rostulla_1	628	661	519	516	463	537	588	242
Antrim and Newtownabbey	Urban	95WW23S2	Rostulla_2	886	881	887	877	767	590	551	890
Antrim and Newtownabbey	Urban	95WW24S1	Valley_1	319	470	241	198	214	802	391	151
Antrim and Newtownabbey	Urban	95WW24S2	Valley_2	184	272	179	174	75	662	475	170
Antrim and Newtownabbey	Urban	95WW25W1	Whitehouse	135	194	102	123	111	617	487	225
Ards and North Down	Urban	95XX01S1	Ballycrochan_1	863	819	817	843	822	331	826	857
Ards and North Down	Urban	95XX01S2	Ballycrochan_2	830	657	786	826	806	402	887	851
Ards and North Down	Urban	95XX01S3	Ballycrochan_3	737	618	677	648	666	508	452	770
Ards and North Down	Urban	95XX02W1	Ballyholme	840	651	853	869	867	725	189	701
Ards and North Down	Urban	95XX03S1	Ballymaconnell_1	751	738	733	733	576	502	191	785
Ards and North Down	Urban	95XX03S2	Ballymaconnell_2	847	669	845	852	787	384	850	889
Ards and North Down	Urban	95XX04S1	Ballymagee_1	864	809	844	779	772	501	609	725
Ards and North Down	Urban	95XX04S2	Ballymagee_2	714	684	609	602	515	555	864	418
Ards and North Down	Urban	95XX05W1	Bangor Castle	585	533	517	495	410	685	630	217
Ards and North Down	Urban	95XX06S1	Bloomfield_1	354	301	382	332	233	568	729	147
Ards and North Down	Urban	95XX06S2	Bloomfield_2	523	399	494	408	417	517	869	318
Ards and North Down	Urban	95XX07S1	Broadway_1	726	563	619	758	529	588	829	669
Ards and North Down	Urban	95XX07S2	Broadway_2	868	781	788	744	813	746	688	661
Ards and North Down	Urban	95XX08S1	Bryansburn_1	776	679	737	845	818	772	47	745
Ards and North Down	Urban	95XX08S2	Bryansburn_2	789	689	686	745	807	425	807	516
Ards and North Down	Urban	95XX09S1	Churchill_1	798	801	649	596	711	660	727	642
Ards and North Down	Urban	95XX09S2	Churchill_2	788	632	684	678	801	618	657	627
Ards and North Down	Urban	95XX10S1	Clandeboye_1	307	121	410	409	379	413	531	290
Ards and North Down	Urban	95XX10S2	Clandeboye_2	702	571	792	711	636	395	836	140
Ards and North Down	Urban	95XX10S3	Clandeboye_3	356	283	426	388	124	587	735	447
Ards and North Down	Urban	95XX11S1	Conlig_1	497	321	551	482	402	311	838	444
Ards and North Down	Urban	95XX11S2	Conlig_2	602	523	658	456	458	308	847	353
Ards and North Down	Urban	95XX11S3	Conlig_3	134	95	192	86	192	445	881	172
Ards and North Down	Mixed urban/rural	95XX12W1	Craigavad	756	728	749	858	846	221	253	609
Ards and North Down	Mixed urban/rural	95XX13W1	Crawfordsburn	824	826	823	879	850	258	413	672
Ards and North Down	Urban	95XX14W1	Cultra	762	751	864	886	871	310	43	622
Ards and North Down	Urban	95XX15W1	Dufferin	317	432	256	219	196	449	806	255
Ards and North Down	Mixed urban/rural	95XX16W1	Groomsport	768	672	663	702	779	337	862	730
Ards and North Down	Urban	95XX17S1	Harbour_1	174	173	202	307	324	757	21	6
Ards and North Down	Urban	95XX17S2	Harbour_2	632	495	614	751	714	773	64	178

Ards and North Down	Urban	95XX18W1	Holywood Demesne	647	430	722	681	648	694	91	425
Ards and North Down	Urban	95XX19W1	Holywood Priory	816	757	804	836	855	397	375	492
Ards and North Down	Mixed urban/rural	95XX20S1	Loughview_1	250	155	283	270	304	367	628	359
Ards and North Down	Urban	95XX20S2	Loughview_2	480	244	855	816	133	562	223	624
Ards and North Down	Urban	95XX21W1	Princetown	818	711	673	819	849	572	589	595
Ards and North Down	Urban	95XX22W1	Rathgael	532	319	528	589	453	705	428	267
Ards and North Down	Urban	95XX23W1	Silverstream	530	479	578	411	237	611	766	302
Ards and North Down	Urban	95XX24S1	Springhill_1	855	847	790	765	795	371	740	879
Ards and North Down	Urban	95XX24S2	Springhill_2	731	586	593	692	579	691	569	801
Ards and North Down	Urban	95XX25W1	Whitehill	242	178	298	300	134	655	746	211
Fermanagh and Omagh	Rural	95YY01W1	Beragh	422	423	499	399	478	108	172	620
Fermanagh and Omagh	Urban	95YY02W1	Camowen	312	426	169	147	457	455	818	379
Fermanagh and Omagh	Rural	95YY03W1	Clanabogan	461	392	605	534	680	20	587	855
Fermanagh and Omagh	Urban	95YY04W1	Coolnagard	438	524	277	255	468	368	796	500
Fermanagh and Omagh	Urban	95YY05W1	Dergmoney	316	373	200	264	564	585	194	95
Fermanagh and Omagh	Rural	95YY06W1	Dromore	383	642	269	224	595	88	479	524
Fermanagh and Omagh	Rural	95YY07W1	Drumnakilly	395	355	411	324	639	75	468	827
Fermanagh and Omagh	Rural	95YY08W1	Drumquin	311	303	363	375	507	43	220	643
Fermanagh and Omagh	Urban	95YY09W1	Drumragh	323	568	187	201	542	467	115	168
Fermanagh and Omagh	Rural	95YY10W1	Fairy Water	512	525	596	675	802	15	319	862
Fermanagh and Omagh	Rural	95YY11W1	Fintona	138	99	126	181	436	183	321	278
Fermanagh and Omagh	Mixed urban/rural	95YY12W1	Gortin	573	466	621	512	702	119	607	590
Fermanagh and Omagh	Urban	95YY13S1	Gortrush_1	529	705	364	226	432	466	675	769
Fermanagh and Omagh	Urban	95YY13S2	Gortrush_2	188	367	112	97	193	486	585	334
Fermanagh and Omagh	Urban	95YY14S1	Killyclogher_1	264	247	280	172	365	347	318	358
Fermanagh and Omagh	Urban	95YY14S2	Killyclogher_2	445	478	352	231	442	323	886	663
Fermanagh and Omagh	Urban	95YY15S1	Lisanelly_1	47	21	52	84	187	736	138	222
Fermanagh and Omagh	Urban	95YY15S2	Lisanelly_2	46	61	55	24	140	484	277	113
Fermanagh and Omagh	Rural	95YY16W1	Newtownsaville	452	569	513	500	607	22	280	811
Fermanagh and Omagh	Rural	95YY17W1	Owenkillew	257	179	419	424	665	9	282	813
Fermanagh and Omagh	Rural	95YY18W1	Sixmilecross	289	387	377	417	533	8	124	802
Fermanagh and Omagh	Urban	95YY19W1	Strule	168	258	101	126	231	530	295	235
Fermanagh and Omagh	Rural	95YY20W1	Termon	280	253	306	351	632	46	193	790
Fermanagh and Omagh	Rural	95YY21W1	Trillick	379	369	597	585	737	7	88	778
Derry City and Strabane	Rural	95ZZ01W1	Artigarvan	376	324	369	436	281	191	692	601
Derry City and Strabane	Urban	95ZZ02W1	Ballycolman	37	26	31	81	92	706	624	144
Derry City and Strabane	Rural	95ZZ03W1	Castlederg	152	261	74	113	260	400	506	321
Derry City and Strabane	Rural	95ZZ04W1	Clare	333	340	343	361	451	60	436	821
Derry City and Strabane	Rural	95ZZ05W1	Dunnamanagh	148	79	248	319	443	21	264	671
Derry City and Strabane	Urban	95ZZ06W1	East	1	4	3	54	14	559	127	76
Derry City and Strabane	Rural	95ZZ07W1	Finn	166	81	196	310	236	180	668	571
Derry City and Strabane	Rural	95ZZ08W1	Glenderg	90	48	165	254	247	23	410	651
Derry City and Strabane	Rural	95ZZ09W1	Newtownstewart	201	314	150	240	230	162	450	312
Derry City and Strabane	Urban	95ZZ10W1	North	141	83	141	267	328	404	316	101
Derry City and Strabane	Rural	95ZZ11W1	Plumbridge	304	368	393	461	589	1	286	834
Derry City and Strabane	Rural	95ZZ12W1	Sion Mills	175	304	131	150	207	339	128	266
Derry City and Strabane	Rural	95ZZ13W1	Slievekirk	299	275	365	394	462	52	165	815
Derry City and Strabane	Urban	95ZZ14S1	South_1	236	374	137	175	227	427	676	400
Derry City and Strabane	Urban	95ZZ14S2	South_2	477	492	293	402	406	481	737	479
Derry City and Strabane	Rural	95ZZ15W1	Victoria Bridge	266	220	304	355	290	114	499	580
Derry City and Strabane	Urban	95ZZ16S1	West_1	205	97	264	321	244	292	747	481
Derry City and Strabane	Urban	95ZZ16S2	West_2	170	309	68	135	234	649	693	139

Annex 4A – MUDC 405 Tracked changes version

Mid Ulster District Council

Local Development Plan: Soundness Self-Assessment Checklist for draft Plan Strategy for Independent Examination

(May 2021)

With Tracked changes – May 2023

1.0 Introduction – Concept of Soundness

1.1 As set out in Development Plan Practice Note 6, Soundness (May 2017), a key feature of the local development plan system is soundness which requires the development plan document (DPD) to be tested in terms of content, conformity, and the process by which it is produced at an independent examination (IE). The concept of testing the soundness of local development plans comes from established practice in England and Wales. The tests of soundness are based on three categories which relate to how the DPD has been produced, the alignment of the DPD with central government regional plans, policy and guidance and the coherence, consistency and effectiveness of the content of the DPD.

Legislative Context

1.2 Section 10 of The Planning Act (Northern Ireland) 2011 [2011 Act] requires that the Local Development Plan is examined at Independent Examination to ascertain if it is sound. This statement comprises the Councils self-assessment against the twelve tests of soundness contained within DPPN 6. These tests are based on three categories; procedural, consistency and coherence and effectiveness. These tests have a degree of overlap in terms of criteria. In addition, DPPN 6 also suggests that these examples may not constitute an inclusive and definitive list. Therefore, it is a matter for the council to decide the most appropriate evidence to demonstrate how it has met each test of soundness.

1.3 As part of the process of submitting the draft Plan Strategy, Section 10 (3) of the 2011 Act Regulation 20 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, the Council is required to provide a range of submission documents. This soundness self-assessment is one of those documents and is provided in accordance with

1.4 It is the view of Mid Ulster District Council that the draft Plan Strategy meets all the tests of soundness, including in terms of procedures, consistency, coherence and effectiveness. Therefore, the Council considers that the draft Plan Strategy is ready for submission to the Department of Infrastructure for them to cause an IE. We hereby submit the draft Plan Strategy and supporting documents under Section 10 of the Planning Act (Northern Ireland) 2011 and Regulation 20 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

Test P1: Has the DPD been prepared in accordance with the Councils Timetable and Statement of Community Involvement?	
Key Considerations	Evidence
<u>Timetable</u> ➢ Does the Timetable detail the main stages of the Plan Strategy process; has it been prepared in accordance with Section 7 of the Planning (Northern Ireland) Act 2011 and Regulations 5-8 of the Planning (Local Development Plan Regulations) Northern Ireland 2015? ➢ Has the Timetable been prepared in consultation with the PAC and other consultation bodies as the Council considers appropriate?	**YES** – The PS has been prepared in accordance with the LDP timetable. The POP was published on 7th November 2016 in line with the indicative date in the timetable that it would be published in Autumn 2016. The draft Plan Strategy was published in February 2019 in line with the indicative date given in the revised timetable to publish it in Spring 2019. **YES** - The timetable was revised on two occasions – November 2018 and September 2020. Consultation was carried out with the PAC and DFI for the initial publication and for each subsequent revision. Consultation was also carried out with other bodies as deemed appropriate by the Council such as NI Water, Invest NI, DFI - Roads, GSNI AND DFI – Rivers. All details of compliance with Regulations 5-8 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 for the initial publication and the subsequent revisions are detailed in ~~MUDC409~~ <u>MUDC407.</u>
<u>Statement of Community Involvement</u> ➢ Does the SCI set out how the Council will involve the community in accordance with SCI regulations?	**YES –** SCI clearly sets out how the public will be involved at each stage of the Local Development Plan process.

➢ Has the SCI been agreed by Council and by DfI? ➢ Have all relevant consultation / participation procedures set out in the SCI been carried out?	**YES** - The SCI was agreed by the Council on 24th March 2016 before being sent to DFI for approval on 27th April 2016. Agreement was received by the Department on 6th May 2016. Subsequent revisions to the SCI were agreed by Council on 25th October 2018 and 2nd June 2020 before being sent to DFI for agreement on 29th October 2018 and 5th June 2020 respectively. Agreement was received on 21st November 2018 and on the 18th June 2020. **YES** - For details on how the requirements of the SCI were complied with, refer to ~~MUDC408~~ MUDC406.
Test P2: Has the Council prepared its Preferred Options Paper (POP) and taken into account any representations made?	
Key Considerations	Evidence
➢ Has the POP been prepared and consulted upon in accordance with the Timetable and SCI? ➢ Does the POP set out a distinctive Vision, Objectives as well as a range of options and a preferred option?	**YES** - The POP was published on 7th November 2016 in line with the indicative date in the timetable that it would be published in Autumn 2016. For details on how the requirements of the SCI were complied with, refer to ~~MUDC408~~ MUDC406. **YES** – The POP clearly sets out how the visions and objectives will be in keeping with the vision of the RDS as well as tailored to suit the vision expressed in our Community Plan. The POP also contains a structured set of objectives built around the three key themes of Accommodating People and Places, Creating Jobs and Promoting Prosperity and Enhancing the Environment and Improving the Infrastructure. A range of options are laid out for each important strategic issue and a preferred option is then identified with explanation given. In

➢ Was consultation carried out with the consultation bodies in accordance with regulation 9 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015?	addition a range of additional questions are posed to stimulate debate on a wide range of additional issues. Examples of such are frequent throughout the POP document. **YES** – consultation was carried out in accordance with regulation 9 - preparation of the Preferred Options Paper. For details on compliance with LDP regulations please see ~~MUDC409~~ MUDC407. The consultation ran for a period of 12 weeks between November 7th 2016 and January 27th 2017 and was publicised through the following channels: ✓ A Public Notice was issued in the Mid Ulster Mail, the Tyrone Courier, the Tyrone Times, the Co Derry Post, the Impartial Reporter, the Mid Ulster Observer, the Dungannon Observer and the Belfast Gazette and on the Mid Ulster District Council website (www.midulstercouncil.org) for two consecutive weeks. This notice stated: (i) The Council's intention to prepare a Local Development Plan, accompanied by a Sustainability Appraisal, including Strategic Environmental and Equality Impact Assessments; (ii) Publication of the Prepared Options Paper inviting comment within 12 weeks; (iii) Details of community meetings, exhibitions and pop-in information sessions; (iv) Publication of the initial stages of Sustainability Appraisal, incorporating SEA, and invite comment as considered necessary.

	✓ The POP and related Easy Read Guide was published on the Mid Ulster District Council website also made available at the Council Offices in Magherafelt, Dungannon and Cookstown and hard copies provided upon request. ✓ A Press Release was issued in the Mid Ulster Mail, the Tyrone Courier, the Mid Ulster Observer, the Dungannon Observer, the Derry Post, the Impartial Reporter, the Tyrone times and the Belfast Gazette about the intention to prepare a new plan, drawing attention to the Preferred Options Paper and the public consultation. ✓ A Launch and Exhibition was held in The Burnavon Theatre and Arts Centre in Cookstown on November 7th 2016 to announce the publication of the Preferred Options Paper. 4 | P a g e PUBLIC CONSULTATION REPORT ✓ Public Meetings and Exhibitions with drop in sessions were held in the District towns of Dungannon, Cookstown, Magherafelt, Coalisland and Maghera. And in a number of other locations distributed across the Mid Ulster District. Appendix 6 details the locations of all the List of Public Meetings and Exhibitions and summarizes the issues raised at each. ✓ We also wrote to Elected Members and MLA's (Department Ministers and Junior Ministers) providing them with a copy of the Preferred Options Paper. x We wrote to 1,754 local community groups and section 75 groups as listed in our Statement of Community Involvement. They were given the opportunity of a meeting with a planning officer to record their views. ✓ In addition to the public meetings a number of focused meeting were facilitated with local groups and some were held in conjunction with the consultation on the draft

	community plan. A summary of the comments made at these are contained at Appendix 6. ✓ Engagement with the 'Consultation Bodies' has been a key part of the consultation on the POP and SA/SEA Interim Report. The responses from the consultation bodies are summarized at Appendix 5 and consideration of the comments is also provided.
➢ Was consideration given to representations received from the POP in accordance with Regulation 9 and were regulations 10 and 11 complied with in relation to availability and public consultation on the POP?	**YES** – Yes, responses to Regulation 9 correspondence were recorded and detailed as they were received. These were subsequently considered in preparation of the POP. Reponses were received from a range of consultees including utility providers, government departments and neighbouring councils. For details on compliance with LDP regulations please see ~~MUDC409~~ MUDC407.
➢ Have the Council founded their preferred options on a robust evidence base?	**YES** – The POP was underpinned by background evidence in the form of Position Papers across a range of topics covered in the POP
➢ Do options take account of Community Plan, RDS and the SPPS?	**YES** - The POP clearly sets out how the visions and objectives will be in keeping with the vision of the RDS as well as tailored to suit the vision expressed in our emerging Community Plan. It is self-evident in the POP itself that each section considers what the strategic objectives are as per the SPPS as well as considering what the key issues are for the District. Issues raised in the consultation process for the emerging Community Plan are also given consideration.

	It is important to note that the Community Plan for Mid Ulster was not published in its final form until May 2017 i.e. after the POP was published.
➢ Has the POP been subject to an interim SA?	Yes, a Sustainability Appraisal (Incorporating SEA) Interim Report accompanied the POP in November 2019 – see MUDC103
Test P3: Has the DPD been subject to a SA including Strategic Environmental Assessment?	
Key Considerations	Evidence
➢ Has the draft Plan Strategy been subject to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA)? ➢ Has the Council complied with relevant contained within the EAPP (NI) Regulations?	**YES** – All these requirements have been met. A full SA/SEA assessment has been undertaken for all the strategic and development management policies and proposed designations in the draft Plan Strategy. A copy of the SA/SEA is submitted with the draft Plan Strategy. See MUDC102
Test P4: Did the Council comply with the regulations on the form and content of the draft Plan Strategy and procedure for preparing the draft Plan Strategy?	
Key Considerations	Evidence
➢ Has the Council complied with the relevant requirements contained within the Planning (Local Development Plan) Regulations (Northern Ireland) 2015?	**YES** – All details on compliance with the regulations can be found at ~~MUDC409.~~ MUDC407. The draft Plan Strategy clearly sets out the Council's objectives in relation to the development of land within the District. It contains

	specific policies for the implementation of those objectives and also contains maps of strategic designations to show how those polices will be implemented spatially. For example, maps are provided of Areas of Constraint on Minerals Development, Special Countryside Areas and other strategic designations. Separate and distinct justification is provided for each policy along with clear evidence of how the policy approach fits with regional policy and with the vision of the District which is expressed in the Community Plan.
➢ Has the Council taken account of any representations received in relation to the POP and considered representations and counter-representations received on the draft Plan Strategy.	**YES** – <u>POP</u> In total 657 representations were received to the POP as well as 29 “late” representations which were received after the closure of the consultation period. In January 2019, the Council published its Preferred Options Paper Public Consultation Report. The report was structured around the sections of the Preferred Options Paper. It explained in detail the issues which had been raised by Consultation Bodies and by members of the public. It set out the Councils consideration of these issues which had been raised and what our recommendation was based on the careful consideration of such. It also detailed how the recommendations had been implemented in moving forward with the draft Plan Strategy, where relevant.

	The Public Consultation Report on the POP was agreed by Planning Committee over 3 separate meetings on 17th October 2017, 2nd November 2017 and 28th November 2017. <u>Draft Plan Strategy</u> There were 204 representations received to the initial consultation period for the draft Plan Strategy. Following the closure of that consultation period, a consultation report was also completed to consider representations received. This report. In the report, under each chapter/topic heading, the main issues are identified followed by all representations made which are related to that issue. The regional and local policy context are outlined and a response to specific issues, which includes the reference number of each representation, followed by the Council's consideration and suggested action. Consideration of any counter-representation are also included. This report was agreed by Planning Committee over three separate meetings at the end of 2019 and beginning of 2020. Following this, a procedural error was discovered which meant that a re-consultation was undertaken. In total, 36 representations were received to that re-consultation and the report was updated to reflect the issues raised in this process. Again, any counter representations received tot his re-consultation process were included in the report. The report was agreed by Planning Committee on the 12th April 2021. The POP and DPS consultation reports can be found at MUDC114 and MUDC116
Test C1: Did the Council take account of the Regional Development Strategy?	
Key Considerations	Evidence

➢ Did the Council ensure that the objectives, proposals and policies contained the dPS have taken account of the RDS and provide evidence of how this has been undertaken? ➢ Has the Council referred to the RDS throughout the draft Plan Strategy?	**YES –** The RDS has been considered and taken account of throughout the process of preparing the draft Plan Strategy. The earliest background evidence position papers clearly took account of the RDS and the SPPS and these were discussed in the introduction to each paper. The spatial Growth Strategy of the DPS has clearly been based on the RDS and this is evidenced in the introduction to chapter 4.0. In addition, each policy chapter of the draft Plan Strategy has a section setting out the regional policy context. Examples of where the RDS has been taken account of in the DPS include; ✓ The RDS aim of concentrating development in the three main hubs of Cookstown, Dungannon and Magherafelt is evidenced through SPF 2. ✓ The RDS aim of 60% of new housing to urban centres with >5k population is evidenced through the local housing indicators in the DPS (Appendix 1). ✓ The RDS aim of sustaining rural communities in small settlements and the open countryside is evidenced through SPF 5, SPF 6 and our rural housing policy and rural economic policy. ✓ The RDS aim of ensuring secure energy supply has been realised through the decision not to bring forward separation distances for single turbines as proposed in the POP – see MUDPS 239 - as this would hinder energy supply

	✓ Settlement Hierarchy has been defined using the Infrastructure Wheel. See background evidence paper entitled Strategic Settlement Evaluation – MUDC215
➢ Where an aspect of dPS departs from the approach of the RDS, does the evidence base support a different approach?	The background papers and the SA report provide analysis of evidence and justification in support of policy direction. In those policies that represent a slight deviation from regional policy, this is set out either in the PS itself or in the accompanying background papers and studies. The SA Report also provides justification on why certain options were pursued.
Test C2: Did the Council take account of its Community Plan?	
Key Considerations	Evidence
➢ Has the draft Plan Strategy demonstrated how its policies, allocations and strategic designations give spatial expression to the Community Plan?	**YES** – Para. 1.17 of the DPS states that the Local Development Plan for Mid Ulster supports and spatially represents the vision of the Community Plan. The Community Plan has been a major consideration throughout the creation of the draft Plan Strategy. It is however, important to remember that the Community Plan was not published until after the launch of the POP and therefore,

	consideration of its finalised outcomes and goals were not possible in the early phase of evidence gathering. When the Community Plan was published in its final form, later evidence gathering and background studies show clear evidence of considering the themes and outcomes of the Community Plan. See ~~MUDC055, MUDC057~~ MUDC244 for example. The POP clearly sets out how its visions and objectives are tailored to suit the vision expressed in our emerging Community Plan. It is self-evident in the POP itself that each section considers what the strategic objectives are as per the SPPS as well as considering what the key issues are for the District. Issues raised in the consultation process for the emerging Community Plan are also given consideration. Each section of the draft Plan Strategy also contains consideration on what parts of the Community Plan are relevant to the topic in question. Most of the designations in the DPS are strategic in nature and more specific policies / allocations will be identified at LPP stage. However, planning policies proposed withint the strategy do give spatial representation to the outcomes of the Community Plan. For example; Outcome 3 of Community Plan Theme 3 - “Education and Skills” states that “*we are more entrepreneurial, innovative and creative*.” The DPS seeks to implement this outcome by recognising the strong entrepreneurial spirit in Mid Ulster and therefore allowing greater flexibility for small workshop type development in the rural area and economic development on the edges of a settlement.

Test C3: Did the Council take account of policy and guidance issued by the Department?	
Key Considerations	Evidence
➢ Do the policies, objectives and proposals contained within the draft Plan Strategy take account of policy guidance issued by the Department.	**YES** - As mentioned above, the draft Plan Strategy has taken account of the RDS. The SPPS sets out regional planning policy for the two tier planning system and is in keeping with the RDS. Each section of the DPS includes a consideration of regional policy and how it pertains to the subject matter. This is clear evidence of the SPPS being taken into account when formulating policy. This is also the case for background preparatory papers dating back to the very beginning of the draft Plan Strategy process. Early preparatory papers for baseline evidence gathering have clear linkages to the SPPS (draft SPPS in some instances) as well as other regional policy and guidance such as Planning Policy Statements and the Planning Strategy for Rural Northern Ireland, where relevant and Development Control Advice Notes (DCANs), where relevant.
Test C4: Has the plan had regard to other relevant plans, policies and strategies relating to the Council's District or to any adjoining councils District?	
Key Considerations	Evidence
➢ Does the draft Plan Strategy have regard to other plans and policies relating to the District or to any adjoining district.	**Other Plans and Policies** **YES** - In preparing background evidence papers, consideration was given to the extant Area plans and how they impacted upon the subject matter in question. For example in the initial evidence

	gathering stage for formulation of Minerals Policy, consideration was given to the existing Areas of Constraint on Mineral Development as well as existing Areas of Safeguarding. Consideration was also given to the Regional Transportation Strategy and the Mid Ulster District Council Local Transport Strategy as well as other overarching Regional Transport Strategies / Plan. For example, the preparatory evidence paper used in the formulation of transport policy, details how the following regional strategies and polices have been considered; ➢ The Regional Transportation Strategy (RTS) 2002-2012 ➢ DRD Ensuring a Sustainable Transport Future: A New Approach to Regional Transportation. ➢ Regional Strategic Transport Network Transport Plan 2015 (RSTN TP) ➢ Sub Regional Transport Plan 2015 (SRTP) ➢ Mid Ulster Tourism Strategy Additionally, we have considered the draft Marine Plan and how our DPS, whilst not relating to a District with a coastline, can help to implement the aims and outcomes of the draft Marine Plan. This is not intended to be an exhaustive list of other plans and guidance which have been considered in the formulation of the DPS, rather is intended to provide evidence that consideration was give, to alternative plans / strategies, where appropriate. **Adjoining Districts**

	The Council has complied with all statutory obligations to consult with adjoining councils who are classed as "Consultation Bodies" as per the Local Development Plan (Regulations) Northern Ireland 2015. Evidence of this compliance is detailed in ~~MUDC409.~~ MUDC407. The Council has also considered and responded to each adjoining council in respect of their emerging draft Plan Strategy and the proposals within. We have done this directly to each council via statutory consultations, which we have received, and via the **Cross Border Forum** (Mid Ulster, Fermanagh & Omagh, Armagh, Banbridge & Craigavon and Monaghan County Council) and the **Sperrins Forum** (Mid Ulster, Derry & Strabane, Fermanagh & Omagh and Causeway Coast and Glens). We have worked with both these forums to produce Statements of Common Ground (Sperrins Forum is in draft form), which whilst are not formally signed show that clear agreement has been reached. This will help ensure issues of mutual concern such as protection of landscapes, minerals development, and transport linkages are dealt with by each council in a way that will not undermine the forthcoming proposals in each other's draft Plan Strategy. (SEE DOCUMENT NUMBERS MUDC 501 & 502). For example, on the issue of protecting our important landscapes, all councils in the Sperrins Forum agreed that we would protect them but that each council would bring forward its own mechanism for doing so.
Test CE1: The DPD sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant, it is not in conflict with the DPDs of neighbouring councils	
Key Considerations	Evidence

➢ Does the DPD have a coherent strategy and set out a distinct Vision, Objectives, strategic policies and, where relevant, allocations which are realistic and founded on a robust evidence base?	**YES** – The Council is satisfied that is has a coherent strategy. The overarching strategy is considered to be a balanced approach which seeks to focus growth on the three main towns whilst sustaining local towns, smaller settlements and our vibrant rural communities. It is a vision which is in keeping with the vision of our Community Plan and which seeks to spatially represent the aims of the Community Plan. Our strategy is supported by a robust evidence base as shown through the range of preparatory background papers, policy reviews, community engagement and consultation as well as direct consultation with stakeholders such as the minerals industry / operators, Rural Communities Network, NI Water, GSNI and others. The majority of designations in the draft Strategy are strategic in nature with the only site specific allocations being the interim supply of economic land in Dungannon and Granville. These allocations were brought forward to identify a clear shortage of economic land in the locality as identified by Invest NI. The allocations were brought forward in consultation with a range of consultees such as DFI Roads, DFI Rivers and NIEA.
➢ Are the policies in the draft Strategy consistent with one another and do they support the Plans spatial growth strategy.	**YES** - Strategic policies that have been brought forward are clear in their aims to advance the strategic planning framework, which underpins the Strategy. Each section of the draft Strategy contains a summing up of our strategic approach in relation to the subject area and this can be directly linked to the aims set out in the Growth Strategy and Spatial Planning Framework Strategy.

	For example, the first objective of the Plan Strategy IS "*To build Cookstown, Dungannon and Magherafelt, as economic and transportation hubs and as main service centres for shops, leisure activities, public administrative and community services including health and education. These are the most populated places and the town centres are the most accessible locations for people to travel including those without a car*." This is directly linked to SPF 2 and the associated housing allocations which are explained therein and represented in the local housing growth indicators which indicate the level of available land in the settlements which can help to accommodate this aim. Additionally, strategic policies seek to facilitate this strategic aim by among other things, accommodating housing in settlements, protecting zoned land in settlements and operating a town centre first approach to retail development. In addition, the SA/SEA process has sought to ensure that policies are consistent and coherent. The draft PS has been prepared and presented in a clear and consistent manner. The policy areas have been clearly identified under the three main pillars of sustainable development i.e. Economic, Environmental and Societal policies.
➢ Where relevant has, the DPS taken account of national and regional policy/strategy.	YES – In addition to implementing the aims of the RDS, the draft Plan Strategy has also taken into account more specific regional and national targets and are cognisant of the fact that the DPS can act as a vehicle by which to realise these.

	For instance, the Renewable Energy proposals put forward in the DPS are different to those put forward in the POP because it was recognised that the proposals put forward in the POP would hinder our ability to meet regional renewable energy targets. This consideration is evidenced in MUDC239.
➢ Have cross boundary issues been considered to ensure that the Plan Strategy is not in conflict with the PS of neighbouring Councils. ➢ Where applicable, has consultation taken place with planning authorities in the ROI?	**YES** – See above (C4 for breakdown of level of consultation with neighbouring councils on cross boundary issues. **YES** – Yes, direct consultation has taken place with Monaghan Co Council and as detailed above via the Cross Border Forum. We have also engaged with the North West Regional Assembly (NWRA) in relation to their draft Regional Spatial and Economic Strategy (RSES) to ensure that our LDP is not at odds with the proposals contained within their draft document.
Test CE2: The Strategy, policy and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.	
Key Considerations	Evidence
➢ Is it clear that the Council have considered all relevant alternatives when preparing the DPD?	**YES** – The POP clearly sets out a range of options on how policy could be developed to address the main issues. These options were developed from background evidence papers where the main issues and baseline evidence was explored and discussed. The POP was intended to stimulate debate on these options from the general public as well as the consultation bodies. The POP also welcomed suggestions for other options which were not included as preferred options. The findings from the consultation

	on the POP was considered as detailed above, in the formulation of the DPS. An SA/SEA interim report was prepared for the POP. An SA/SEA also accompanies the draft Plan Strategy. The both of these reports provide detailed explanation of how each alternative was considered against a range of economic, social and environmental indicators. The options are described in the SA/SEA as being "reasonable alternatives" and this shows how those options, which are considered as realistic, have been considered. There is also specific evidence in the SA/SEA that less realistic options less are considered less appropriate. For example, in considering the options for transportation and connectivity, option (ii) is considered the preferred option, partly because it is "a more realistic way of tackling the issue of transportation and connectivity throughout the District." The robust nature of the evidence base is laid out in the range of position papers, policy reviews further background papers and technical studies. This evidence base is robust but is also dynamic. For example, the NISRA population projections that were used as evidence to calculate the amount of jobs required over the Plan Period has changed but the change does not show that we will be unable to accommodate the required number of jobs throughout the Plan Period. Evidence such as this will change over the Plan Period but the Council will monitor it to ensure that we are still able to meet the plan Objectives.

	Likewise, the renewable energy targets for Northern Ireland are likely to be increased over the life of the Plan Period. This is something which will not be exclusive to Mid Ulster but will relate to Northern Ireland as a whole and which will be continually monitored as part of the annual monitoring report.
Test CE3: There are clear measures for implementation and monitoring.	
Key Considerations	Evidence
➢ Does the draft Plan Strategy include mechanisms for monitoring the implementation and delivery of the stated objectives?	**YES** – The draft Strategy includes a specific section on how we will monitor the implementation the objectives of the Strategy. These will be used to compete the Annual Monitoring Report (AMR) as well as a review that will take place, at a maximum of every years. The monitoring section includes specific outcomes, indicators and measures that will be used to monitor the level to which the objectives of the Strategy are being implemented. These include indicators such as the amount of housing land available and availability of economic land. The AMR will be implemented following the adoption of the Plan Strategy and therefore, it has not been possible to carry out any monitoring, although it is clear that mechanisms are in place monitoring the level to which are objectives are implemented.

Test CE4: It is reasonably flexible to enable it to deal with changing circumstances.	
Key Considerations	Evidence
➢ How flexible is the draft Plan Strategy to enable it to adapt to unexpected changes in circumstances?	The draft Plan Strategy largely reflects established planning policy and the policies contained within it should cover every eventuality. Ongoing monitoring will ensure the Strategy remains relevant and whether there is a need to review or amend it. This includes where there may be unexpected trends or significant changes to regional policy and guidance. The Strategy is flexible to changing economic circumstances and can meet any unexpected increases in future housing demand through existing housing supply commitments. The LPP will contain phased housing land so that if demand is high then additional land can be made available over and above that which is anticipated. Evidence which was used in the formulation of the DPS is subject to change. For example, the NISRA population projections that were used as evidence to calculate the amount of jobs required over the Plan Period has changed but the change does not show that we will be unable to accommodate the required number of jobs throughout the Plan Period. Evidence such as this will change over the Plan Period but the Council will monitor it to ensure that we are still able to meet the plan Objectives. Likewise, the renewable energy targets for Northern Ireland are likely to be increased over the life of the Plan Period. This is something which will not be exclusive to Mid Ulster but will relate to Northern Ireland as a whole and which will be continually monitored as part of the annual monitoring report.

DOCUMENT LIBRARY

PLAN DOCUMENTS

Draft Plan Strategy 2030	MUDC101
SA (Incorporating SEA) Report – February 2019	MUDC102
SA (Incorporating SEA) Interim Report – November 2016	MUDC103
Sustainability Appraisal (Incorporating Strategic Environmental Assessment) Scoping Report - June 2016	MUDC104
EQIA Screening Report – Feb 2019	MUDC105
Rural Needs Impact Assessment – February 2019	MUDC106
Draft Habitats Regulation Assessment – February 2019	MUDC107
Draft Plan Strategy Proposal Maps	MUDC108 – MUDC113
Draft Plan Strategy – Consultation Report – Consideration of Issues Raised in Representations and Counter Representations – April 2021	MUDC114
Preferred Options Paper – November 2016	MUDC115
Preferred Options Paper Public Consultation Report - January 2019	MUDC116

Preferred Options Paper, Easy Read - November 2016	MUDC117
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Copies of Representations received in accordance with Regulation 18(2) of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015. ("Counter Representations")	MUDC119

EVIDENCE PAPERS – POSITION PAPERS, POLICY REVIEWS AND OTHER BACKGROUND EVIDENCE

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Position Paper 2 – Housing, November 2014	MUDC202
Position Paper 3 – Employment and Economic Development, February 2015	MUDC203
Position Paper 4 - Town Centres and opportunity Sites, March 2015	MUDC204
Position Paper 6 – Utilities, May 2015	MUDC205
Position Paper 7 – Open Space, Recreation and Leisure	MUDC206
Preparatory Study – Transportation, May 2015	MUDC207
Position Paper 8 – Tourism, June 2015	MUDC208

Position Paper – Housing Allocation, July 2015	MUDC209
Position Paper – Landscape Assessment, September 2015	MUDC210
Position Paper – Environmental Assets, July 2015	MUDC211
Position Paper – Development Pressure Analysis, September 2015	MUDC212
Position Paper – Minerals, January 2016	MUDC213
Position Paper – Health, Education and Community Uses, January 2016	MUDC214
Position Paper – Strategic Settlement Evaluation – July 2015	MUDC215
Policy Review – Open Space, Recreation and Leisure, April 2015	MUDC216
Policy Review – Waste Management, April 2015	MUDC217
Policy Review – Archaeology and Built Heritage, February 2016	MUDC218
Policy Review – Economic Development, February 2016	MUDC219
Transportation Policy Review, February 2016	MUDC220
Urban Design Policy Review, April 2016	MUDC221

Policy Review – Flood Risk – April 2016	MUDC222
Policy Review – General Planning Policy	MUDC223
Policy Review – Housing in Settlements, Quality Residential Environments, April 2016	MUDC224
Policy Review – Minerals Development, April 2016	MUDC225
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Policy Review – Renewable Energy, April 2016	MUDC227
Policy Review – Sustainable Development in the Countryside, April 2016	MUDC228
Telecommunications and Overhead Cables (Policy Review) – May 16	MUDC229
Policy Review Paper – Tourism, June 2016	MUDC230
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Addendum to Paper considering TOZ's and TCZ's	MUDC232
Background Evidence Paper – Tourism Opportunity Zones and Tourism Conservation Zones	MUDC233
Addendum – Public Utilities - Revised WWTW figures, January 2019	MUDC234

Addendum to Strategic Settlement Evaluation Paper, January 2019	MUDC235
Position Paper 3 – Addendum – Employment and Economic Development	MUDC236
Background Evidence Paper – Defining Countryside	MUDC237
Background Evidence Paper - Identification of ACMD and Impact on Surface Development, January 2019	MUDC238
Background Evidence Paper – Renewable Energy	MUDC239
Background Evidence Paper – Rural Industrial Policy Areas	MUDC240
Background Evidence Paper – High Sperrins and Clogher Valley AOCWTHS	MUDC241
Background Evidence Paper – Lough Neagh and Lough Beg SCA	MUDC242
Background Evidence Paper - High Sperrins and Slieve Beagh SCA	MUDC243
Background Evidence Paper – Mineral Development, February 2018	MUDC244

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Retail and Commercial Leisure Capacity Study, March 2020	MUDC301
Industrial Monitor, October 2018	MUDC302

Urban Capacity Study, March 2021	MUDC303
Review and Audit of Landscape Character Assessment Review, Nexus Planning, October 2018	MUDC304
Housing Monitor Report 2019-2020 (August 2020)	MUDC305
Housing Monitor Report 2015-2019	MUDC306

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Addendum to Landscape Character Assessment Review, March 2021	MUDC402
Implications of Covid-19 on the draft Plan Strategy, March 2021	MUDC403
Summary of Main Issues – May 2021	MUDC404
Soundness Self-Assessment Checklist – May 2021	MUDC405
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Self Assessment - Compliance with LDP Regulations, May 2021	MUDC407
Report on draft Plan Strategy and Linkages to the Marine Plan, March 2021	MUDC408

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Cross Border Forum Statement of Common Ground	MUDC 501
Sperrins Forum draft Statement of Common Ground	MUDC 502

OTHER STRATEGIES / DOCUMENTS

Statement of Community Involvement – 3 versions	MUDC601
Mid Ulster Local Development Plan Timetable – 3 versions	MUDC602
Copies of public notices referred to in Regulation 10(a)(iv), 15(a)(iv) and 17 (1)(a)(iii) of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015	MUDC603
Schedule of Minor Corrections	MUDC604

Annex 4B – MUDC 406 Tracked changes version

Mid Ulster District Council

Compliance with SCI

Draft Plan Strategy for independent Examination

May 2021

With tracked changes – May 2023

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Appendix 6 GDPR Letter May 2018
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Appendix 8 Planning Committee Paper Draft Plan Strategy Procedural Error March 2020
Appendix 9 Public Notice ~~Re-consultation~~ consultation on Draft Plan Strategy and SA/SEA Environmental Report ~~March 2020~~
Appendix 10 Public Notification Impact of COVID19 on Re-consultation Time Period Interim Notification March 2020
Appendix 11 Planning Committee Paper Revised SCI March 2020
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Appendix 13 Press Advertisement Revised SCI June 2020
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Appendix 15 Public Notification Re-consultation on Counter-Representation Period on Draft Plan Strategy and SA/SEA Environmental Report June 2020
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Appendix 26 Letter to Monaghan County Council SA/SEA Scoping Report
Appendix 27 Press Advertisement for SCI and Timetable 2016
Appendix 28 Press Advertisement for Timetable 2016
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Appendix 47 Planning Committee Paper 3rd March 2020
Appendix 48 Press Advertisement Re-Consultation on DPS
Appendix 49 Press Advertisement Re-Consultation on SA/SEA
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Appendix 58 Mid Ulster District Council Statement of Community Involvement 2016
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1.0 Introduction

1.1 This report has been prepared in accordance with the requirements of Section 4 of the Planning Act (Northern Ireland) 2011 ('the 2011 act') and Regulation 20(2)(c) of the Planning (Local Development Plan) Regulations (NI) 2015. Mid Ulster District Council ('the Council') published its Statement of Community Involvement (SCI) in May 2016. A draft SCI was presented to the Planning Committee on 2nd June 2015 including a draft Appendix 1 consisting of three separate lists of all Groups to be consulted when preparing the new Local Development Plan. (Appendix 1) It was resolved that the SCI will be kept under review and any new groups or bodies wishing to be included or added to the lists contained in Appendix 1 of the draft SCI may wish to have their details added would be subject to Council Agreement.

1.2 Invitation letters, dated 12th August 2015, were issued to those Groups included in Appendix 1 of draft SCI, to establish if they wished to be included in the list of Community Groups who will be contacted by the Council during the preparation of the new Local Development Plan for Mid Ulster. (Appendix 2)

1.3 A draft SCI was agreed with the Council on 24th March 2016, with a subsequent addendum agreed on 26th April 2016 (Appendix 3) and approved by Department for Infrastructure on 6th May 2016. (Appendix 4)

1.4 The SCI was revised on ~~June~~ October 2018 to reflect new legislation on data protection, namely the General Data Protection Regulations (GDPR). The GDPR legal requirements commenced on 29th May 2018. A paper regarding this issue was presented to the Planning Committee on 9th May 2018 (Appendix 5). Subsequently, all those listed on Appendix A of 2016 SCI were contacted and advised of the legal requirement to confirm in writing consent for the Council to retain contact details of those identified in Appendix 1 of the SCI 2016. (Appendix 6) The Department for Infrastructure agreed the revised SCI on 21st November 2018. (Appendix 7)

1.5 The SCI was revised again to reflect the unforeseen impacts of a procedural error and of the COVID19 Pandemic restricting how public consultation procedures were complied with. The Planning Committee considered a paper on 3rd March 2020 (Appendix 8) regarding the identified procedural error. The Planning Committee resolved to re-consult on the draft Plan Strategy and SA, SEA Environmental Report. A public notice was issued providing details of the re-consultation period for the LDP 2030 draft Plan Strategy noting it would run for a period of 8-weeks commencing at 10am on 25th March 2020 and ending

at 5pm on 21st May 2020. ~~(Appendix 9)~~ (Appendix 48) Details of public exhibitions and drop-in events were contained in the Public Notice.

1.6 On 23rd March 2020 Northern Ireland commenced the first COVID19 lockdown. The Councils resolution to re-consult on the draft Plan Strategy and Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) Environmental Report was to commence on 25th March 2020. COVID19 lockdown required a re-consideration of how the public consultation could proceed. A notification to the public was issued. ~~(Appendix 10)~~ (Appendix 48)

1.7 A paper was presented to the Planning Committee on 2nd June 2020 regarding the need to amend the SCI document (Appendix 11) and to agree procedural alternatives given restrictive COVID19 requirements on face-to-face and public interactions. The Council wrote to the Department for Infrastructure (DfI) on 5th June 2020 and received reply on 18th June 2020. (Appendix 12) A further notification was issued to a local newspaper providing detail of the agreed revised SCI. (Appendix 13) In addition, notification of an agreed time extension on the public re-consultation on the Draft Plan Strategy and SA, SEA was issued. (Appendix 14) A further notification was issued regarding amended 8-week period for submission of counter-representations. (Appendix 15)

1.8 The Planning (Statement of Community Involvement) Regulations (NI) 2015 requires that the Council keep the SCI under regular review. The Planning (Local Development Plan) Regulations (NI) 2015 requires that when a development plan document is submitted to the Department for Infrastructure for independent examination, it is accompanied by evidence that the Council has complied with its Statement of Community Involvement (SCI).

1.9 The purpose of the SCI Compliance Paper is to outline how the Council proposes to engage the community and stakeholders in exercising its planning functions. The Council's SCI takes account of Department for Infrastructure (DfI's) guidance as contained in Development Plan Practice Note 2; and, was prepared in accordance with the 2015 Regulations. Full details of the SCI are available via www.midulstercouncil.org

Principles of Community Involvement

1.10 The key principles that have underpinned community engagements in the Local Development Plan (LDP) process laid out in the SCI namely:-

- A culture of engagement;
- Early Involvement;
- Open, Transparent, Inclusive and Fit for Purpose;

- Continuing Involvement;
- Reaching Our; and,
- Clarity

1.11 In applying these principles, the Council has sought to ensure that those who live in the Council area and are most likely to be affected by the policies and proposals in the LDP are involved throughout the plan making process. This is in addition to statutory organisations such as Government Departments, neighbouring councils, and gas, water and electricity providers, which we must consult.

1.12 The purpose of this report is to outline how the preparation of the draft Plan Strategy (dPS) has complied with our SCI action points. Within this report, the Council have detailed each Action Point and provided comment on how Mid Ulster District Council (MUDC) consider they have been achieved. **Table 1** sets out the timeframe for each public consultation stage.

1.13 The report sets out:

- The steps taken to publicise and engage with the community throughout the LDP preparation process to date; and
- The bodies engaged or consulted at each public consultation stage.

Table 1: Consultation Stages for LDP to date

Stage	**Period of Consultation**
Preferred Options Paper (POP)	7th November 2016 – 27th January 2017
Draft Plan Strategy (dPS)	22nd February 2019 – 9th August 2019
dPS publication of representations received and receipt of counter representations	(i) 22nd February 2019 – 19th April 2019 (ii) 14th June 2019 – 9th August 2019
Re-consultation of Draft Plan Strategy (dPS)	25th March 2020 – 18th December 2020
Re-consultation of representations received and receipt of counter representations.	(i) 25th March 2020 - 21st October 2020 (ii) 22nd October – 18th December 2020

2.0 Developing the Evidence Base

2.1 The initial phase of preparation involves drawing up a timetable and moving towards publishing the Preferred Options Paper (POP). Prior to the publication of the timetable, the Council undertook a wide range of preparatory studies to inform the POP. In preparing the POP there was an interim SA/SEA compiled which was accompanied by the Scoping Report, as well as an EQIA Progress Report. All preparatory papers and policy reviews are available on the Council's website at www.midulstercouncil.org/planning

SCI Action

Steering Group – What the SCI May 2016 says:

> We will set up a Steering Group comprising representatives of the Mid Ulster Planning Committee, the Chief Executive and the Planning Manager. This will be the high-level co-ordinating body will ensure an overview and strategic input on behalf of the whole community, as well as from planning professionals.

2.2 The Council established the Steering Group, comprised of the Planning Committee, the Chief Executive and the Planning Manager. The Steering Group has responsibility for managing the progress of the Local Development Plan 2030 (LDP), agree changes and oversee the progress of the LDP with Council.

2.3 This requirement was in the form of the Mid Ulster District Council Planning Committee consulted at each stage of the Plan process and who gave their views and agreement to proceed at each stage. The adopted Protocol for Operation of Mid Ulster District Council Planning Committee attached, (Appendix 16). In addition, a copy of the Planning Department's Scheme of Delegation is available at www.midulstercouncil.org/your-council/councillor-and-committees.

SCI Action

Project Management Team – What the SCI May 2016 says:

Formation of a Project Management Team (Multi-Disciplinary Steering Group) comprising MUDC Planning Manager, Principal Planning Officer, Chair of the Planning Committee, Vice Chair of the Planning Committee, MUDC Director of Business and Communities, Director of Culture and Leisure, Director of Environmental Service and representatives from the relevant NI Government Departments. The PMT will be consulted on and will act as the screening and scoping group for the Sustainability Appraisal (SA), including Strategic Environmental Assessment (SEA) and Equality Impact Assessment (EQIA).

2.4 A Project Management Team (PMT) namely, MUDC SA/SEA multi-disciplinary Steering Group comprised MUDC Planning Manager, Principal Planning Officer, Chair of the Planning Committee, Vice Chair of the Planning Committee, MUDC Director of Business and Communities, Director of Culture and Leisure, Director of Environmental Service and representatives from the relevant NI Government Departments. Invitation letters were issued to an inaugural PMT meeting on 9th February 2016. The dates of PMT meeting are detailed below:

- 9th February 2016 (Appendix 17)
- 29th June 2016 (Appendix 18)
- 25th August 2016 (Appendix 19)
- 26th and 27th June 2018 (Appendix 20)

SCI Action Point

Key Development Plan Consultees – What the SCI May 2016 says:

Key Consultees will receive written invitation requesting them to participate in the plan making process by providing information on the key strategic issues that the Local Development Plan should address.

2.5 Key Development Plan Consultees were identified as per Item 7.2 of SCI Planning Committee paper dated 2nd June 2015. As part of the pre-POP consultation process said Key Consultees were and are included in draft SCI

presented to the Planning Committee on 2nd June 2015 (Appendix 1) invited to provide information on the key strategic issues that the Local Development Plan 2030 should address. An invitation letter was issued on 22nd January 2015. (Appendix 21) Subsequently, the Project Management Team (PMT) formed and convened on 9th February 2016.

SCI Action Point

Section 75 Groups – What the SCI May 2016 says:

> We will invite under-represented (Section 75) groups to identify whether there are any types of planning policies, which are likely to have a significant impact on the groups they represent. They will also be provided opportunity to identify any particular issues or needs, which they feel the plan should address. Where requested this can be done through a face to face meeting with our Planning Officers. Any comments received will be taken into account when screening and scoping the Equality Impact Assessment.

2.6 All Section 75 (s.75) groups identified as per Item 7.2 of SCI Planning Committee paper dated 2nd June 2015, and confirmed in List 3, Appendix 1 of the published SCI document, contacted in writing on 14th August 2015 and, invited to identify any particular issues or needs, which they felt, should be addressed. (Appendix 22)

SCI Action Point

Sustainability Appraisal – What the SCI May 2016 says:

> The Scoping Report of the SA incorporating SEA will be sent to the Department and if necessary, they may be requested to undertake trans-boundary consultation with the Republic of Ireland.

2.7 The Council invited the SA/SEA consultation body (formerly NIEA) to attend the first meeting of the Multi-Disciplinary Steering Group / Project Management Team on 22nd January 2015 (Appendix 23). Following the inaugural meeting of said Team on 9th February 2016 a letter was issued to the consultation body along with the draft SA/SEA Scoping Report on 1st April 2016 (Appendix 24)

2.8 Following consultation with the identified consultation body, (formerly NIEA), Mid Ulster District Council's SA/SEA Scoping report was sent to the Department of Infrastructure (DfI) along with a cover letter. Subsequently DfI issued a reply letter on 29th April 2016. (Appendix 25)

2.9 An invitation letter was issued to all adjoining jurisdictions including Monaghan County Council highlighting trans-boundary strategic planning policy issues (Appendix 26). A copy of the SA/SEA Scoping Report was included as was a copy of the LDP draft Timetable.

SCI Action Point

Public Notices and Consultation – What we promised SCI May 2016

Issue a Public Notice in the Mid Ulster Mail and the Tyrone Courier confirming the publication of the Mid Ulster Timetable for the preparation of the new Local Development Plan as well as other supporting information. The notice will state that the agreed timetable and supporting information will be made available for inspection during normal in all three Council Offices and such other places within the district considered appropriate as well as being available on the Council website www.midulstercouncil.org

2.10 A SCI document and LDP Timetable published on the Council's website following formal agreement by DfI, 6th May 2016. (Appendix 3) To accord with legislative requirements a public notice was placed in the Tyrone Courier, Mid Ulster Mail, (Appendix 27), for two consecutive weeks commencing 25th May 2016, advising where the Timetable and SCI could be viewed and where copies could be obtained.

2.11 Public Notices for the LDP 2030 Timetable and subsequent revised Timetables were issued on;

- LDP Timetable May 2016 (Appendix 28)
- LDP Timetable June 2018 (Appendix 29)
- LDP Timetable August 2020 (Appendix 30)

2.13 Each public notice provided details on where to locate the agreed timetable and supporting information could be accessed, including hard copies at the three Mid Ulster District Council Offices (Cookstown, Dungannon and Magherafelt) and online at www.midulstercouncil.org.

2.14 To accord with Reg. 7 of the Planning (Local Development Plan) Regulations (NI) 2015 and Reg. 6 of the Planning (Statement of Community Involvement) Regulations (NI) 2015 DfI were consulted.

- DfI Letter 6th May 2016 (Appendix 4)
- DfI Letter 21st November 2018 (Appendix 7)
- DfI Letter 23rd November 2020 (Appendix 31)

SCI Action Point

Public Interest – What the SCI May 2016 says:

The SCI will be kept under review and any new groups or bodies wishing to be included or added to the lists contained in the appendices may request to have their details added. This will be subject to Council agreement.

2.15 A list of all local community and voluntary groups was compiled with the assistance of the Community Planning Team database and identified within the draft SCI Paper Annex 1 List 2. (Appendix 1) A letter dated 12th August 2015 (Appendix 2) was issued to all local Community and Voluntary Groups seeking confirmation if they wished to be included in the list of Community Groups who will be contacted by Mid Ulster Council during the preparation of the new Local Development Plan 2030. Consequently, 225 responses received and considered. The majority of which confirmed desire for inclusion on the list of Community Groups and clarification of contact details. The complete list of Groups consulted remains under review throughout the process.

3.0 Publication of the Preferred Options Paper (POP)

3.1 The POP set out key plan issues and suggested options available to address them. The key purpose of the POP is to encourage debate on issues of strategic significance, which are likely to influence the shape of future development within our District.

SCI Action Point

Public Notice – What the SCI May 2016 said:

Issue a public notice in the Mid Ulster Mail, the Tyrone Courier, and the Belfast Gazette and on the Mid Ulster Council website www.midulstercouncil.org for two consecutive weeks. This notice will state:

i) The intention to prepare a Local Development Plan, accompanied by a Sustainability Appraisal, including Strategic Environmental and Equality Impact Assessments;

ii) Publication of the Preferred Options Paper inviting comment within 12 weeks;

iii) Details of community meetings, exhibitions and pop-in information sessions:

iv) Publication of the initial stages of Sustainability Appraisal, incorporating SEA, and invite comment as considered necessary.

3.2 Public notice placed in the Mid Ulster Mail and the Tyrone Courier for two consecutive weeks commencing 25th October 2016, **Table 2**, and the Belfast Gazette on 11th and 18th November 2016. (Appendix 32) The Public Notice provided details of community meetings, exhibitions and pop-in information sessions, as well as confirming the 12-week public consultation period for the Preferred Options Paper and the SA/SEA Scoping Report and Interim Report. A EQIA Progress Report was also published for public consultation.

Table 2 Public Notice Local Development Plan 2030 Preferred Options Paper 2016	
Mid Ulster Mail	(i) 27.10.2016 (ii) 31.11.2016
Tyrone Courier	(i) 26.10.2016 (ii) 02.11.2016
Belfast Gazette	(i) 11.11.2016 (ii) 18.11.2016

3.3 The public notice provided details on access and availability of said documents i.e. Locations, dates and times, set out in **Table 3**.

Table 3: Public Exhibition / Drop In Sessions		
Location	**Date**	**Times**
Burnavon Centre Cookstown	08.11.2016	10am-12 noon 2pm-4pm
Burnavon Centre Cookstown	09.11.2016	10am-12 noon 2pm-4pm 7pm-8.30pm
Burnavon Centre Cookstown	10.11.2016	10am-12 noon 2pm-4pm
Corn Mill Coalisland	08.11.2016	10am-12 noon 2pm-4pm
Corn Mill Coalisland	09.11.2016	10am-12 noon 2pm-4pm
Corn Mill Coalisland	10.11.2016	10am-12 noon 2pm-4pm
St. Colm's High School Youth Centre Draperstown	14.11.2016	10am-12 noon 2pm-4pm

St. Colm's High School Youth Centre Draperstown	15.11.2016	10am-12 noon 2pm-4pm 7pm-8.30pm
Walsh's Hotel Maghera	15.11.2016	10am-12 noon 2pm-4pm
Walsh's Hotel Maghera	16.11.2016	10am-12 noon 2pm-4pm
Walsh's Hotel Maghera	17.11.2016	10am-12 noon 2pm-4pm 7pm-8.30pm
Bridewell Centre Magherafelt	16.11.2016	10am-12 noon 2pm-4pm 7pm-8.30pm
Bridewell Centre Magherafelt	17.11.2016	10am-12 noon 2pm-4pm
Bridewell Centre Magherafelt	18.11.2016	10am-12 noon 2pm-4pm
Clogher Mart Clogher	21.11.2016	10am-12 noon 2pm-4pm 7pm-8.30pm
Clogher Mart Clogher	22.11.2016	10am-12 noon 2pm-4pm
Ardboe Parish Centre Ardboe	23.11.2016	10am-12 noon 2pm-4pm
Ardboe Parish Centre Ardboe	24.11.2016	10am-12 noon 2pm-4pm 7pm-8.30pm
Ranfurly Dungannon	29.11.2016	10am-12 noon 2pm-4pm
Ranfurly Dungannon	30.11.2016	10am-12 noon 2pm-4pm

		7pm-8.30pm
Ranfurly Dungannon	01.12.2016	10am-12 noon 2pm-4pm
Rowantree Centre Pomeroy	30.11.2016	10am-12 noon 2pm-4pm
Rowantree Centre Pomeroy	01.12.2016	10am-12 noon 2pm-4pm 7pm-8.30pm

3.4 Letters inviting comment were issued to all parties identified in Appendix 1 of the SCI (2016 Version) within 12 weeks.

SCI Action Point

Publication and Availability of the Preferred Options Paper – What the SCI May 2016 says:

Publish the POP on the Mid Ulster Council website www.midulstercouncil.org and invite comments within 12 weeks. Also make the POP available at the Council Offices in Magherafelt, Dungannon and Cookstown and provide hard copies upon request (Tel.03000 132 132) at a specified price.

3.5 In accordance with Articles 8 and 9 of the Planning Act (NI) 2011, The Preferred Options Paper (POP) accompanied by Sustainability Appraisal (SA), including Strategic Environmental Assessment (SEA) Interim Report was published on the Council's website on 7th November 2016, where it is currently still available.

3.6 A hard copy of the Preferred Options Paper and preparatory papers including Sustainability Appraisal Scoping Report, Interim Report and EQIA Progress Report where all made available to the public at the Council's three main offices (Cookstown, Dungannon and Magherafelt) on 7th November 2016 and hard copies made available upon request at a specified price.

SCI Action Point

Public Consultation – What the SCI May 2016 said

Issue a Press Release in the Mid Ulster Mail, the Tyrone Courier and the Belfast Gazette about the intention to prepare a new plan, drawing attention to the Preferred Options Paper and the public consultation. This will allow individual residents, developers, landowners and any other person with a stake in the LDP to make representation.

3.7 A 12-week Public Consultation exercise for the POP with accompanying documents commenced on 7th November 2016 and ended at 5pm on 27th January 2017. A Press Ad., public notification and related newspaper articles issued to local newspapers and displayed on the news section of the Council website. Local newspapers included the Mid Ulster Mail and the Tyrone Courier. Regionally a public notice was published in the Belfast Gazette for two consecutive weeks, 11.11.2016 and 18.11.2016. (Appendix 32)

3.8 A public notice that included details of public exhibitions and meetings related to the Council's LDP 2030 Preferred Options Paper, (**Tables 2 and 3**), was published in the local newspapers, Belfast Gazette and online at www.midulstercouncil.org.

SCI Action Point

Launch & Exhibition – What the SCI May 2016 Said

Hold a launch and exhibition to announce the publication of the Preferred Options Paper.

3.9 The launch event was held on 7th November 2016 with an accompanying exhibition at the Burnavon Centre, Cookstown. Elected members, representatives from key government departments and community groups and representatives from local business were invited to attend the launch at which the Planning Manager and Head of Service addressed the delegates.

SCI Action Point

Public Engagement – What the SCI May 2016 said:

Hold public meetings and Exhibitions with drop in sessions in Dungannon, Cookstown and Magherafelt. Other locations will be identified and agreed.

3.10 In the 12-week period following the public consultation launch date; and, publication of the POP, a series of '*drop-in'* sessions and exhibitions undertaken at a range of local community venues, as previously detailed in **Table 3**. Concurrently, a series of public meetings commenced, **Table 4**; followed by Office meetings if requested. All public engagement information and consultation documents were available via the Council's website, with hardcopies for review during exhibition periods and at the three Council Offices.

Table 4: Public Meetings

Location	Date	Time
Burnavon Centre Cookstown	08.11.2016	7pm-9pm
Corn Mill Coalisland	10.11.2016	7pm-9pm
St. Colm's High School Youth Centre Draperstown	14.11.2016	7pm-9pm
Walsh's Hotel Maghera	16.11.2016	7pm-9pm
Bridewell Centre Magherafelt	17.11.2016	7pm-9pm
Clogher Mart Clogher	22.11.2016	7pm-9pm
Ardboe Parish Centre Ardboe	23.11.2016	7pm-9pm

Ranfurly Dungannon	29.11.2016	7pm-9pm
Rowantree Centre Pomeroy	30.11.2016	7pm-9pm
Galbally Community Centre	05.12.2016	7pm-9pm

SCI Action Point

Key Consultees and Elected Members – What the SCI May 2016 said:

Write to Key Consultees and Elected Members providing them with a copy of the Preferred Options Paper and invite them to attend the launch, provide comments within 12 weeks, inform them of the public meetings, exhibition and drop-in information sessions.

3.11 Key Consultees and Elected Members were invited to attend the POP launch on 7th November 2016 and were provided with a hard copy of the POP. All attendees subsequently invited via letter on 16th November 2016 to provide comment on the POP and, advised of the public consultation period in which to submit any comments. (Appendix 33)

SCI Action Point

Consultation with Section 75 and Community Groups – What the SCI May 2016 said:

Write to local community groups and Section 75 groups advising them that the POP has been published and that it is available to view on the Councils website and that hard copies can be obtained from the Planning Department (Tel.03000 132 132) where requested. The opportunity of a meeting with a planning officer to record their views will also be given. They will be asked to provide comments within 12 weeks.

3.12 The Council invited S.75 Groups on 12th May 2016 to provide written comment on any particular issues or needs which they felt the LDP draft POP should address. (Appendix 34)

3.13 Following the publication of the POP all S.75 received written notification of the publication of the POP, including an Equality Impact Assessment (EQIA) Progress Report, on 11th November 2016 and informed that the POP was available on the Council website and hard copies available from the Planning Department if requested. (Appendix 35)

3.14 In addition to the public engagement events, the Council held two S.75 events for those groups who requested them. Each event specifically tailored to meet the needs of those in attendance, **Table 5**.

Table 5: Section 75 Engagement Sessions	
Date	Section 75
10.01.2017	Mid Ulster Disability Forum
11.01.2017	Carer's Support Group

SCI Action Point

Public Consultation Report – What the SCI May 2016 said:

A Public Consultation Report will be presented to elected members following the 12-week consultation. This will contain a summary of each representation and professional comment, recording where members take a different view and rationale for that view. This will be taken into account whilst formulating the Draft Local Development Plan.

3.15 A total 661 responses from private individuals and statutory consultees received, with 38 late representations. A report on the representations and professional comment entitled, Public Consultation Report Preferred Option Paper was presented to the Planning Committee, on 17th October 2017, on 2nd and 28th November 2017. The Council resolved to publish said report on 14th December 2017. The Public Consultation Report POP was published on the Councils website www.midulstercouncil.org. This report was taken into account when formulating the Draft Plan Strategy.

SCI Action Point

Project Management Team – What the SCI May 2016 said:

The Project Management Team will be given opportunity to comment on emerging policy for inclusion in the Draft Plan Strategy and will be an integral part of testing emerging policy through the Sustainability Appraisal, including Strategic Environmental Assessment and the Equality Impact Assessment process.

3.16 On 29th June 2016 and 25th August 2016 Project Management Team meetings were convened to consider the draft POP and the draft Assessment of Reasonable Alternatives. Copies of the draft SA/SEA Scoping report where available during the proceedings. The agenda set out a logical approach to the consideration of Mid Ulster's key issues, a draft Spatial Planning Framework and Growth Strategy followed by options for each draft strategic planning policy. All statutory consultee bodies invited to attend all PMT meetings. The SA/SEA scoring matrix was considered in detail by PMT.

3.17 The POP and all associated documents presented to Special Council Meeting on 27.09.2016 and subsequently published on the Council's website on the commencement of the required public consultation process, www.midulstercouncil.org. These included:

- Equality Impact Assessment (EQIA) Progress Report
- Local Development Plan 2030 Preferred Options Paper
- Local Development Plan 2030 Preferred Options Paper – Easy Read Guide
- Representations Form – Preferred Options Paper
- Regulation 10 Public Consultation Document Notice
- Sustainability Appraisal (incorporating SEA) Interim Report November 2016
- Sustainability Appraisal Scoping Report June 2016

3.18 A Public Consultation Report on Preferred Options Paper incorporating a database of all submitted representations, presented to the Planning Committee on the;

- 17th October 2017 (Appendix 36)
- 2nd November 2017 (Appendix 37)

- 28th November 2017 (Appendix 38)

A paper subsequently presented to the Council on 14th December 2017, resolved that confidential business minutes taken at said Planning Committee meetings agreed. The Public Consultation on POP Report published as part of the preparation documents for draft Plan Strategy available at www.midulstercouncil.org.

GDPR - SCI Revised October 2018

3.19 At this point of the LDP2030 procedures, new legislation was introduced relating to General Data Protection Regulations (GDPR). A paper regarding this issue was presented to the Planning Committee on 9th May 2018. Consequently, all those listed on Appendix 1 of 2016 SCI were contacted and advised of the commencement of said legislation on 25th May 2018. The Council sought consent from those on agreed lists that they were content that their contact details be retained on the agreed list.

3.20 At this point subject to consent from all those who made representations at POP stage, the agreed list of local community / voluntary groups in Mid Ulster at List 3 of Appendix 1 significantly altered. A paper was presented to Planning Committee on 23rd August 2018 which set out the requirement for the first review of the SCI. (Appendix 39) The Council wrote to DfI regarding the revised Statement of Community Involvement on 29th October 2018 and DfI agreed revised SCI on 21st November 2018. (Appendix 7)

4.0 The Draft Plan Strategy

4.1 The Plan Strategy is the first of two key documents I n the LDP process. The draft Plan Strategy was published on 22nd February 2019 and is an indication of the Council's intentions regarding the future development of Mid Ulster district. A draft Plan Strategy includes strategic objectives in line with Regional Policy including Growth Strategy and Spatial Framework as well as subject planning policy. The draft Plan Strategy forms a key point of the public participation process.

SCI Action Point

Public Notice Draft Plan Strategy - What the SCI ~~June~~ October 2018

Issue a Public Notice in the Mid Ulster Mail, the Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter, and the Belfast Gazette and on the Mid Ulster Council website www.midulstercouncil.org for two consecutive weeks. This notice will state:

i) Publication of Draft Plan Strategy and accompanying Sustainability Appraisal including the SEA, Habitats Regulations Assessment (HRA) and Equality Impact Assessment (EQIA), Rural Proofing and how to view or obtain copies;

ii) The dates and locations of Public Exhibitions;

iii) The 8-week period and closing date for receipt of representations to the Draft Plan Strategy and accompanying Sustainability Appraisal including SEA, Habitats Regulations Assessment (HRA), Rural Proofing and Equality Impact Assessment (EQIA). This will be followed by an 8-week period for

says:

4.2 A public notice was published in Mid Ulster Mail, Tyrone Courier, Tyrone Times, Derry Post, Impartial Reporter and Belfast Gazette. The notice informed of publication of draft Plan Strategy, SA/SEA Environmental Report, Habitat Regulation Assessment (HRA), Rural Needs Impact Assessment EQIA and how to obtain hard copies. (Appendix 40)

4.3 It also included details of the 8-week consultation period 22nd February 2019 to 4pm on 19th April 2019, the closing date for receipt of representations. A counter-representation period of 8-weeks followed on 14th June 2019. (Appendix 41) The dates and locations of the Public Meetings, Exhibitions and Drop-in Sessions are detailed in **Tables 6 and 7.**

Table 6 Public Notices Draft Plan Strategy – Local Newspapers	
Representation Period	
Newspaper	**Date**
Belfast Gazette	22.02.2019
Belfast Gazette	01.03.~~2020~~ 2019
Mid Ulster Mail	21.02.2019
Mid Ulster Mail	28.02.2019
Tyrone Courier	20.02.2019
Tyrone Courier	27.02.2019
Tyrone Times	19.02.2019
Tyrone Times	26.02.2019
Derry Post	19.02.2019
Derry Post	26.02.2019
Impartial Reporter	21.02.2019
Impartial Reporter	28.02.2019
Counter-Representation Period	
Newspaper	**Date**
Belfast Gazette	14.06.2019
Belfast Gazette	21.06.2019
Mid Ulster Mail	13.06.2019
Mid Ulster Mail	20.06.2019
Tyrone Courier	12.06.2019
Tyrone Courier	19.06.2019
Tyrone Times	11.06.2019
Tyrone Times	18.06.2019
Derry Post	11.06.2019
Derry Post	18.06.2019
Impartial Reporter	13.06.2019
Impartial Reporter	20.06.2019

4.4 A summary information leaflet detailing work completed thus far is where we were in the process and what happens next was produced. It included detail on the soundness tests and how the LDP would be tested against them. The public were advised of the need to quote the Soundness Test to which their representation would reference. (Appendix 42) The public were also encouraged to utilize the online Representation Form provided via www.midulstercouncil.org.

4.5 Social media postings were utilised to notify of the launch of the Local Development Plan 2030 Draft Plan Strategy public consultation period and to publish the timetable of public engagement session. Social media was used throughout the period of consultation to remind the public of events.

SCI Action Point

Availability of Documents – What the SCI ~~June~~ October 2018 said:

Make the Draft Plan Strategy, the Sustainability Appraisal including the SEA, HRA and EQIA and the Public Consultation Report available on the website www.midulstercouncil.org and in disc, at the Council Offices in Magherafelt, Dungannon and Cookstown and provide hard copies upon request at specified price.

4.6 Details of the availability of the draft Plan Strategy, along with supporting documents including the Sustainability Appraisal (incorporating the Strategic Environmental Assessment), the Habitats Regulations Assessment, Rural Needs Impact Assessment and Equality Impact Screening Report were included in the Public Notice published in Belfast Gazette and local newspapers.

4.7 It was acknowledged by the Council that there was a mistake within the hardcopy draft Plan Strategy and an Erratum Notice was issued and published stating 'Your attention is drawn to an error at Page 129 of the Local Development Pan 2030 – Draft Plan Strategy. Paragraphs 13.24 and 13.25 in

the Retailing, Offices and Town Centre section have been included in error and should be disregarded. www.midulstercouncil.org.

SCI Action Point

Launch and Exhibition Draft Plan Strategy – What the SCI ~~June~~ October 2018 said:

Hold Launch and Exhibition to announce the publication of the Draft Plan and Issue Press Releases.

Hold Public Exhibitions in Mid Ulster Towns, Villages and Settlements. Planning Officers will be available to answer any questions.

4.8 A launch event held in Burnavon Arts Centre on 22.02.2019. (Appendix 43 Launch Poster)

4.9 A short presentation by the Planning Manager and Head of Service provided at the launch and a hard copy of the draft Plan Strategy and associated Maps booklet was issued to all delegates on the day. Hard copy documents were available to the public for a nominal fee, when requested, or alternatively available for download on the Council's Website. A schedule of public exhibitions, meetings and drop-in sessions included with the public notice, **Table 7**.

Table 7 Draft Plan Strategy Public Exhibitions and Drop-in Events		
Location	**Date**	**Time**
Cookstown – The Burnavon Arts Centre	Monday 25th February 2019	3pm-7pm
Cookstown – The Burnavon Arts Centre	Tuesday 26th February 2019	3pm-7pm
Dungannon – Ranfurly House Theatre and Arts Centre	Thursday 28th February 2019	3pm-7pm
Dungannon – Ranfurly House Theatre and Arts Centre	Friday 1st March 2019	1.30pm-5.30pm
Magherafelt – The Bridewell Centre	Friday 1st March 2019	1.30pm-5.30pm

Magherafelt – The Bridewell Centre	Monday 4th March 2019	3pm-7pm
Coalisland – The Cornmill Heritage Centre	Tuesday 5th March 2019	3pm-7pm
Maghera – Maghera Leisure Centre	Wednesday 6th March 2019	3pm-7pm
Aughnacloy – Aghaloo Community Centre	Thursday 7th March 2019	3pm-7pm
Swatragh – Granaghan Resource Centre	Friday 8th March 2019	1.30pm-5.30pm
Draperstown – St. Colms Youth Club	Monday 11th March 2019	3pm-7pm
Clogher – The Old Primary School	Tuesday 12th March 2019	3pm-7pm
Ardboe – Ardboe Parish Centre	Wednesday 13th March 2019	3pm-7pm
Pomeroy – Rowan Tree Centre	Thursday 14th March 2019	3pm-7pm
Galbally – Galbally Community Centre	Friday 15th March 2019	1.50pm-5.30pm

SCI Action Point

Key Consultees and Elected Members – What the SCI ~~June~~ October 2018

Write to Key Consultees and Elected Members informing them of; the publication of the Draft Plan Strategy and providing them with a copy; the dates of the public exhibitions; the 8-week period and closing date for representations.

said:

4.10 The Council wrote to all Key Consultees and Elected Members informing them of the publication of the DPS providing information on the launch event where hard copies were provided. The letter included information on the 8-week consultation period and closing date for receipt of representations. It also contained details of the location, date and time of the Public Exhibitions and Drop-In Sessions attended by planning officers. (Appendix 44)

4.11 A notification letter issued to all elected members providing details on how to view all representations to the draft Plan Strategy. (Appendix 45) Annex A on the Council's website contains all original representations; and, a separate full list of counter-representations published on the Council website.

SCI Action Point

Contacting those who made representations at POP stage – What the SCI ~~June~~ October 2018 said:

Write to all who submitted a representation and counter-representation to the POP informing them of the publication of the Draft Plan Strategy and accompanying documents advising how they can view or obtain copies; the dates of the public exhibitions; the 8-week period and closing date for representations. All representations will be reported to the Elected Members.

4.12 Written notification and guidance was sent to all those who made representation to the POP to inform them of the Draft Plan Strategy. The letter contained details on the public consultation period of 8-weeks commencing on 22nd February 2019 and closing 4pm on 19th April 2019. (Appendix 46)

4.13 The draft Plan Strategy public notice Contained information on how to make a representation that included an online Representation Form or submission by email at: DevelopmentPlan@midulstercouncil.org. The public were encouraged to utilise the online Representation Form when submitting their representation.

4.14 All LDP documents, reports, maps and supporting evidence were available online through the Council's web page. The facility to submit a representation online was available to the public throughout the consultation period**.** Total representations received draft Plan Strategy public consultation 204, counter-representations 214.

4.15 Planning Committee meetings held to discuss all submitted representations and counter-representations to the draft Plan Strategy on 30th January 2020 and 4th February 2020, by consideration of the draft Public Consultation Report on Draft Plan Strategy. A Special Council Meeting was held on 31st January 2020 which resolved that the Public Consultation Report on the Draft Plan Strategy and accompanying SA/SEA Environmental Report will be published as per SCI requirements and the Council will proceed to submission of Development Plan Documents.

5.0 Re-Consultation Draft Plan Strategy

5.1 The Council identified a procedural error in relation to the original public consultation on the Local Development Plan 2030 – Draft Plan Strategy in order to ensure a compliant consultation process. A paper presented to the Council on 3rd March 2020 outlined the need to re-consult on the draft Plan Strategy. (Appendix 47)

5.2 To accord with Regulation 15 (a) (iv) of The Planning (Local Development Plan) Regulations (NI) 2015, Mid Ulster District Council specified that the re-consultation process on the Local Development Plan 2030 – Draft Plan Strategy will run for a period of 8-weeks commencing at 10am on 25th March 2020 closing at 5pm on 21st May 2020. (Appendix 48)

5.3 In parallel, the Council is re-consulting on the Sustainability Appraisal, incorporating a Strategic Environment Assessment (SA/SEA Report) Environmental Report, of the Mid Ulster District Council re-consultation on its draft Plan Strategy. (Appendix 49)

Table 8 Public Notices Re-Consultation of Draft Plan Strategy – Local Newspapers	
Representation Period	
Newspaper	**Date**
Belfast Gazette	13.03.2020
Belfast Gazette	20.03.2020
Mid Ulster Mail	12.03.2020
Mid Ulster Mail	19.03.2020
Tyrone Courier	11.03.2020
Tyrone Courier	18.03.2020

5.4 Due to the unforeseen impacts of the COVID19 Pandemic, the Council considered it appropriate to extend the public consultation period for draft Plan Strategy and SA/SEA Environmental Report and issued an interim public notice. (Appendix 50) In Northern Ireland, a total lockdown was introduced on 23rd March 2020 which prevented completion of Re-consultation of Counter-Representations at that time. The interim press advertisement stated that the re-consultation period is currently set for a period of 8 weeks commencing at 10am on 25th March 2020. The re-consultation was due to close at 5pm on 21st May 2020. It also noted that in light of the current circumstances and

issues being faced with COVID19, the Council will be extending the closing date of the re-consultation and agreeing new dates for public exhibition events.

5.6 DfI agreed a revised SCI on 18.06.2020. (Appendix 12) A revised SCI, June 2020, noted that in light of the issues faced with COVID19, the re-consultation period was extended and in line with advice on social distancing as a response to COVID19, planned exhibitions and drop-in sessions are no longer taking place. (Appendix 51)

5.7 It was agreed that given that it was unknown for how long government will be discouraging groups to congregate, the Council will issue a public notice of the extended re-consultation closing date once it becomes available.

SCI Action Point

Revised SCI October 2020

We will issue the Public Notice in local newspapers circulating in Mid Ulster District, and the Belfast Gazette and on the Mid Ulster Council website www.midulstercouncil.org for two consecutive weeks.

5.8 A notification was published in the Derry Post and Gazette clearly detailing the extension to the closing date of the re-consultation on Mid Ulster District Council LDP 2030 draft Plan Strategy and SA/SEA Environmental Report. It provided details of access and availability of all LDP 2030 draft Plan Strategy and accompanying documents at the three Council Offices, Cookstown, Dungannon and Magherafelt and that they were available online via the Councils website www.midulstercouncil.org. The notification stated how representations could be submitted online or by email, stating that representations must be received by 5pm on 24th September 2020. (Appendix 52)

5.9 A notification was published in the Derry Post clearly detailing the re-consultation period of 8-weeks for counter-representations for draft Plan Strategy. (Appendix 53)

6.0 Draft Plan Strategy – Public Inspection of Representations and Counter-Representations

SCI Action Point

Public Inspection of Representations – What the SCI October 2020 said:

Make copies of representations available for inspection in the Council Offices in Magherafelt, Dungannon and Cookstown and on the website www.midulstercouncil.org. Hard copies of representations can also be provided upon request at a specified price.

6.1 All submitted representations received during the original public consultation on the draft Plan Strategy and SA/SEA Environmental Report were made available to view via the Councils website, under Annex A and a separate list published detailing the submitted counter-representations. (www.midulstercouncil.org)

6.2 All submitted representations and counter-representations received during the re-consultation on the draft Plan Strategy and SA/SEA Environmental Report were made available to view via the Councils website. (www.midulstercouncil.org)

6.3 A preliminary written report on the Public Consultation on draft Planning Strategy was presented to the Planning Committee 12th April 2021. (Appendix 54) The reports will form part of the submission papers to the Department for Infrastructure.

SCI Action Point

Key Conultees, Elected Members and those Who Submitted a Representation - What SCI October 2020 said:

Write to **Key Consultees**, **Elected Members and any person who has made (and not withdrawn) a representation** informing them that representations are available for inspection and the places and times at which they can be inspected.

6.4 Key Consultees, Elected Members and all persons who submitted a formal representation (and not withdrawn the document) were invited by letter to

view the received representations (Annex 1) informing them that all said received representations were available for inspection online (www.midulstercouncil.org) and the three Council Offices Cookstown, Dungannon and Magherafelt during office hours. (Appendix 55)

SCI Action Point

Public Notice on Availability of Representations - What SCI October 2020 said:

Issue a **Public Notice** in at least one local newspaper circulating in Mid Ulster District, and the Belfast Gazette for two weeks, and on the Mid Ulster Council website of the availability of representations for inspection and the eight week period including closing date for counter-representations.

6.5 On 31st July 2020 a Public Notice was published in the Derry Post and the Gazette (online) for two weeks and on the Councils website, (www.midulstercouncil.org), clearly detailing the availability of representations for inspection for a 8-week period (counter-representations) and confirmed 8-week period 22nd October 2020 to 18th December 2020 at 5pm. The Public Notice highlighted all received representations available to view online from Wednesday 21st October 2020 at www.midulstercouncil.org/dp-dps-represdentations (Appendix 56)

SCI Action Point

Availability of Counter-Representations What SCI October 2020 said:

Make the counter-representations available on website and at the Mid Ulster Council Offices in Cookstown, Dungannon and Magherafelt for inspection.

6.6 A Public Notice was published in the Gazette (online) and the Derry Post confirming the availability of all received counter-representations. All received counter-representations were made available to view on the Councils website and hardcopies were made available to view at the three Council Offices, Cookstown, Dungannon and Magherafelt. (Appendix 57)

SCI Action Point

Availability of Public Consultation on Draft Plan Strategy Report Representations and Counter-Representations – What SCI October 2020 said:

Representations and counter-representations available on website and at the Mid Ulster Council before it submits the Draft Plan Strategy to the DfI for Independent Examination (IE)

6.7 All representations and counter-representations available on website and at the three Mid Ulster Council Offices namely, Cookstown, Dungannon and Magherafelt (www.midulstercouncil.org).

- Appendix 58 SCI 2016
- Appendix 59 SCI 2018
- Appendix 60 SCI 2020

Annex 4C – Reg 8 – Availability of Timetable – Public Notices

MID ULSTER MAIL
26th May 2016
SCI PUBLIC Notice + Timetable.

Mid Ulster Mail

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PUBLIC NOTICES

PUBLIC NOTICES

Rural Development Programme funding for Service Improvement in Rural Mid Ulster

Rural Services Scheme – Mandatory Pre Application Workshops

Mid Ulster Rural Development Partnership, through its Rural Services Scheme, is seeking to support projects which explore new and innovative ways of delivering multiple services to those living in rural areas of Mid Ulster District Council.

This Scheme will provide capital funding to new or existing community buildings or other facilities to serve as community hubs in order to improve and/or expand the range of services they provide. A technical support element is also available to initially help potential applicants plan for the development and management of their rural services project.

The Scheme is open to the community/voluntary sector (no Social Economy Enterprises engaged in non-economic activity), Local Council, Strategic Public Bodies, or a partnership of Council and community/ voluntary/private sectors where Council is the grant recipient.

Attendance at a pre application funding workshop is mandatory for all groups/organisations intending to make an application for either capital or technical support. Workshop dates are as follows:

Date	Venue and time
Wednesday 1st June	7 pm - Mid Ulster Council, Magherafelt Office
Thursday 2nd June	7 pm - Ranfurly House, Dungannon
Monday 6th June	10 am - Ranfurly House, Dungannon 7 pm - Cookstown Enterprise Centre
Wednesday 8th June	10 am - Mid Ulster Council, Magherafelt Office 7 pm - St Ciaran's High School, Ballygawley

All workshops will commence promptly at the specified times. All those planning to attend are asked to book in advance. To book a place or to talk to a member of staff about the Rural Services Scheme please telephone 028 86764714.

PLEASE NOTE: The person attending the workshop on behalf of their group/organisation must be an authorised signatory i.e. authorised to sign a letter of offer if approved. This does not prohibit other members of the group/organisation from also attending but not in place of the authorised signatory. Attendance at the funding workshop does not constitute an offer of funding. The application process will be competitive and not every application will be funded.

Department of Agriculture, Environment and Rural Affairs | rural Development Programme

PUBLIC ANNOUNCEMENT

Mid Ulster District Council Statement of Community Involvement

The Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 (Regulation 7)

In accordance with Regulation 7 of the Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 Mid Ulster District Council wish to announce the publication of the Statement of Community Involvement (SCI) for the Mid Ulster District Council Local Development Plan 2030 and Development Management Functions. The SCI was agreed by the Department on the 6th May 2016.

The Mid Ulster District Council Statement of Community Involvement is now available for inspection at:

Cookstown Office	Dungannon Office	Magherafelt Office
Burn Road, Cookstown BT80 8DT	Circular Road, Dungannon BT71 6DT	Ballyronan Road, Magherafelt BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

The Statement of Community Involvement is also available on the Mid Ulster District Council website at the following link: www.midulstercouncil.org/developmentplan

The Statement of Community Involvement sets out policy for the involving and engaging the community in the production of the Mid Ulster Local Development Plan (LDP) 2030, in the consideration of planning applications and in planning enforcement.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

PUBLIC NOTICES

PUBLIC ANNOUNCEMENT

Mid Ulster District Council Local Development Plan Timetable

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (Regulation 8)

In accordance with Regulation 8 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 Mid Ulster District Council wish to announce the publication of the Timetable for the preparation of the Mid Ulster District Council Local Development Plan (LDP). The Timetable was agreed by the Department on the 6th May 2016.

The LDP Timetable is now available for inspection at:

Cookstown Office	Dungannon Office	Magherafelt Office
Burn Road, Cookstown BT80 8DT	Circular Road, Dungannon BT71 6DT	Ballyronan Road, Magherafelt BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

The Timetable is also available online at the Mid Ulster District Council website at the following link: www.midulstercouncil.org/developmentplan

The Timetable sets out Mid Ulster District Council's programme for the production of its local development plan (LDP) and includes details of the key stages in process.

Prior to the agreement of the Timetable the Council has been developing it's evidence base in order to establish the social, economic and environmental characteristics of the plan area to enable the Council to determine the issues which need to be addressed and the options for addressing them. This has been undertaken using a topic based approach in the form of position papers which are available on the Council website at the following link: www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

THE PLANNING ACT (NORTHERN IRELAND) 2011

Planning (Development Management) Regulations (Northern Ireland) 2015
Regulation 5 Pre Application Community Consultation

Proposal: Agricultural land improvements comprising of a topographical change to existing landforms and removal of materials including minerals (sand and gravel)

Location: Lands west of No. 53 Knockaleery Road, Cookstown, BT80 9EH

Prospective Applicant: Mr Patterson of No. 53 Knockaleery Road, Cookstown

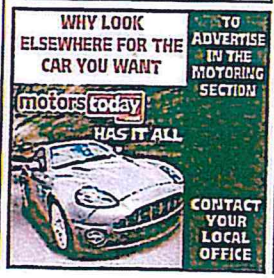
Agents: Quarryplan Limited

Further information regarding the proposed development project can be obtained from Quarryplan Limited on 028 44 832904 or by emailing info@quarryplan.co.uk.

A public presentation regarding the proposed development shall be held at the Glenavon House Hotel, 52 Drum Road, Cookstown, BT80 8DS on 13th June 2016 at 6pm Sharp

Those attending the presentation will be invited to provide comments and ask questions regarding the project. Further comments on the project can be submitted to Quarryplan up to two weeks (27 June 2016) following the presentation to info@quarryplan.co.uk or by telephone on 028 44832904 or writing to Quarryplan, 6 Saintfield Road, Crossgar, Downpatrick, BT30 9JY.

Please note that all comments made to the prospective applicant and their agents are not representations to the Mid Ulster District Council or the Department of the Environment. If the prospective applicant submits an application there will be an opportunity to make representations on that application to the Council, or as the case may be the Department, at a stage within the planning process.





MID ULSTER MAIL
2nd June 206
LDP Time Table & SCI

Mid Ulster Mail

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PUBLIC NOTICES

Planning Applications

The full details of following planning applications including plans, maps and drawings are available to view on the NI Planning Portal www.planningni.gov.uk or at the Council Planning Office or by contacting 03000 132 132. Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the NI Planning Portal.

Application No	Location	Proposal In Brief
LA09/2016/0703/F	16 Meeting House Avenue, Maghera	Single storey rear extension
LA09/2016/0708/F	Lands immediately south east of the boundary of 9,15 and 17 Edenderk Road, Pomeroy	Change of house design to 13 sites previously approved under applications I/2009/1070 and I/2011/0308/F
LA09/2016/0711/F	23 Corryvour Road, Corryvour, Pomeroy	Gable ground floor bedroom extension
LA09/2016/0718/F	Castle Road, Cookstown	Alter conditions No. 7,8,9,10 and 14 of permission I/2005/0773/F (Transport NI issues)
LA09/2016/0719/O	Approx. 30m N.W. of 47 Blackrock Road, Cookstown	Dwelling and garage on a farm
LA09/2016/0723/F	65mts N. of no 14 Killyboram Lane, Cookstown	Change of house type
LA09/2016/0699/F	Lands adjacent to 129 Moneymore Road, Magherafelt	Infill dwelling and garage
LA09/2016/0702/O	80m N. E. of 80 Ballynell Road, Loup, Moneymore	Dwelling and garage
LA09/2016/0704/O	50m N. E. of 31A Springhill Road, Moneymore, Magherafelt	Single storey dwelling and garage
LA09/2016/0705/RM	45m N.E. of 57 Ballyrudy Road, Moneymore	Dwelling and Garage
LA09/2016/0712/F	8 Carnagh, Ballinderry Bridge Road, Coagh	New access
LA09/2016/0720/F	Lands W. of Rainey Court and E. of Mullaghboy Park, Desertmartin Road, Magherafelt	Residential Development of 38 Dwellings
LA09/2016/0723/LBC	15-17 Church Street, Magherafelt	New doorway to No15. Removal of wall in No 17 to create internal link
LA09/2016/0725/F	15 - 17 Church Street Magherafelt	Alterations to provide new residential apartment at first floor
LA09/2016/0632/F	Creagh Concrete Products Ltd, Blackpark Road, Toomebridge	Erection of new building for washing/ drying of precast concrete products (retrospective). Erection of new gantry crane for loading/unloading of precast concrete products, extension of existing production factory TF5 to facilitate to production of larger precast concrete units
LA09/2016/0693/F	51 Longfield Road, Desertmartin, Magherafelt	Alterations to club building
LA09/2016/0700/O	80m S. of 49 Glenshane Road, Knockloughrim, Magherafelt	Dwelling and Garage
LA09/2016/0701/F	33 Lewis Road, Magherafelt	Rear and side extension to dwelling
LA09/2016/0715/F	134 Hillhead Road, Castlederg	Extension to dwelling
LA09/2016/0721/F	78 Main Street, Tobermore, Magherafelt	Replacement dwelling and carport
LA09/2016/0685/O	85m S.W. of 195 Pomeroy Road, Dungarron	2 storey dwelling and domestic double garage
LA09/2015/0707/O	Site between 6 and 10 Lisclare Road, Stewartstown	Site for dwelling

Telephone 03000 132 132
www.midulstercouncil.org

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Mid Ulster
District Council

PUBLIC NOTICES

PUBLIC ANNOUNCEMENT
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Email: planning@midulstercouncil.org

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The Statement of Community Involvement sets out policy for the involving and engaging the community in the production of the Mid Ulster Local Development Plan (LDP) 2030, in the consideration of planning applications and in planning enforcement.

Telephone 03000 132 132
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Comhairle Ceantair
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PUBLIC NOTICES

PUBLIC ANNOUNCEMENT
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Opening Hours: Mon – Fri 9am to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

The Timetable is also available online at the Mid Ulster District Council website at the following link: www.midulstercouncil.org/developmentplan

The Timetable sets out Mid Ulster District Council's programme for the production of its local development plan (LDP) and includes details of the key stages in process.

Prior to the agreement of the Timetable the Council has been developing it's evidence base in order to establish the social, economic and environmental characteristics of the plan area to enable the Council to determine the issues which need to be addressed and the options for addressing them. This has been undertaken using a topic based approach in the form of position papers which are available on the Council website at the following link: www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan

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Land & Property Services (LPS), acting as Agent for a Public Body, are seeking to acquire (unity way of private treaty, for the purposes of a specific light industrial undertaking.

Expressions of interest to sell to the Public Body are invited from owners of land and/or buildings based upon the following criteria:

- Capable of providing a development site of between 3.0 to 5.0 acres.
- Land with/or without buildings may be considered.
- Land must be zoned within the respective current development limits and have reasonable prospects of obtaining planning permission for industrial development.
- Accessible to all main services and the public road network.
- Purchase will be subject to suitable planning permission being granted.

Required Locations:

1. Henry
2. Cookstown
3. Ballymena
4. Holland
5. Lisburn

In the first instance please provide full details to:

Mr Ross Lister, LPS, 7 Lanyon Place, Belfast, BT1 3LP
Email: Ross.Lister@finance-ni.gov.uk
Tel: 028 9033 5522

All replies will be treated in Strict Confidence and a submission of an expression of interest does not constitute any commitment by either party to enter into negotiations on a sale.

www.finance-ni.gov.uk

Free Planning Advice
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Church Street, Magherafelt
Wednesday, 8 June 2016
Drop in between 1.00 pm and 4.00 pm



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PUBLIC ANNOUNCEMENT

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Tel. 03000 132 132
Email: planning@midulstercouncil.org

The Statement of Community Involvement is also available on the Mid Ulster District Council website at the following link: **www.midulstercouncil.org/developmentplan**

The Statement of Community Involvement sets out policy for the involving and engaging the community in the production of the Mid Ulster Local Development Plan (LDP) 2030, in the consideration of planning applications and in planning enforcement.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh
Mid Ulster District Council

Tyrone Courier 25/5/16

PUBLIC ANNOUNCEMENT

Mid Ulster District Council Local Development Plan Timetable

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (Regulation 8)

In accordance with Regulation 8 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 Mid Ulster District Council wish to announce the publication of the Timetable for the preparation of the Mid Ulster District Council Local Development Plan (LDP).
The Timetable was agreed by the Department on the 6th May 2016.

The LDP Timetable is now available for inspection at

Cookstown Office	Dungannon Office	Magherafelt Office
Burn Road,	Circular Road,	Ballyronan Road,
Cookstown BT80 8DT	Dungannon BT71 6DT	Magherafelt BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

The Timetable is also available online at the Mid Ulster District Council website at the following link: **www.midulstercouncil.org/developmentplan**

The Timetable sets out Mid Ulster District Council's programme for the production of its local development plan (LDP) and includes details of the key stages in process.

Prior to the agreement of the Timetable the Council has been developing it's evidence base in order to establish the social, economic and environmental characteristics of the plan area to enable the Council to determine the issues which need to be addressed and the options for addressing them. This has been undertaken using a topic based approach in the form of position papers which are available on the Council website at the following link: **www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan**

Telephone 03000 132 132
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Comhairle Ceantair Lár Uladh
Mid Ulster District Council

Tyrone Courier PUBLIC ANNOUNCEMENT 1/6/16

Mid Ulster District Council Local Development Plan Timetable

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (Regulation 8)

.ordance with Regulation 8 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 Mid Ulster District Council wish to announce the publication of the Timetable for the preparation of the Mid Ulster District Council Local Development Plan (LDP).
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Prior to the agreement of the Timetable the Council has been developing it's evidence base in order to establish the social, economic and environmental characteristics of the plan area to enable the Council to determine the issues which need to be addressed and the options for addressing them. This has been undertaken using a topic based approach in the form of position papers which are available on the Council website at the following link: **www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan**

Comhairle Ceantair Lár Uladh

Tyrone Courier PUBLIC ANNOUNCEMENT 1/6/16

Mid Ulster District Council Statement of Community Involvement

The Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 (Regulation 7)

In accordance with Regulation 7 of the Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 Mid Ulster District Council wish to announce the publication of the Statement of Community Involvement (SCI) for the Mid Ulster District Council Local Development Plan 2030 and Development Management Functions. The SCI was agreed by the Department on the 6th May 2016.

The Mid Ulster District Council Statement of Community Involvement is now available for inspection at:

Cookstown Office	Dungannon Office	Magherafelt Office
Burn Road,	Circular Road,	Ballyronan Road,
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Mid Ulster

Annex 4D – Reg 10 Availability of the Preferred Options Paper – Public Notices

Mid Ulster Mail 27/10/16

MID ULSTER MAIL

POP & SA/SEA INTERIM REPORT

27/10/2016 WK 1

Public Notice

Mid Ulster District Council Local Development Plan 2030
Preferred Options Paper
The Planning Act (Northern Ireland) 2011
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Comments should be addressed to: Dr C R Boomer, Mid Ulster District Council Planning Department, 50 Ballyronan Road, Magherafelt, BT45 6EN Or by email to developmentplan@midulsterdistrictcouncil.org

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Drop in sessions/exhibitions

8th November	10am-12noon 2pm – 4pm
9th November	10am-12noon 2pm – 4pm 7pm - 8.30pm
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Public Meeting – 8th November 7pm - 9pm

The Corn Mill Centre, Coalisland
Drop in sessions/exhibitions

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14th November	10am - 12noon 2pm – 4pm
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Drop in sessions/exhibitions

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Public Meeting – 17th November 7pm - 9pm

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Drop in sessions/exhibitions

21st November	10am - 12noon 2pm – 4pm 7pm - 8.30pm
22nd November	10am-12noon 2pm – 4pm

Public Meeting – 22nd November 7pm - 9pm

rdboo Parish Centre
Drop in sessions/exhibitions

23rd November	10am - 12noon 2pm – 4pm
24th November	10am-12noon 2pm – 4pm 7pm - 8.30pm

Public Meeting – 23rd November 7pm - 9pm

Ranfurly, Dungannon
Drop in sessions/exhibitions

29th November	10am - 12noon 2pm – 4pm
30th November	10am-12noon 2pm – 4pm 7pm - 8.30pm
1st December	10am - 12noon 2pm – 4pm

Public Meeting – 29th November 7pm - 9pm

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Drop in sessions/exhibitions

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Public Meeting – 30th November 7pm - 9pm

Anthony Tohill
Mid Ulster District Council
Chief Executive

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Mid Ulster Mail - 3/11/16

MID ULSTER MAIL.

POP & SA/SEA INTERIM REPORT

3/11/16 WK 2

Public Notice

Mid Ulster District Council Local Development Plan 2030

Preferred Options Paper

The Planning Act (Northern Ireland) 2011

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

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Public Meeting – 22nd November 7pm - 9pm

Ardboe Parish Centre
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23rd November	10am - 12noon 2pm – 4pm
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Anthony Tohill
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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

TYRONE COURIER WK 1
POP & SA/SEA INTERIM REPORT. 26/10/2016

public notices

Public Notice

Mid Ulster District Council Local Development Plan 2030
Preferred Options Paper
The Planning Act (Northern Ireland) 2011
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Comhairle Ceantair Lár Uladh Mid Ulster District Council

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transportni | Department for Infrastructure | An Roinn Bonneagair

Temporary Road Closure

B162 Lough Fea Road, Cookstown

Road Traffic Regulation (Northern Ireland) Order 1997

The B162 Lough Fea Road, Cookstown will be closed to through traffic from Monday 17th October 2016 to Sunday 11th December 2016, from its junction with the U713 Spamell Road, to its junction with the C567 Dunmore Lane, for the purpose of laying new electric cables.

A diversion will be signposted, local access will be facilitated.

Gentle Touch Holistic & Beauty Therapies
Presents
ALL THINGS WONDERFUL LADIES NIGHT
Wednesday 2nd November @ 7.30pm
COHANNON INN, TAMNAMORE
Fashion Show - Refreshments
14th Avenue - Hair of Every - Captain Tortue
Raffle - Hot Buffet Tea...And much more!!!
• Ticket Price £12 • (TICKET ONLY)
All profits will be split between Cancer Research UK and Southern Area Hospice

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M.A.C.P.
MID-ULSTER ASSOCIATION FOR COUNSELLING & PSYCHOTHERAPY

Are you suffering from mental health anguish? suicidal thoughts, bereaved by suicide, trauma, anxiety, depression, addiction etc.?

Don't suffer alone!!

We are a registered charity located in Coalisland. We provide a one to one confidential counselling service, based in Western House

To make an appointment, please contact us:
028 8774 6375 E: macpcounselling@gmail.com
07840 654 836 www.mid-ulstercounselling.co.uk

SGT. WHITE MEMORIAL FLUTE BAND, BUSH
Invite you to our
Open Night
in Bush Orange Hall
Thursday 27th October 2016
7.30pm-9pm
To give you the opportunity to meet band members, try out the flute and drums
POSSIBLY JOIN OR REJOIN OUR BAND
Light Refreshments

Advertise in the TYRONE COURIER (028) 8772 2271

Planning Applications

The full details of the following planning applications including plans, maps and drawings are available to view on the NI Planning Portal www.planningni.gov.uk or at the Council Planning Office or by contacting 03000 132 132. Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the NI Planning Portal.

The agenda for the Planning Committee meeting on 1 November 2016 will be available on the Council website (www.midulstercouncil.org/planningcommittee) week commencing 25 October 2016 or by contacting the Planning Department.

Application No	Location	Proposal in Brief
LA09/2016/1437/F	Site located 740m N.E. of 19 Shantavny Road, Shantavny Station, Ballygawley	33kv electric/ sub-station
LA09/2016/1444/F	Lands opposite Tullyallen Graveyard, Tullyallen Road, Dungannon	Dwelling
LA09/2016/1445/F	Approx. 300m E. of 47 Sorelby Road, Fivemiletown	Poultry house with meal bins
LA09/2016/1448/F	60m N. of 194 Rehaghey Road, Dungannon	Dwelling and garage
LA09/2016/1451/O	80m S.W. of 22 Corlea Road, Galbally, Dungannon	Dwelling and detached garage
LA09/2016/1452/F	2 Pinewood Manor, Ballygawley	Extensions to Dwelling
LA09/2016/1434/F	Units 1, 2, and 3 at 50 Newell Road, Dungannon	Alterations to existing units
LA09/2016/1454/F	70m S. of 159 Bush Road, Dungannon	Dwelling, Garage and Stable Block

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

In the Estate of Clare Morris, Deceased
Late of 114 Stewartstown Road, Coalisland, Co. Tyrone

NOTICE is hereby given pursuant to Section 28 of the Trustee Act (Northern Ireland) 1958 that all creditors, beneficiaries and other persons having any claims against or interest in the estate of the above named deceased who died on the 14th December 2015 are hereby required to send on or before the 23rd December 2016 particulars of such claims or interests to the undersigned Solicitors for the personal representative of the deceased.

AND NOTICE is hereby further given that after the said 23rd December 2016 the said Personal Representative will proceed to convey or distribute the property of the said deceased among the parties entitled thereto having regard only to the claims and demands of which particulars shall have been received.

Dated this 17th day of October 2016

Logan & Corry
Solicitors for the Personal Representatives
6 Lineside
Coalisland
Co. Tyrone
BT71 4LP.

Tyrone Courier

 2/11/16

Public Notice

Mid Ulster District Council Local Development Plan 2030

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Public Meeting – 29th November 7pm – 9pm

Anthony Tohill
Mid Ulster District Council
Chief Executive

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

TYRONE COURIER
POP & SA/SEA INTERIM REPORT
02/11/2016
WK 2

Coronavirus

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THE GAZETTE
OFFICIAL PUBLIC RECORD

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About Town and Country Planning notices

Town and Country Planning

Mid Ulster District Council

PUBLIC NOTICE

MID ULSTER DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN 2030

PREFERRED OPTIONS PAPER

THE PLANNING ACT (NORTHERN IRELAND) 2011

THE PLANNING (LOCAL DEVELOPMENT PLAN) REGULATIONS (NORTHERN IRELAND) 2015

In accordance with Articles 8 and 9 of the Planning Act (Northern Ireland) 2011, Mid Ulster District Council intends to prepare a Local Development Plan for the District.

The Local Development Plan will be accompanied by Sustainability Appraisal (SA), (including Strategic Environmental Assessment (SEA)) and Equality Impact Assessment.

As part of the preparation of the Local Development Plan and in accordance with Article 10 and 11 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, the Council intends to publish a Preferred Options Paper (POP) on the 7th November 2016.

The POP is a consultation paper intended to promote debate on issues of strategic significance which are likely to influence the preparation of the new Local Development Plan. It identifies key issues in the plan area and formulates a series of options for dealing with them. The POP indicates the Councils preferred option for growth and development in the Mid Ulster Area.

The POP and the SA/SEA Interim Report will be available for inspection from 7th November 2016 at the principal council offices:

Cookstown Office	Dungannon Office	Magherafelt Office
Burn Road, Cookstown	Circular Road, Dungannon	Ballyronan Road
BT80 8DT	BT71 6DT	BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm Tel: 03000 132 132

The POP document, SA/SEA Interim Report, Equality Impact Assessment Progress Report, Mid Ulster Position Papers and Policy Review Papers will also be available on the Mid Ulster District Council Website from 7th November 2016 at www.midulstercouncil.org/developmentplan Hard copies of the POP can be obtained from the Planning Department upon request (Tel: 03000 132 132). The POP and SA/SEA Interim Report is available on CD upon request.

The consultation period for the POP and SA/SEA Interim Report commences with the publication of the documents and will run for a period of 12 weeks from 7th November 2016 and ending at 5.00pm on the 27th January 2017.

Comments should be addressed to: Dr C R Boomer, Mid Ulster District Council Planning Department, 50 Ballyronan Road, Magherafelt, BT45 6EN Or by email to developmentplan@midulsterdistrictcouncil.org

Notification of Public Meetings and Public Exhibitions

As part of this consultation the Council are undertaking a series of public meetings and public exhibitions. These are to be held across the District at the venues and times detailed below:

Burnavon Cookstown	The Corn Mill Centre, Coalisland
Drop in sessions/exhibitions	Drop in sessions/exhibitions

8th November	10am-12noon	8th November	10am-12noon
	2pm – 4pm		2pm – 4pm
9th November	10am-12noon	9th November	10am-12noon
	2pm – 4pm		2pm – 4pm
	7pm - 8.30pm		7pm - 8.30pm
10th November	10am-12noon	10th November	10am-12noon
	2pm – 4pm		2pm – 4pm

Public Meeting – 8th November 7pm - 9pm

Public Meeting – 10th November 7pm - 9pm

St Colms High School YC, Draperstown (beside library)

Drop in sessions/exhibitions

Walsh's Hotel Maghera

Drop in sessions/exhibitions

14th November	10am - 12noon	15th November	10am - 12noon
	2pm – 4pm		2pm – 4pm
15th November	10am-12noon	16th November	10am-12noon
	2pm – 4pm		2pm – 4pm
	7pm - 8.30pm	17th November	10am-12noon
			2pm – 4pm
			7pm - 8.30pm

Public Meeting – 14th November 7pm - 9pm

Public Meeting – 16th November 7pm - 9pm

Bridewell Centre Magherafelt

Drop in sessions/exhibitions

Clogher Mart, Clogher

Drop in sessions/exhibitions

16th November	10am - 12noon	21st November	10am - 12noon
	2pm – 4pm		2pm – 4pm
	7pm - 8.30pm		7pm - 8.30pm
17th November	10am-12noon	22nd November	10am-12noon
	2pm – 4pm		2pm – 4pm
18th November	10am-12noon		
	2pm – 4pm		

Public Meeting – 22nd November 7pm - 9pm

Public Meeting – 17th November 7pm - 9pm

Ardboe Parish Centre

Drop in sessions/exhibitions

Ranfurly, Dungannon

Drop in sessions/exhibitions

23rd November	10am - 12noon	29th November	10am - 12noon
	2pm – 4pm		2pm – 4pm
24th November	10am-12noon	30th November	10am-12noon
	2pm – 4pm		2pm – 4pm
	7pm - 8.30pm		7pm - 8.30pm
		1st December	10am - 12noon
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Town and Country Planning

Mid Ulster District Council

PUBLIC NOTICE

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Anthony Tohill

Mid Ulster District Council

Chief Executive

Telephone 03000 132 132

Annex 4E – Reg 8 Revised Timetable (2018) Public Notices

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PUBLIC NOTICES

PUBLIC NOTICES

Department for Infrastructure
An Roinn Bonneagair
www.infrastructure-ni.gov.uk

Temporary 40mph Speed Limit

B182 Deerpark Road, Castledawson

Notice is hereby given in compliance with paragraphs 1 and 2 of Schedule 3 to the Road Traffic Regulation (Northern Ireland) Order 1997 that the Department for Infrastructure, in exercise of the powers conferred on it by Article 7(1) and (3) of the said Road Traffic Regulation (Northern Ireland) Order 1997, proposes to introduce a **temporary 40 miles per hour speed limit on B0182 Deerpark Road, Castledawson, from its junction with the A6 Castledawson By-pass to a point 900 metres north of its junction Creagh Hill, Castledawson for a period of 56 weeks from Saturday 1 December 2018 until Tuesday 31 December 2019** being satisfied that traffic should be restricted because road works are being undertaken along the C0557 Hillhead Road in association with the new A6 Randalstown to Castledawson dual carriageway scheme.

Traffic signs warning that the use of this road is subject to the above speed limit restriction and to indicate the nature and extent of this restriction will be erected along the route.

A map showing details of the prohibition is on display in the following office: Dfi Roads, Network Development, County Hall, Drumragh Avenue, Omagh, BT79 7AF and Dfi Roads and Rivers, Loughry, 49 Tullywiggan Rd, Cookstown, County Tyrone BT80 8SG.

Public Announcement

Mid Ulster District Council Revised Statement of Community Involvement

The Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 (Regulation 7)

In accordance with Regulation 7 of the Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 Mid Ulster District Council wish to announce the publication of a Revised Statement of Community (SCI) for the Mid Ulster District Council Local Development Plan 2030 and Development Management Functions. The SCI was agreed by the Department on the 21st November 2018.

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Opening Hours:
Mon – Fri 9am-to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

The revised Statement of Community Involvement is also available on the Mid Ulster District Council website at the following link:
www.midulstercouncil.org/developmentplan

The Statement of Community Involvement sets out policy for the involving and engaging the community in the production of the Mid Ulster Local Development Plan (LDP) 2030, in the consideration of planning applications and in planning enforcement.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Public Announcement

Mid Ulster District Council Revised Local Development Plan Timetable

Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (Regulation 8)

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Tel. 03000 132 132
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The Timetable sets out Mid Ulster District Council's revised programme for the production of its local development plan (LDP) and includes details of the key stages in process.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Rented Accommodation Required

The Housing Executive is seeking to add to its portfolio of property for use as temporary accommodation for homeless households in **Mid-Ulster.**

All properties must be self-contained, furnished and equipped to meet the needs of homeless households, have an independent access and be of an acceptable standard to the Housing Executive with regard to health and safety. Ground floor properties with wheelchair access or mobility adaptations are of particular interest.

Expressions of interest are sought from landlords who would be willing to make their properties available, to be selected on consideration of location, size and value for money.

Parties wishing to be considered should provide the following details: address and size of each property, type of heating and weekly charge by email to: southarea@nihe.gov.uk

Or by writing to: Regional Homelessness Officer, NIHE, Marlborough House, Craigavon, BT64 1AJ.

If you require further details or wish to discuss further, please indicate this in your email or written response.

Housing Executive

Investors in People | Silver

PUBLIC NOTICES

Planning Applications

Full details of the following planning applications including plans, maps and drawings are available to view on the NI Planning Portal **www.planningni.gov.uk** or at the Council Planning Office or by contacting 03000 132 132 . Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the NI Planning Portal.

Planning Clinic by appointment only on Mondays between 10.30am and 12 noon in Council Offices in Cookstown

Application No	Location	Proposal In Brief
LA09/2018/1533/F	Site 25m E. of 63 Kilrea Road, Portglenone	Dwelling in an existing cluster
LA09/2018/1540/F	Adj. to Castle Road and to the rear of 1-13 Castle Road, and 6-12 Dungannon Road, Cookstown	Removal of conditions 7, 8 and 14 of I/2008/0773/F (Relating to Roads)
LA09/2018/1542/F	Davagh Forest Park, Davagh Road, Omagh	Widening existing park entrance to allow for 2 way traffic, erection of pay stations in car park and passing bays
LA09/2018/1544/F	175m S.E. of 148 Moneymore Road, Magherafelt	Dwelling and detached garage (in substitution for H/2014/0429/F)
LA09/2018/1549/F	6 Kilreish Estate, Loup, Moneymore	Single storey rear extension
LA09/2018/1537/F	18 Tamlaghduff Road, Bellaghy	Alterations and extension to dwelling to include an increase in ridge height
LA09/2018/1553/F	Lands to the N.E. of 144 Hillhead Road, Castledawson	New access and laneway
LA09/2018/1554/F	64 Glenshane Road, Knockloughrim, Magherafelt	Change of house type with detached garage and stable block remaining
LA09/2018/1557/RM	40m N. of 64 Glenshane Road, Knockloughrim, Magherafelt	Chalet bungalow & detached garage
LA09/2018/1548/F	8 Gortin Heights, Coalisland Road, Dungannon	Detached domestic garage and store
LA09/2018/1552/F	150m N.W. of 102 Colliers Lane, Coalisland	2 storey dwelling & garage
LA09/2018/1560/O	40m S.E. of 22 Ballyblagh Road, Stewartstown	Replacement dwelling and garage
Re-advertisements		
LA09/2018/0751/F	20m N. of 2 Lisgorgan Lane Upperlands Maghera	Replacement of foundations and associated works under H/2008/0398/RM for alternative site located at 20m N. of Lisgoran Lane, Upperlands, for new dwelling and garage in substitution for previously approved dwelling.
LA09/2018/0181/F	Lands N. and W. of 47 Rocktown Lane, Cabragh, Magherafelt	Removal of condition No. 2 of Approval H/2008/0394/F, to allow the permitted extraction area to be worked beyond 15 Jan. 2020 and validation of Conditions 17 & 18 relating to cessation of quarry works
LA09/2018/0770/F	Land 100m S. of Church Of Ireland, Oldtown Road, Bellaghy, Magherafelt	Change of house types with proposed pumping station, resulting in overall reduction from 33 No. units to 30 No. units
LA09/2018/1531/F	Site directly adj. to N. and E. of 20 Cahore Terrace, Draperstown	New vehicle maintenance shed (B2) with auxiliary parking, vehicle wash and vehicle fuel storage with fuel pump (amended address)
LA09/2017/1665/F	Lands approx. 230m N.E. of 21 Carneeny Lane, Pomeroy	Dwelling and garage with associated site works (amended address)
LA09/2018/1130/O	25m S. of 2 Blackrock Road, Cookstown	Farm dwelling for farm hands
LA09/2018/1249/F	23 Dunamore Road, Cookstown	Extension to garage to include gym/office, garden store and WC including extension to curtilage

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council



www.jobstoday.co.uk Jobstoday

LEGAL NOTICES

LAND REGISTRY

APPLICATION FOR OWNERSHIP BASED ON POSSESSION
FOLIOS: 5079 AND 8621
COUNTY: LONDONDERRY
APPLICATION NO: 2018/552123
LANDS OF: CARROWMENAGH
REGISTERED OWNER: PHILIP MCCRORY

TAKE NOTICE that Patrick McDaid and Patricia McDaid of 82 Moneymeena Road, Draperstown BT45 7EP have applied to the Land Registry under Section 53 of the Land Registration Act (Northern Ireland) 1970 to be registered as full owner of the land comprised in the above folios

Any person objecting to compliance with the application should write to the Registrar of Titles, Land Registry, 7 Lanyon Plaza Belfast BT1 3LP, WITHIN 28 DAYS of the publication of this notice, stating out valid grounds of objection.

The County, Folio number(s) and application number must be quoted on all correspondence.

Unless any objection stating sufficient grounds is so lodged, registration may be effected pursuant to the application.

Christine Farrell
Registrar of Titles

Applications lodged by John J McNally & Co Solicitors, 2 Moneymore Road, Magherafelt BT45 6AD

GOODS VEHICLE OPERATOR'S LICENCE

Shiels Hessin trading as S. Hessin Contracts of 15 Magherafelt Road Tobermore, Magherafelt BT45 5PJ is applying for a licence to use 15 Magherafelt Road Tobermore, Magherafelt BT45 5PJ as an operating centre for 1 goods vehicle and 0 trailers

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Dfi, at Central Licensing Office, PO Box 180, Leeds, LS9 1BU stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the website: infrastructure-ni.gov.uk/

GOODS VEHICLE OPERATOR'S LICENCE

P McVey Mobile Buildings Ltd, 105 Ballyneill Road, Loup, Magherafelt, BT45 7TE is applying for a licence to use, 105 Ballyneill Road, Loup, Magherafelt, BT45 7TE as an operating centre for 2 goods vehicles and 4 trailers

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MID ULSTER MAIL

13/12/18

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Mid Ulster
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public notices

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LA09/2018/1534/F	M1 Service Station, Drumgormal, Ballygawley Road, Dungannon	Alterations to petrol filling station and services
LA09/2018/1535/F	42 Ballynany Road, Aughnacloy	Replacement dwelling
LA09/2018/1536/RM	Land immediately E. of 15 Mullycar Road, Derrylatinee, Dungannon	Erection of dwelling and garage
LA09/2018/1538/F	35 Glenhoy Road, Augher	Replacement dwelling
LA09/2018/1545/O	152 Old Caulfield Road, Castlecaulfield, Dungannon, and lands immediately S. of 152 Old Caulfield Road, Castlecaulfield	Housing Development
LA09/2018/1546/F	Approx. 45m W. of 126 Knockmany Road, Corba, Clogher	Retention of agricultural shed
LA09/2018/1556/O	Site located between 19A and 21 Cooball Road, Cabragh, Dungannon	Dwelling and garage
LA09/2018/1555/F	120m N.W. of 141 Eglish Road, Eglish, Dungannon	Erection of 10 dwellings
LA09/2018/1541/F	Between 6-18 Donaghmore Road and to the rear of 16-50 Donaghmore Road, Dungannon	Housing Development
LA09/2018/1547/F	Plot 46 Derrywinnen Heights, Bush Road, Dungannon	Erection of 2 dwellings
LA09/2018/1551/F	Lands E. of 44 May Road, Mullaghanagh, Dungannon	Housing Development (21 dwellings)
LA09/2018/1558/O	Land approx. 50m N.W. of 32 Drumkee Road, Dungannon	Dwelling and Garage
Re-advertisements LA09/2018/1092/F	Lands S of 43 to 57 (odd) Lambfield Drive Dungannon	4 No. semi-detached dwellings

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Expressions of interest are sought from landlords who would be willing to make their properties available, to be selected on consideration of location, size and value for money.

Parties wishing to be considered should provide the following details: address and size of each property, type of heating and weekly charge by email to: southarea@nihe.gov.uk

Or by writing to: Regional Homelessness Officer, NIHE, Marlborough House, Craigavon, BT64 1AJ.

If you require further details or wish to discuss further, please indicate this in your email or written response.

Housing Executive

INVESTORS IN PEOPLE

Public Announcement

Mid Ulster District Council Revised Local Development Plan Timetable

Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (Regulation 8)

In accordance with Regulation 8 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 Mid Ulster District Council wish to announce publication of a revised Timetable for the preparation of the Mid Ulster District Council Local Development Plan (LDP). The Timetable was agreed by the Department on the 21st November 2018.

The revised LDP Timetable is now available for inspection at:

Cookstown Office	Dungannon Office	Magherafelt Office
Burn Road, Cookstown BT80 8DT	Circular Road, Dungannon BT71 6DT	Ballyronan Road, Magherafelt, BT45 6EN

Opening Hours:

Mon – Fri 9am to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

The revised Timetable is also available online at the Mid Ulster District Council website at the following link:
www.midulstercouncil.org/developmentplan

The Timetable sets out Mid Ulster District Council's revised programme for the production of its local development plan (LDP) and includes details of the key stages in process.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Department for Infrastructure
An Roinn Bonneagair

Temporary 40mph Speed Limit

B182 Deerpark Road, Castledawson

Notice is hereby given in compliance with paragraphs 1 and 2 of Schedule 3 to the Road Traffic Regulation (Northern Ireland) Order 1997 that the Department for Infrastructure, in exercise of the powers conferred on it by Article 7(1) and (3) of the said Road Traffic Regulation (Northern Ireland) Order 1997, proposes to introduce a temporary 40 miles per hour speed limit on B0182 Deerpark Road, Castledawson, from its junction with the A6 Castledawson By-pass to a point 900 metres north of its junction Creagh Hill, Castledawson for a period of 56 weeks from Saturday 1 December 2018 until Tuesday 31 December 2019 being satisfied that traffic should be restricted because road works are being undertaken along the C0557 Hillhead Road in association with the new A6 Randalstown to Castledawson dual carriageway scheme.

Traffic signs warning that the use of the road is subject to the above speed limit restriction and to indicate the nature and extent of this restriction will be erected along the route.

A map showing details of the prohibition is on display in the following office: DfI Roads, Network Development, County Hall, Drumragh Avenue, Omagh, BT79 7AF and DfI Roads and Rivers, Loughry, 49 Tullywiggan Rd, Cookstown, County Tyrone BT80 8SG.

Churchtown

'Caring...Believing...Achieving'

Primary School

Prospective Primary One parents and children are warmly invited to an

OPEN MORNING

Friday 7th December 2018
9.30am - 10.30am

36 Muff Road, Cookstown
Tel: 028 8676 5075

Executive Principal:
Mrs Ashley Cunningham

It pays to advertise

Prospective Primary One Parents and Children are invited to an

OPEN EVENING

Monday 10th December 2018
6.30pm - 8pm
All Parents and Children welcome
Northland Drive, Moneymore
Tel: 028 8674 8362
Principal: Mrs. Ashley Cunningham

Prospective Nursery Parents and Children are invited to an

OPEN EVENING

Tuesday 11th December 2018
4pm - 5pm & 6.30pm - 7.30pm
All Parents and Children welcome
Northland Drive, Moneymore
Tel: 028 8674 8362
Principal: Mrs. Ashley Cunningham

'An outstanding school and nursery' ETI March 2015

STATUTORY NOTICE TO CREDITORS, BENEFICIARIES AND OTHERS TRUSTEE ACT NORTHERN IRELAND 1958 IN THE ESTATE OF PAUL DONNELLY DECEASED LATE OF 1 WESTBURY DRIVE, COOKSTOWN, CO. TYRONE

NOTICE is hereby given pursuant to Section 28 of the Trustee Act (Northern Ireland) 1958 that all Creditors, Beneficiaries and other persons having any claims against or interests in the estate of the above named deceased who died on 9th November 2018 are hereby required to send on or before the 10th February 2019 particulars of such claims or interests to the undersigned solicitors for the Personal Representative of the deceased.

AND NOTICE is hereby further given that after the said 10th February 2019 the said Personal Representative will proceed to convey or distribute the property of the said deceased among the parties entitled thereto having regard only to the claims and demands of which particulars shall have been received.

Dated this 22nd day of November 2018

Falcon & Company
Solicitors for the Personal Representatives
27-29 Thomas Street
Dungannon
BT71 1HN

Public Announcement

Mid Ulster District Council Revised Statement of Community Involvement

The Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 (Regulation 7)

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okstown Office rn Road, Cookstown 30 8DT	Dungannon Office Circular Road, Dungannon BT71 6DT	Magherafelt Office Ballyronan Road, Magherafelt, BT45 6EN

ng Hours:

Fri 9am to 5pm
:000 132 132
planning@midulstercouncil.org

vised Statement of Community Involvement is also available on the Mid District Council website at the following link:
nidulstercouncil.org/developmentplan

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hone 03000 132 132
.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Public Announcement

Mid Ulster District Council Revised Local Development Plan Timetable

Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (Regulation 8)

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The revised LDP Timetable is now available for inspection at:

Cookstown Office Burn Road, Cookstown BT80 8DT	Dungannon Office Circular Road, Dungannon BT71 6DT	Magherafelt Office Ballyronan Road, Magherafelt, BT45 6EN

Opening Hours:

Mon – Fri 9am to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

The revised Timetable is also available online at the Mid Ulster District Council website at the following link:
www.midulstercouncil.org/developmentplan

The Timetable sets out Mid Ulster District Council's revised programme for the production of its local development plan (LDP) and includes details of the key stages in process.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Tyrone Courier 12/12/18.



Local Government (Miscellaneous Provisions) (NI) (Order) 1985

I hereby give notice that application dated 7-12-18 has been made under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainment Licence permitting Theatrical Performance, Dancing, Singing or Music or any other Entertainment of a like kind at An Rath Dubh, 53 Moneyneena Road, Draperstown BT45 7EN

Representations in relation to the application may be made to Mid Ulster District Council, by giving notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of the application.

Michael Murray (Chairman)
80 Moneyneena Road
Draperstown

Rented Accommodation Required

The Housing Executive is seeking to add to its portfolio of property for use as temporary accommodation for homeless households in Mid-Ulster.

All properties must be self-contained, furnished and equipped to meet the needs of homeless households, have an independent access and be of an acceptable standard to the Housing Executive with regard to health and safety. Ground floor properties with wheelchair access or mobility adaptations are of particular interest.

Expressions of interest are sought from landlords who would be willing to make their properties available, to be selected on consideration of location, size and value for money.

Parties wishing to be considered should provide the following details: address and size of each property, type of heating and weekly charge by email to: southarea@nihe.gov.uk

Or by writing to: Regional Homelessness Officer, NIHE, Marlborough House, Craigavon, BT64 1AJ.

If you require further details or wish to discuss further, please indicate this in your email or written response.

Housing Executive

INVESTORS IN PEOPLE | Silver

Public Announcement

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The Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 (Regulation 7)

In accordance with Regulation 7 of the Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 Mid Ulster District Council wish to announce the publication of a Revised Statement of Community (SCI) for the Mid Ulster District Council Local Development Plan 2030 and Development Management Functions. The SCI was agreed by the Department on the 21st November 2018.

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Email: planning@midulstercouncil.org

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The Statement of Community Involvement sets out policy for the involving and engaging the community in the production of the Mid Ulster Local Development Plan (LDP) 2030, in the consideration of planning applications and in planning enforcement.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Goods Vehicle Operator's Licence

Conor Kennedy CP Kennedy Transport Ltd of 11 Culbane Road, Portglenone, BT44 8NZ, County Antrim, is applying for a licence to use at 7 Culbane Road, Portglenone, BT44 8NZ, County Antrim as an operating centre for 2 goods vehicles and 2 trailers. Owners or occupiers of land (including buildings) near the operating centre who believe that their enjoyment of the land would be affected, should make written representations to the traffic commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF stating their reasons within 21 days of this notice. Representators must at the same time send a copy of their representations to the applicant at the address given at the top of the notice. A guide to representations is available from the traffic commissioners office.

APPLICATION FOR ENTERTAINMENT LICENCE

The Local Government (Miscellaneous Provisions) (Northern Ireland) Order 1985

I hereby give notice that application dated 7/12/18 has been made under article 3 and schedule 1 of the above Order for the renewal of an Entertainments Licence permitting singing, dancing, music and any entertainment of a live kind at The Underground Bar, St Patricks Street Draperstown, BT45 7AJ.

Representations in relation to the application may be made to Mid Ulster District Council by giving notice to the Council stating in general terms the nature of the representation, not later than 28 days after the date of application.

Robert Donnelly
77 Glengomna,
Draperstown,

Job Opportunities

Landfill and Waste Transfer Operative (Temporary)

Recycling Centre Attendant-Tier 1 Site (Temporary)

Application forms and further details are available from Mid Ulster District Council's website **www.midulstercouncil.org**

Closing date for applications: **12.00 noon on Thursday 3rd January 2019.**

Anthony Tohill
Mid Ulster District Council – Chief Executive

The Council is an equal opportunities employer and applications are welcome from all persons regardless of community background, gender, age, race or disability.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Public Announcement

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Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (Regulation 8)

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The revised LDP Timetable is now available for inspection at:

Cookstown Office Burn Road, Cookstown BT80 8DT	Dungannon Office Circular Road, Dungannon BT71 6DT	Magherafelt Office Ballyronan Road, Magherafelt, BT45 6EN

Opening Hours:

Mon – Fri 9am to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

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The Timetable sets out Mid Ulster District Council's revised programme for the production of its local development plan (LDP) and includes details of the key stages in process.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

DERRY POST
NEWS THAT HITS HOME
EVERY TUESDAY

APPLICATION FOR ENTERTAINMENT LICENCE

Local Government (Miscellaneous Provisions) (N.I.) Order 1985

Notice is hereby given that an application has been made to Mid-Ulster District Council on Friday 7th December 2018 for the renewal of a licence for dancing, singing, music and other entertainment of like kind in respect of premises known as 'The MacFlynn Suite' situated at Rossa Park, 79 Castledawson Rd, Magherafelt, BT45 8RS. The name and address of the applicant is Mrs Siobhan Toner, Fixtures Secretary, O'Donovan Rossa GAC, Magherafelt of 49 Station Rd, Magherafelt, BT45 5EB. Any person wishing to make representation in relation to the application shall give notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of the application.
Dated this 7th Day of December 2018

APPLICATION FOR ENTERTAINMENT LICENCE

The Local Government (Miscellaneous Provisions) (Northern Ireland) Order 1985

I hereby give notice that application dated 11/Dec/18 has been made under article and schedule of the above order for the renewal of an entertainments licence permitting: Theatrical Performance, Dancing, Singing, Music, Entertainment of a like kind at, 6 Corrick Road, Draperstown, Co. Derry, BT45 7BB. Representations in relation to the application may be made to Mid Ulster District Council by giving notice to the council stating in general terms the nature of the representation, not later than 28 days after the date of application.

Francis McCloskey
2 Fortview
Moneyneena Rd.
Draperstown,
Co. Derry.

APPLICATION FOR ENTERTAINMENT LICENCE

The Local Government (Miscellaneous Provisions) (Northern Ireland) Order 1985

I hereby give notice that application noted 11/Dec/18 has been made under article and schedule of the above order for the renewal of an entertainments licence permitting singing, dancing, darts and pool at The Dug Out Bar, 94 Main Street, Maghera, Co. Derry, BT46 5AF. Representations in relation to the application may be made to Mid Ulster District Council by giving notice to the council stating in general terms the nature of the representation, not later than 28 days after the date of application.

Michael Bradley
12 Grillagh Hill,
Maghera, Co. Derry
BT46 5PR.

Local Government (Miscellaneous Provisions) (NI) (Order) 1985

I hereby give notice that application dated 5-Dec-18 has been made under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainment Licence permitting Dancing, Singing or Music or any other Entertainment of a like kind at the Oakleaf Restaurant, 31 Glenshane Road, Maghera, BT46 5JZ Representations in relation to the application may be made to Mid Ulster District Council, by giving notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of the application.

Mrs M T Malloy
10 Carricknakielt Road
Maghera

Did you know that The Derry Post publishes graduation photos FREE of charge?
Send your photos and wording to editor@derrypost.com
DERRY POST

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County Derry Post
(028) 777 43970

Application for Entertainment Licence

Local Government (Miscellaneous Provisions) (N.I.) Order 1985

I hereby give notice that application dated 10th December 2018 has been made Under Article 3 and Schedule 1 of the above order for the renewal of an Entertainment Licence permitting:

Theatrical performance, dancing, singing, music, other entertainment of a like kind, bowls, yoga, boxing, keep fit, judo, similar sport, snooker and meetings in respect of premises known as Magherafelt Parish Centre situated at 24 – 26 King Street, Magherafelt, BT45 6AR.

Representations in relation to the application may be made to Mid Ulster Council, by giving notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of the application.

Very Rev. John Gates P.P.
30 King Street, Magherafelt, BT45 6AS.
Dated this 10th day of December 2018.

TRADES & SERVICES .. EMPLOYMENT .. PUBLIC NOTICES

APPLICATION FOR ENTERTAINMENT LICENCE LOCAL GOVERNMENT (Miscellaneous Provisions) (NI) ORDER 1985

Notice is hereby given that an application has been made to Magherafelt District Council on the 29th November 2018 for the renewal of a licence for Theatrical Performance, Dancing, Singing, Music, other entertainment of like kind, Boxing, Wrestling, Judo, Karate and similar sport, Billiards, Snooker, Pool and Similar Games, Mon – Sun 8am – 1am, in respect of premises known as St. John Bosco Community Hall, situated at 3 Culbane Road, Portglenone, BT44 8NZ. The name and address of the applicant is St. John Bosco Community Association, 3 Culbane Road, Portglenone, BT44 8NZ. Any person wishing to make representation in relation to the application shall give notice to the council, stating in general terms the nature of the representation, not later than 28 days of the date of the application. Dated this day 29th November 2018.

Local Government (Miscellaneous Provisions) (NI) Order 1985

I hereby give notice that application dated 29th November 2018 has been made under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainments Licence permitting music, singing, dancing, quizzes, charity functions, TV, darts at premises known as Rainey Old Boys' Rugby Football Club situated at Hatrick Park, 7 Meadowbank Road, Magherafelt.

Representations in relation to the application may be made to Mid Ulster District Council, by giving notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of the application.

Applicant's name and address
Ian Gillespie 6 Turlogh Road, Cookstown

LAND REGISTRY APPLICATION FOR OWNERSHIP BASED ON POSSESSION

FOLIOS: 5079 AND 8821
COUNTY: LONDONDERRY
APPLICATION NO: 2018552123
LANDS OF: CARROWMEAGH
REGISTERED OWNER: PHILIP MCCRORY
TAKE NOTICE that Patrick McDaid and Patricia McDaid of 82 Moneyneena Road, Draperstown BT45 7EP have applied to the Land Registry under Section 53 of the Land Registration Act (Northern Ireland) 1970 to be registered as full owner of the land comprised in the above folios.
Any person objecting to compliance with the application should write to the Registrar of Titles, Land Registry, 7 Lanyon Plaza Belfast BT1 3 LP, WITHIN 28 DAYS of the publication of this notice, setting out valid grounds of objection.
The County, Folio number(s) and application number must be quoted on all correspondence.
Unless any objection stating sufficient grounds is so lodged, registration may be effected pursuant to the application.
Christine Farrell
Registrar of Titles
Applications lodged by
John J McNally & Co
Solicitors, 2 Moneymore Road, Magherafelt BT45 5AD

APPLICATION FOR ENTERTAINMENT LICENCE LOCAL GOVERNMENT (Miscellaneous Provisions) (NI) ORDER 1985

Notice is hereby given that an application has been made to Magherafelt District Council on the 4th December 2018 for the renewal of a licence for Theatrical Performance, Dancing, Singing, Music, other entertainment of like kind, in respect of premises known as Island Hill AOH Hall, 185 Shore Road, Magherafelt, County Derry. The name and address of the applicant is Louis Doyle 185 Shore Road, Magherafelt, County Derry. Any person wishing to make representation in relation to the application shall give notice to the council, stating in general terms the nature of the representation, not later than 28 days of the date of the application.
Dated this day 4th December 2018.

DERRY POST
Did you know that The Derry Post publishes graduation photos FREE of charge?
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Public Announcement

Mid Ulster District Council Revised Statement of Community Involvement

The Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 (Regulation 7)

In accordance with Regulation 7 of the Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 Mid Ulster District Council wish to announce the publication of a Revised Statement of Community (SCI) for the Mid Ulster District Council Local Development Plan 2030 and Development Management Functions. The SCI was agreed by the Department on the 21st November 2018.

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Cookstown Office Burn Road, Cookstown BT80 8DT	Dungannon Office Circular Road, Dungannon BT71 6DT	Magherafelt Office Ballyronan Road, Magherafelt, BT45 6EN

Opening Hours:
Mon – Fri 9am to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

The revised Statement of Community Involvement is also available on the Mid Ulster District Council website at the following link:
www.midulstercouncil.org/developmentplan

The Statement of Community Involvement sets out policy for the involving and engaging the community in the production of the Mid Ulster Local Development Plan (LDP) 2030, in the consideration of planning applications and in planning enforcement.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

HAVE YOU A STORY?
County Derry Post
(028) 777 43970

Goods Vehicle Operator's Licence

Conor Kennedy CP Kennedy Transport Ltd of 11 Culbane Road, Portglenone, BT44 8NZ, County Antrim, is applying for a licence to use at 7 Culbane Road, Portglenone, BT44 8NZ, County Antrim as an operating centre for 2 goods vehicles and 2 trailers. Owners or occupiers of land (including buildings) near the operating centre who believe that their enjoyment of the land would be affected, should make written representations to the traffic commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF stating their reasons within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of the notice. A guide to representations is available from the traffic commissioners office.

Rented Accommodation Required

- The Housing Executive is seeking to add to its portfolio of property for use as temporary accommodation for homeless households in Mid-Ulster.

All properties must be self-contained, furnished and equipped to meet the needs of homeless households, have an independent access and be of an acceptable standard to the Housing Executive with regard to health and safety. Ground floor properties with wheelchair access or mobility adaptations are of particular interest.

Expressions of interest are sought from landlords who would be willing to make their properties available, to be selected on consideration of location, size and value for money.

Parties wishing to be considered should provide the following details: address and size of each property, type of heating and weekly charge by email to: southareaenquiries.gov.uk

Or by writing to: Regional Homelessness Officer, NIHE, Marlborough House, Craigavon, BT64 1AJ.

If you require further details or wish to discuss further, please indicate this in your email or written response.

Housing Executive

Tobermore
Tobermore is an award winning company and one of the leading suppliers of quality paving and walling products to both the private and commercial markets.

Maintenance Fitter
Night Shift

The Role:
To support the Maintenance Team by providing a high level of service and support in all areas of Maintenance.

Working Hours:
Monday - Friday 6:00pm - 6:00am
(Hours are negotiable)
Further details of this role is available on our website:
www.tobermore.co.uk/careers

Visit our website to find out more information on the company and our range of products and services.

To Apply:
Applicants must apply by filling in a company application form which can be downloaded from our company website:
www.tobermore.co.uk/careers

Or obtained by contacting:
028 7954 7259

Closing date:
Monday 17th December 2018 at 5.00pm

We are an equal opportunities employer.

LOCAL GOVERNMENT (MISSCELLANEOUS PROVISION) (NI) (ORDER) 1985

I hereby give notice that application dated 11th December 2018 has been made Under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainment Licence permitting general music & dramatic entertainment at St Mary's Parochial Hall, Tamlaghtduff Park, Bellaghy.

Representations in relation to the application maybe be made to Mid Ulster District Council, by giving notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of the application.

Rt Rev Msgnr A Dolan PP VG,
Parochial House,
25 Ballynease Road,
Bellaghy, BT45 8JS

Public Announcement

Mid Ulster District Council Revised Local Development Plan Timetable

Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (Regulation 8)

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Opening Hours:
Mon – Fri 9am to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

The revised Timetable is also available online at the Mid Ulster District Council website at the following link:
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The Timetable sets out Mid Ulster District Council's revised programme for the production of its local development plan (LDP) and includes details of the key stages in process.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Annex 4F – Reg 15 Availability of the Draft Plan Strategy – Public Notices

THE GAZETTE
OFFICIAL PUBLIC RECORD

Published by Authority | Est 1665

Notice details

Type:
Planning
> Town and Country Planning

Publication date:
22 February 2019, 17:40

Edition:
The Belfast Gazette

Notice ID:
3216746

Notice code:
1601

About Town and Country Planning notices

Town and Country Planning

Mid Ulster District Council

PUBLICATION OF MID ULSTER DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN 2030 – DRAFT PLAN STRATEGY

THE PLANNING ACT (NORTHERN IRELAND) 2011

THE PLANNING (LOCAL DEVELOPMENT PLAN) REGULATIONS (NORTHERN IRELAND) 2015

In accordance with Regulation 15 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, notice is hereby given that Mid Ulster District Council commences consultation on its Local Development Plan 2030 – Draft Plan Strategy on 22nd February 2019 for a period of 8 weeks, closing at 4pm on 19th April 2019.

The Draft Plan Strategy sets out the Council's vision for the Mid Ulster District up to 2030 and the objectives, spatial planning framework and policies to deliver that vision.

The Local Development Plan 2030 – Draft Plan Strategy is accompanied by a Sustainability Appraisal incorporating Strategic Environmental Assessment Report (SA/SEA Report), Equality Impact Screening Report and Rural Needs Impact Assessment, Habitats Regulations Assessment, as well as other background supporting evidence.

Availability of Documents

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment and Habitats Regulations Assessment will be available for inspection from 22nd February 2019 until 4pm on 19th April 2019 at the 3 principal council offices:

Cookstown Office

Burn Road, Cookstown

BT80 8DT

Dungannon Office

Circular Road, Dungannon

BT71 6DT

Magherafelt Office

Ballyronan Road

BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm

Tel: 03000 132 132

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and all background supporting evidence will also be available on the Mid Ulster District Council website from 22nd February 2019 at www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

Hard copies of the Draft Plan Strategy can be obtained from each of the 3 council offices upon request.

How to make a Representation

Online:

- Utilising our online Representation Form (Survey Monkey) at: www.midulstercouncil.org/planning/mid-ulster-development-plan
- By downloading a Representation Form at the above website address.

By mail:

- Email us at: DevelopmentPlan@midulstercouncil.org
- In writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

When making your representation you are encouraged to use the Representation Form.

Please be aware that the name and address on your representation will be published on our website when the representations are made available for public inspection. Personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published on our website. When representations are made available for inspection, your representation will be also be available in hard copy for public inspection at each of our 3 principal offices.

All representations must be received no later than 4pm on 19th April 2019.

Public Exhibitions and Drop-in Events

As part of this consultation, the Council are undertaking a series of public exhibitions and drop-in events where council planning officers will be available to answer questions. These are to be held across the District as detailed below:

Location	Date	Time
Cookstown-The Burnavon Arts Centre	Monday 25th February 2019	3pm - 7pm
Cookstown - The Burnavon Arts Centre	Tuesday 26th February 2019	3pm - 7pm
Dungannon - Ranfurly House Theatre and Arts Centre	Thursday 28th February 2019	3pm - 7pm
Dungannon - Ranfurly House Theatre and Arts Centre	Friday 1st March 2019	1.30pm - 5.30p
Magherafelt – The Bridewell Centre	Friday 1st March 2019	1.30pm - 5.30p
Magherafelt – The Bridewell Centre	Monday 4th March 2019	3pm - 7pm

TYRONE COURIER 27/02/2019 WR2

public notices

Public Notice

Publication of Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

The Planning Act (Northern Ireland) 2011

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

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BT80 8DT	BT71 6DT	BT45 6EN

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Hard copies of the Draft Plan Strategy can be obtained from each of the 3 council offices upon request.

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Comhairle Ceantair Lár Uladh Mid Ulster District Council

In the Estate of Joseph Devlin, Deceased Late of 184 Ballyreaghy Road, Corr, Dungannon, County Tyrone, BT71 6HG.

NOTICE is hereby given pursuant to Section 25 of the Trustee Act (Northern Ireland) 1958 that all creditors, beneficiaries and other persons having any claims against or interest in the estate of the above named deceased who died on the 6th August 2018 are hereby required to send on or before the 6th May 2019 particulars of such claims or interests to the undersigned Solicitors for the personal representative of the deceased.

AND NOTICE is hereby further given that after the said 6th May 2019 the said Personal Representative will proceed to convey or distribute the property of the said deceased among the parties entitled thereto having regard only to the claims and demands of which particulars shall have been received.

Dated the 20th February 2019

Logan & Corry
Solicitors for the Personal Representatives
6 Lisnside, Coalisland
Co. Tyrone, BT71 4LP

Planning Applications

Full details of the following planning applications including plans, maps and drawings are available to view on the NI Planning Portal www.planningni.gov.uk or at the Council Planning Office or by contacting 03000 132 132. Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the NI Planning Portal.

The agenda for the Planning Committee meeting on 05 March 2019 will be available on the Council website (www.midulstercouncil.org/planningcommittee) week commencing 25 February 2019 or by contacting the Planning Department.

Planning Clinic by appointment only on Fridays between 11am and 1pm in Council Offices at Dungannon.

Application No	Location	Proposal in Brief
LA09/2019/0191/F	9 Carrowcolman Road, Eglish, Dungannon	Rear extension
LA09/2019/0190/F	10 Quarry Lane, Dungannon	Single storey modular extension to existing GP Practice, including associated site works
LA09/2019/0199/F	40 Granville Road, Dungannon	Replacement Dwelling
LA09/2019/0206/O	Land at 103 Benburb Road, Dungannon, Tyrone	Dwelling and garage on a farm

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Comhairle Ceantair Lár Uladh Mid Ulster District Council

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Public Notice

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Hard copies of the SA/SEA Environmental Report can be obtained from the Planning Department upon request (Tel: 03000 132 132).

Expressions of Opinion

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Comhairle Ceantair Lár Uladh Mid Ulster District Council

TYRONE COURIER 20/02/2019 WK 1

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Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Department for Infrastructure
An Roinn Bonneagair
www.infrastructure-ni.gov.uk

Temporary 40mph Speed Limit
C558 Annaghmore/ Bellshill Southern Link Rd, Castledawson

Notice is given in compliance with paragraphs 1 and 2 of Schedule 3 to the Road Traffic Regulation (NI) Order 1997 that the Department for Infrastructure, in exercise of the powers conferred on it by Article 7(1) and (3) of that Order, has made a provision imposing a 40 miles per hour speed limit on the newly constructed C558 Annaghmore/ Bellshill Southern Link Road, from its junction with the C558 Annaghmore Road to its junction with the U5129 Bellshill Rd, commencing on Monday 18 February 2019 until Wednesday 1 July 2020 being satisfied that traffic should be restricted because works are being executed as part of the construction of the A6 Dual Carriageway.

Traffic signs warning that the use of the road is subject to the above speed limit restriction and to indicate the nature and extent of the restriction will be erected on the road in due course.

A map showing details of the prohibition is on display in the following office: Dfi Roads, Network Development, County Hall, Drumragh Avenue, Omagh, BT79 7AF and Dfi Roads and Rivers, Loughry, 49 Tullywiggan Rd, Cookstown, County Tyrone BT80 8SG.

Temporary Road Closure
U5129 Bells Hill Road (North) and New Row, Castledawson

Notice is hereby given that the Department, acting in pursuance of its powers under Article 7 of the Road Traffic Regulation (NI) Order 1997, intends to close temporarily to traffic U5129 New Row and Bells Hill Road (north side), Castledawson from Bells Hill Road junction with A6 Castledawson By-Pass Road to New Row junction with A54 Main Street, Castledawson, for road realignment works. This closure will be in place from 8am on Monday 25 February 2019 until 6pm on Sunday 5 May 2019. Vehicles requiring access to lands or premises abutting the closed length of road will be accommodated.

Diversion routes will be signed via A54 Main Street, Castledawson, A54 Magherafelt Road, A6 Castledawson Roundabout, A6 Castledawson By-Pass, and vice versa.

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public notices

Department for Communities
www.communities-ni.gov.uk

Grazing rights and Rights to take grass silage/hay crop

Department for Communities (DfC), Historic Environment Division (HED) wishes to make a treaty with a private farm business to manage the lands surrounding Tullaghoge Fort (16.05 Hectares/ 39.66 acres) by grazing livestock and taking a crop of forage grass.

HED invite individual tenders for these rights.

Rights are subject to environmental management prescriptions and conditions. DAERA payments are available subject to DAERA conditions and acceptance.

Closing date for receipt of all tenders: Friday 8th March 2019 at 15.00 PM

For further information and for an application pack please contact State Care Heritage Branch:

Telephone: 07795 368295

Email: somenquiries@communities-ni.gov.uk

Post: State Care Heritage Branch, Historic Environment Division, Department for Communities, Ground Floor, 9 Lanyon Place, Belfast, BT1 3LP.

To advertise in the TYRONE COURIER
Contact our offices in
Dungannon (028) 8772 2271
Cookstown (028) 8676 6692

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MID ULSTER MAIL
28/02/2019 WK 2

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PUBLIC NOTICES

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Planning Clinic by appointment only on Mondays between 10.30am and 12 noon in Council Offices in Cookstown

Application No	Location	Proposal in Brief
LA09/2019/0195/O	Site at 100m W. of 68 Gortreade Road, Swatragh, Maghera	Site for Dwelling
LA09/2019/0197/O	76 Dreenan Road, Eden, Maghera	Replacement Dwelling and garage
LA09/2019/0208/F	Land approx. 130m N.W. of 16 Curragh Road, Maghera	Free range poultry shed, 2 No. feed bins, storage shed, standby generator building and associated site works (for 32,000 free range laying hens)
LA09/2019/0204/F	101 Cookreagh Road, Cookstown	4 No. 2 storey Dwellings
LA09/2019/0205/O	Adjacent to 12G Moss Road, Coagh, Cookstown	Site for Dwelling
LA09/2019/0193/F	28 Loup Road, Moneymore	Side extension to Dwelling
LA09/2019/0201/O	50m E. of 52 Killymuck Road, Cookstown	Dwelling and garage
LA09/2019/0207/O	Approx. 15m S.E. of 50 Creevagh Road, Cookstown	Dwelling and garage
LA09/2019/0194/F	56 Derryvaren Road, Coalisland	Change of house type and detached garage with amendments and alterations to curtilage, including reposition of dwelling as previously approved under LA09/2015/0058/F
LA09/2019/0200/F	119 Brackaville Road, Coalisland	4 No. Semi-detached Dwellings
LA09/2019/0202/F	Land approx. 200m E. of 107 Drummurrer Lane, Coalisland Dungannon	Free range poultry shed, 2 No. feed bins, storage shed and associated site works (for 8,000 free range laying hens)
LA09/2019/0203/F	Lands to the Rear & S.S.W. of 14-32 Barrack Street, Coalisland, adj. to partly constructed Housing Development	Social Housing Development consisting of 2 No. 3 storey blocks of Apartments, 12 No. Apartments in total
Re-advertisements		
LA09/2018/1161/F	60m N.W. of 27 Drummullan Road Coagh	The conversion, reuse and extension of an existing traditional stone barn for use as a Dwelling and garage. (Amended Proposal)
LA09/2018/1435/F	30m W.S.W. of 55 Springhill Road Ballindrum Moneymore	(Amended plans received) 2 No. Farm sheds - 1 for the storage of winter fodder and 1 for animal shelter
LA09/2018/1060/F	9-11 Main Street Ballaghy	(Amended scheme) Demolition of existing derelict dwellings and redevelopment to include 7 No. Apartments, 4 No. semi-detached dwellings using approved visibility splays and access

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MID ULSTER MAIL 21/02/2019 WK 1

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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

PUBLIC NOTICES

Public Notice

Sustainability Appraisal incorporating a Strategic Environmental Assessment (SA/SEA) Environmental Report of Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

The Planning Act (Northern Ireland) 2011

The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004

In accordance with the provisions of Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004, notice is hereby given that Mid Ulster District Council commences consultation on the Sustainability Appraisal, incorporating a Strategic Environmental Assessment (SA/SEA Report) Environmental Report, of the Mid Ulster District Council Local Development Plan 2030 – Draft Plan Strategy on 22nd February 2019 for a period of 8-weeks closing at 4pm on 19th April 2019.

Under the provisions of Section 8 of the Planning Act (Northern Ireland) 2011 and Regulation 11 of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 the SA/SEA Report has been prepared to accompany the publication of the Local Development Plan 2030 - Draft Plan Strategy.

Availability of Documents

The SA/SEA Report will be available for inspection from 22nd February 2019 until 4pm on 19th April 2019 at the 3 principal council offices:

Cookstown Office
Burn Road, Cookstown
BT80 8DT

Dungannon Office
Circular Road, Dungannon
BT71 6DT

Magherafelt Office
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Opening Hours: Mon – Fri 9am to 5pm
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Hard copies of the SA/SEA Environmental Report can be obtained from the Planning Department upon request (Tel: 03000 132 132).

Expressions of Opinion

Expressions of Opinion on the SA/SEA Report are invited and can be made in the following way:

- Email us at: DevelopmentPlan@midulstercouncil.org
- In writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

Please be aware that your expression of opinion submission will be published on our website when the representations to the Local Development Plan 2030 – Draft Plan Strategy are made available for public inspection. Your name and address will be published when they are published on our website however personal data such as signatures, telephone numbers and personal email addresses will be redacted. When representations to the Draft Plan Strategy are made available for inspection, your expression of opinion will be also be available in hard copy for public inspection at each of our 3 principal offices.

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Comhairle Ceantair Lár Uladh Mid Ulster District Council

The Executive Office
www.executiveoffice-ni.gov.uk

Historical Institutional Abuse

Extension To The Consultation On Legislation To Establish A Commissioner For Survivors Of Institutional Childhood Abuse; A Redress Board And Compensation Scheme

In response to requests from victims and survivors the Executive Office (TEO) has formally extended the consultation period by a further four weeks up to 10th March 2019. TEO is consulting on proposed legislation to establish (i) A Commissioner for Survivors of Institutional Childhood Abuse (COSICA); (ii) a Redress Board; and (iii) a compensation scheme for survivors of historical institutional childhood abuse. Views are being sought on the draft legislation and associated documents.

Further details, including all consultation documentation, are available at:

www.nidirect.gov.uk/articles/historical-institutional-abuse

If you wish to request paper copies of the consultation documents or have questions about the consultation please contact the Historical Institutional Abuse Implementation Team, by:

E-mail: hiaconsultation@executiveoffice-ni.gov.uk

Telephone: (+44) 28 9052 8430 or (+44) 28 9052 3215

In writing to: Historical Institutional Abuse Implementation Team, Block 2, Knockview Buildings, Stormont BT4 3SL

Department for Communities
www.communities-ni.gov.uk

Grazing rights and Rights to take grass silage/hay crop

Department for Communities (DfC), Historic Environment Division (HED) wishes to make a treaty with a private farm business to manage the lands surrounding Tullaghoge Fort (16.05 Hectares/ 39.66 acres) by grazing livestock and taking a crop of forage grass.

HED invite individual tenders for these rights.

Rights are subject to environmental management prescriptions and conditions. DAERA payments are available subject to DAERA conditions and acceptance.

Closing date for receipt of all tenders: Friday 8th March 2019 at 15.00 PM

For further information and for an application pack please contact State Care Heritage Branch:

Telephone: 07795 358295

Email: screnquries@communities-ni.gov.uk

Post: State Care Heritage Branch, Historic Environment Division, Department for Communities, Ground Floor, 9 Lanyon Place, Belfast, BT1 3LP.

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ARE YOU SEEKING TO RECRUIT IN YOUR LOCAL AREA?
The Smart List will search and find the best candidates to fill your vacancy.
Call one of our experienced team now on 0207 833 7577 and start the search for your perfect applicant
THE SMART LIST

Weight Loss Woes? Not anymore – thanks to Fast Track Hypnosis!

Alan Gilchrist
Northern Ireland's Top Hypnotherapist

Christmas has long since gone and with it, the festive spirit, food and the parties, while Easter is just around the corner.

But, have the pounds you gained been lost in the interim?

When it comes down to it, we're here to eat to live, not to live to eat.

The problem is programming that into the brain. Especially as our culture is centred on food. What is the Sunday lunch if not a chance to gather around a table of hearty food, while enjoying the company of good friends and close family, it's no wonder that we have an obesity epidemic on our hands.

Hypnosis is a state of mind. Inducing the state of hypnosis is something that separates my clinics from the average practices. I use state of the art technology as well as Laser therapy to bring about this state of mind.

These techniques combine to create what I call Fast Track Hypnosis. It's here that we can change beliefs that have been set in stone. The very reason you eat, why you overindulge, we can address these topics here; find the solution and forever alter your relationship with food.

You might consider yourself as having a healthy attitude towards food. But are you overweight? A simple yes is proof positive that you and food are not the best of friends!

Together, we can reform the relationship you have with food. We can alter your perceptions of it so you no longer need to stuff yourself to feel replete. We will address any couch potato issues you have, something that will kick start your fitness plan.

In one, thirty minute session, with either the Weight Control or the Gastric Band Hypnosis session we really can change your life.

Dieting doesn't have to be hard, nor does losing weight. Especially if you go the Fast Track way.

"Hi Alan, I came to see you in and since then I have lost an amazing 7 stone (44.45 kilos). I found that your Fast Track Hypnosis really works...Kirtsen."

" I went to Alan and within 2 weeks I lost 11lbs (5 kilos) . I play the CD every night as it helps me to relax. I hope my weight keeps coming off. Thank you Alan..... Trevor....."

"I had tried to stop smoking a few times without any success at all! Decided I didn't want to have a smokers cough so I had 1 session and have never smoked again..... biggest surprise ..... no craving, none, despite me waiting for the craving to start .... it never did . And no I didn't put weight on either.....Tina "

You can read hundreds more testimonials on Alan's web site www.alangilchrist.com

Alan holds his Fast Track Hypnosis Stop smoking and Weight Control sessions at the Adair Arms Hotel Ballymena every Thursday and also at the Lodge Hotel, Coleraine every Wednesday.

For an appointment, brochure, or free of charge initial consultation, contact Alan Gilchrist on 02890 333303

Or visit his web sites www.alangilchrist.com. www.thegastroband.com

Discounts available for group bookings.

Kick-start your life today; take the first step on the path to a slimmer you.



Alan Gilchrist

HAVE YOU A STORY?

447b Ballyquin Road Dungiven Co. Derry, BT47 4LX

County Derry Post

(028) 777 43970

STOP SMOKING
IN UNDER 30 MINUTES!
By using the unique combination of Fast Track Hypnosis & Laser Therapy
You will finally be free of your habit in ONE SIMPLE 30 MIN SESSION
NO CRAVINGS
NO WEIGHT GAIN
NO STRESS
Will Guarantee

LOSE WEIGHT
Alan's highly successful 30 minute fast track weight control & laser session will help you achieve your target weight!
30 Years Experience Over 70,000 Clients
Now also available the FAST TRACK HYPNOSIS GASTRIC BAND With Guarantee
OTHER PROBLEMS ALAN HELPS WITH USING FAST TRACK HYPNOSIS (EXC LASER) BLUSHING, PHOBIAS, STRESS, FEAR OF FLYING, PERSONAL PROBLEMS ETC

Alan holds his Fast Track Hypnosis Clinics in
Lodge Hotel Coleraine: Every Wednesday
Adair Arms Hotel Ballymena : Every Thursday

FOR A BROCHURE APPOINTMENT FREE INITIAL CONSULTATION
02890 333303
Northern Ireland's TOP Hypnotherapist
ALAN GILCHRIST
www.alangilchrist.com

Public Notice

Publication of Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

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Comhairle Ceantair Lár Uladh
Mid Ulster District Council

Local autism charity receives helping hand from Big Lottery

Families with Autism Coming Together for Support (F.A.C.T.S) has received £9,632 FUNDING from Big Lottery Fund, to support its Aim-U project (Autism In Mid-Ulster), a local family support and activity group for children with autism, their siblings and their parents and carers.

F.A.C.T.S was founded in the summer of 2017, and received charitable status in August 2018. It was born out of a need to help support local families with children on the autism spectrum. The Mid-Ulster people are known for their community-mindedness and generosity and a lot of the fundraising for the local area was going to other areas and local people were not benefitting. A few parents got together to establish their own local autism group. To find help for their autistic children, share experiences and provide mutual support. Today the charity has 140 members, 18 volunteers, has provided 4 free outings attended by over 200 families, have held 22 monthly peer to peer meetings, 10 awareness session.

These include social activity and skills groups where people with autism are supported by specialist trained staff/volunteers, face to face meetings for when they're struggling to cope, training for parents to help them better support their autistic children, and promote awareness to increase acceptance and support in the community.

The donation from Big Lottery fund will be used to support the charity's AiM-U social skills programmes for 8-12 years old children with Autistic Spectrum Conditions. It aims to provide a place where the whole family can enjoy social educational activities in a safe environment, It's a place where parents can relax and feel supported.

Tommy Doherty, Chairman of F.A.C.T.S, said: "The need for our social skills project was originally identified by our members who said they were desperate for their children to have additional support in the local area. The development of a child's social skills can be life enhancing, not just for the child but the whole family."

"Our first year has been a roaring success our membership has grown to over 140 members. These are all families who have a child and in some cases children with Autism. The continuing need for a local grassroot, peer to peer parent support, autism specific group is evidenced by the increasing membership. The membership has doubled in the last year and the more services we provide at a local level the more we will develop and strengthen our support we can provide. This grant from Big Lottery Fund will go a long way towards supporting the work we do."

Mary Margaret Love, Honorary President and longtime community fundraiser for autism said: "We've had a very successful year of fundraising, we can't thank the generosity of the Mid-Ulster People enough. It's important that the local community see this reflected on the ground in the services we provide. We faced an incredibly tough decision last year but have not looked back since we first were established. Local people want local solutions, they want to share with others who understand and can empathise with the challenges of raising a child(s) on the autism spectrum. The work that F.A.C.T.S does is vital for families in the Mid-Ulster community, enabling parents and carers to better support their autistic children, as well as their other children, and accessing a critical support network for themselves.

"With community firmly placed at the heart of F.A.C.T.S we are delighted to receive this grant from the Big Lottery Fund for Autism in Mid-Ulster, the social skills programme will be run from February to March for six weeks and again in May to June 2019 for six weeks.

"The children will learn the essential social skills to help navigate the world they live in. Projects like this will enable us to continue our support for parents and their families."

For more information on F.A.C.T.S, including how you can become a member or volunteer, visit HYPERLINK "http://www.autismbedfordshire.net" our facebook page F.A.C.T.S (Families with Autism Coming Together for Support) or Contact Mary Margaret Love at this number 07546773218.

'How many more vulnerable people must suffer due to no assembly?' - Dallat

The lack of an assembly is contributing directly to the denial of the human rights of children with Autism, according to a local MLA.

This is the view of East Derry SDLP Assembly Member John Dallat who attended an all-party group meeting on Autism last week and will meet the Permanent Secretary Derek Baker next month.

He said: "Two thousand, five hundred children under 18's is still waiting to be assessed for autism and the situation is getting worse with a three-fold increase in some health trusts over the last five years.

"Where parents have sought private diagnosis and assessments for their children, the Education Authority is not recognising these and this is adding to the stress of both parents and children."

He continued: "In the Northern Trust Area alone the number of children waiting to be assessed has rocketed by 200 over one year and now stands at 897. This information was given to me under Freedom of Information and relates to 2018-2019. It is a clear indication of neglect which must not happen any more."

He concluded: "A Capacity Building Project commissioned by the Department of Education in response to recommendations contained in a Northern Ireland Audit Office Report (June 2017) is due to be published shortly and will be considered by the Programme Board on 27 February and this is welcome and will allow this pressing issue to be considered further and I look forward to that.

However, with school budgets in crisis and nothing to indicate that special needs children will have resources ring-fenced there is further concern that this critical issue will be pushed even further down the line and that is a denial of human rights. It is wrong and yet another reason why the assembly should be addressing critical issues rather than being mothballed."

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Contact: // T: 028 6632 4422/4425 // F: 028 6632 5969/5047

Fermanagh & Omagh District Council
Comhairle Ceantair Fhear Manach agus na hÓmaí

Planning Applications

Local Government Division: Fermanagh

The full details of following planning applications including plans, maps and drawings are available to view on the Planning Portal www.planningni.gov.uk or at the Council Planning Office or by contacting 0300 303 1777. Written comments should be submitted within the next 14 days. Comments can be sent via email to planning@fermanaghomagh.com. Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the Planning Portal.

Initial Advertisements

APPLICATION NO.	LOCATION	PROPOSAL
LA10/2019/0180/F	Asda, Derrychara Road, Enniskillen	Retail pod at entrance to store
LA10/2019/0182/F	Benburgh-Hill House, Drumclay Park North, Enniskillen	Change of use of part of ground floor of dwelling to office/waiting area in connection with a funeral home
LA10/2019/0194/F	159 Tempo Road, Killyvilly, Enniskillen	Replacement dwelling
LA10/2019/0216/F	Approx 40m S of 83 Riverside, Enniskillen	Retention of existing jetty
LA10/2019/0184/F	Approx. 150m SW of 127 Nutfield Road, Carntrove, Lisnaskea	Storage building in association with existing builders yard
LA10/2019/0189/F	36 Drumgramph Road, Drumgramph, Newtownbutler	Alterations and extension to dwelling
LA10/2019/0196/F	8 Corraleak Road, Knocknalear, Rosslea	Erection of carport to rear of dwelling
LA10/2019/0209/F	80m W of 224 Dernawilt Road, Killyfole, Roslea	3 no tourist accommodation chalets
LA10/2019/0214/F	79 Drumshancorick Road, Drumshancorick, Rosslea	Single storey dwelling, change of house type from approval L/2010/0476/F for one and a half storey dwelling
LA10/2019/0179/RM	Adjacent to (West) of 242 Tempo Road, Largy, Tempo	1 3/4 Storey dwelling with detached domestic garage
LA10/2019/0185/LBC	Bundoran Junction Bridge, Old Junction Road, Killskeery	Maintenance to existing bridge
LA10/2019/0187/RM	40m SW of 32 Dorney Bridge Road, Relagh Guinness, Ballinamallard	Dwelling and detached domestic garage
LA10/2019/0198/F	2 Drumwhinny Road, Kesh	Replacement dwelling with detached garage/store building
LA10/2019/0188/F	52 Moher Road, Kinawley	Extension to dwelling
LA10/2019/0197/F	St Ninnidh's Primary School, Derrylin	Extension to school building and erection of external bin store
LA10/2019/0202/O	Immediately adjoining S of 110 Carrickbeg Road, Aghamore, Boho, Derrygonnelly	Site for 2 storey dwelling with domestic garage

Re-advertisements

APPLICATION NO.	LOCATION	PROPOSAL
LA10/2018/1554/F	To the rear of 14 Enniskillen Road, Lisbellaw	Erection of domestic storage shed outside curtilage of dwelling.

1. Maoiniú le haghaidh Sparánacht Theanga Réigiúnda/ Regional Minority Language Bursary Funding

Fáiltíonn an Chomhairle roimh iarratais ar son Sparánacht Theanga Réigiúnda ó iarratasóirí atá ina gcónaí i gceantar Lár Uladh.

Tabhair cuairt ar **www.midulstercouncil.org/funding** chun foirm iarratais agus BACS a chomhlánú. **Ní mór d'iarratais a bheith istigh faoi 4pm Aoine 29ú Márta 2019.**

The Council invites applications from residents for Regional and Minority Language Bursaries.

Please visit **www.midulstercouncil.org/funding** to complete an application and BACS form. **Applications must be received by 4pm Friday 29th March 2019.**

2. Maoiniú le haghaidh Gníomhaíocht Ghaeilge/ Irish Language Activity Funding

Cuireann an Chomhairle fáilte roimh ráitis spéise ó ghrúpaí pobal chun ranganna/dianchúrsaí/imeachtaí/tionscadail Gaeilge a chur ar fáil do dhaoine fásta nó do dhaoine óga ina bpobail don tréimhse Bealtaine 2019 – Márta 2020.

Más mian leat gníomhaíocht Ghaeilge a sholáthar, cuir foirm léiriú spéise (ar fáil ó **www.midulstercouncil.org/funding**) isteach faoi 4pm Aoine 29ú Márta 2019.

The Council invites expressions of interest from local groups to provide Irish Language classes/Intensive Irish Language courses/events/ projects for adults or youth in their community within the May 2019 to March 2020 period.

If you would like to organise an Irish language event in your community, please submit an expression of interest form (available from **www.midulstercouncil.org/funding**) by **4pm Friday 29th March 2019.**

3. Teagascóirí agus Éascaitheoirí Gaeilge

Ba mhaith le Comhairle Ceantair Lár Uladh teagascóirí/éascaitheoirí Gaeilge le saineolas agus oilteacht faoi leith a mhealladh chun dul i mbun réimse tograí ócáideacha pobail

Más mian leat dul faoi mheasúnú chun cúrsaí ocáideacha Gaeilge agus/nó ceardlanna/ranganna i nGaeilge a sholáthar, cuir foirm léiriú spéise (ar fáil ó **www.midulstercouncil.org/funding**) isteach faoi **4pm Aoine 29ú Márta 2019.**

Tuilleadh Eolais/Further Information:**www.midulstercouncil.org/funding**

R-phost/E-mail: gaeilge@midulstercouncil.org

Guthán/Phone: 03000 132 132

Facebook: Gaeilge Lár Uladh

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Public Notice

Publication of Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

The Planning Act (Northern Ireland) 2011

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

In accordance with Regulation 15 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, notice is hereby given that Mid Ulster District Council commences consultation on its Local Development Plan 2030 – Draft Plan Strategy on 22nd February 2019 for a period of 8-weeks closing at 4pm on 19th April 2019.

The Draft Plan Strategy sets out the Council's vision for the Mid Ulster District up to 2030 and the objectives, spatial planning framework and policies to deliver that vision.

The Local Development Plan 2030 – Draft Plan Strategy is accompanied by a Sustainability Appraisal incorporating Strategic Environmental Assessment Report (SA/SEA Report), Equality Impact Screening Report and Rural Needs Impact Assessment, Habitats Regulations Assessment, as well as other background supporting evidence.

Availability of Documents

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment and Habitats Regulations Assessment will be available for inspection from 22nd February 2019 until 4pm on 19th April 2019 at the 3 principal council offices:

Cookstown Office Burn Road, Cookstown BT80 8DT	Dungannon Office Circular Road, Dungannon BT71 6DT	Magherafelt Office Ballyronan Road BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm
Tel: 03000 132 132

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and all background supporting evidence will also be available on the Mid Ulster District Council website from 22nd February 2019 at **www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan**

Hard copies of the Draft Plan Strategy can be obtained from each of the 3 council offices upon request.

How to make a Representation

Online:

- Utilising our online Representation Form (Survey Monkey) at: **www.midulstercouncil.org/planning/mid-ulster-development-plan**
- By downloading a Representation Form at the above website address.

By mail:

- Email us at: DevelopmentPlan@midulstercouncil.org
- In writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

When making your representation you are encouraged to use the Representation Form.

Please be aware that the name and address on your representation will be published on our website when the representations are made available for public inspection. Personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published on our website. When representations are made available for inspection, your representation will be also be available in hard copy for public inspection at each of our 3 principal offices.

All representations must be received no later than 4pm on 19th April 2019.

Public Exhibitions and Drop-In Events

As part of this consultation, the Council are undertaking a series of public exhibitions and drop-in events where council planning officers will be available to answer questions. These are to be held across the District as detailed below:

Location	Date	Time
Cookstown - The Burnavon Arts Centre	Monday 25th February 2019	3pm - 7pm
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Maghera – Maghera Leisure Centre	Wednesday 6th March 2019	3pm - 7pm
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Swatragh - Granaghan Resource Centre, Old School Lane, Main Street, Swatragh	Friday 8th March 2019	1.30pm - 5.30pm
Draperstown - St Colms Youth Club	Monday 11th March 2019	3pm - 7pm
Clogher - The Old Primary School, 4 Augher Road, Clogher	Tuesday 12th March 2019	3pm - 7pm
Ardboe - Ardboe Parish Centre	Wednesday 13th March 2019	3pm - 7pm
Pomeroy - Rowan Tree Centre	Thursday 14th March 2019	3pm - 7pm
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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Public Notices

Contact: // T: 028 6632 4422/4425 // F: 028 6632 5969/5047

Fermanagh & Omagh District Council
Comhairle Ceantair Fhear Manach agus na hÓmaí

RELOCATION OF THE ENVIRONMENTAL HEALTH SERVICE & ANIMAL WELFARE SERVICE

Fermanagh and Omagh District Council's Omagh based Environmental Health Service and the Animal Welfare Service are permanently relocating from their premises at Lisnamallard House, Old Mountfield Road, Omagh to The Grange, Mountjoy Road, Omagh as of Monday 4th March 2019.

The Environmental Health Service and Animal Welfare Service will continue to operate as normal from The Grange premises.

Opening hours remain as normal -
Monday to Friday, 9am to 5pm.

Telephone - 0300 303 1777
Textphone - 028 8225 6216
Animal Welfare Direct Dial Telephone - 028 8225 6226

Department for Infrastructure
An Roinn Bonneagair
www.infrastructure-ni.gov.uk

Temporary 40mph speed limit and prohibition of overtaking

A4 Belfast Road, Enniskillen

Notice is hereby given in compliance with paragraphs 1 and 2 of Schedule 3 to the Road Traffic Regulation (Northern Ireland) Order 1997 that the Department for Infrastructure, in exercise of the powers conferred on it by Article 7(1) and (3) of the said Road Traffic Regulation (Northern Ireland) Order 1997, proposes to introduce a temporary 40 miles per hour speed limit on A4 Belfast Road, Enniskillen, with no overtaking (both directions) from a point 130 metres north west of its junction with U6513 Lough Yoan Road, Enniskillen to a point approx. 800 metres south east of its junction with U9559 Old Enniskillen Road, Tamlaght for a period of 16 weeks from Monday 4 March 2019 being satisfied that traffic should be restricted because road works are being undertaken along route A4 Belfast Road, Enniskillen associated with the "Dolan's Ring" carriageway widening and right turning lane project.

Traffic signs warning that the use of the above road is subject to the above mentioned speed limit restriction with no overtaking indicating the nature and full extent of the restriction will be erected on site in due course.

A map showing details of the prohibition is on display in the following office: Dfl Roads, Castle Barracks, Enniskillen, BT74 7HN.

ENNISKILLEN SARCOIDOSIS SUPPORT GROUP

are having a meeting on Monday, 4th March, 2019 @ 7.30pm
In: Fermanagh House, Enniskillen
Guest Speaker: Briege Leonard, Pulmonary Rehab. Nurse
Everyone welcome
Enquiries: enniskillensarcgroup@yahoo.com
Facebook: ISARC NI

APPLICATION FOR DISCHARGE CONSENT

An application has been made to the Department of Agriculture, Environment & Rural Affairs for consent under the Water (Northern Ireland) Order 1999 to make a Discharge of Sewage Effluent to a Waterway via an Underground Stratum arising from Roulston's Foodstore - Centra Store & Filling Station, 236 Irvinestown Road, Trory, Enniskillen, Fermanagh, BT74 6DN.

You may contact Northern Ireland Environment Agency (NIEA) of DAERA to arrange to view the application TC 192/18 or to request a copy, Tel 028 9263 3412. Written representations may be made to NIEA, Water Regulation Team, 17 Antrim Road, Lisburn, Co Antrim, BT28 3AL, within the next 42 days.

Comments received may be supplied to any third party, on request.

The Applicant is
Mr Roy Roulston

Roulstons Foodstore -
Centra Store & Filling Station
Drumconnis, Ballinamallard
County Fermanagh
BT94 2DZ

Fermanagh & Omagh District Council
Comhairle Ceantair Fhear Manach agus na hÓmaí

FERMANAGH & OMAGH LAG LOCAL ACTION GROUP

NORTHERN IRELAND RURAL DEVELOPMENT PROGRAMME (NIRDP) 2014-2020

Final opportunity to express an interest in the Rural Business Investment Scheme

The Fermanagh and Omagh Local Action Group (LAG) Ltd recently hosted 5 Funding Workshops across the District Council area for the **Rural Business Investment Scheme**. The Scheme is designed to support the development of a strong and diverse rural economy, investing in new business development and the expansion of existing enterprises to create a balanced and forward looking rural economy. The primary objective of the Scheme is job creation.

Due to the level of interest, the LAG will be hosting **one further MANDATORY Funding Workshop in the Bawnacre Centre, Irvinestown at 7.00pm on Monday 4 March 2019.**

Tea/Coffee will be available from 7.00pm with the Workshop commencing at 7:30pm sharp

If you are interested in applying for funding under the Rural Business Investment Scheme then attendance at a workshop is the only entry point. Please note that attendance also includes the requirement to complete an Expression of Interest form on the night (outlining brief details on the proposed project that you are seeking funding for including anticipated costs). Failure of the business owner if a sole trader, one of the partners if operating a business partnership, or one of the Directors if operating a legal entity registered with Companies House to attend will result in you being ineligible to apply under this call for applications.

For further details about the Funding Workshop or the Programme please contact Fermanagh and Omagh Local Action Group (LAG) Ltd, 16 High Street, Omagh, Co Tyrone, BT78 1BQ Tel: 028 8225 0202.

PLEASE NOTE: This is a competitive programme. Attendance at a Mandatory Funding Workshop or receipt of an invitation to submit an application for financial assistance having attended a Funding Workshop DOES NOT indicate that your application/the project will be awarded financial assistance.

Department of Agriculture, Environment and Rural Affairs
rural Development Programme
"The European Agricultural Fund for Rural Development: Europe investing in rural areas"

Make your business STAND OUT WITH COLOUR ADVERTISING
Contact the Advertising Department on 028 6632 4425

TO ADVERTISE
Telephone: 028 6632 4425
or Fax: 028 6632 5969

Public Notice

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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

PROOF 02
Job No: 77288
Mid-Ulster Mail
33cm x 4col
20.02.19
£851.78 + VAT
Approval Deadline: ASAP

Mid-Ulster Mail
33cm x 4col
27.02.19
£851.78 + VAT
Approval Deadline: ASAP

Tyrone Times
33cm x 4col
19.02.19
£687.57 + VAT
Approval Deadline: ASAP

Tyrone Times
33cm x 4col
26.02.19
£687.57 + VAT
Approval Deadline: ASAP

Tyrone Courier
33cm x 4col
20.02.19
£596.60 + VAT
Approval Deadline: ASAP

Tyrone Courier
34cm x 4col
20.02.19
£596.60 + VAT
Approval Deadline: ASAP

Derry Post
33cm x 4col
19.02.19
£708.84 + VAT
Approval Deadline: ASAP

Derry Post
34cm x 4col
26.02.19
£708.84 + VAT
Approval Deadline: ASAP

Impartial Reporter
32cm x 4col
21.02.19
£618.62 + VAT
+ WEB £22.38
Approval Deadline: ASAP

Impartial Reporter
32cm x 4col
28.02.19
£618.62 + VAT
+ WEB £22.38
Approval Deadline: ASAP

Belfast Gazette
22.02.19
£tbc + VAT + £40.00
Approval Deadline: ASAP

Belfast Gazette
01.03.19
£tbc + VAT + £40.00
Approval Deadline: ASAP

tquinn@impartialreporter.com

THE GAZETTE
OFFICIAL PUBLIC RECORD

Published by Authority | Est 1665

Notice details

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Planning
> Town and Country Planning

Publication date:
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The Belfast Gazette

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3221674

Notice code:
1601

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8133

Page number:
154

About Town and Country Planning notices

Town and Country Planning

Mid Ulster District Council

PUBLIC NOTICE

PUBLICATION OF MID ULSTER DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN 2030 - DRAFT PLAN STRATEGY

THE PLANNING ACT (NORTHERN IRELAND) 2011

THE PLANNING (LOCAL DEVELOPMENT PLAN) REGULATIONS (NORTHERN IRELAND) 2015

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Burn Road, Cookstown	Circular Road, Dungannon	Ballyronan Road
BT80 8DT	BT71 6DT	BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm

Tel: 03000 132 132

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and all background supporting evidence will also be available on the Mid Ulster District Council website from 22nd February 2019 at www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

Hard copies of the Draft Plan Strategy can be obtained from each of the 3 council offices upon request.

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Please be aware that the name and address on your representation will be published on our website when the representations are made available for public inspection. Personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published on our website. When representations are made available for inspection, your representation will be also be available in hard copy for public inspection at each of our 3 principal offices.

All representations must be received no later than 4pm on 19th April 2019.

Public Exhibitions and Drop-In Events

As part of this consultation, the Council are undertaking a series of public exhibitions and drop-in events where council planning officers will be available to answer questions. These are to be held across the District as detailed below:

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Annex 4G – Reg 17 Availability of Representations – Public Notices

Public Notice

Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

Public Consultation on Site Specific Policy Representations

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

In accordance with Regulation 17 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, notice is hereby given that Mid Ulster District Council is publishing the representations received during the statutory public consultation period for the Mid Ulster District Council Local Development Plan 2030- Draft Plan Strategy.

Availability of Representations

The representations will be available for inspection from Friday 14 June 2019 until 5pm on Friday 9 August 2019 at the three principal council offices at: Burn Road, Cookstown, BT80 8DT; Circular Road, Dungannon, BT71 6DT; and, Ballyronan Road, Magherafelt, BT45 6EN, during the hours 9am-5pm Monday – Friday.

The representations will also published on the Mid Ulster District Council website from Friday 14 June 2019 at: **www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan**

How to respond

In accordance with Regulation 18 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, any person may make representations about a site specific policy representation (referred to as counter representations). Counter representations must not propose any changes to the development plan document.

Any counter representation should clearly state the reference number of the representation to which it relates.

A counter representation form will be available to download from our council website at: **www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan**

Counter representations can be submitted by email to: DevelopmentPlan@midulstercouncil.org or in writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

Guidance on what constitutes a counter representation can be obtained from the three principal council offices, and from the council website at the address detailed above.

Please be aware that the name and address on your counter representation will be published on our website when the counter representations are made available for public inspection. Personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published on our website. When counter representations are made available for inspection, they will also be available in hard copy at each of our three principal offices.

All counter representations must be received no later than **5pm on Friday 9th August 2019.**

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

PROOF 03
Job No: 78258
Mid-Ulster Mail
19cm x 3col
12.06.19
£367.81 + VAT
Approval Deadline: ASAP

Mid-Ulster Mail
19cm x 3col
19.06.19
£367.81 + VAT
Approval Deadline: ASAP

Tyrone Times
19cm x 3col
11.06.19
£296.90 + VAT
Approval Deadline: ASAP

Tyrone Times
19cm x 3col
18.06.19
£296.90 + VAT
Approval Deadline: ASAP

Derry Post
18cm x 3col
11.06.19
£289.98 + VAT
Approval Deadline: ASAP

Derry Post
18cm x 3col
18.06.19
£289.98 + VAT
Approval Deadline: ASAP

Tyrone Courier
18cm x 3col
12.06.19
£251.31 + VAT
Approval Deadline: ASAP

Tyrone Courier
18cm x 3col
19.06.19
£251.31 + VAT
Approval Deadline: ASAP

Impartial Reporter
16cm x 3col
13.06.19
£231.98 + VAT
+ WEB £22.38
Approval Deadline: ASAP

Impartial Reporter
16cm x 3col
20.06.19
£231.98 + VAT
+ WEB £22.38
Approval Deadline: ASAP

Belfast Gazette
14.06.19
£89.45 + VAT + £40.00
Approval Deadline: ASAP

Belfast Gazette
21.06.19
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Placing a notice on this page?

For sympathetic guidance contact our reception staff who will be pleased to assist you in the wording of your notice or help you choose an apropropriate remembrance verse from our wide selection.

PUBLIC NOTICES

LEGAL NOTICES

Goods Vehicle Operator's Licence

Rodney Neill trading as Neills vintage tractor parts of 133a dungannon road cookstown BT80 9BD is applying for a licence to use 133a Dungannon Road Cookstown BT80 9BD as an operating centre for 2 good vehicles and 5 trailers. Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the website: infrastructure-ni.gov.uk/

PUBLIC NOTICES

Planning Applications

Full details of the following planning applications, including plans, maps and drawings, are available to view on the NI Planning Portal **www.planningni.gov.uk** or at the Council Planning Office or by contacting 02035 132 132. Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be available on the NI Planning Portal.

Planning Clinic by appointment only on Monday between 10.30am and 12 noon in Council Offices in Cookstown.

Application No	Location	Proposal in Brief
LA09/2019/0721/O	25m N.E. of 142 Ballynease Road, Portglenone	Site for a dwelling & garage
LA09/2019/0732/O	225m S.E. of 43 Mullavoo Road, Draperstown	Off-site replacement dwelling and garage
LA09/2019/0733/O	156m S.W. of 30 Mullavoo Road, Draperstown	Infill dwelling
LA09/2019/0719/F	To the rear of 9 New Line Road, Cookstown	Free range poultry shed with 1No. food bin, an additional storage shed, extension to existing poultry shed, roofing of existing shed and associated site works, additional poultry shed to contain 8000 free range egg laying hens (total site capacity 14000)
LA09/2019/0719/F	ASDA Cookstown, Sweep Road, Cookstown	Spraying of existing cladding to light grey (with access lighting), Entrance feature sprayed green and dark grey walkway canopy fascia sprayed dark grey and soffit white
LA09/2019/0723/F	31 Drumnure Road, Dungannon	Extension & alteration to existing garage
LA09/2019/0725/F	9 Fountain Court, Cookstown	Extension & alteration to existing garage
LA09/2019/0724/F	Mary's Bar, 10 Market Street, Magherafelt	External changes to front facade
LA09/2019/0714/F	2 Lissan Road, Tobermore, Magherafelt	Aggregate store
LA09/2019/0717/F	Approx. 50m S.E. of 18 Grange Road, Magherafelt	Revised siting of dwelling with revised layout of curtilage
LA09/2019/0724/F	15 & 17 Meadowlands, Dungannon	Change of access to No's 15 & 17 from new single access at No 15 to Omagh Road
LA09/2019/0720/O	15m N.W. of 259 Hillhead Road, Knockloughrim	Infill dwelling and garage
LA09/2019/0715/F	45m E. of 260 Mullanahoe Road, Ardboe	Dwelling and garage
LA09/2019/0729/O	290m S.W. of 10 Mulnagore Lane, Cookstown	Replacement dwelling
LA09/2019/0735/O	Immediately N.E. of St Patrick's Primary School, Pomeroy Road, Donaghmore	Housing development

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh
Mid Ulster District Council

Decade of Anniversaries Fund Programme 2019 - 2020

Mid Ulster District Council as part of their Good Relations Action Plan wish to support community groups delivering Decade of Anniversaries talks/events on ethical and shared remembering. The application period will be open from **Monday 10 June 2019** and close at 5pm on **Friday 26 July 2019.**

Any group that wishes to apply for Decade of Anniversaries Fund must read the guidelines online - midulstercouncil.org/Services/Grants and contact Council's PEACE IV and Good Relations Team on:

Tel: 03000 132 132

Please note: Applicants must provide match funding of at least 50%.

T:buc

The Executive Office

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh
Mid Ulster District Council

PUBLIC NOTICES

Public Notice

Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

Public Consultation on Site Specific Policy Representations

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

In accordance with Regulation 17 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, notice is hereby given that Mid Ulster District Council is publishing the representations received during the statutory public consultation period for the Mid Ulster District Council Local Development Plan 2030- Draft Plan Strategy.

Availability of Representations

The representations will be available for inspection from Friday 14 June 2019 until 5pm on Friday 9 August 2019 at the three principal council offices at: Burn Road, Cookstown, BT80 8DT; Circular Road, Dungannon, BT71 6DT; and, Ballyronan Road, Magherafelt, BT45 6EH, during the hours 9am-5pm Monday – Friday.

The representations will also published on the Mid Ulster District Council website from Friday 14 June 2019 at: **www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan**

How to respond

In accordance with Regulation 18 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, any person may make representations about a site specific policy representation (referred to as counter representations). Counter representations must not propose any changes to the development plan document.

Any counter representation should clearly state the reference number of the representation to which it relates.

A counter representation form will be available to download from our council website at: www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan.

Counter representations can be submitted by email to: DevelopmentPlan@midulstercouncil.org or in writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

Guidance on what constitutes a counter representation can be obtained from the three principal council offices, and from the council website at the address detailed above.

Please be aware that the name and address on your counter representation will be published on our website when the counter representations are made available for public inspection. Personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published on our website. When counter representations are made available for inspection, they will also be available in hard copy at each of our three principal offices.

All counter representations must be received no later than 5pm on Friday 9th August 2019.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh
Mid Ulster District Council



KEEP UP TO DATE WITH THE LATEST AGRICULTURE NEWS AND STORIES.

Health and Social Care Board

NOTICE OF MEETING

A meeting of the Northern Local Commissioning Group (A Committee of the Health and Social Care Board) will be held in the Conference

Thursday, 20 June 2019 at 2.00pm

For further information, please contact:

The Chairman's Office, Northern Local Commissioning Group. Tel: 028 9536 2571
Email: northern.lcg@hscni.net



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All counter representations must be received no later than **5pm on Friday 9th August 2019.**

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A full Job Description is available upon request.
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Send CV to lancill@promould.co
69 Drum Road, Cookstown, Co. Tyrone, BT80 8JQ
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A full CIMA or ACCA qualified accountant is preferred for this role. A flexible working attitude is essential. Full UK Licence/Car Owner/Driver are preferred due to the location.

If you have the right skills and attitude we are looking please send your CV together with a covering letter to:
admin@assuredenergyllp.com

Closing date for applications is: 30th June 2019.



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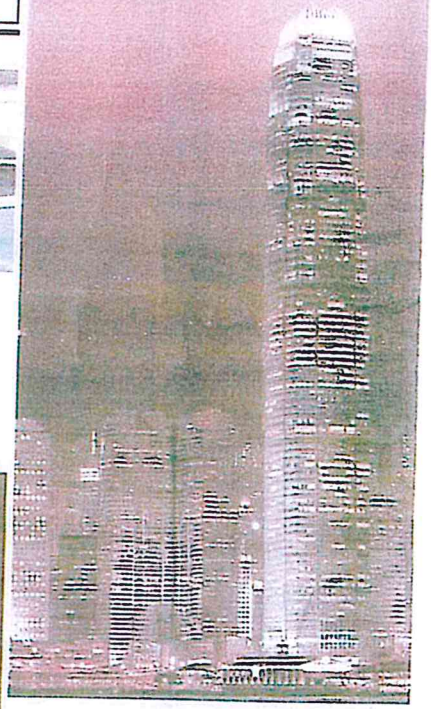
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Or by contacting:
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Closing Date:
Friday 28th June 2019 at 5:00pm

Further details of this role are available on our website:
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Tobermore





Garden Fair at Springhill

COME and explore all things 'green' at Springhill Garden Fair, the perfect opportunity to come and celebrate nature at its best. Springhill House, which is cared for by the National Trust, is located in Moneymore just ten minutes from Cookstown and Magherafelt town centres.

Visitors will have the chance to enjoy guided Ranger tours of the estate, learn about the history of the gardens, as well as spot some of the native species of trees, plants and wildlife along the way.

This year we celebrate 10 years of community allotments at Springhill so come along and meet our fabulous 'allotmenteers', have a chat and enjoy the friendly atmosphere of our spectacular community allotments. Kids can get their hands dirty in the 'Plant it, grow it, and eat it' activity. Head Gardener Warren will be holding his ever-popular workshops on propagation and micro-greens, plus he's the person who can answer any questions regarding the impressive display of roses which thrive in the walled Dutch garden. Mid Ulster Beekeepers will be in attendance with their display of the bees, wax products, hand creams and local honey....all this and live music too!

Springhill shop offers a wide variety of essential garden retail. Browse the selection of new gardening tools and decorations to spruce up your outdoor spaces!

To mark Father's day, take part in the 'Daddy's Welly Winging' competition! See if you can top the leader board and have what it takes to be crowned the ultimate 'King of the Garden'.

Relax in the Barn Café with some homemade cakes and treats and try our homemade cordials. A dynamic group of friendly staff are always nearby to assist, inform and make visits as pleasant and enjoyable as possible. Nearby, the shaded, secluded second hand book shop, hosts a quiet escape to browse a wide selection of texts. Our experienced volunteers are well equipped to help source the best gardening books on site!

House tours will be available in what's been described as "one of the prettiest houses in Ulster." Enjoy an interactive and telling tour of the lives of the Lenox-Conyngham family, with ten generations of tales to enthral you, as well as numerous portraits and furniture to admire.

Make the most of your day and spend a fun day out with the National Trust by also visiting Wellbrook Beetling Mill which is a short 15 minute drive away. This rural beauty spot boasts an insight into life in Mid Ulster from years gone by. Bring the kids to Wellbrook this summer so they can explore the discovery zone...their friends can come too as Kids Go Free all year at Wellbrook!

SECTON 28 THE TRUSTEE ACT (NI) 1958.

IN THE ESTATE OF BRIDGET McALINDEN, DECEASED.

LATE OF 92, MOURNE CRESCENT, COALISLAND, COUNTY TYRONE

NOTICE is hereby given pursuant to Section 28 of the Trustee Act (Northern Ireland) 1958 that all Creditors, Beneficiaries and other personnel having any claims against or interest in the estate of the above Deceased who died on the 11th of March 2018 are hereby requested to send on or before the 14th of August 2019 particulars of such claims or interests to the undersigned solicitors for the Personal Representatives of the above named Deceased.

AND NOTICE IS HEREBY GIVEN that after the 14th of August 2019 the said Personal Representatives will proceed to convey or distribute the property of the said Deceased among the parties entitled hereto having regard only to the claims and demands of which particulars have been received.

Dated this 5th day of June 2019

Signed
Alan Campbell, LLB
Francis J Madden and Co

14, The Square, Coalisland, County Tyrone.

Solicitors for the Personal Representatives and in the Estate of Bridget McAlinden - Deceased.

Reader Holidays are offered and operated by third party tour operators, whose conditions apply and who are wholly independent of Alpha Newspaper Group. Prices are per person, from, based on two sharing and subject to finite availability. Alpha Newspaper Group will collect your personal information to process your order and alert you of news, new products, services and offers available from Alpha Newspaper Group by email, phone or post. You can unsubscribe from emails by clicking unsubscribe from within the email.

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All advertisements are accepted subject to the following conditions. The right to decline any copy or artwork without giving any reason is reserved. No responsibility is accepted for damage to or loss of artwork. Copy or artwork via e-mail must be in pdf or eps file format and must be pre-booked with the Advertising Department, telephone 028 8772 2271, to ensure an allocated time of receipt. The publisher shall not accept liability for any variation in the reproduction of colours. Unbooked email communications may not be accepted. The publisher shall not be liable for any loss or damage occasioned by any total or partial failure (however caused) of publication or distribution of any newspaper or edition in which any advertisement is scheduled to appear. In the event of any error, misprint or omission in the printing of an advertisement or part of an advertisement the publisher will either re-insert the advertisement or relevant part of the advertisement as the case may be or make a reasonable refund or adjustment to the cost. No re-insertion, refund or adjustment will be made where the error, misprint or omission does not materially detract from the advertisement. In no circumstances shall the total liability of the publisher for any error, misprint or omission exceed the amount of a full refund of any price paid to the publisher for the particular advertisement in connection with which liability arose or to the cost of a further or corrective advertisement of a type and standard reasonably comparable to that in connection with which liability arose. No guarantee of special position can be given. The cancellation period for an advertisement varies according to the publication. The advertiser should refer to the relevant rate card. The advertiser may cancel an advertisement provided that notice in writing is received by Alpha within the relevant cancellation period. Please send notice of your intention to cancel the advertisement to the advertising department where you made your booking. Cancellation will only be effective on confirmation of receipt of your notice. Late cancellation fee may apply. While every effort will be made to supply proofs, if requested, no guarantee to do so can be given. The advertiser is responsible for ensuring that an advertisement in no way contravenes the Trade Descriptions Act 1968. For full details of terms and conditions view online at www.ulsternet.co.uk or contact this office.

public notices

Goods Vehicle Operator's Licence

Mark Corvie trading as Whiteisland Nursery of 219a Derrylee Road, Maghery, Dungannon, Co. Tyrone BT71 6NY is applying for a licence to use 219A Derrylee Road, Maghery, Dungannon, Co. Tyrone BT71 6NY as an operating centre for 3 goods vehicles.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the DfI at Central Licensing Office, PO. Box 180, Leeds LS9 1BU stating their reasons within 21 days of this notice. Representors must at the same time send a copy of the representations to the applicant at the address given at the top of this notice. A Guide to making Representations is available from the website: infrastructure-ni.gov.uk/

Goods Vehicle Operator's Licence

Moy Park Limited trading as Moy Park Limited of 39 Seagoe Industrial Estate, Craigavon BT63 5QE is applying to change an existing as follows: to add an operating centre to keep 5 goods vehicles and 4 trailers at Unit 1, Bridge Business park, 94 Clonmore Road, Dungannon, Co. Tyrone BT71 6NB.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the DfI at Central Licensing Office, PO Box 180, Leeds LS9 1BU stating their reasons within 21 days of this notice. Representors must at the same time send a copy of the representations to the applicant at the address given at the top of this notice. A Guide to making Representations is available from the website: infrastructure-ni.gov.uk/

HSC Health and Social Care Board

NOTICE OF MEETING

A meeting of the Northern Local Commissioning Group (A Committee of the Health and Social Care Board) will be held in the Conference

Thursday, 20 June 2019 at 2.00pm

For further information, please contact:

The Chairman's Office, Northern Local Commissioning Group. Tel: 028 9536 2571
Email: northern.lcg@hscni.net

Dungannon Swifts
Stangmore Park
AGM
on Wednesday 12th June 2019
at 7.30 p.m. in ...

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Planning Applications

Full details of the following planning applications including plans, maps and drawings are available to view on the NI Planning Portal www.planningni.gov.uk or at the Council Planning Office or by contacting 03000 132 132. Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the NI Planning Portal

Application No	Location	Proposal in Brief
LA09/2019/0716/O	Adj. to 44 Rehaghey Road, Aughnacloy	Dwelling & garage
LA09/2019/0718/LBC	41 Castletown Road, Aughnacloy	Replacement of windows and doors
LA09/2019/0725/F	Within and adj. to Aghareany Close, Aghareany, Donaghmore, Dungannon	8 No. semi detached dwellings
LA09/2019/0726/F	13a Augher Road, Clogher	Sauna store
LA09/2019/0728/O	Adj. to 25 Esker Road, Dungannon	Site for dwelling
LA09/2019/0737/O	Adj. to 46 Crossdernagh Road, Galbally, Dungannon	Site for dwelling
LA09/2019/0738/F	Adj. to & S.E. of 18 Caledon Road, Aughnacloy	Two storey dwelling
LA09/2019/0742/F	8a Aghindarragh Road, Augher	Alterations and extensions to dwelling
LA09/2019/0722/O	Adj. to and W. of 175 Bush Road, Dungannon	Dwelling and garage
LA09/2019/0723/RM	Adj. to 53 Bovean Road, Moy, Dungannon	Dwelling and garage

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh
Mid Ulster District Council

Public Notice

Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

Public Consultation on Site Specific Policy Representations

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

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Availability of Representations

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The representations will also published on the Mid Ulster District Council website from Friday 14 June 2019 at:
www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

How to respond

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A counter representation form will be available to download from our council website at: www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

Counter representations can be submitted by email to: DevelopmentPlan@midulstercouncil.org or in writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

Guidance on what constitutes a counter representation can be obtained from the three principal council offices, and from the council website at the address detailed above.

Please be aware that the name and address on your counter representation will be published on our website when the counter representations are made available for public inspection. Personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published on our website. When counter representations are made available for inspection, they will also be available in hard copy at each of our three principal offices.

All counter representations must be received no later than 5pm on Friday 9th August 2019.

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Comhairle Ceantair Lár Uladh
Mid Ulster District Council

Decade of Anniversaries Fund Programme 2019 - 2020

Mid Ulster District Council as part of their Good Relations Action Plan wish to support community groups delivering Decade of Anniversaries talks/events on ethical and shared remembering. The application period will be open from Monday 10 June 2019 and close at 5pm on Friday 26 July 2019.

Any group that wishes to apply for Decade of Anniversaries Fund must read the guidelines online - midulstercouncil.org/Services/Grants and contact Council's PEACE IV and Good Relations Team on:

Tel: 03000 132 132

Please note: Applicants must provide match funding of at least 50%.

T:BUC

The Executive Office

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh
Mid Ulster District Council

18

public notices

Goods Vehicle Operator's Licence

I.P.T. Haulage Ltd of 9 Lisanally Gardens, Armagh, BT61 7JA is applying for a licence to use 65 Blackwatertown Road, Dungannon, BT71 7LR as an operating centre for 8 goods vehicles and 0 trailers.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the OE at Central Licensing Office, PO Box 180, Leeds LS9 1BU stating their reasons within 21 days of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to making Representations is available from the website: infrastructure-ni.gov.uk/

Local Government (Miscellaneous Provisions) (NI) Order 1985

ENTERTAINMENT LICENCE

Take notice that application dated 19.06.19 has been made under Article 3, Schedule 1, of the above Order for the renewal of an Entertainment Licence permitting: Dancing, Singing, Music, Drama, Darts and Pool at Moygashel Orange Hall, Main Street, Moygashel.

Representations in relation to the application may be made to Mid-Ulster District Council, Circular Road, Dungannon, BT71 6DT by giving notice to the Council stating in general terms the nature of the representation, not later than 28 days after the date of the application.

Mr Peter Murray, 223 Ballyinakelly Road, Dungannon BT71 6HJ

Planning Act (Northern Ireland) 2011 and The Planning (Development Management) Regulations (Northern Ireland) 2015 (Regulation 5 (2) (b))

PRE-APPLICATION PUBLIC INFORMATION EVENT

Proposal: Construction of New 1,900m2, 309 pupil School for Edendork Primary School on the existing St Malachy's Parochial Hall site with adjacent land to the south east and associated works to the proposed school site.

Location: St Malachy's Parochial Hall, at the intersection between the Killymeal and Coalisland Roads, Dungannon, BT71 4DP

Public Information Event: will take place on Wednesday 26th June 2019 from 7pm to 8:30pm at Edendork Primary School, 181 Coalisland Rd, Dungannon BT71 4DP

Further information relating to these proposals can be obtained from: Hamilton Architects, Hamilton House, 3 Joy Street, Belfast, BT2 8LE

If you wish to make comments on the proposals you may do so at the above events and/or in writing to: Hamilton Architects, Hamilton House, 3 Joy Street, Belfast, BT2 8LE. No later than 24th July 2019.

This notice does not relate to a planning application. Comments should not be made to Mid-Ulster District Council Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Mid-Ulster District Council, normal neighbourhood notification and publicity will be undertaken and you will have the opportunity to make formal representations regarding the proposal at that time.

PAINTING CONTRACTOR

REQUIRED

Aghaloo and Blackwater Community Association, Aughnacloy invite expression of interest from Painting Contractors to tender for internal and external painting at Aghaloo Community Centre, Aughnacloy.

Please forward details by writing to:

The Secretary, ABCA,
Aghaloo Community Centre, 70 Moore Street, Aughnacloy, BT69 6AY

or by email at: aghaloo@btinternet.com

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Availability of Representations

The representations will be available for inspection from Friday 14 June 2019 until 5pm on Friday 9 August 2019 at the three principal council offices at: Burn Road, Cookstown, BT80 8DT; Circular Road, Dungannon, BT71 6DT; and, Ballyronan Road, Magherafelt, BT45 6EH, during the hours 9am-5pm Monday – Friday.

The representations will also published on the Mid Ulster District Council website from Friday 14 June 2019 at: www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

How to respond

In accordance with Regulation 18 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, any person may make representations about a site specific policy representation (referred to as counter representations). Counter representations must not propose any changes to the development plan document.

Any counter representation should clearly state the reference number of the representation to which it relates.

A counter representation form will be available to download from our council website at: www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

Counter representations can be submitted by email to: DevelopmentPlan@midulstercouncil.org or in writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

Guidance on what constitutes a counter representation can be obtained from the three principal council offices, and from the council website at the address detailed above.

Please be aware that the name and address on your counter representation will be published on our website when the counter representations are made available for public inspection. Personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published on our website. When counter representations are made available for inspection, they will also be available in hard copy at each of our three principal offices.

All counter representations must be received no later than 5pm on Friday 9th August 2019.

Telephone 03000 132 132
www.midulstercouncil.org

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District Council

Local Council Elections – 2 May 2019

Summary of Candidate Election Expenses Returns

CLOGHER VALLEY DISTRICT ELECTORAL AREA

Candidate Name	Total (£)
Frances Burton	£872.58
Phelim Gildernew	£771.09
Meta Graham	£668.83
Sharon McAleer	£1095.68
Sean McGuigan	£771.09
Robert Louis Mulligan	£857.80
Wills Robinson	£943.58

DUNGANNON DISTRICT ELECTORAL AREA

Candidate Name	Total (£)
Kim Ashton	£823.50
Niall Bowen	£955.00
Mel Boyle	£475.71
Walter Cuddy	£808.63
Clement Cuthbertson	£1038.91
Kim McNeill	£858.74
Dominic Joseph Molloy	£771.09
Barry Monteith	£955.00
Denise Mullen	£522.18
Deirdre Varsani	£771.09

TORRENT DISTRICT ELECTORAL AREA

Candidate Name	Total (£)
Robert Colvin	£624.30
Niamh Doris	£756.24
Mickey Gillespie	£756.24
Dan Kerr	£1285.00
Ian McCrea	£979.24
Ronan McGinley	£756.24
Joe O'Neill	£756.24
Malachy Joseph Quinn	£912.75

Notice is hereby given that the returns of candidate election expenses and declarations may be inspected at the office of Anthony Tohill, the Deputy Returning Officer (DRO), at 50 Ballyronan Road, Magherafelt, BT45 6EN between the hours of 10.00am and 4.00pm Monday to Friday (excluding Bank and Public Holidays), for a period of 12 months from 24 June 2019. Copies may be obtained at a cost of 20p for each side of each page.

Anthony Tohill, Deputy Returning Officer
Address: Council Offices, 50 Ballyronan Road, Magherafelt, BT45 6EN

Dated: 17 June 2019

THE TRUSTEE ACT (NI) 1958

In the Estate of John Mulgrew deceased, late of 29 Eskragh Road, Dungannon in the County of Tyrone BT70 1HH.

NOTICE IS HEREBY given pursuant to Section 28 of the Trustee Act (Northern Ireland) 1958 that all creditors, beneficiaries and other persons having any claims against or interest in the estate of the above Deceased, who died on the 9th day of March 2019, are hereby requested to send on or before the 10th day of September 2019 particulars of such claims or interests to the undersigned Solicitors for the Personal Representative of the above named Deceased.

AND NOTICE IS HEREBY GIVEN that after the 10th day of September 2019, the Personal Representative will proceed to convey or distribute the estate of the said Deceased among the parties entitled thereto having regard only to the claims and demands of which particulars have been received.

Dated this 10th of June 2019

Signed:
Carmel O'Meara and Co.
Solicitors
32 Irish Street,
Dungannon
County Tyrone BT70 1DB

Solicitors for the Personal Representative and in the estate of John Mulgrew deceased.

SECTION 28 THE TRUSTEE ACT (NI) 1958.

IN THE ESTATE OF BRIDGET McALINDEN, DECEASED.

LATE OF 92, MOURNE CRESCENT, COALISLAND, COUNTY TYRONE

NOTICE is hereby given pursuant to Section 28 of the Trustee Act (Northern Ireland) 1958 that all Creditors, beneficiaries and other personal having any claims against or interest in the estate of the above Deceased who died on the 12th of March 2018 are hereby requested to send on or before the 14th of August 2019 particulars of such claims or interests to the undersigned solicitors for the Personal Representatives of the above named Deceased.

AND NOTICE IS HEREBY GIVEN that after the 14th of August 2019 the said Personal Representative will proceed to convey or distribute the property of the said Deceased among the parties entitled hereto having regard only to the claims and demands of which particulars have been received.

Dated this 6th day of June 2019

Signed
Alan Campbell, LL.B
Francis J Madden and Co
14, The Square, Castlederg,
County Tyrone.

Solicitors for the Personal Representatives and in the estate of Bridget McAlinden - Deceased.

LAND REGISTRY

APPLICATION FOR OWNERSHIP BASED ON POSSESSION

FOLIO 21442 - COUNTY TYRONE

REGISTERED OWNER - JAMES TOHILL

APPLICATION NO - 2018/0079/1

APPLICATION BY JOHN MCCAFFERY AND SUSANNA McCALL

LAND SITUATED AT LISNAGLEA, CASTLEFIN, DRAPERSTOWN, COUNTY TYRONE

TAKE NOTICE that John McCaffery and Susanna McCall , the Personal Representatives of Annie Catherine Tohill deceased, late of 2 Mcnally's Avoe Street, Dungannon, County Tyrone have applied to Land Registry under Section 53 of the Land Registration Act, Northern Ireland, 1970 for a declaration that Annie Catherine Tohill deceased, was entitled to be registered as full owner of the land comprised in the above folio.

Any person objecting to compliance with the application should write to the Registrar of Titles, Lanyon Plaza, 7 Lanyon Place, Belfast, BT1 3LP within 28 days of the publication of this notice stating valid grounds of objection.

The application number, folio number and County must be quoted on all correspondence.

Unless any objection stating sufficient grounds is so lodged, registration may be effected pursuant to the application.

CHRISTINE HARRELL
CHIEF EXAMINER OF TITLES

APPLICATION FILED BY
John Frey Son & Murphy Ltd Solicitors
William Street Dungannon Co Tyrone
BT70 1DX

Planning Applications

Full details of the following planning applications including plans, maps and drawings are available to view on the NI Planning Portal www.planningni.gov.uk or at the Council Planning Office or by contacting 03000 132 132. Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the NI Planning Portal.

The agenda for the Planning Committee meeting on 22 July 2019 will be available on the Council website www.midulstercouncil.org/planningcommittees each commencing 24 June 2019 or by contacting the Planning Department.

Application No	Location	Proposal in Brief
LA09/2019/0745/F	22 Screeby Road, Fivemiletown	Alterations and extensions to dwelling
LA09/2019/0770/RM	W of 30 Sliogo Road, Dungannon	Dwelling
LA09/2019/0771/F	95-97 Main Street, Clogher	Alterations to create café, barbers and 2No. apartments
LA09/2019/0773/F	15 Aughnacloy Road, Caledon	Erection of 4No. semi-detached houses
LA09/2019/0781/O	95 Mullaghmore Road, Dungannon	Replacement dwelling and garage

Telephone 03000 132 132
www.midulstercouncil.org

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Annex 4H – Reg 15 Re-Consultation due to procedural error – Public notices



Applications

cluding plans, maps and drawings are available to view
ik or at the Council Planning Office or by contacting
itted within the next 14 days. Please quote the
that all representations made, including objections,

twee n 10.30am and 12 noon in Council Offices

	Proposal in Brief
bagh	Retention of workshop, vehicles storage area and fence
	Dwelling & garage
lands yhogue,	Estate road & footpaths to serve 1 detached dwelling & 4 semi-detached dwellings with detached garages. One dwelling & change of use of existing listed outbuilding to domestic garage and stores
kstown	Single storey rear extension
llyhogue,	Change of use, alterations & renovations of existing farm outbuilding to domestic garage & stores
,	Single storey extension
ycrin,	Dwelling & garage
can	Dwelling & garage
37 wn	Dwelling & Garage
ley lfelt	Dwelling & garage
son	Change of use from vacant former public house & associated carpark to car wash & associated valeting bays
	Off-site replacement dwelling & garage
s onto y	
artin,	Internal alterations
wn	Single storey front porch, single storey extension & alterations & replacement domestic garage
own	Single storey extension
	Retention of agricultural storage shed & housing of livestock
	Replacement dwelling
	Change of house type & garage to supersede H/2008/0699/RM
	Extensions & alterations to provide Granny Annex
hera	Change of house type of LA09/2019/1311/F
	Retention of storage shed associated with existing dwelling
ad,	Relocation of approved dwelling (LA09/2019/0974/F)
	Replacement dwelling & garage
	Side extension
	First floor extension
	Alterations to silage pit to include addition of roof & walls to form a farm shed
nd	Erection of dwelling & garage
	Dwelling house
	Demolition of Parochial Hall & erection of Primary School
d	Extension & alterations to dwelling
	Alterations & extensions to dwelling & garage
	Erection of 850KW turbine, hub height 50m, blade diameter 52m

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RE-ADVERTISEMENT

Re-consultation on Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

The Planning Act (Northern Ireland) 2011

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

In accordance with Regulation 15 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, notice is hereby given that Mid Ulster District Council will commence a re-consultation process on the Local Development Plan 2030 – Draft Plan Strategy at 10am on 25th March 2020 for a period of 8-weeks closing at **5pm on 21st May 2020.**

The Council has identified a procedural error in relation to the original consultation and therefore, the Council is now re-consulting on the Local Development Plan 2030 – Draft Plan Strategy in order to ensure a compliant consultation process.

The Draft Plan Strategy sets out the Council's vision for the Mid Ulster District up to 2030 and the objectives, spatial planning framework and policies to deliver that vision.

The Local Development Plan 2030 – Draft Plan Strategy is accompanied by a Sustainability Appraisal incorporating Strategic Environmental Assessment Report (SA/SEA Report), Equality Impact Screening Report and Rural Needs Impact Assessment, Habitats Regulations Assessment, as well as other supporting documents.

Availability of Documents

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment, Habitats Regulations Assessment and other supporting documents will be available for inspection from 10am on 25th March 2020 until 5pm on 21st May 2020 at the 3 principal council offices:

Cookstown Office, Burn Road, Cookstown, BT80 8DT
Dungannon Office, Circular Road, Dungannon, BT71 6DT
Magherafelt Office, Ballyronan Road, BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm
Tel: 03000 132 132

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and other supporting documents are available on the Mid Ulster District Council website at www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

Hard copies of the Draft Plan Strategy can be obtained from each of the 3 council offices upon request.

How to make a Representation

Online:

- Utilising our online Representation Form (Survey Monkey) www.midulstercouncil.org/planning/mid-ulster-development-plan
- By downloading a Representation Form at the above website address.

By mail:

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Public Exhibitions and Drop-In Events

As part of this re-consultation, the Council are undertaking a series of public exhibitions and drop-in events where council planning officers will be available to answer questions. These are to be held across the District as detailed below:

Location	Time	Date
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Galbally - Galbally Community Centre	3pm – 7pm	Tuesday 31st March 2020
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Magherafelt - The Bridewell Centre	3pm – 7pm	Wednesday 1st April 2020
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Fivemiletown – Valley Hotel, 60 Main Street, Fivemiletown	3pm – 7pm	Monday 6th April 2020
Ardboe – Ardboe Parish Centre	3pm – 7pm	Tuesday 7th April 2020
Pomeroy – Rowan Tree Centre	3pm – 7pm	Wednesday 8th April 2020
Moneymore – Recreation Centre	3pm – 7pm	Thursday 9th April 2020



Public Notices

RE-ADVERTISEMENT

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District Council

Planning Applications

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Planning Clinic by appointment only on Mondays between 10.30am and 12 noon in Council Offices in Cookstown.

Application No	Location	Proposal In Brief
LA09/2020/0298/O	58 Killymuck Road, Coagh, Cookstown	Replacement dwelling
LA09/2020/0303/O	Approx. 20m W. of 40A Ballyneil Road, Ballyronan	Dwelling & garage (Infill)
LA09/2020/0313/O	81m N.E. of 64 Ballygillen Road, Cookstown	Off-site replacement dwelling & garage
LA09/2020/0319/F	Lands to the N. of 28 & 30 Aughrim Road, Magherafelt	Housing Development for 23 Dwellings & garages
LA09/2020/0301/F	53 Mullaghnamoyagh Road, Portglenone	Replacement dwelling & garage
LA09/2020/0306/F	52 Eden Road, Knockloughrim, Magherafelt	Sunroom extension
LA09/2020/0307/O	12 Drumbolg Road, Upperlands, Maghera	Replacement dwelling
LA09/2020/0314/O	88m S.W. of 50 Ballymacilcurr Road, Maghera	Replacement dwelling & garage
LA09/2020/0321/O	Lands adj. to 26 Crewe Road, Maghera	Infill for 2 Dwellings
LA09/2020/0302/F	Lands at 72 Moneyhaw Road, Moneymore	Retention of reconstructed & extended building to provide for car repairs & agricultural use
LA09/2020/0308/O	110m N.E. of 56 Sandholes Road, Annaghanaram, Cookstown	Dwelling with 8m ridge & domestic garage on a farm
LA09/2020/0320/F	22 Cabhan Aluinn, Pomeroy, Tyrone	Single storey extension
LA09/2020/0330/F	Land at 10 Ballyloughan Road, Moneymore, Magherafelt	1 No. cattle shed & site works (30 suckle cows & 30 calves)
LA09/2020/0311/F	Lands approx. 25m N. of Unit 4, 17 Deerpark Road, Bellaghy	Change of use from vacant industrial unit to end of life vehicle facility access & ancillary site works
LA09/2020/0325/LBC	Ballyscullion Parish Church, Church of Ireland, 48 Main Street Bellaghy, Magherafelt	Replacement boundary wall to church graveyard
LA09/2020/0326/F	Knocknagin Primary School, 45 Tobermore Road, Desertmartin, Magherafelt	Replacement Modular Unit
LA09/2020/0327/F	37 Main Street, Castledawson	Change of use from florist shop to fast food takeaway
LA09/2020/0331/O	Approx 15m N.E. of No.153 Sixtowns Road, Owenreagh, Draperstown	Dwelling & garage
LA09/2020/0299/O	Approx. 85m N.E. of 96 Lisaclare Road, Stewartstown	Farm dwelling & garage
LA09/2020/0300/F	100m N. of 196 Mountjoy Road, Coalisland	Vehicular Access to approved dwelling
LA09/2020/0309/F	162 Coalisland Road, Dungannon	Replacement dwelling
LA09/2020/0312/F	20m S. of 51 Tullaghmore Road, Dungannon	Dwelling & garage
LA09/2020/0315/O	Adj. to No 182 Mountjoy Road, Brockagh, Dungannon	Farm Dwelling & garage
LA09/2020/0316/O	Lands approx. 40m N.E. of No. 15 Annahvail Road, Dungannon	Farm Dwelling & garage
LA09/2020/0318/RM	Site S. of 63 Anneeter Road Coagh, Cookstown	Bungalow with domestic garage
Re-advertisement LA09/2020/0232/F	Lands approx. 625m S.E. of 71 Rockdale Road, Sandholes, Cookstown	850KW turbine hub, height 50m, blade diameter 52m

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RE-ADVERTISEMENT

Re-consultation on Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

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Ardboe – Ardboe Parish Centre	3pm – 7pm	Tuesday 7th April 2020
Pomeroy – Rowan Tree Centre	3pm – 7pm	Wednesday 8th April 2020
Moneymore – Recreation Centre	3pm – 7pm	Thursday 9th April 2020

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Consultation on 2020-21 to 2021-22 Performance Improvement Objectives

Mid Ulster District Council is seeking feedback on its proposed 2020-21 to 2021-22 Performance Improvement Objectives, set in accordance with the Local Government Act (NI) 2014. We want to deliver the best possible services to everyone who uses them, to read the objectives and give your feedback you can:

- Find out more information and complete a survey at: www.midulstercouncil.org/improvement objectives.
- You can request a copy of this survey by e-mailing: info@midulstercouncil.org or by telephone 03000132132

Responses to be received by **12 noon on Friday the 1st of May 2020.**

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Waste Collection Policy Public Consultation

Mid Ulster District Council's revised Waste Collection Policy is open for public consultation.

The policy details all aspects of the Council's waste collection services, many of which are well-established and will be familiar to local residents and businesses.

There are, however, a number of new provisions in the policy regarding the collection of second brown bins, the provision of litter bins and skip containers.

To view the revised policy and respond to the consultation, visit **www.midulstercouncil.org/wastecollectionpolicy.**

Alternatively contact Environmental Services on 03000 132 132, E: environmentalservices@midulstercouncil.org.

The consultation closes on **Friday 29 May 2020.**

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Fermanagh & Omagh District Council
Comhairle Ceantair Fhear Manach agus na hOmaí

Planning Applications

Local Government Division: Fermanagh

The full details of following planning applications including plans, maps and drawings are available to view on the Planning Portal **www.planningni.gov.uk** or at the Council Planning Office or by contacting 0300 303 1777. Written comments should be submitted within the next 14 days. Comments can be sent via email to **planning@fermanaghomagh.com.** Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the Planning Portal.

Initial Advertisements

APPLICATION NO	LOCATION	PROPOSAL
LA10/2020/0196/F	Lands 70m SE of 24 Main Street, Garrison	Amended access arrangement to that previously approved under application LA10/2017/1302/F (Micro distillery building)
LA10/2020/0197/F	400m NE of 29-31 Kilcoo Road, Garrison	One and Half Storey Farm Dwelling
LA10/2020/0198/F	15 Trasna Park, Enniskillen	New stepped access to dwelling
LA10/2020/0199/F	24 Baragh Gardens, Ballinamallard	Ramped access to dwelling
LA10/2020/0200/F	54 Moybane Road, Letterbreen	Single Storey / Side Extension to dwelling
LA10/2020/0205/O	30m SE of 50 Clarnagh Road, Clarnagh, Tempo	Farm Dwelling
LA10/2020/0207/O	3 Knockennis Road, Tempo	Replacement dwelling
LA10/2020/0208/F	190m N of Townview Farm, 10 Breagho Road, Breagho, Enniskillen	Application to remove condition 04 (Turbine Type) on planning approval L/2013/0354/F (Wind Turbine)
LA10/2020/0209/F	90m SW of 60 Ned Road, Ned, Derrylin	Retention of existing 2 number Pig Sheds
LA10/2020/0217/F	134 - 136 Main Street, Lisoneill, Lisnaskea	Change of use of ground floor of former bank building to retail unit

Re-advertisements

LA10/2019/1274/F	Former Lochside Marina, Sligo Road, Enniskillen - adjoining and E of No's 6, 8 and 10 Old Rossorry Road, Enniskillen	Replacement and extension of existing boating marina to provide 43 berths with associated existing parking (Revised Proposal)

Public Notices

Contact: // T: 028 6632 4422/4425 // F: 028 6632 5969/5047

RE-ADVERTISEMENT

Re-consultation on Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

The Planning Act (Northern Ireland) 2011

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

In accordance with Regulation 15 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, notice is hereby given that Mid Ulster District Council will commence a re-consultation process on the Local Development Plan 2030 – Draft Plan Strategy at 10am on 25th March 2020 for a period of 8-weeks closing at **5pm on 21st May 2020.**

The Council has identified a procedural error in relation to the original consultation and therefore, the Council is now re-consulting on the Local Development Plan 2030 – Draft Plan Strategy in order to ensure a compliant consultation process.

The Draft Plan Strategy sets out the Council's vision for the Mid Ulster District up to 2030 and the objectives, spatial planning framework and policies to deliver that vision.

The Local Development Plan 2030 – Draft Plan Strategy is accompanied by a Sustainability Appraisal incorporating Strategic Environmental Assessment Report (SA/SEA Report), Equality Impact Screening Report and Rural Needs Impact Assessment, Habitats Regulations Assessment, as well as other supporting documents.

Availability of Documents

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment, Habitats Regulations Assessment and other supporting documents will be available for inspection from 10am on 25th March 2020 until 5pm on 21st May 2020 at the 3 principal council offices:

Cookstown Office, Burn Road, Cookstown, BT80 8DT
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Magherafelt Office, Ballyronan Road, BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm
Tel: 03000 132 132

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and other supporting documents are available on the Mid Ulster District Council website at www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

Hard copies of the Draft Plan Strategy can be obtained from each of the 3 council offices upon request.

How to make a Representation

Online:

- Utilising our online Representation Form (Survey Monkey) at: www.midulstercouncil.org/planning/mid-ulster-development-plan
- By downloading a Representation Form at the above website address.

By mail:

- Email us at: DevelopmentPlan@midulstercouncil.org
- In writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

When making your representation you are encouraged to use the Representation Form.

Please be aware that the name and address on your representation will be published on our website when the representations are made available for public inspection. Personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published on our website. When representations are made available for inspection, your representation will be also be available in hard copy for public inspection at each of our 3 principal offices.

[Please note if you have previously made a representation in relation to the Draft Plan Strategy, the Council will write to you separately.]

Timescale to make a Representation

The re-consultation period commences at 10am on 25th March 2020 for a period of 8-weeks closing at 5pm on 21st May 2020.

Public Exhibitions and Drop-In Events

As part of this re-consultation, the Council are undertaking a series of public exhibitions and drop-in events where council planning officers will be available to answer questions. These are to be held across the District as detailed below:

Location	Time	Date
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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh
Mid Ulster District Council

STATUTORY NOTICE TO CREDITORS AND OTHERS
In the Estate of

PATRICK JOSEPH McMULLEN (Deceased)

Late of 265 Nutfield Road, Gola, Brookeborough, County Fermanagh, BT94 4EP

NOTICE is hereby given pursuant to Section 28 of the Trustee Act Northern Ireland 1958 that all persons claiming to be Creditors of the above named Deceased who died on the 25th January 2018 are hereby required to send on or before 12th day of May 2020 particulars of such claims or interest to the undersigned Solicitors for the Personal Representative of the deceased.

AND NOTICE is hereby further given that after the said 12th day of May 2020 the said Personal Representative will proceed to convey or distribute the property of the said Deceased among the parties entitled thereto having regard only to the claims and demands of which particulars will have been received.

Dated this 12th day of March 2020

P J Flanagan & Co

Solicitors for the Personal Representative

5 Church Street,
Enniskillen,
County Fermanagh,
BT74 7DW

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RE-ADVERTISEMENT

Re-consultation on Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

The Planning Act (Northern Ireland) 2011

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

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Opening Hours: Mon – Fri 9am to 5pm
Tel: 03000 132 132

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and other supporting documents are available on the Mid Ulster District Council website at www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

www.dungannonherald.com

Planning Applications

Full details of the following planning applications including plans, maps and drawings are available to view on the NI Planning Portal **www.planningni.gov.uk** or at the Council Planning Office or by contacting 03000 132 132. Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the NI Planning Portal.

Application No	Location	Proposal in Brief
LA09/2020/0250/O	Adj. to 91 Drumgrannon Road, Dungannon	Dwelling & garage
LA09/2020/0266/F	Lands directly opposite O'Neill Park GAA Grounds, Lisnahull Road, Dungannon	Erection of statue
LA09/2020/0269/F	49 Windmill Drive, Dungannon	Change of Use to HMO
LA09/2020/0255/F	77 Mullybrannon Road, Dungannon	Extension & alterations to dwelling
LA09/2020/0267/F	Immediately E. of 19 Annagh Road, Lungs, Clogher	Alterations & extensions to existing lorry workshop/yard
LA09/2020/0268/F	39 Ballagh Road, Findermore, Clogher	Alterations & extensions to dwelling
LA09/2020/0276/F	Lands 65m N. of 47 Mullaghcreevy Road, Ashareany, Donaghmore	Temporary permission for vehicular access
LA09/2020/0287/F	65m S. E. of 38 Aghnagar Road, Ballygawley	Retention of car storage yard
LA09/2020/0292/F	4 Aghnahoe Road, Dungannon	Domestic garage with games/playroom over
LA09/2020/0294/F	8 Brewery Heights, Donaghmore, Dungannon	Alterations & extensions to dwelling
LA09/2020/0296/F	Land approx. 90m N. of 55 Castletown Road, Dungannon	Dwelling on a farm
Re-advertisements		
LA09/2019/1587/O	Opposite 250 Ballygawley Road, Dungannon	Site for 2 No. Dwellings (revised site Location plan)

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Waste Collection Policy Public Consultation

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Alternatively contact Environmental Services on 03000 132 132, E: environmentalservices@midulstercouncil.org.

The consultation closes on **Friday 29 May 2020.**

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Comhairle Ceantair Lár Uladh Mid Ulster District Council

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- You can request a copy of this survey by e-mailing: info@midulstercouncil.org or by telephone 03000132132

Responses to be received by **12 noon on Friday the 1st of May 2020.**

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

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Email: m.mcglade@dungannonherald.com

We will continue to keep our readers and advertisers up to date with all news on social media platforms and online.

If you cannot make it to the shop to pick up your weekly edition of the Dungannon Herald, then why not subscribe to our digital edition. Log on to www.dungannonherald.com, click on 'digital editions' and have local news delivered straight to your device

RE-ADVERTISEMENT

Re-consultation on Sustainability Appraisal incorporating a Strategic Environmental Assessment (SA/SEA) Environmental Report of Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

The Planning Act (Northern Ireland) 2011
The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004

In accordance with the provisions of Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004, notice is hereby given that Mid Ulster District Council will commence re-consultation on the Sustainability Appraisal, incorporating a Strategic Environmental Assessment (SA/SEA Report) Environmental Report, of the Mid Ulster District Council Local Development Plan 2030 – Draft Plan Strategy at 10am on 25th March 2020 for a period of 8-weeks, closing at **5pm on 21st May 2020.**

The Council has identified a procedural error in relation to the original consultation on the Local Development Plan 2030 – Draft Plan Strategy and therefore the Council is re-consulting on the Local Development Plan 2030 – Draft Plan Strategy in order to ensure a compliant consultation process. In parallel the Council is also re-consulting on the Sustainability Appraisal, incorporating a Strategic Environmental Assessment (SA/SEA Report) Environmental Report, of the Mid Ulster District Council Local Development Plan 2030 – Draft Plan Strategy

Under the provisions of Section 8 of the Planning Act (Northern Ireland) 2011 and Regulation 11 of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004, the SA/SEA Report has been prepared to accompany the Local Development Plan 2030 - Draft Plan Strategy.

Availability of Documents

The SA/SEA Report will be available for inspection from 10am on 25th March 2020 until 5pm on 21st May 2020 at the 3 principal council offices:

Cookstown Office, Burn Road, Cookstown, BT80 8DT
Dungannon Office, Circular Road, Dungannon, BT71 6DT
Magherafelt Office, Ballyronan Road, BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm
Tel: 03000 132 132

The Local Development Plan 2030 - Draft Plan Strategy is also accompanied by an Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and other supporting documents. All supporting documents, including the SA/SEA Report will also be available on the Mid Ulster District Council website at www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

Hard copies of the SA/SEA Environmental Report can be obtained from the Planning Department upon request (Tel: 03000 132 132).

Expressions of Opinion

Expressions of Opinion on the SA/SEA Report are invited and can be made in the following way:

- Email us at: DevelopmentPlan@midulstercouncil.org
- In writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

Please be aware that your expression of opinion submission will be published on our website when the representations to the Local Development Plan 2030 – Draft Plan Strategy are made available for public inspection. Your name and address will be published when they are published on our website however personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published. When representations to the Draft Plan Strategy are made available for inspection, your expression of opinion will be also be available in hard copy for public inspection at each of our 3 principal offices.

[Please note if you have previously made a representation to the Sustainability Appraisal incorporating a Strategic Environmental Assessment (SA/SEA) Environmental Report, the Council will write to you separately.]

Timescale

The re-consultation period for the SA/SEA Report commences at 10am on 25th March 2020 for a period of 8-weeks closing at **5pm on 21st May 2020.**

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh
Mid Ulster District Council

GARDENING

BARE-ROOTED trees Cherry, Oak etc, and garden hedging, Box, Beech, Hornbeam etc suppplied / planted. Twenty five years experience. Tel: (028) 855 48083 or 07391 - 995603 or 07384 - 290759.

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EXPERIENCED (25 years) tree and hedge planting undertaken for EFS grant approval. Free site visit / quotation. Tel: John on (028) 855 48083 or 07391 - 995603 or 07384 - 290759.

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Conditions of Acceptance

All copy shall be subject to approval. The acceptance of an advertisement or of the payment is not to be taken as implying any assurance that the advertisement will be published. The Proprietors reserve the right to refuse to insert any advertisement without assigning any cause for such refusal. In the event of a refusal, the money paid will be refunded but compensation may not be claimed for any loss or damage sustained through non - publication. No responsibility is accepted for any loss or damage claimed to be caused by an error or inaccuracy in the printing and publishing of any advertisement and Proprietors also reserve the right to omit any advertisement without compensation or allowance. No guarantee of special position can be given. The advertiser is responsible for ensuring that an advertisement in no way contravenes the Trade Descriptions Act 1968. Conditions on orders will not be recognised as binding. The placing of an order will be considered as acceptance of the above conditions.

APPLICATION FOR DISCHARGE CONSENT

An application has been made to the Department of Agriculture, Environment & Rural Affairs for consent under the Water (Northern Ireland) Order 1999 to make a Discharge of Sewage Effluent into a Waterway arising from proposed Housing Development situated at Oak Park (adjacent to No 13) rear of Killymeal Grange, Killymeal Road, Dungannon, Co. Tyrone. You may contact Northern Ireland Environment Agency (NIEA) of DAERA to arrange to view the application TC 091/19_1 or to request a copy, Tel 028 9263 3412. Written representations may be made to NIEA, Water Regulation Team, 17 Antrim Road, Lisburn, Co. Antrim BT28 3AL, within the next 42 days.
Comments received may be supplied to any third part, on request.
The Applicant is:
Landmark Homes Ltd., 99 Syerla Road, Dungannon, County Tyrone BT71 7ET

ARTICLES FOR SALE



AFFORDABLE FURNITURE,
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New double bed, mattress and headboard, grey £200

SALE NOW ON - ALL ITEMS REDUCED

King size bed with mattress. Crush velvet. £299; New glass table and four chairs, display model, as new £195; Table and six chairs, £250. - Black leather suite, 3-1-1, as new £450; New 3-1-1 cloth suite / black over grey £499. Big corner suite, as new, £400; New leather 3-1-1 black and brown recliner from £695. Display suite, various colours cloth 3-2 suite, very clean, as new £300. New leather brown, 3-2 £495. Black and grey cloth 3-2 suite £300. Table and chairs £130; Pine wardrobe £120; Black corner suite, as new £300. Black or brown two seater leather £150. New single bed with mattress £129. New 3-2 cloth suite, various colours from £400. New double divan bed with mattress, headboard £199. We have a large selection of new mattresses in stock, double from £99; single from £79. A selection of second hand suites always in stock. Second hand suites to clear. Black leather 3-2 suite £200; Black leather swivel chair and two seater £195. Call at our showroom to see large selection of furniture. Over fifty suites of furniture on show. Tel: Charlie Mitchell, Tattyreagh, Omagh on (028) / (048 from RoI) 82 251905 or (+44 (0)7771 - 770971 - Free delivery. Now open Sunday's. Open nightly till 10 pm. Find us on Facebook and Gumtree C.M. Electric. Check out our electrical offers

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NANNY / House keeper wanted two or three days per week. Six miles from Omagh / Fintona area. Reply to box 70357353 14 John Street, Omagh, Co. Tyrone,Northern Ireland, BT78 1DW

MATURE DRIVER for Ice Cream Van from April to the end of September, in mid Tyrone area. Neat and tidy appearance with full driving licence required. Must be willing to work weekends and keep van clean and tidy. Reply to box 70357499 14 John Street, Omagh, Co. Tyrone,Northern Ireland, BT78 1DW

WANTED FOR Charity Malawi Mercy Group. All pieces of furniture. beds, nursery items, white goods and house clearances. Can be collected. Tel: 07555 - 448173 or 07856 - 617504

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SERVICES

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PUBLIC NOTICES

LEGAL NOTICES

Goods Vehicle Operator's Licence

Paul Hughes Trading as IPOWER IRELAND LTD of 211 Annagher Road, Dungannon, Co Tyrone, BT715DA
Is applying for a licence to use 211 Annagher Road, Dungannon, Co Tyrone, BT715DA as an operating centre for 1 goods vehicle and 0 trailers
Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the DfI, at Central Licensing Office, PO Box 180, Leeds, LS9 1BU stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the website: infrastructureni.gov.uk/



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PUBLIC NOTICES

Waste Collection Policy Public Consultation

Mid Ulster District Council's revised Waste Collection Policy is open for public consultation.

The policy details all aspects of the Council's waste collection services, many of which are well-established and will be familiar to local residents and businesses.

There are, however, a number of new provisions in the policy regarding the collection of second brown bins, the provision of litter bins and skip containers.

To view the revised policy and respond to the consultation, visit **www.midulstercouncil.org/wastecollectionpolicy.**

Alternatively contact Environmental Services on 03000 132 132, E: environmentalservices@midulstercouncil.org.

The consultation closes on **Friday 29 May 2020.**

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Consultation on 2020-21 to 2021-22 Performance Improvement Objectives

Mid Ulster District Council is seeking feedback on its proposed 2020-21 to 2021-22 Performance Improvement Objectives, set in accordance with the Local Government Act (NI) 2014. We want to deliver the best possible services to everyone who uses them, to read the objectives and give your feedback you can:

- Find out more information and complete a survey at: www.midulstercouncil.org/improvement objectives.
- You can request a copy of this survey by e-mailing: info@midulstercouncil.org or by telephone 03000132132

Responses to be received by **12 noon on Friday the 1st of May 2020.**

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

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PUBLIC NOTICES

RE-ADVERTISEMENT

Re-consultation on Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

The Planning Act (Northern Ireland) 2011

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

In accordance with Regulation 15 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, notice is hereby given that Mid Ulster District Council will commence a re-consultation process on the Local Development Plan 2030 – Draft Plan Strategy at 10am on 25th March 2020 for a period of 8-weeks closing at **5pm on 21st May 2020.**

The Council has identified a procedural error in relation to the original consultation and therefore, the Council is now re-consulting on the Local Development Plan 2030 – Draft Plan Strategy in order to ensure a compliant consultation process.

The Draft Plan Strategy sets out the Council's vision for the Mid Ulster District up to 2030 and the objectives, spatial planning framework and policies to deliver that vision.

The Local Development Plan 2030 – Draft Plan Strategy is accompanied by a Sustainability Appraisal incorporating Strategic Environmental Assessment Report (SA/SEA Report), Equality Impact Screening Report and Rural Needs Impact Assessment, Habitats Regulations Assessment, as well as other supporting documents.

Availability of Documents

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment, Habitats Regulations Assessment and other supporting documents will be available for inspection from 10am on 25th March 2020 until 5pm on 21st May 2020 at the 3 principal council offices:

Cookstown Office, Burn Road, Cookstown, BT80 8DT
Dungannon Office, Circular Road, Dungannon, BT71 6DT
Magherafelt Office, Ballyronan Road, BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm
Tel: 03000 132 132

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and other supporting documents are available on the Mid Ulster District Council website at www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

Hard copies of the Draft Plan Strategy can be obtained from each of the 3 council offices upon request.

How to make a Representation

Online:

- Utilising our online Representation Form (Survey Monkey) at: www.midulstercouncil.org/planning/mid-ulster-development-plan
- By downloading a Representation Form at the above website address.

By mail:

- Email us at: DevelopmentPlan@midulstercouncil.org
- In writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

When making your representation you are encouraged to use the Representation Form.

Please be aware that the name and address on your representation will be published on our website when the representations are made available for public inspection. Personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published on our website. When representations are made available for inspection, your representation will be also be available in hard copy for public inspection at each of our 3 principal offices.

[Please note if you have previously made a representation in relation to the Draft Plan Strategy, the Council will write to you separately.]

Timescale to make a Representation

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Public Exhibitions and Drop-In Events

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Ardboe – Ardboe Parish Centre	3pm – 7pm	Tuesday 7th April 2020
Pomeroy – Rowan Tree Centre	3pm – 7pm	Wednesday 8th April 2020
Moneymore – Recreation Centre	3pm – 7pm	Thursday 9th April 2020

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council



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Magherafelt Office, Ballyronan Road, BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm
Tel: 03000 132 132

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and other supporting documents are available on the Mid Ulster District Council website at www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan

Hard copies of the Draft Plan Strategy can be obtained from each of the 3 council offices upon request.

How to make a Representation

Online:

- Utilising our online Representation Form (Survey Monkey) at: www.midulstercouncil.org/planning/mid-ulster-development-plan
- By downloading a Representation Form at the above website address.

By mail:

- Email us at: DevelopmentPlan@midulstercouncil.org
- In writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

When making your representation you are encouraged to use the Representation Form.

Please be aware that the name and address on your representation will be published on our website when the representations are made available for public inspection. Personal data such as signatures, telephone numbers and personal email addresses will be redacted when they are published on our website. When representations are made available for inspection, your representation will be also be available in hard copy for public inspection at each of our 3 principal offices.

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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh
Mid Ulster District Council

LEGAL NOTICES

LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) (NI) (ORDER) 1985

I hereby give notice that application dated 14/03/2020 has been made Under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainment Licence permitting Dancing, Singing or music or any other entertainment of a like kind. Entertainment billiards, pool, snooker or other similar game darts. Machines for indoor amusement or entertainment Equipment for playing billiards, pool, snooker or similar games at LJ's Tavern Limited, 62 Rainey Street, Magherafelt, BT45 5AH Representations in relation to the application may be made to Mid Ulster District Council, by giving notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of the application.
John & Lisa M Forbes
Applicant's name and address
LJ's Tavern Limited
30 Abbeyvale, Ardboe, BT71 5BZ



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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

LOCAL GOVERNMENT (Miscellaneous Provisions) (NI) (Order) 1985

I hereby give notice that application dated 09/03/2020 has been made Under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainment Licence permitting Dancing, Singing or Music or any other entertainment of a like kind at 20 Corick Road, Clogher, Co. Tyrone BT76 0BZ.

Representations in relation to the application may be made to Mid Ulster District Council, by giving notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of the application.

Avril Robson, 27 Glenhoy Road, Augher Andrew Beacom, 16 Corick Road, Clogher Haldane McCleary, 33 Tullybroom Road, Clogher.

APPLICATION FOR ENTERTAINMENT LICENCE

THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) (NI) ORDER 1985

I hereby give notice that application dated 6th March 2020 has been made under Article 3, and Schedule 1 of the above Order for the renewal of the existing Indoor Entertainment Licence along with that of an Outdoor Entertainment Licence permitting Dancing, Singing or Music or Entertainment of a like kind at Tomney's Bar, 9-10 The Square, Moy, Co. Tyrone BT71 7SG. Representations in relation to the application may be made to Mid Ulster District Council by giving notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of application.
Signed Barry John McNeice
9-10 The Square, Moy
Co. Tyrone
BT71 7SG

Goods Vehicle Operator's Licence

Starplan Furniture Ltd trading at 173 Killyman Road, Dungannon BT71 6LN is applying to change an existing licence as follows: To keep an extra 1 goods vehicle and 0 trailers at the operating centre at 173 Killyman Road, Dunngannon BT71 6LN giving it a total of 13 goods vehicles and 2 trailers.
Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the DfI at Central Licensing Office, PO Box 180, Leeds LS9 1BU stating their reasons within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the website: infrastructure-ni.gov.uk/

Planning Act (Northern Ireland) 2011 and The Planning (Development Management) Regulations (Northern Ireland) 2015 (Regulation 5 [2] [b])

PRE-APPLICATION PUBLIC EVENT

Proposal: Erection of mixed use development – residential and economic development

Location: Immediately North of 31 Ballygawley Road, Dungannon, bounded by Cloneen and Ballysaggart Park to the south and west.

A Public Information Event will take place on Wednesday 22nd April 2020, at Dungannon West Ballysaggart Business Complex, between 15.00 - 18.00.

Further information relating to these proposals can be obtained from:

O'Callaghan Planning, Unit 1, 10 Monaghan Court
Monaghan Street, Newry, BT35 6BH
T: 028 3083 5700
E: enquiries@ocallaghanplanning.co.uk

If you wish to make comments on the proposals you may do so at the above event and/or in writing to O'Callaghan Planning, using the contact details provided above. **Comments shall be received no later than 4th June 2020.**

This notice does not relate to a planning application. Comments should not be made to Mid Ulster District Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is submitted to Mid Ulster District Council, normal neighbourhood notification and publicity will be undertaken at that time and you will then have the opportunity to make formal representations regarding the proposal.

PUBLIC NOTICE

Planning Act (Northern Ireland) 2011 and The Planning (Development Management) Regulations (Northern Ireland) 2015 (Regulation 5 (2)(b))

Pre-Application Community Consultation Public Event

Proposal: Mixed use commercial development to include industrial units, warehousing and ancillary infrastructure

Location of Proposed Development:
Lands between 48 Coalisland Road and 11 Cookstown Road, Dungannon

A public exhibition will take place on Monday 23rd March between 10.00am and 4.00pm at Clarman & Co, Unit 1, 33 Dungannon Road, Coalisland, BT71 4HP.

Further information relating to these proposals may be obtained from the Architects:

Clarman & Co, Unit 1, 33 Dungannon Road, Coalisland BT71 4HP

Telephone 028 8774 7900
E-mail cm@clarman.com

If you wish to make comments on the proposals you may do so at the above event and/or in writing to Clarman & Co at the above address/e-mail address and no later than Monday 6th April 2020.

This notice does not relate to a planning application. Comments should not be made to Mid Ulster District Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Mid Ulster District Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representation regarding the proposal at that time.

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Contact our offices in
Dungannon (028) 8772 2271
Cookstown (028) 8676 6692

public notices public notices

Road Traffic Regulation (Northern Ireland) Order 1997
Notice of Proposed Special Event

Mid Ulster District Council has received an application from Newell Stores who wish to hold their **'Newell 10K & 5K' in Coalisland** on 26th June 2020.

By virtue of the powers conferred on it by Article 8A of and Schedule 3A to the Road Traffic Regulation (Northern Ireland) Order 1997 the Council gives notice that it is also minded to make an Order to temporarily restrict or prohibit all vehicular traffic from using the following roads **between the hours of 19:00 and 20:30 on Friday 26th June 2020:**

- **B520 Dungannon Road, Coalisland** from its junction with Plater's Hill to the roundabout junction with Main Street/Washingbay Road; and
- **Moor Road** from its junction with the Washingbay Road to the A45 Ballynakilly Road

Diversion routes will be signposted via Moor Road, Ballynakilly Road, B520 Dungannon Road, Annagher Road, Barrack Street and Main Street, Coalisland.

A copy of the application may be inspected free of charge at the addresses below.

Persons wishing to make representations to the Council regarding the proposals may make representations in writing to the Environmental Health Service at one of the addresses below or by email to environmentalhealth@midulstercouncil.org by **5pm on 14th April 2019.** Representations received after this will not be considered.

Cookstown Office, Burn Road, Cookstown, BT80 8DT, or

Dungannon Office, Circular Road, Dungannon, BT71 6DT, or

Magherafelt Office, Ballyronan Road, Magherafelt, BT45 6EN

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Goods Vehicle Operator's Licence

MGR Group Limited, of 23 Cookstown Road, Dungannon BT71 4BG, is applying for a licence to use 23 Cookstown Road, Dungannon BT71 4BG, as an operating centre for 1 goods vehicle and 1 trailer.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the DfI, at Central Licensing Office, PO Box 180, Leeds, LS9 1BU, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the website:

infrastructure-ni.gov.uk/

Land Registry
Application for Ownership Based on Possession
Folio 3983
County Londonderry
Application No: 2019/977330
Lands of:
Lands and dwellings at 6 Ballydermot Road Castledawson County Londonderry BT45 8BX and
70 Oldtown Road Castledawson County Londonderry BT45 8BY
Registered Owners:
Patrick Diamond and Alphonsus Diamond

TAKE NOTICE that Alphonsus John Diamond of 6 Ballydermot Road Castledawson County Londonderry BT45 8BX has applied to the Land Registry under Section 53 of the Land Registration Act (Northern Ireland) 1970 to be registered as full owner of the land comprised in the above folio.

Any person objecting to compliance with the application should write to the Registrar of Titles, Land Registry, 7 Lanyon Plaza, Belfast, BT1 3LP, WITHIN 28 DAYS of the publication of this notice, setting out valid grounds of objection.

The County, Folio number and application number must be quoted on all correspondence.

Unless any objection stating sufficient grounds is so lodged, registration may be effected pursuant to the application.

CHRISTINE FARRELL
Registrar of Titles

Application lodged by Doris & MacMahon Solicitors, 63 James Street, Cookstown, BT80 8AE.

APPLICATION FOR DISCHARGE CONSENT

An application has been made to the Department of Agriculture, Environment & Rural Affairs for consent under the Water (Northern Ireland) Order 1999 to make a Discharge of Sewage Effluent into a Waterway arising from proposed Housing Development situated at Oak Park (adjacent to No.13) rear of Killymeal Grange, Killymeal Road, Dungannon, Co. Tyrone.

You may contact Northern Ireland Environment Agency, (NIEA) of DAERA to arrange to view the application TC 091/19_1 or to request a copy, Tel: 028 9263 3412. Written representations may be made to NIEA, Water Regulation Team, 17 Antrim Road, Lisburn, Co. Antrim, BT28 3AL, within the next 42 days.

Comments received may be supplied to any third party, on request.

THE APPLICANT IS:
Landmark Homes Ltd.
99 Syerla Road,
Dungannon, County Tyrone, BT71 7ET

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Re-consultation on Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy

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The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

In accordance with Regulation 15 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, notice is hereby given that Mid Ulster District Council will commence a re-consultation process on the Local Development Plan 2030 – Draft Plan Strategy at 10am on 25th March 2020 for a period of 8-weeks closing at **5pm on 21st May 2020.**

The Council has identified a procedural error in relation to the original consultation and therefore, the Council is now re-consulting on the Local Development Plan 2030 – Draft Plan Strategy in order to ensure a compliant consultation process.

The Draft Plan Strategy sets out the Council's vision for the Mid Ulster District up to 2030 and the objectives, spatial planning framework and policies to deliver that vision.

The Local Development Plan 2030 – Draft Plan Strategy is accompanied by a Sustainability Appraisal incorporating Strategic Environmental Assessment Report (SA/SEA Report), Equality Impact Screening Report and Rural Needs Impact Assessment, Habitats Regulations Assessment, as well as other supporting documents.

Availability of Documents

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment, Habitats Regulations Assessment and other supporting documents will be available for inspection from 10am on 25th March 2020 until 5pm on 21st May 2020 at the 3 principal council offices:

Cookstown Office, Burn Road, Cookstown, BT80 8DT
Dungannon Office, Circular Road, Dungannon, BT71 6DT
Magherafelt Office, Ballyronan Road, BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm
Tel: 03000 132 132

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Hard copies of the Draft Plan Strategy can be obtained from each of the 3 council offices upon request.

How to make a Representation

Online:

- Utilising our online Representation Form (Survey Monkey) at: www.midulstercouncil.org/planning/mid-ulster-development-plan
- By downloading a Representation Form at the above website address.

By mail:

- Email us at: DevelopmentPlan@midulstercouncil.org
- In writing to the following postal address: Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

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[Please note if you have previously made a representation in relation to the Draft Plan Strategy, the Council will write to you separately.]

Timescale to make a Representation

The re-consultation period commences at 10am on 25th March 2020 for a period of 8-weeks closing at 5pm on 21st May 2020.

Public Exhibitions and Drop-In Events

As part of this re-consultation, the Council are undertaking a series of public exhibitions and drop-in events where council planning officers will be available to answer questions. These are to be held across the District as detailed below:

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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
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Mid Ulster
District Council

Coronavirus

See Coronavirus notices on thegazette.co.uk

See Coronavirus legislation on legislation.gov.uk

Get Coronavirus guidance from GOV.UK
Additional advice for
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THE GAZETTE
OFFICIAL PUBLIC RECORD

Published by Authority | Est 1665

Notice details

Type:
Planning
> Town and Country Planning

Publication date:
13 March 2020, 12:01

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The Belfast Gazette

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3526074

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1601

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8242

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200

About Town and Country Planning notices

Town and Country Planning

RE-CONSULTATION ON MID ULSTER DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN 2030 - DRAFT PLAN STRATEGY

THE PLANNING ACT (NORTHERN IRELAND) 2011

THE PLANNING (LOCAL DEVELOPMENT PLAN) REGULATIONS (NORTHERN IRELAND) 2015

In accordance with Regulation 15 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, notice is hereby given that Mid Ulster District Council will commence a re-consultation process on the Local Development Plan 2030 – Draft Plan Strategy at 10am on 25th March 2020 for a period of 8-weeks closing at 5pm on 21st May 2020.

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The Draft Plan Strategy sets out the Council's vision for the Mid Ulster District up to 2030 and the objectives, spatial planning framework and policies to deliver that vision.

The Local Development Plan 2030 – Draft Plan Strategy is accompanied by a Sustainability Appraisal incorporating Strategic Environmental Assessment Report (SA/SEA Report), Equality Impact Screening Report and Rural Needs Impact Assessment, Habitats Regulations Assessment, as well as other supporting documents.

Availability of Documents

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How to make a Representation Online:

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By mail:

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Timescale to make a Representation

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Public Exhibitions and Drop-In Events

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THE GAZETTE
OFFICIAL PUBLIC RECORD

Published by Authority | Est 1665

Notice details

Type:
Planning
> Town and Country Planning

Publication date:
20 March 2020, 16:40

Edition:
The Belfast Gazette

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3536584

Notice code:
1601

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8245

Page number:
219

About Town and Country Planning notices

Town and Country Planning

RE-ADVERTISEMENT

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Annex 4I – Extension to DPS – Re-consultation period due to COVID 19 Lockdown

Public Notice

Extension to the Closing Date of the Re-Consultation on Mid Ulster District Council Local Development Plan 2030 -

Draft Plan Strategy

And

Extension to the Closing Date of the Re-Consultation on related Sustainability Appraisal incorporating a Strategic Environmental Assessment (SA/SEA) Environmental Report

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The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004

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The re-consultation period is currently set for a period of 8 weeks commencing at **10am on 25th March 2020.** The re-consultation was due to close at **5pm on 21st May 2020.**

In light of the current circumstances and issues being faced with COVID19, the Council will be extending the closing date of the re-consultation and agreeing new dates for public exhibition events. Due to the present situation, we do not yet have an agreed date for the new re-consultation deadline. As soon as that date is available, we will communicate this by way of a further public notice and place the information on our council website.

In the interim, the Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and all background supporting evidence are available on the Mid Ulster District Council at **www.midulstercouncil.org/planning/Mid-Ulster-Development-Plan**

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www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

PROOF 02
Job No: 80266
Mid Ulster Mail
16cm x 3col
01.04.20
£309.74 + VAT
Approval Deadline: ASAP

Derry Post
16cm x 3col
01.04.20
£257.76 + VAT
Approval Deadline: ASAP

Dungannon Herald
15cm x 3col
02.04.20
£253.73 + VAT
Approval Deadline: ASAP

Tyrone Courier
16cm x 3col
01.04.20
£223.39 + VAT
Approval Deadline: ASAP

Imparial Reporter
15cm x 3col
01.04.20
£217.48 + VAT
+ WEB £22.37
Approval Deadline: ASAP

Belfast Gazette
03.04.20
£85.47 + VAT
Approval Deadline: ASAP



Goods Vehicle Operator's Licence

CGM Utilities Limited, of 10 Glen Park, Dungiven BT47 4RR, is applying for a licence to use as follows:
To use 1 goods vehicle and 1 trailer at operating centre, 33 Glenedra Road, Feeny BT47 4TW
Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their
use or enjoyment of that land would be affected, should make written representations to the DfI, at
Central Licensing Office, PO Box 180, Leeds, LS9 1BU stating their reasons, within 21 days of this
notice. Representors must at the same time send a copy of their representations to the applicant at
the address given at the top of this notice. A Guide to Making Representations is available from the
website: infrastructureni.gov.uk/

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#DERRYNEWS
FOR DERRY NEWS AS IT HAPPENS, FIND US ON SOCIAL MEDIA

Public Notice

Extension to the Closing Date of the Re-Consultation on Mid Ulster District Council Local Development Plan 2030 –

Draft Plan Strategy

And

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www.midulstercouncil.org

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Planning Applications

Full details of the following planning applications including plans, maps and drawings are available to view on the NI Planning Portal **www.planningni.gov.uk** or by contacting 03000 132 132. Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the NI Planning Portal.
The agenda for the Planning Committee meeting on 07th April 2020 will be available on the Council website **www.midulstercouncil.org/planningcommittee** week commencing 30th March 2020 or by contacting the Planning Department.

Application No	Location	Proposal in Brief
LA09/2020/0379/O	Land adj. to 6 Lisnahall Road, Stewartstown	Dwelling & garage
LA09/2020/0388/F	Lands between 18-20 Altmore Road, Dungannon	Dwelling & garage
LA09/2020/0390/F	65 Ballymaguire Road, Stewartstown, Dungannon	Replacement 2 storey dwelling & carport
LA09/2020/0398/F	Lands between 55 & 61 Altmore Road, Dungannon	Dwelling & garage
LA09/2020/0380/F	Adj. to 9 Keady Road, Upperlands	Change of house type, detached garage & storage area to supersede LA09/2018/0034/F
LA09/2020/0394/F	Between 30 & 34 Ballymacpeake Road, Portglenone	Infill dwelling & garage
LA09/2020/0397/F	11 Tullyheron Road, Maghera	Replacement 2 storey dwelling
LA09/2020/0401/F	123 Innishrush Road, Portglenone	Single storey extensions to dwelling
LA09/2020/0385/O	Site N. of 7 Draperstown Road, Tobermore	Infill dwelling
LA09/2020/0387/O	82m W. of 64 Carnaloan Road, The Woods, Magheralafit	Single dwelling & garage
LA09/2020/0392/F	29 Barrack Road, Magheralafit	Alterations & additions to dwelling
LA09/2020/0395/F	Site adj. to Aughrim House, Creagh, Toomebridge	Change of use from barn to 4 residential units
LA09/2020/0389/F	17 Edinburgh Drive, Cookstown	Single storey rear toilet extension
LA09/2020/0393/F	79 Dunnamore Road, Cookstown	Extension to workshop & yard
LA09/2020/0399/O	60m N.W. of 58 Annaghquin Road, Rock, Dungannon	Dwelling & garage
LA09/2020/0402/F	312a Pomeroy Road, Killey, Dungannon	New access to dwelling
LA09/2020/0400/F	1 Farm Lodge, Magheralafit	Single storey extension to right hand gable of dwelling
Re-advertisement		
LA09/2018/1613/F	27 Oldtown Street, Cookstown	Change of use from ground floor bar to 1 No. small retail unit and 2 No. bedsits (amended description)

Telephone 03000 132 132
www.midulstercouncil.org

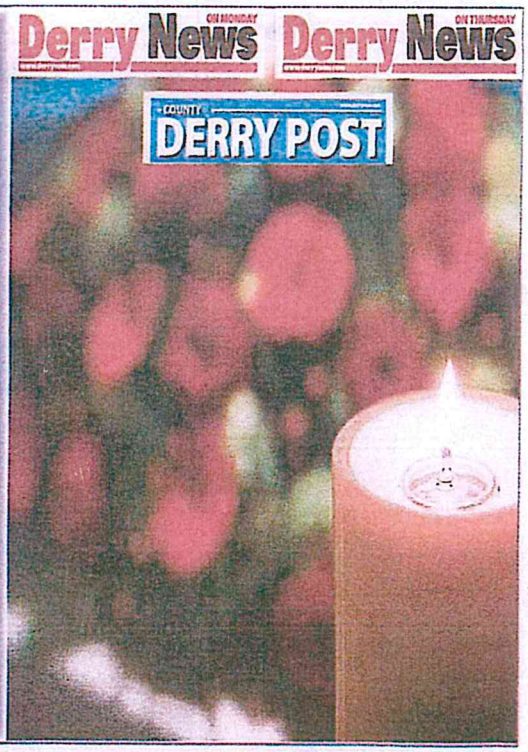
Comhairle Ceantair Lár Uladh Mid Ulster District Council

FAMILY NOTICES & IN MEMORIAMS

During this difficult time, we understand that you may not be in a position to leave home and make the trip to our office to place your Family Notices or In Memoriams.

To make it as easy as possible for you to do, and to follow guidelines in place, you can contact as follows.

You can call us in the office on 028 7129 6600 to arrange to have your Family Notice included in the Derry News or County Derry Post or you can email us to remember@derrynow.com and we will call you back and organise everything for you over the phone.



Annex 4J – Closing date of closing date of DPS Re-consultation Period – Public Notices

Public Notice

Extension to the Closing Date of the Re-Consultation on Mid Ulster District Council Local Development Plan 2030 – Draft Plan Strategy

The Planning Act (Northern Ireland) 2011

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

Re-consultation on the Draft Plan Strategy commenced at 10am on 25th March 2020. In light of the issues being faced with COVID19 Notice was previously given that the council would be extending the closing date of the re-consultation. Notice is hereby given that the re-consultation period will close at 5pm on 24th September 2020.

The Draft Plan Strategy sets out the Council's vision for the Mid Ulster District up to 2030 and the objectives, spatial planning framework and policies to deliver that vision.

The Local Development Plan 2030 – Draft Plan Strategy is accompanied by a Sustainability Appraisal incorporating Strategic Environmental Assessment Report (SA/SEA Report), Equality Impact Screening Report and Rural Needs Impact Assessment, Habitats Regulations Assessment, as well as other background supporting evidence.

Availability of Documents

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BT80 8DT	BT71 6DT	Magherafelt, BT45 6EN

Opening Hours: Mon – Fri 9am to 5pm

Tel – 03000 132 132

The Draft Plan Strategy, SA/SEA Report, Equality Impact Screening Report, Rural Needs Impact Assessment Report, Habitats Regulations Assessment and all background supporting evidence are available on the Mid Ulster District Council website at www.midulstercouncil.org/ldpdraftplanstrategy

Hard copies of the Draft Plan Strategy can be obtained from the Planning Department upon request (Tel: 03000 132 132).

How to make a Representation

Online:

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Timescale to make a Representation

The re-consultation period closes at 5pm on 24th September 2020.

Public Exhibitions and Drop-In Events

In line with public health regulations and guidance and as a response to COVID-19, planned exhibitions and drop-in sessions are no longer taking place. Instead, during the extended re-consultation period an appointment may be made to speak to or meet with a Planning Officer by contacting us at the telephone number above where you can ask questions in the same manner as you would at a public meeting or exhibition.

The information that would have been on display at public exhibitions will be available for viewing by appointment only and a Planning officer will be available during that appointment from 29th July to 18th September at the location, days and times outlined below.

Location	Days	Time
Magherafelt Office, Ballyronan Road, Magherafelt	Monday – Fridays and Tuesdays	9am – 5pm 5pm – 8pm
Dungannon Office, Circular Road, Dungannon	Thursdays	2pm – 8pm

If you are intending to come to the office to view the information, it is essential that you make an appointment in advance, so that we can ensure that your request can be safely facilitated.

On request, we will make the information that would have been on display at the public exhibition available as a printed document which we can post or email to you. Additionally, we will also place the exhibition display information on our council website for viewing.

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Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

PROOF 04
Job No: 80673
Mid Ulster Mail
32cm x 3col
15.07.20
£619.48 + VAT
Approval Deadline: ASAP

Derry Post
31cm x 3col
14.07.20
£499.41 + VAT
Approval Deadline: ASAP

Dungannon Herald
28cm x 3col
16.07.20
£473.63 + VAT
Approval Deadline: ASAP

Tyrone Courier
31cm x 3col
15.07.20
£432.82 + VAT
Approval Deadline: ASAP

Imparial Reporter
28cm x 3col
16.07.20
£405.97 + VAT
+ WEB £22.37
Approval Deadline: ASAP

Belfast Gazette
17.07.20
£97.65 + VAT
+ £40.00 web
Approval Deadline: ASAP

PROOF 04
Job No: 80673
Mid Ulster Mail
32cm x 3col
22.07.20
£619.48 + VAT
Approval Deadline: ASAP

Derry Post
31cm x 3col
21.07.20
£499.41 + VAT
Approval Deadline: ASAP

Dungannon Herald
28cm x 3col
23.07.20
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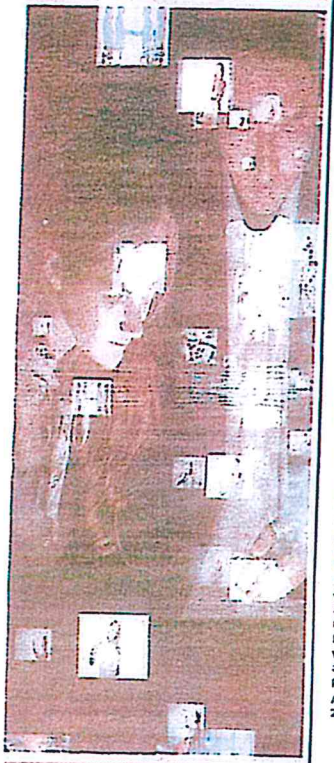
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Annex 4K – Reg 17 – Availability of Representations (Re-consultation) – Public Notices

DerryNow



NEWS AS IT HAPPENS

Public Notice

MID ULSTER DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN 2030 – DRAFT PLAN STRATEGY

PUBLIC CONSULTATION ON SITE SPECIFIC POLICY REPRESENTATIONS

THE PLANNING (THE PLANNING LOCAL DEVELOPMENT PLAN) REGULATIONS (NORTHERN IRELAND) 2015

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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Planning Applications

Full details of the following planning applications including plans, maps and drawings are available to view on the NI Planning Portal www.planningni.gov.uk or at the Council Planning Office or by contacting 03000 132 132. Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be placed on the NI Planning Portal

Application No	Location	Proposal in Brief
LA09/2020/1152/O	70m N.W. of 90 Moneyshavon Road, Maghera	Dwelling
LA09/2020/1173/F	47 Pomeroy Road, Cookstown	Extension to dwelling & alteration of site access
LA09/2020/1184/F	15-16 Burn Road, Cookstown	Change of design/layout of Credit Union
LA09/2020/1185/F	58 Rathcoon Avenue, Cookstown	Sub-division into 2 dwellings
LA09/2020/1208/F	70m S.W. of 20 Loughdoo Road, Pomeroy	Stables/farm shed
LA09/2020/1180/O	Approx. 50m S. of 13 Knockadoo Road, Churchtown, Cookstown	Dwelling
LA09/2020/1194/F	333m N. of 53 Killycassy House, Dunnamaggry Road, Killycassy, Cookstown	Wind turbine on a lattice tower up to 40m (to hub height) with blades up to 55m (to tip height)
LA09/2020/1181/O	Approx. 170m N.W. of 3 Owenreagh Road, Draperstown	Dwelling & detached double garage
LA09/2020/1183/F	8 Railway Terrace, Castledawson	Single storey extension
LA09/2020/1190/F	43 Creagh Road, Toomeregan	Extension to factory - entrance lobby & access with parking & landscaping
LA09/2020/1191/F	28 Ballymaquigan Road, Ballymaquigan, Magherafelt	New access
LA09/2020/1197/F	85 Deerpark Road, Bellaghy, Magherafelt	New access
LA09/2020/1207/F	Site between 42 & 44 Lurey Road, Desertmartin, Magherafelt	Dwelling & detached double garage in substitution of LA09/2018/1227/O & LA09/2020/0029/F
LA09/2020/1179/F	29 Ardtrea Road, Stewartstown	Single storey extension
LA09/2020/1182/F	50m S. of 29 Fairlough Road, Newmills, Dungannon	Dwelling
LA09/2020/1187/F	Between 103a & 105 Drumnamuir Lane, Drumnamuir, Coalisland	Dwelling & garage
LA09/2020/1168/O	Adj. to 6 Tullyreagh Road, Drummond, Cookstown	Dwelling
LA09/2020/1193/F	182 Battery Road, Moortown	Supermarket, self service fuel station & associated site works
LA09/2020/1195/F	16A Ferry Road, Coalisland	Extension to compost manufacturing facility to facilitate the relocation of existing bagging plant
LA09/2020/1158/F	29 Brackenridge, Newmills	Garage & alterations
LA09/2020/1225/F	Approx. 150m N.W. of 53 Ballybeg Road, Coalisland	Farm shed for the secure storage of farm machinery & to enable the safe treatment of sick or injured animals

Application Accompanied by an Environmental Statement
Planning (Northern Ireland) Act 2011 (Section 81)
The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 (Regulation 12)
Mid Ulster District Council

Application No: LA09/2020/0472/F

Location: Lands to the West of Ireagon Road and North of Drumcairnell Road, Draperstown

Proposal: Winning and working of minerals (sand and gravel) across an area of c.12 ha, the construction of a new site access and haul route, erection of processing plant and machinery (washing plant, weighbridge and office) with restoration to agriculture

The application and associated Environmental Statement may be viewed at the Planning Portal NI Portal on Public Access: www.planningni.gov.uk

The application and associated Environmental Statement may be examined during normal office hours at Mid Ulster District Council Offices, 50 Ballyronan Road, Magherafelt, BT45 6EN Tel 03000 132 132. It is advisable to make an appointment before calling to the office.

Reference copies of the full Environmental Statement, together with supporting documents, will be available for inspection during normal opening hours at Draperstown Library, 50 High Street, Draperstown BT45 7AD.

Written representations on this application should be forwarded to Dr Chris Boomer, 50 Ballyronan Road, Magherafelt, BT45 6EN not later than 6 weeks from the date of this advertisement.

Please quote the reference number in all correspondence.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

FAMILY NOTICES & IN MEMORIAMS

During this difficult time, we understand that you may not be in a position to leave home and make the trip to our office to place your Family Notices or In Memoriams.

To make it as easy as possible for you to do, and to follow guidelines in place, you can contact as follows.

You can call us in the office on 028 7129 6600 to arrange to have your Family Notice included in the Derry News or County Derry Post or you can email us to remember@derrynow.com and we will call you back and organise everything for you over the phone.

Derry News Derry News



LICENSING (NORTHERN IRELAND) ORDER 1996

(Article 22, Schedule 5, Part 1)
NOTICE OF APPLICATION FOR THE TRANSFER OF A LICENCE
PETTY SESSIONS DISTRICT OF LONDONDERRY
WESTERN ADMINISTRATIVE DIVISION

TAKE NOTICE that O'Hagan Trading Limited of 18 Creggan Road, Londonderry BT48 9BX intends to apply at the Magistrates' Court sitting at Bishop Street, Londonderry on the 11th day of November 2020 at 10.00am for a the transfer of the licence at present registered in the name of Delward Limited, for the premises known as "The Don Bar" situate at 16-18 Creggan Road, Londonderry, County Londonderry being premises of a kind specified in Article 5(1)(a) of the Licensing (Northern Ireland) Order 1996, namely premises in which the only or principal business carried on is the business of selling intoxicating liquor by retail for consumption either in or off the premises. The applicant, O'Hagan Trading Limited, shall be the owner of the business to be carried on under the licence.
The owner of the premises is Edward McCauley of 7 Clarence Avenue, Londonderry BT48 7NH. The licence will be deposited with the Clerk of Petty Sessions before or at the hearing of the application.

AND FURTHER TAKE NOTICE that any person owning or residing or carrying on business in premises in the vicinity of the premises for which the transfer of the licence is sought who intends to object to the transfer of the licence must in accordance with paragraph 4 of Schedule 5 to the Order serve notice of his/her intention to object upon the applicant and the Clerk of Petty Sessions not less than one week before the time of the Court sitting at which the application is to be made briefly stating the grounds of objection as specified in Article 22(6) of the said Order.

Dated this 15th day of October 2020

Signed: O'Hagan Trading Limited
18 Creggan Road, Londonderry BT48 9BX

To:
The Clerk of Petty Sessions, Courthouse, Bishop Street, Londonderry BT48 6PQ;
The District Commander, PSNI, 81 Strand Road, Londonderry BT48 7AA; and
Derry City and Strabane District Council, 98 Strand Rd, Londonderry BT48 7NN

LICENSING (NORTHERN IRELAND) ORDER 1996

(Article 22)
Notice of Application for the Transfer of a Licence
Petty Session District of Magherafelt
County Court of Northern Ireland

TAKE NOTICE that I John Mulligan of 5 Elmwood Close Moneyneena Draperstown BT45 7DY intend at the Magistrates' Court sitting at the Petty Session Courthouse, Magherafelt on Wednesday 4th November 2020 at 10.00am to apply for the transfer to me of a licence at present held by Robert Donnelly of 77 Glengomna Road, Draperstown, BT45 7BY for the premises at 37 St. Patrick's Street, Draperstown being premises of the following kind according to the Licensing (Northern Ireland) Order 1996, namely premises specified in Article:-
5(1) (a) premises in which the only or principal business carried on is the business of selling intoxicating liquor by retain for consumption either in or off the premises.
A protection Order authorising me, to carry on the business under the licence was granted on 13th May 2020 by the Magistrates Court at the Petty Sessions Courthouse, Magherafelt, for the period of 6 months from the date of the order.
I am the owner of the business carried on under the licence.
The owner of the premises is David Alphonsus O'Kane and Barry O'Kane
TAKE NOTICE that any person wishing to object to the application should serve notice on the Applicant and the Clerk of Petty Sessions not less than 7 days before the hearing date.
The licence will be deposited with the Clerk of Petty Session before or at the hearing of the application.
Dated this 13th day of October 2020
Signed _____
O'Kane Boyle Solicitors
51 St. Patrick's Street
Draperstown
County Derry
BT45 5AJ

To: Clerk of Petty Sessions, Magherafelt Courthouse, Hospital Road, Magherafelt, BT45 5DG
Clerk of Petty Sessions, Derry Courthouse, Bishop Street, Derry, BT48 6PY
Copy to:Sub-Divisional Commander, PSNI, 45-49 Meeting Street, Magherafelt, BT45 6BW (sub-divisional headquarters for the police sub-division in which the premises are situated and in which the Applicant resides)
The Clerk of the Council, Mid-Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN

TRADE SERVICES EMPLOYMENT PUBLIC NOTICES

COUNTY DERRY POST www.derrynow.com

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Public Notice

MID ULSTER DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN 2030 – DRAFT PLAN STRATEGY

PUBLIC CONSULTATION ON SITE SPECIFIC POLICY REPRESENTATIONS

THE PLANNING (THE PLANNING LOCAL DEVELOPMENT PLAN) REGULATIONS (NORTHERN IRELAND) 2015

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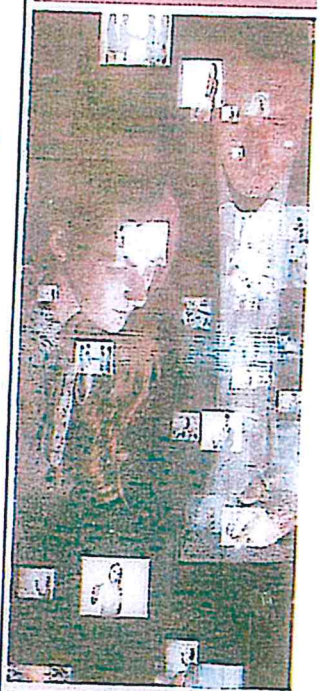
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Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair Lár Uladh
Mid Ulster District Council

DerryNow



NEWS AS IT HAPPENS

Coronavirus

See Coronavirus notices on thegazette.co.uk

See Coronavirus legislation on legislation.gov.uk

Get Coronavirus guidance from GOV.UK
Additional advice for
Scotland | Wales | Northern Ireland

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THE GAZETTE
OFFICIAL PUBLIC RECORD

Published by Authority | Est 1665

Notice details

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Planning
> Town and Country Planning

Publication date:
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The Belfast Gazette

Notice ID:
3655616

Notice code:
1601

Issue number:
8305

Page number:
711

About Town and Country Planning notices

Town and Country Planning

PUBLIC NOTICE

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Coronavirus

See Coronavirus notices on thegazette.co.uk

See Coronavirus legislation on legislation.gov.uk

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OFFICIAL PUBLIC RECORD

Published by Authority | Est 1665

Notice details

Type:
Planning
> Town and Country Planning

Publication date:
23 October 2020, 17:10

Edition:
The Belfast Gazette

Notice ID:
3661371

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1601

Issue number:
8307

Page number:
726

About Town and Country Planning notices

Town and Country Planning

MID ULSTER DISTRICT COUNCIL

PUBLIC NOTICE

MID ULSTER DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN 2030 – DRAFT PLAN STRATEGY

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Annex 4L – Reg 8 – Revised Timetable (2020) – Public Notices

Public Announcement

Mid Ulster District Council Revised Local Development Plan Timetable

Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (Regulation 8)

In accordance with Regulation 8 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 Mid Ulster District Council wish to announce publication of a revised Timetable (August 2020) for the preparation of the Mid Ulster District Council Local Development Plan (LDP). The Timetable was agreed by the Department on the 23rd November 2020.

The revised LDP Timetable is now available for inspection at:

Cookstown Office	Dungannon Office	Magherafelt Office
Burn Road, Cookstown	Circular Road,	Ballyronan Road,
BT80 8DT	Dungannon BT71 6DT	Magherafelt, BT45 6EH

Opening Hours: Mon – Fri 9am to 5pm
Tel. 03000 132 132
Email: planning@midulstercouncil.org

The revised Timetable is also available online at the Mid Ulster District Council website at the following link: www.midulstercouncil.org/developmentplantimetable

The Timetable sets out Mid Ulster District Council's revised programme for the production of its local development plan (LDP) and includes details of the key stages in process.

Telephone 03000 132 132
www.midulstercouncil.org

Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

PROOF 03
Job No: 81297
Mid Ulster Mail
11cm x 3col
16.12.20
£212.94 + VAT
Approval Deadline: ASAP

Dungannon Herald
10cm x 3col
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Approved 15/12/2020 by C. Boomer
PO No 531751

15/12/2020

TRADES & SERVICES | EMPLOYMENT | PUBLIC NOTICES

PUBLIC NOTICE

Christmas Holiday Bin Collections

There will be a change to bin collections for residents across Mid Ulster whose normal bin collection day is a Friday. Bins due for collection on **Friday 25 December 2020 (Christmas Day)** will be collected on **Saturday 19 December 2020 instead.** Bins due for collection on **Friday 1 January 2021 (New Year's Day)** will be collected on **Saturday 2 January 2021 instead.** Please remember to leave your bins out for collection by 7.30am.

For information about holiday arrangements for all our services and facilities, visit **www.midulstercouncil.org/holidayarrangements.**

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Telephone 03000 132 132
www.midulstercouncil.org

Public Announcement

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BT80 8DT	Dungannon BT71 6DT	Magherafelt, BT45 6EN

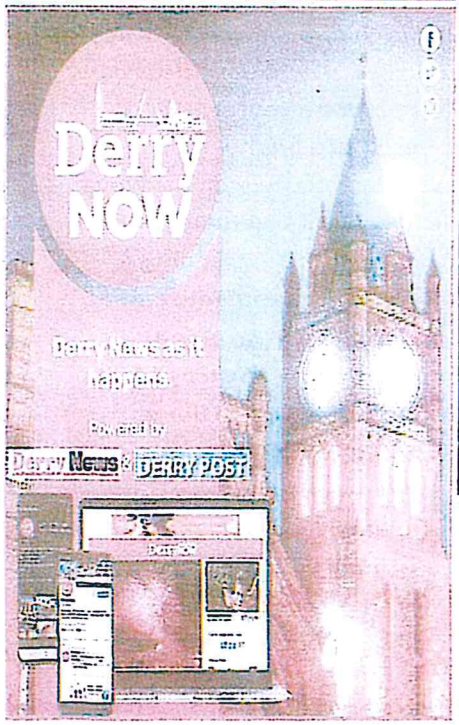
Opening Hours: Mon – Fri 9am to 5pm
Tel: 03000 132 132
Email: planning@midulstercouncil.org

The revised Timetable is also available online at the Mid Ulster District Council website at the following link: **www.midulstercouncil.org/developmentplantimetable**

The Timetable sets out Mid Ulster District Council's revised programme for the production of its local development plan (LDP) and includes details of the key stages in process.

Comhairle Ceantair Lár Uladh Mid Ulster District Council

Telephone 03000 132 132
www.midulstercouncil.org



Planning Applications

Full details of the following planning applications including plans, maps and drawings are available to view on the NI Planning Portal www.midulster.gov.uk/Articles/Trading-planning-applications or at the Council Planning Office or by contacting 03000 132 132. Written comments should be submitted within the next 14 days. Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the NI Planning Portal.

Application No	Location	Proposal In Brief
LA09/2020/1517/F	Adj. to St Oliver Plunkett Hall, 234 Moygoll Road, Clady, Portglenone	Youth Centre
LA09/2020/1519/F	23 Ballynacoomb Road, Portglenone	Storage & distribution centre
LA09/2020/1520/F	75 Quarry Road, Knockloughrim, Gulladuff	Extensions & alterations
LA09/2020/1523/F	Maghera Leisure Centre, Coleraine Road, Maghera	Floodlighting to MUGA
LA09/2020/1524/O	Adj. to South Western boundary of 43 Glenpanna Road, Draperstown	Dwelling & garage
LA09/2020/1527/F	122 Five Mile Straight, Maghera	Alterations & extension
LA09/2020/1512/O	Between No. 73 & 73a Tullynoran Road, Cookstown	2No. infill dwellings & garages
LA09/2020/1513/F	56 Moneymore Road, Cookstown	4No. dwellings to replace previous approval I/2012/0115/F
LA09/2020/1522/F	70m N.E. of 29 Gortreagh Road, Cookstown	Dwelling and garage
LA09/2020/1526/F	Approx. 25m E. of 63 Grange Road, Cookstown	Dwelling & garage - renewal of LA09/2015/1043/F
LA09/2020/1529/F	Core Aggregates, 25 Crancussy Road, Cookstown	Variation of Condition No 1 of LA09/2018/0581/F (time limit) - retention of scrap metal will be required for the life of the sites operation, with restoration in one stage at the end
LA09/2020/1531/F	Fairy Burn House, Sandvale Road, Cookstown	Retention of vehicular access to garage
LA09/2020/1533/RM	Approx. 30m to the N.W.E. of & adjoining 2 Upper Killycon Road, Cookstown	Dwelling & detached garage
LA09/2020/1541/F	36 Chapel Street, Cookstown	Temporary building - district office for responding to emergency fire and rescue calls
LA09/2020/1542/F	NIFRS Fire Station, Edendork Road	Temporary building for the storage of kit
LA09/2020/1546/F	33 Loyanash Road, Cookstown	Replacement dwelling & double garage/store
LA09/2020/1515/F	43 Airfield Road, Toomebridge	Triple garage & personal gym
LA09/2020/1525/O	Approx. 300m S.W. of 159 Dunagh Road, Draperstown	Dwelling & garage
LA09/2020/1535/O	Between 74 & 76 Hillhead Road, Toomebridge	Dwelling & garage
LA09/2020/1537/O	90m S.E. of No. 2 Sorbe Road, Ballaghy	Infill dwelling & garage
LA09/2020/1538/F	63a Ballynacoomb Road, Ballaghy	Replacement dwelling with annex & retention of existing dwelling as a garage/domestic store. Increase to curtilage of the site
LA09/2020/1511/O	Site No 2, between 50 & 54 Moortown Road, Coalisland (adj to and W. of No 50)	Infill site for dwelling
LA09/2020/1514/O	Site No 1, between 50 & 54 Moortown Road, Coalisland (50m W. of No 50)	Infill site for dwelling
LA09/2020/1518/F	Approx. 200m S.W. of 27 Lurgyle Road, Gabally, Dungannon	Farm shed for the storage of animal fodder
LA09/2020/1521/F	55 Main Street, Donaghmore, Dungannon	Change of use to house with rear extension
LA09/2020/1532/F	St Johns Primary School, 56 Reenaderry Road, Coalisland, Dungannon	Demolish mobile classrooms & construct 7 class teaching block. Open air covered walkway link to existing school
LA09/2020/1548/F	40m N.E. of 59 Ferry Road, Coalisland	Dwelling & garage
Re-Advertisements		
LA09/2020/0783/F	Farmyard at 29 Crancussy Road, Cookstown	Silo with agricultural access provided to fields at the rear
LA09/2020/0095/F	Adj. to Aughrim House, Creagh, Toomebridge	Change of use - conversion from barn (2nd floor) to 4No. residential units & associated ground works

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Goods Vehicle Operator's Licence

Dermot Mc Cartney trading as DMcC Groundworks Ltd of 172 Largy Road, Ahoghill ,Co Antrim BT42 2RQ is applying for a licence to use 27, Camlaghduff Park, Bellaghy, Co. Londonderry BT45 8JR.
as an operating centre for 1 goods vehicle and 1 trailer.
Owners and occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the DFI, at Central Licensing Office, PO Box 180,Leeds, LS9 1BU stating the reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice .
A guide to Making Representations is available from the website :infrastructure-ni.gov.uk/

APPLICATION FOR ENTERTAINMENTS LICENCE

Local government (Miscellaneous Provisions) (N.I.)
I hereby give notice that application dated 16th December 2020
has been made under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainments licence permitting singing, dancing, music or any other entertainment of a like kind in respect of premises known as Fallaghloon A.O.H. Community Hall at 189 Glen Road, Maghera, Co Derry BT46 5JN.
Representations in relation to the application may be made to Mid Ulster District Council, by giving notice to the Council, stating in general terms the nature of the representations not later than 28 days after the date of the application

Applicant
Sean Doherty
8 Seefinn Hill,
Maghera, Co. Derry
BT46 5PQ

APPLICATION FOR ENTERTAINMENT LICENCE LOCAL GOVERNMENT (Miscellaneous Provisions) (NI) ORDER 1985

Notice is hereby given that an application has been made to Magherafelt District Council on the 15th December 2021 for the renewal of a licence for Theatrical Performance, Dancing, Singing, Music, other entertainment of like kind, Boxing, Wrestling, Judo, Karate, and similar sport, Billiards, Snooker, Pool and Similar Games, Mon – Sun 8am – 1am. in respect of premises known as St. John Bosco Community Hall, situated at 3 Culbane Road, Portglenone, BT44 8NZ. The name and address of the applicant is St. John Bosco Community Association, 3 Culbane Road, Portglenone, BT44 8NZ. Any person wishing to make representation in relation to the application shall give notice to the council, stating in general terms the nature of the representation, not later than 28 days of the date of the application.

Dated this day 15th December 2020