



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

## Local Development Plan 2030 Draft Plan Strategy

The table below identifies the Draft Plan Strategy Reference Numbers that are referred to in the attached submission and provides the corresponding Counter Representation Reference Number related to each.

<b>Draft Plan Strategy Representation Number</b>	<b>Your Counter Representation Reference Number</b>
MUDPS/2	DPSCR-225
MUDPS/54	DPSCR-226
MUDPS/210	DPSCR-227

**Roisin McAllister**

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**From:** Eamonn Loughrey <[REDACTED]>  
**Sent:** 14 December 2020 12:34  
**To:** DevelopmentPlan@midulstercouncil.org  
**Cc:** Joe Corr; Oisín Corrigan  
**Subject:** Re: Mid Ulster Development Plan Draft Plan Strategy  
**Attachments:** CB Final Moortown.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sir/Madam

**MID USLTER DEVELOPMENT PLAN COUNTER REPRESENTATION**

I refer to the Council's ongoing preparation of the draft Plan Strategy, and now enclose a Counter Representation on behalf of my client Maurice Devlin.

Please acknowledge receipt.

Regards

Eamonn Loughrey  
[REDACTED]  
[REDACTED]

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



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

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

Ref:  
Date Received:  
(For official use only)

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

Draft Plan Strategy

Counter Representations must be **submitted during the period Thursday 22nd October 2020 and no later than 5pm on Friday 18th December 2020** by the following means:

In writing to:

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

Or by email to [developmentplan@midulstercouncil.org](mailto:developmentplan@midulstercouncil.org)

Please complete separate form for each counter representation.

**SECTION A**

**1. Personal Details**

**2. Agent Details (if applicable)**

Title	<input type="text" value="Mr"/>	<input type="text" value="Inaltus Limited"/>
First Name	<input type="text" value="Maurice"/>	<input type="text"/>
Last Name	<input type="text" value="Devlin"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>

Address Line 1	Battery Road	15 Cleaver Park
Line 2	Moortown	Belfast
Line 3		
Line 4		
Post Code		BT9 5HX
Telephone Number		[REDACTED]
E-mail Address	[REDACTED]	

**SECTION B**

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

Yes  No

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

Not Applicable.

**Counter Representations**

Any person may make a counter representation in relation to a representation seeking a change to a DPD. The purpose of a counter representation is to provide an opportunity to respond to representations submitted under Regulation 15 and 16 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"). **A counter representation must not propose any changes to the Development Plan Document (DPD).**

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

MUDPS/54, MUDPS/210 & MUDPS /2

(b) If you **previously** made a **counter representation** during the original counter representation period (14th June 2019 to 9th August 2019) to the **representation you have listed above** please provide the reference number of your Original Counter Representation:

Not Applciable

(c) If applicable - please confirm how you wish this **new counter representation** to be treated:

To supersede your Original Counter Representation

To be added to your Original Counter Representation

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

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

These three objections all deal with the provision of housing in rural settlements. MUDPS/54 acknowledges that the amount of dwellings built in the rural area is over estimated and seeks the redistribution of 2,000 to settlements. We agree with this stance.

MUDPS/2 suggest site specific objections for additional housing lands at Ardboe and MUDPS/210 suggests additional development lands at Ballinderry. Both representations propose significant additional lands. These are disproportion to the size and scale of their settlements.

To date we are not aware of any objections submitted seeking to provide additional lands at Moortown. As such, it is our client's view that for a fair distribution of increased housing numbers to be provided, lands at Moortown should be considered for development. It would be important for the balance of communities along the Lough Shore that this growth is facilitated. It would be inappropriate for Ardboe and Ballinderry to grow disproportionately and for this to be at the expense of Moortown.

As such we request that, whilst consideration will be given to the redistribution of circa 2,000 homes between all settlements, Moortown is given equal consideration given it is classed as a Main Town in Appendix 1 of the Draft Plan Strategy.

We consider, that in order to make the plan sound under CE2 that the Plan needs to be sure to consider alternatives, one being the increase of housing in Moortown and under CE4 the Plan needs to be flexible to make an allowance for balanced growth across all towns including Moortown.

Our clients lands are appended where it can be seen that we propose to infill the small gap between two parts of Moortown. In doing so there is the potential to provide a passing layby for traffic travelling to and from the harbour. This is a material enhancement. Also the gap site is of no strategic purpose. It is narrow and could accommodate no more that two dwellings which under PPS 21 would be the scale of an infill site. Combining the two parts of Moortown will give the village a strong sense of community cohesion and identity and it will boost the use of the services in both areas of the town. We therefore request that the lands shown in the attached plan are included in the Moortown settlement limit.

*(If additional space is required, please continue on a separate sheet)*

Signature

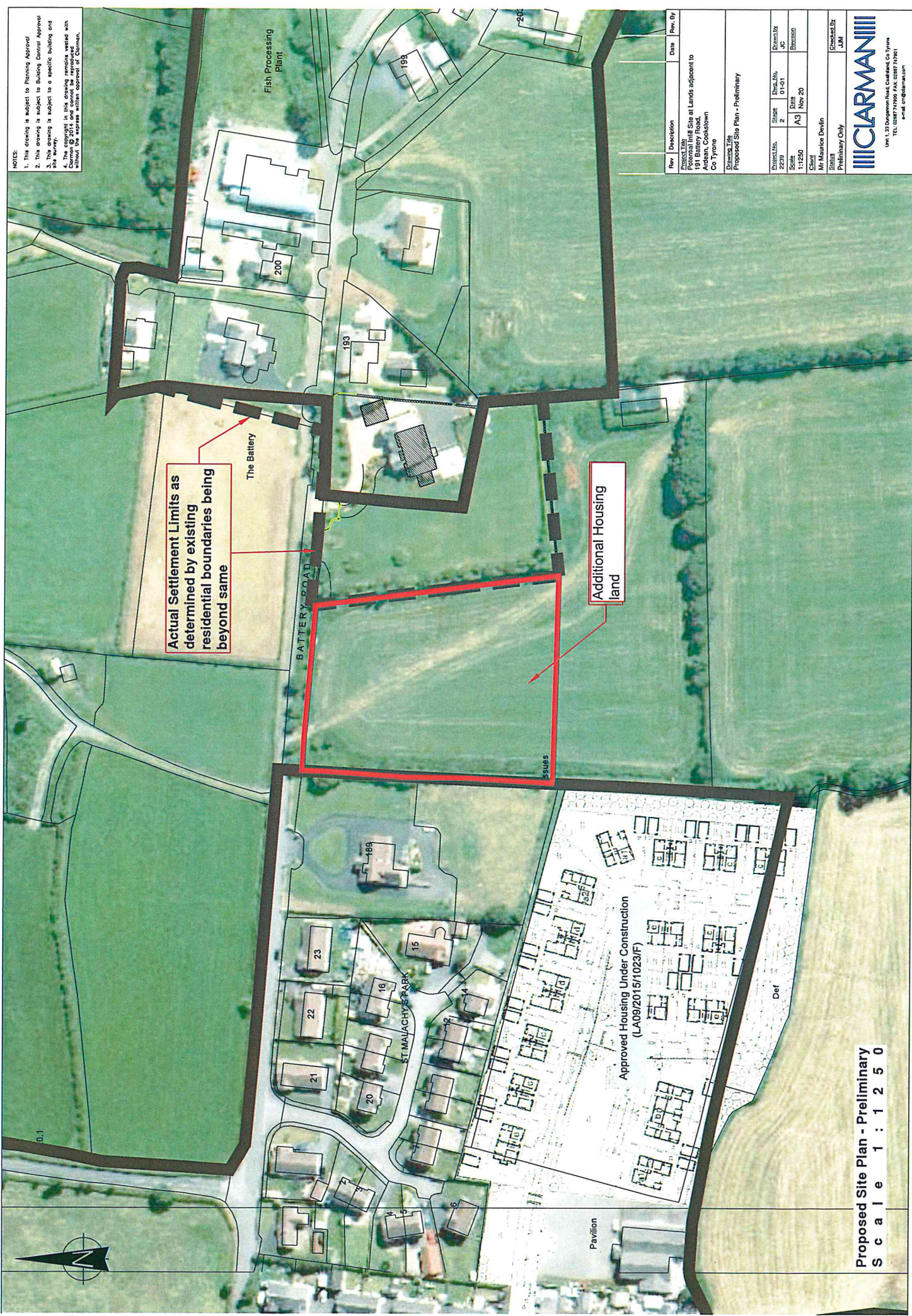
[Redacted Signature]

Date

14th December 2020

**NOTES:**

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2. This drawing is subject to Building Control Approval
3. This drawing is subject to a specific building and
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Rev	Description	Date	Rev. By
1	Project Title Potential Infill Site at Lende adjacent to 11 Battery Road, Ardara, Ardara, Co Tyrone		
Drawing Title Proposed Site Plan - Preliminary			
Project No.	2	Drawn No.	01-01
Drawn By	JC	Drawn Date	11/25/20
Scale	AS	Client	Mr Maurice Devlin
Checked By	JJM	Checked Date	

Proposed Site Plan - Preliminary  
Scale 1 : 1 2 5 0

