



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

## **Local Development Plan**

**Addendum to Paper considering  
Tourism Opportunity Zones (TOZs)  
and  
Tourism Conservation Zones (TCZs)**

## **1.0 Introduction**

- 1.1 On the 9<sup>th</sup> May 2018, a background evidence paper was presented to the Planning Committee setting out our consideration the role of Tourism Opportunity Zones (TOZs) and Tourism Conservation Zones (TCZs) and recommending that we bring forward a number of such designations alongside suggested tourism planning policy, within the forthcoming draft Plan Strategy. This paper is to be read as an addendum to that paper to address a number of changes and to provide further information on the identification of the TOZs and TCZs.
- 1.2 Following the committee meeting the said TOZs and TCZs were subject to consideration as part of the Strategic Environmental Assessment (SEA) and Sustainability Assessment (SA), against key environmental, social and economic objectives. Furthermore, the draft TOZ and TCZ Maps were subjected to review based on the most up to date environmental baseline evidence.
- 1.3 This addendum highlights the proposed alterations to the TOZs and TCZs. Furthermore, Appendix 1 - 3 contain annotated Maps of each TOZ and TCZ clearly illustrating their selected boundaries.

## **2.0 Alterations and Changes**

### **Curran Quay TOZ**

- 2.1 The Q100 Climate Change dataset indicates that the area for the TOZ, originally zoned under the Cookstown Area Plan 2010, lies within the Q100 Present Day and Climate Change flood area. This means that the entire area of Curran Quay is subject to flooding.
- 2.2 Based on this data, it is recommended that Curran Quay TOZ should not be brought forward since the opportunity for any meaningful tourism development on this land is going to be severely restricted by this flooding constraint. On this basis this TOZ would not form part of the draft Plan Strategy.

### **Tradd Point TOZ**

- 2.3 As part of our SA/SEA assessment, we have further reviewed the boundaries and have extended the TOZ boundary along the Lough Neagh shoreline to include the location of existing infrastructure and hardstanding on the ground. This takes account of the changes from the original priority wetland habitat to hardstanding / pier.
- 2.4 The Map accompanying this paper at Appendix B provides further information on the review of the boundary of Tradd Point TOZ. Based on the revised data, it is recommended that, the suggested minor amendments at Tradd Point TOZ be considered and agreed (Appendix 1).

### **Davagh East TCZ**

- 2.5 As part of our SA/SEA assessment, we have further reviewed the boundaries of the TCZ to the east of Davagh Forest and have extended the TCZ boundary

further north to include part of the blanket bog area where views of the sensitive landscape are open and therefore tourism development in this location could have a negative impact on the conservation interests and natural landscape of this area. The Map accompanying this paper at Appendix A provides further information on the review of the boundary of Davagh East TCZ.

- 2.6 It is recommended that, the suggested extension of the TCZ at Davagh East be included in the draft Plan Strategy (Appendix 2).
- 2.7 As part of our further consideration and SA/SEA assessment no other changes are recommended to the TOZ's and TCZ's (Mountoy TOZ, Washing Bay TOZ, The Battery TOZ, Sixtowns TOZ, Davagh TOZ and Davagh West TCZ) that were previously presented before members on 8<sup>th</sup> May 2018.
- 2.8 For completeness and clarity maps in relation to all the TOZ's and TCZ's are included in at Appendix 3.

## **APPENDIX 1**







### **Suggested Alterations**

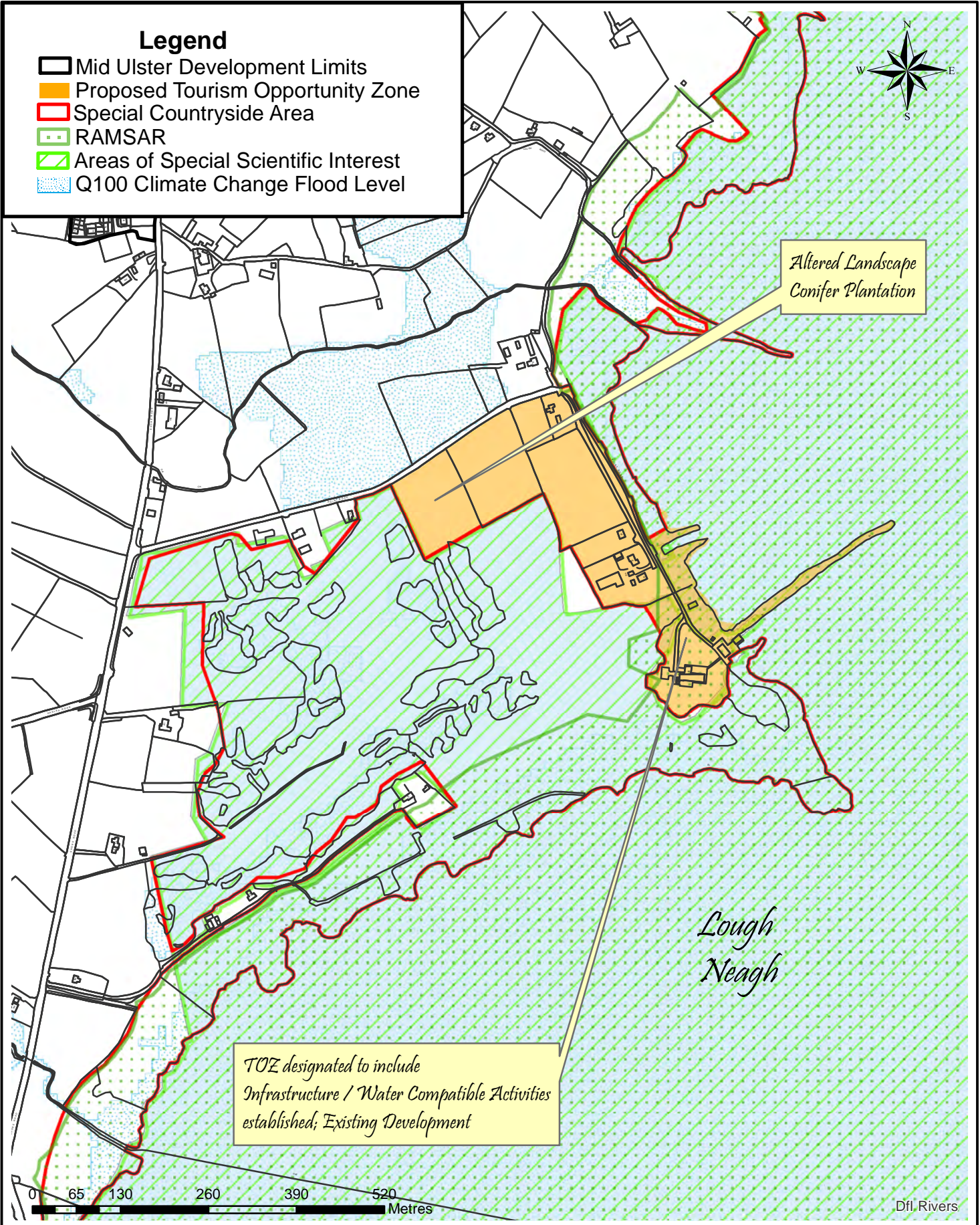
#### **Tradd Point TOZ**



# Tourism Opportunity Zone - Tradd Point

## Legend

-  Mid Ulster Development Limits
-  Proposed Tourism Opportunity Zone
-  Special Countryside Area
-  RAMSAR
-  Areas of Special Scientific Interest
-  Q100 Climate Change Flood Level



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## **APPENDIX 2**

### **Suggested Alterations**

#### **Davagh East TCZ**





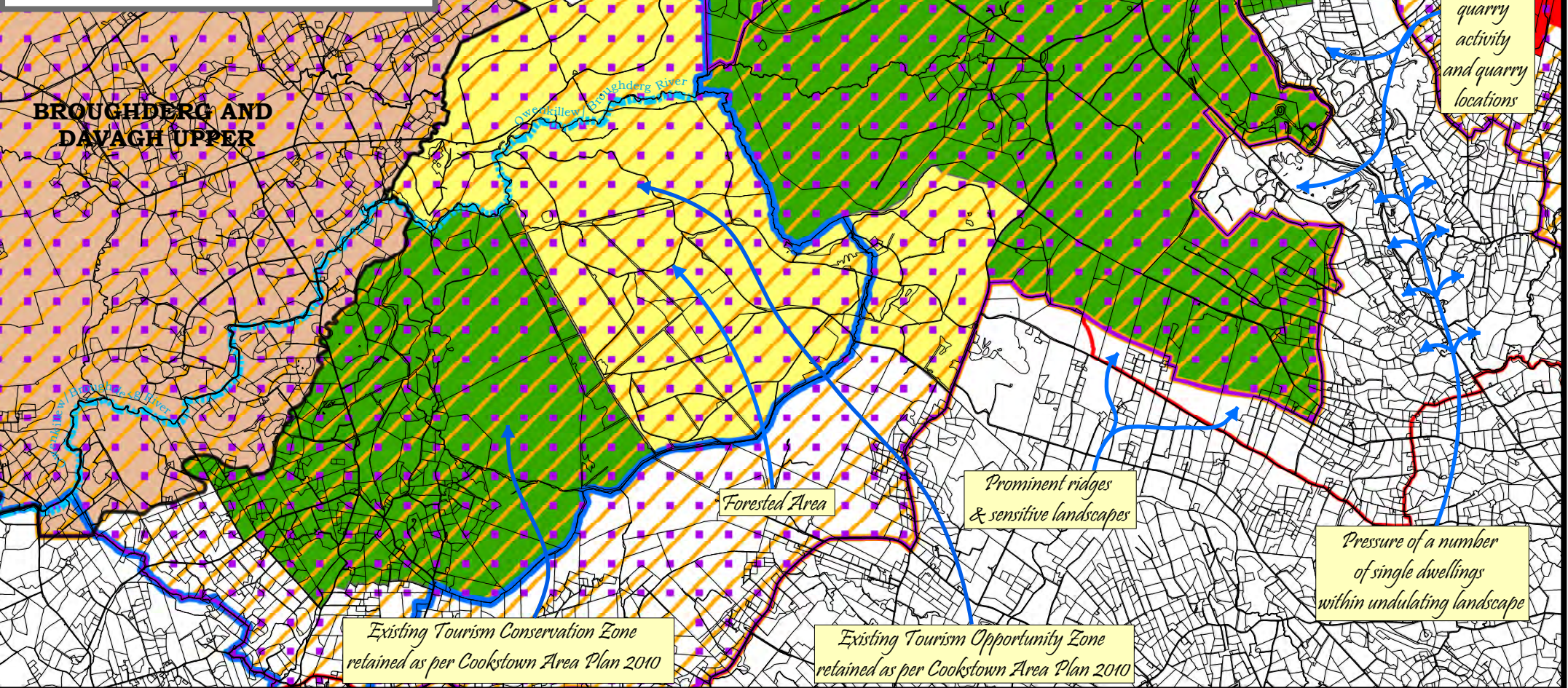
Coghaltóirí Coimisiúnaí  
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## Legend

- Mid Ulster District Council Boundary
- Mid Ulster Settlements
- Dispersed Rural Community
- Neighbouring Council Boundaries
- Special Countryside Areas
- Area of Constraint on Wind Turbines and High Structures
- Tourism Conservation Zones
- Tourism Opportunity Zones
- Area of Constraint on Mineral Development
- Area of Significant Archaeological Interest
- Railbed
- Mid Ulster Main Rivers
- For Information Only**
- Sperrins Area of Outstanding Natural Beauty

0 0.15 0.3 0.6 0.9 1.2 Kilometers

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## **APPENDIX 3**

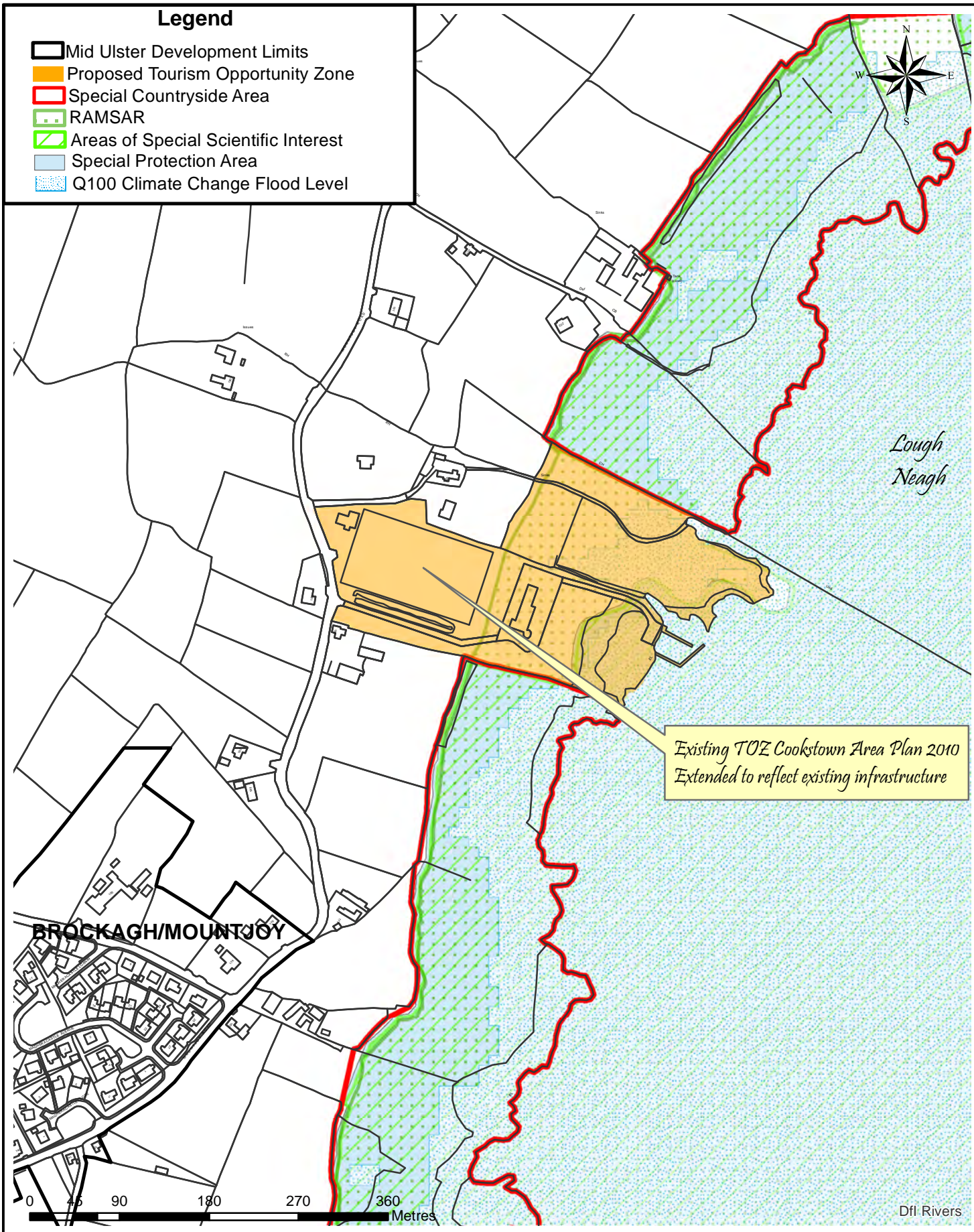
### **Final Maps**

**Mountjoy TOZ  
Washing Bay TOZ  
The Battery TOZ  
Sixtowns TOZ  
Davagh TOZ  
Davagh West TCZ**

# Tourism Opportunity Zone - Mountjoy

## Legend

-  Mid Ulster Development Limits
-  Proposed Tourism Opportunity Zone
-  Special Countryside Area
-  RAMSAR
-  Areas of Special Scientific Interest
-  Special Protection Area
-  Q100 Climate Change Flood Level



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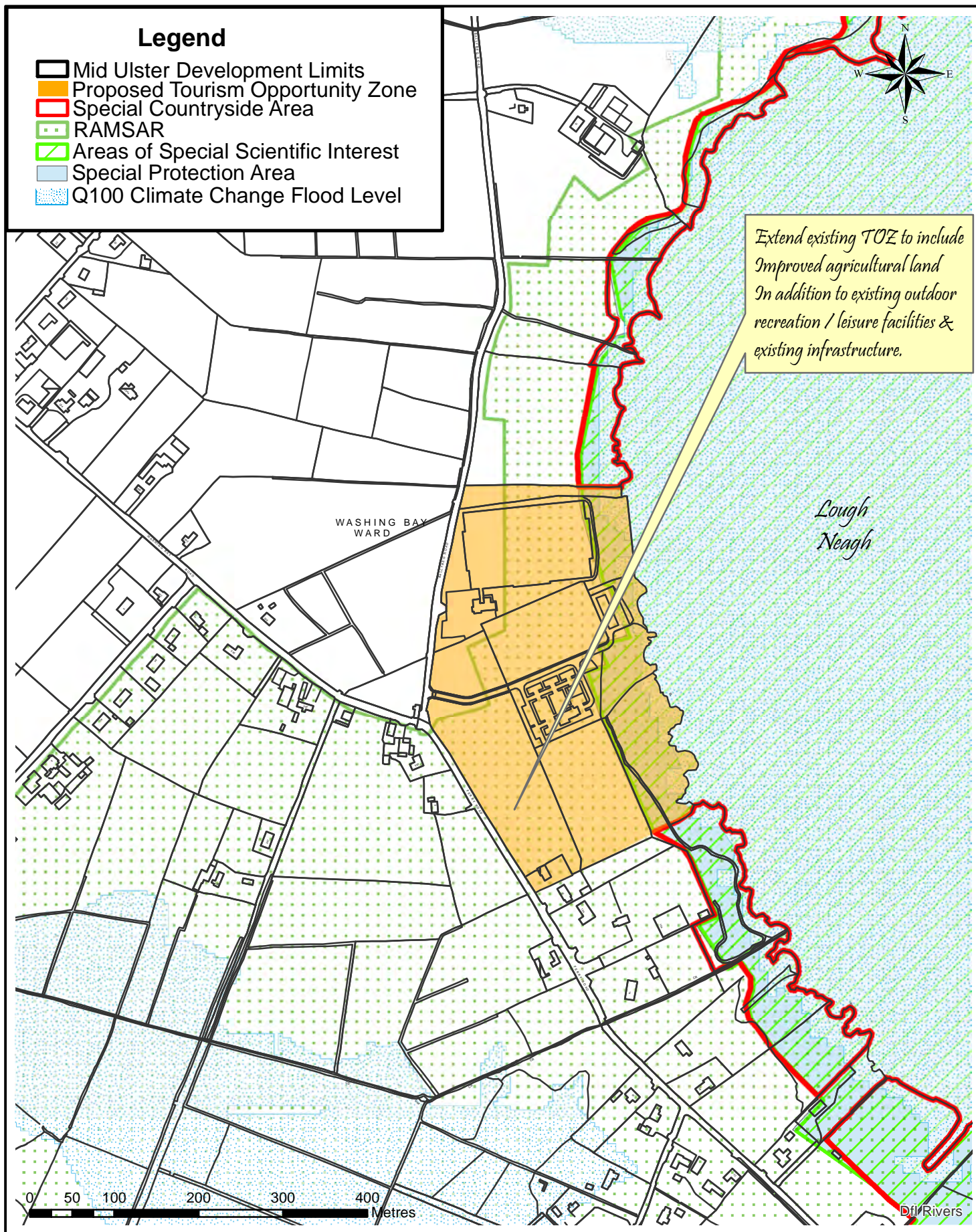
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# Tourism Opportunity Zone - Washing Bay



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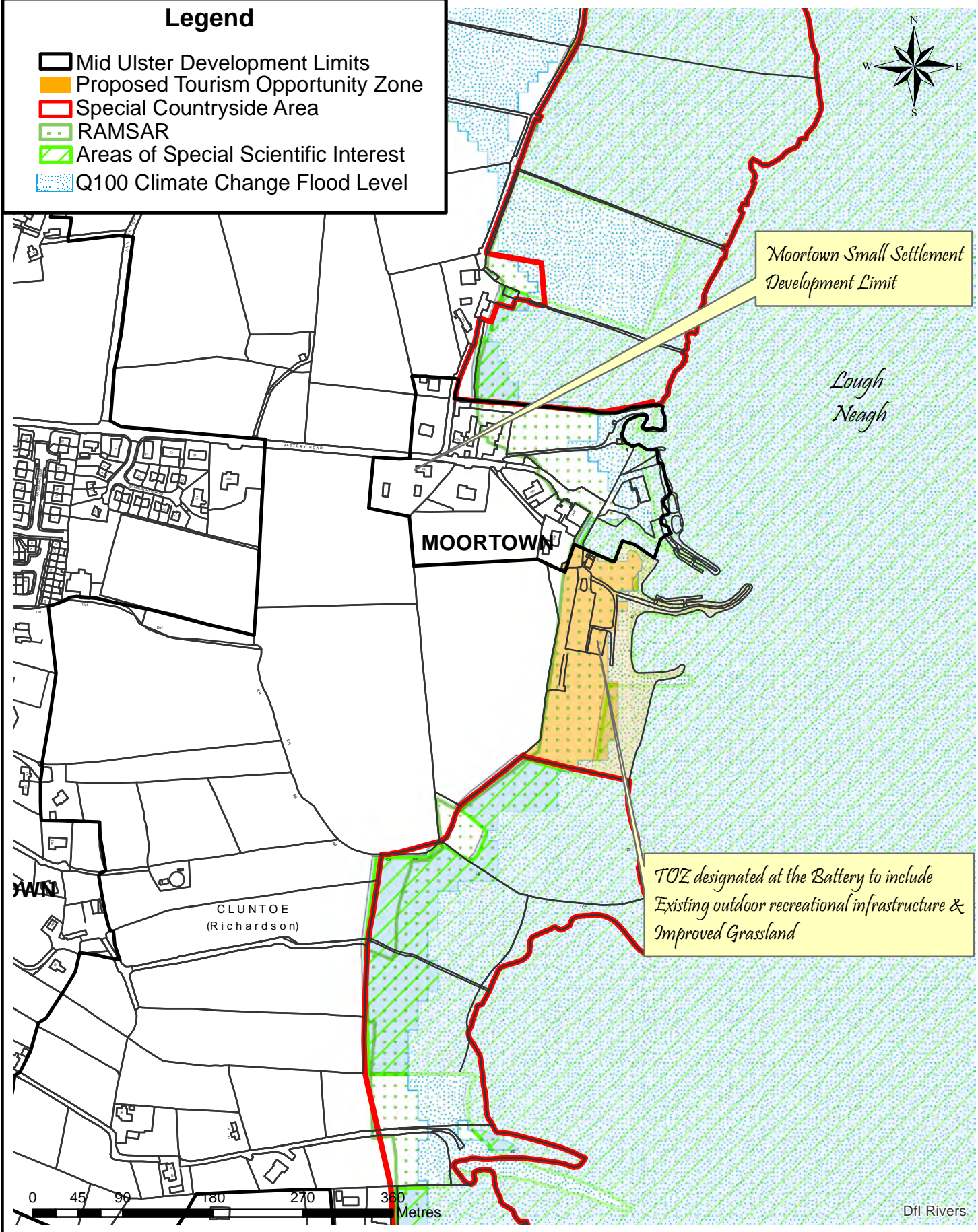
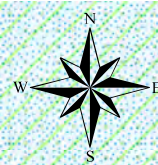
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# Tourism Opportunity Zone - The Battery

## Legend

-  Mid Ulster Development Limits
-  Proposed Tourism Opportunity Zone
-  Special Countryside Area
-  RAMSAR
-  Areas of Special Scientific Interest
-  Q100 Climate Change Flood Level



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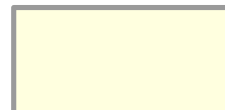


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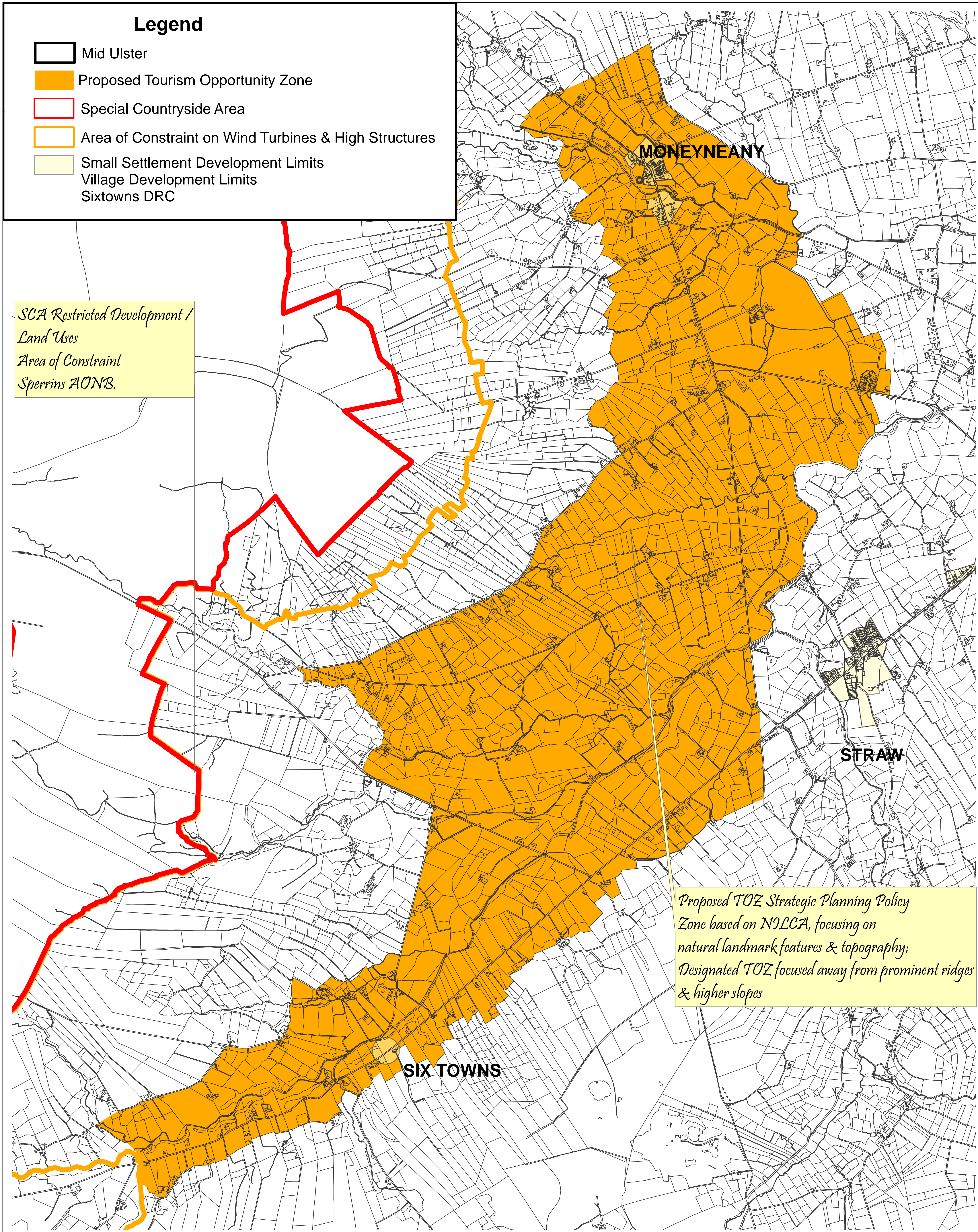
# Tourism Opportunity Zone - Six Towns

## Legend

-  Mid Ulster
-  Proposed Tourism Opportunity Zone
-  Special Countryside Area
-  Area of Constraint on Wind Turbines & High Structures
-  Small Settlement Development Limits
-  Village Development Limits
-  Sixtowns DRC

*SCA Restricted Development /  
Land Uses  
Area of Constraint  
Sperrins AONB.*

*Proposed TOZ Strategic Planning Policy  
Zone based on NLLCA, focusing on  
natural landmark features & topography;  
Designated TOZ focused away from prominent ridges  
& higher slopes*



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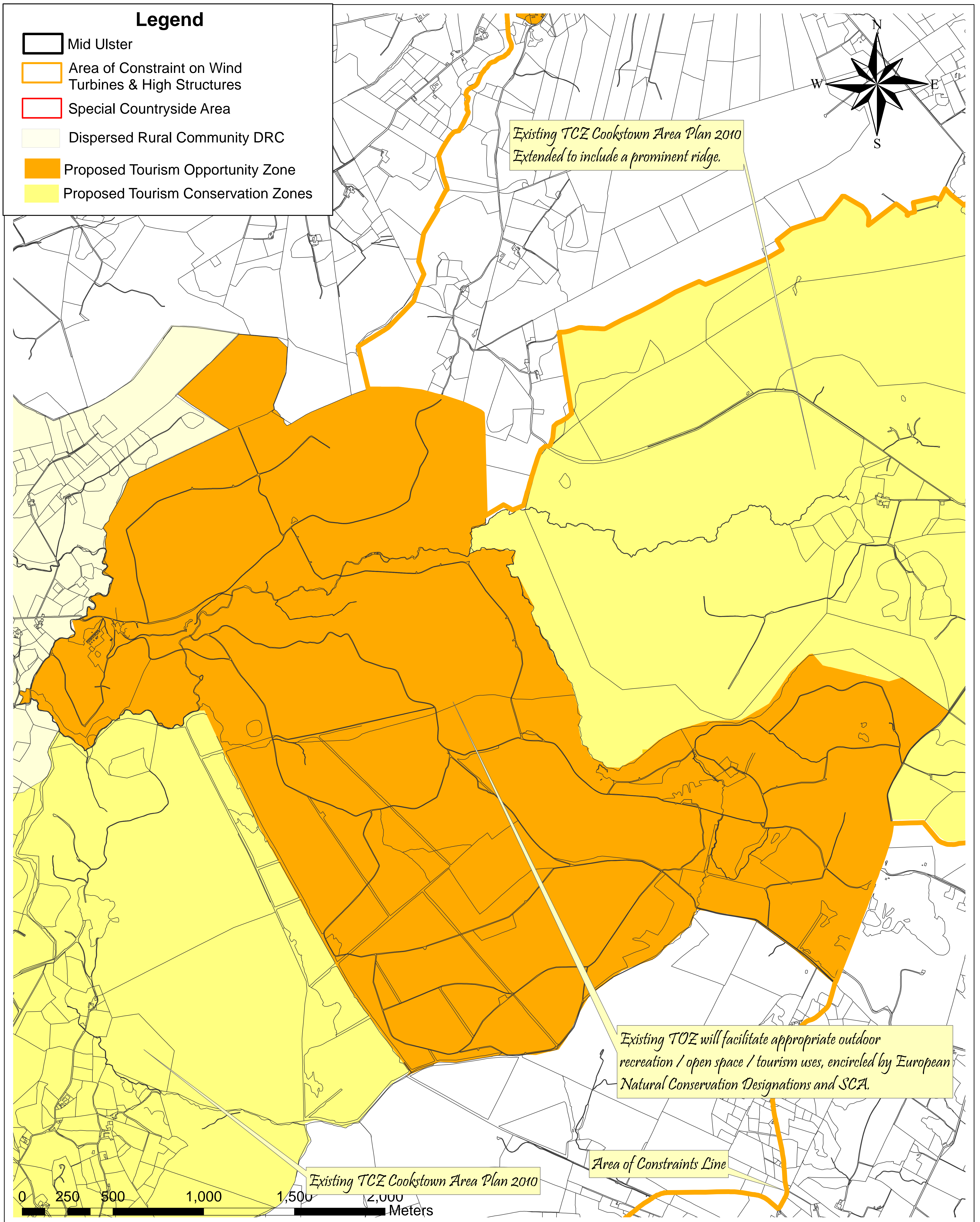
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# Tourism Opportunity Zone - Davagh



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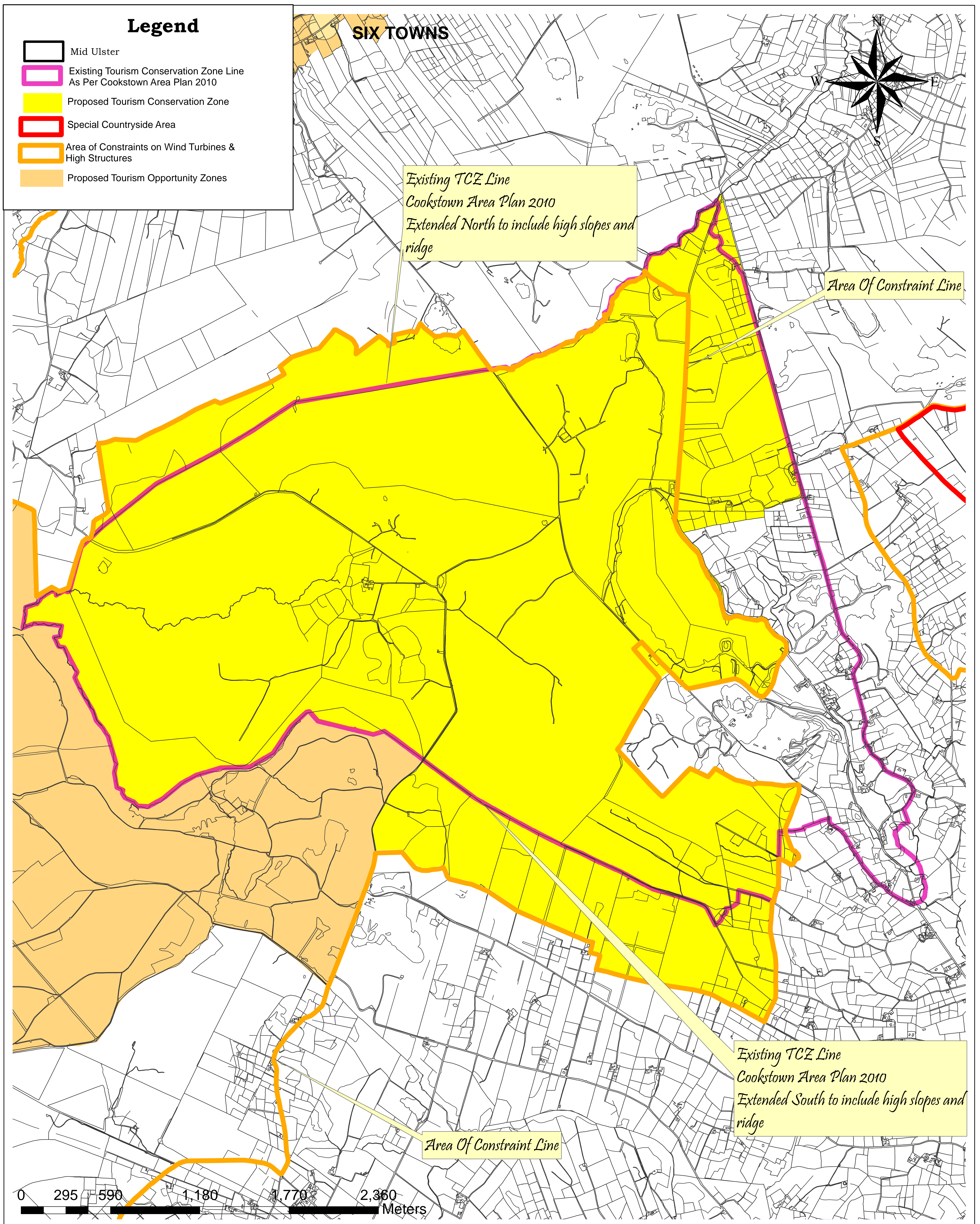
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# Tourism Conservation Zone - Davagh East



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