**ANNEX B – Response Pro-forma****Name: COLLEEN SAVAGE****Address: 107a Blaney Road, Crossmaglen, BT35 9AT****Original Representation Reference Number: MUDPS/27 (for administrative use only)****Please tick the applicable box below.**

- a) I confirm that I wish for my original representation to be considered as my representation.

☒

- b) I confirm that I wish to amend or add to my original representation.

☐

- c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.

☐**Signature:****Date: 26/4/2020**

If you require assistance when completing the above, please contact developmentplan@midulstercouncil.org

Please ensure you return this completed Pro forma (along with any additional documents if you have ticked [b]) above) to Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN, by 5pm on 21st May 2020.

Michael McGibbon

From: Colleen Savage [REDACTED]
Sent: 16 April 2019 11:26
To: DevelopmentPlan@midulstercouncil.org
Subject: Representation to Mid Ulster Local Development Plan Draft Plan Strategy 2030 - Mr T Eastwood
Attachments: Mid Ulster Plan FINAL.doc; 11.04.2019 - Zoning Map.pdf

Dear Sir / Madam

Please find attached a representation in respect of the Mid Ulster Local Development Plan Draft Plan Strategy 2030, on behalf of Mr Terence Eastwood of 8 Limekiln Lane, Cookstown, BT80 8NL.

I would be grateful if you could acknowledge receipt of same by email / post.

Kind Regards,

Colleen Savage BSc DipTP MRTPI

Chartered Town Planner

M: [REDACTED]

ORIEL
PLANNING

107A Blaney Road, Crossmaglen, Newry Co.Down BT35 9AT

T: [REDACTED] | [REDACTED]

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REPRESENTATION
ON
THE MID ULSTER LOCAL DEVELOPMENT PLAN 2030
DRAFT PLAN STRATEGY

- 1.0 This representation on the Mid Ulster Local Development Plan 2030 - Draft Plan Strategy (DPS) is submitted on behalf of Mr Terence Eastwood, 8, Limekiln Lane, Cookstown BT80 8NL. Mr Eastwood is the owner of a substantial portion of industrial zoning I4 as proposed in the adopted Cookstown Area Plan (CAP) 2010. He actively farms this land and has done so for over 25 years (refer attached map).
- 2.0 Although the DPS does not propose any new specific industrial zonings for Cookstown as it does for Dungannon, it is evident from published relevant documents that consideration has been given to the issue of the non-delivery of development on industrial zones and the possibility that those zones might be de-zoned.
- 3.0 In this respect it is noted that in the Preferred Options Paper (POP) published for consultation in November 2016 first raised the issue of the delivery of industrial zonings. The POP also stated that the current location and need for further economic land zonings was to be investigated with 3 Growth Direction Options for Cookstown identified. The DPS does not explicitly include the outcome of this investigation or identify additional or alternative industrial zonings within Cookstown so it can only be assumed that zone I4 is to be retained. Mr Eastwood supports this retention of zone I4.
- 4.0 With regard to delivery of this zoning, paragraphs 1.10 and 5.3 of the published Draft Plan Strategy state that the CAP remains in operation and represents the detailed Local Plan Policies (LPP) until the LPP is prepared.
- 5.0 Of particular relevance are the key site requirements (KSR) set out in the CAP. These include the very onerous requirement to demolish *'the existing farm group and dwellings on the site'*- (includes Mr Eastwood's home). In addition substantial levelling of part of the

- zoning is required and Stage 2 of what is now referred to as the Eastern By-pass will need to have been implemented.
- 6.0 While Mr Eastwood has continued to actively farm his land his ability to deliver on any or part of zone I4 has been significantly limited by the constraints as set out above.
- 7.0 Mr Eastwood as a significant land owner is content that the industrial zoning remains and indeed if a detailed topographical and ground condition analysis of the suitability of his land immediately in and around his main farm dwelling confirms its unsuitability for an industrial use he is content to propose an expansion option into other farmland that he owns to compensate for any loss of potential developable land within zone I4 arising (refer attached map).
- 8.0 Furthermore it is essential that regard must be had to the fact that in terms of accessibility the emerging proposals for the By-pass do not propose a direct link from it to the Coagh Road and it is proposed that the Old Coagh Road be stopped-up. As well as this the implementation of the By-pass will be inevitably carried out within a timescale entirely independent to and distinct from the Plan making and implementation process. In this respect Mr Eastwood cannot have any direct influence on the implementation of the By-pass or its timing.
- 9.0 This representation therefore has a direct bearing on Policies Econ 1 & 3 contained within the Draft Plan Strategy. Policy Econ 1 makes reference to meeting Key Site Requirements. Clearly the CAP KSR's for zone I4 need to be reviewed. Policy Econ 3 seeks to protect zoned land but this policy needs to have regard to the issues raised above. Finally the provision of the By-pass is crucial to the proper development of the eastern sector of Cookstown so Policy Tran 1 is an important Draft Plan Strategy proposal.

Pat McBride BSc (CEng) DipTP

Planning Consultant, Oriel Planning

15th April 2019

ACEmap®

Single

Printed: 07/04/2019

Customer Ref:

Centre Point (Easting, Northing): 281972, 378383

Cookstown, BT80 8RL, 185694835



LAND WITHIN THE OWNERSHIP OF MR EASTWOOD



SETTLEMENT DEVELOPMENT LIMIT



I4 ZONING

Scale: 1:2,500

Order no. ORD68859

Plan No. 12408NW1

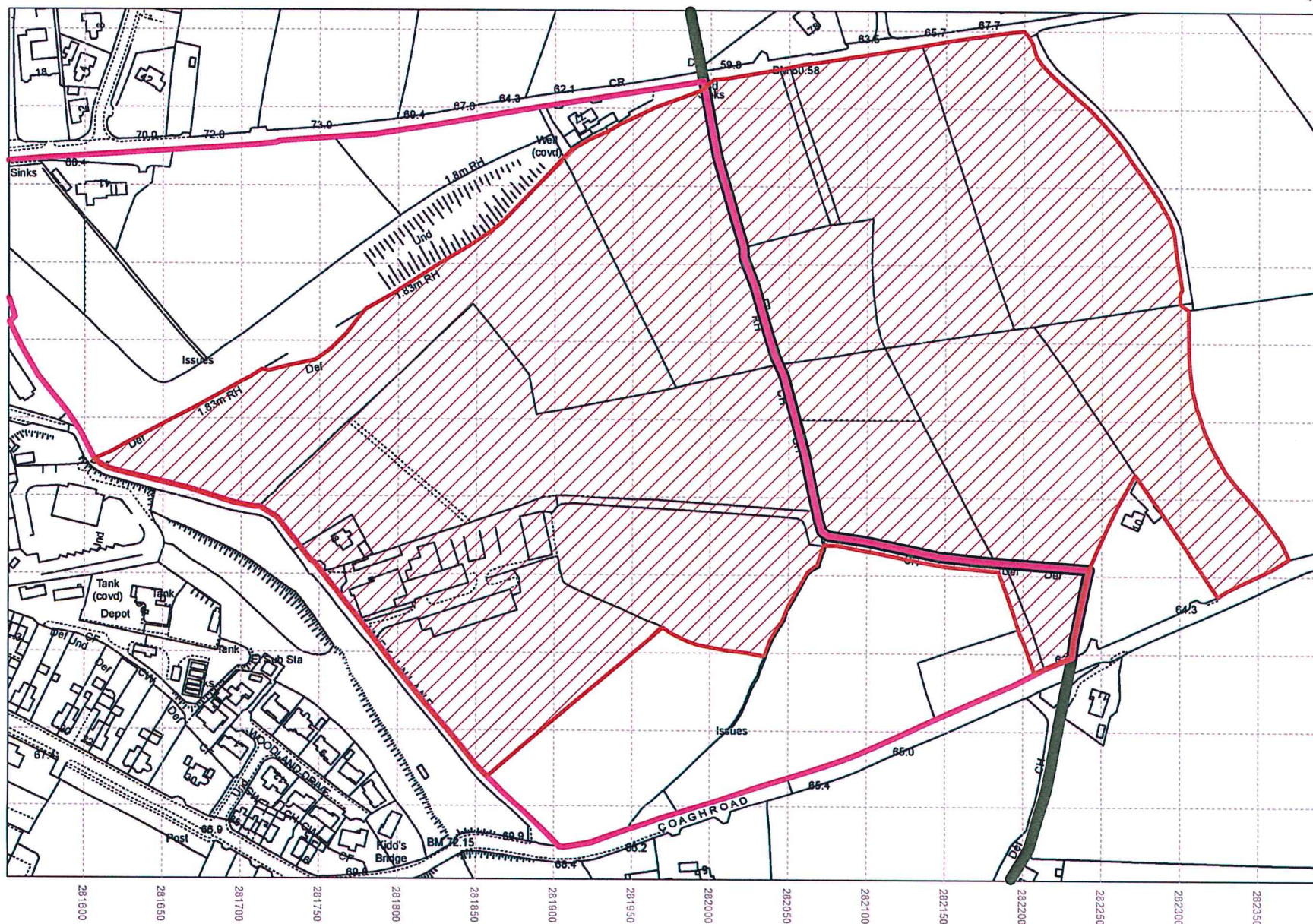
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