



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.

Draft Plan Strategy Representation Number	Your Counter Representation Reference Number
MUDPS/29	DPSCR-215
MUDPS/31	DPSCR-216
MUDPS/41	DPSCR-217
MUDPS/59	DPSCR-218
MUDPS/64	DPSCR-219
MUDPS/82	DPSCR-220
MUDPS/83	DPSCR-221
MUDPS/91	DPSCR-222
MUDPS/96	DPSCR-223
MUDPS/101	DPSCR-224

Roisin McAllister

From: Proinsias McCaughey <Proinsias.McCaughey@derrystrabane.com>
Sent: 03 December 2020 16:31
To: DevelopmentPlan@midulstercouncil.org
Cc: Chris Boomer; Roisin McAllister; Jonathan McNee; Maura Fox
Subject: LDP Counter Reps Consultation
Attachments: MUDC Response Letter re. LDP dPS Counter Representation, Dec 2020.pdf

Chris / Roisin,

Please See attached letter. Hopefully it is helpful and positive.

Regards,

Proinsias

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Date: 3rd December 2020

Dr Chris Boomer
Planning Manager
Mid Ulster District Council Planning Department

Developmentplan@midulstercouncil.org

Re: Mid Ulster District Local Development Plan Draft Plan Strategy – Counter Representation Consultation

Dear Chris,

Derry City and Strabane District Council (DC&SDC) welcomes this opportunity to engage with Mid Ulster District Council on the current consultation of your Local Development Plan Draft Plan Strategy, responding to your notification letter received 22nd October 2020.

This Council acknowledges that there has been ongoing co-operation between the LDP teams of this Council and Mid Ulster, particularly through the Sperrin Forum. The relationship and common strategic Planning issues between our Councils are summarised in Paras 2.48, 2.49 and 2.59 of our LDP, with further detail at pages 52-54 and 117-134 of Evidence Base paper EVB 2: Survey & Profile of District. In summary, the Councils' have a mutual understanding and linked approach to a number of cross-cutting topics that affect both Districts; these include the wind farms/turbines/high structures, tourism, general rural housing policies and environmental designations, especially noting the Special Countryside Area (SCA), AONB policy, Tourism Zones and Minerals Constraint areas.

Specifically, the cross-cutting topics that affect both Districts, as considered in the above-mentioned sections of the LDP document and the EVB 2 paper, are summarised as follows:

- Environmental designations – a Special Countryside Area (SPF 10 & SCA 1) is being designated in the High Sperrins and adjoins our District, in the Goles to Moneyneaney area, where there will be a presumption against most new development. Though our detailed boundaries will be shown at the LDP LPP stage, the Mid Ulster SCA is co-terminous with our proposed SCA and AHLI and will have broadly consistent policies. The Mid Ulster policy for the AONB generally (NH 6) is also broadly similar to our LDP policy (NE 5).

- Wind farms / turbines / high structures – an Area of Constraint on Wind Turbines and High Structures (AOCWTHS. SPF 10, TOHS 1 & RN 1) is being designated adjacent to parts of the High Sperrins SCA. In these areas, the policy will resist turbines, telecoms masts and other structures over 15 metres high. Whilst this policy is very specific to Mid Ulster, the policies in our LDP regarding the AONB (NH 6) and Renewable Energy (RED 1) and Telecommunications (UT 3) are considered to be broadly consistent.
- Mid Ulster has designated a Tourism Opportunity Zone (TOU 1) in the Moneyneaney & Sixtowns area and a Tourism Conservation Zone in the Broughderg & Davagh area; the SCA is adjoining and these Tourism areas appear to be close to but not adjoining our District. Our LDP has not taken the same approach of TOZs and TCZs but instead we have identified a Tourism Strategy that does recognise the Sperrins, the Glenelly Valley, scenic drives and International Appalachian Trail as important Tourism assets, all supported by our policies TOU 1 to TOU 7 which will also achieve the correct balance of protection as well as encouragement of appropriate Tourism developments.
- Mid Ulster also designates an Area of Constraint on Minerals Development (ACMD, MIN 2) adjacent to our District, with restrictive policies applying in this and the SCA. This policy is broadly similar to that in our LDP (MIN 2) particularly as it applies in our adjacent SCA and AHLI.
- Other proposals and policies in the Mid Ulster LDP dPS have also been reviewed, such as the settlement hierarchy, employment designations, retailing hierarchy, indicative housing allocations and general rural housing policies; none are considered to cause any particular issues for this Council.

Overall, the Mid Ulster LDP dPS is not considered to be in conflict with the proposals and policies in the Derry City and Strabane District LDP dPS.

Given that this is the Plan Strategy stage of the LDP, it is assumed that all of the above-mentioned spatial designations and their policies are 'site-specific policies'. Therefore, we have gone through your 240 Representations and have identified some of the main ones that seek to alter or replace these designations - that would affect your consistency with Derry City and Strabane District.

Therefore, this Council re-iterates its support for the Mid Ulster dPS proposals and policies referred to above and asks that, in generality, Mid Ulster District Council should take this into account in countering any contrary site-specific policy Representations. Specifically, we would refer to the following site-specific policy Reps:

Mid Ulster Rep Number	Site-specific Policy Affected
MUDPS-29 (MPANI)	ACMD
MUDPS-31 (Dept for the Economy)	ACMDs, SCAs and AOCWTHSs
MUDPS-41 (NI Renewables Industry Group - NIRIG)	AOCWTHS and SCA
MUDPS-59 (RSPB)	SCA, AONB & AOCWTHS
MUDPS-64 (FP McCann)	ACMD
MUDPS-82 (LD Aggregates, Quarryplan)	ACMD

MUDPS-83 (Dalradian)	ACMDs, TOU 4, AONB,AOCWTHS
MUDPS-91 (SONI)	AOCWTHS
MUDPS-96 (RES Renewables)	SCA & AOCWTHS
MUDPS-101 (15 Quarry Firms, QuarryPlan)	ACMD, SCA

I trust that you find these comments useful. The Council's Planning Committee considered this matter at its meeting on 2nd December 2020 and the resolution will then go forward to full Council for ratification. Should there be any change after this, we will write to you.

This Council looks forward to continuing liaison with Mid Ulster District Council as we progress our LDPs and plan for the future of our adjoining Districts.

Yours sincerely,

 LDP Principal Planning Officer,

for Christopher Jackson, Planning Committee Chair