



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Mid Ulster Local Development Plan

**Addendum to Strategic Settlement Evaluation Paper
January 2019**

1.0 Introduction

1.1 This Strategic Settlement Evaluation paper is an addendum to the previously completed Strategic Settlement Evaluation (July 2015) which was presented to members and subsequently displayed on our website as background preparatory evidence.

1.2 The purpose of this paper is to evaluate 3 new settlements that are proposed within our revised settlement hierarchy within the forthcoming draft Plan Strategy: Aghamullan/Derryloughan, Derrytresk/Kingsisland and Tullyallen/Edencrannon (with Edencrannon being a new settlement cluster to the existing Tullyallen settlement). Tullywiggan is also proposed as a new settlement in the settlement hierarchy and the assessment for it is already contained in the previously completed report (July 2015). The Preferred Options Public Consultation Report provides information on the background to the identification of these new settlements and the recommendation to bring them forward.

1.3 These new settlements have been appraised in the context of the following six tests as identified in the Regional Development Strategy (RDS):

1. Resource Test- an assessment of the existence of community assets and physical infrastructure such as water, waste and sewage, including spare capacity.

2. Environmental Capacity Test- an assessment of the environmental assets of each settlement and their potential to accommodate future outward growth without significant environmental degradation, the potential of flooding from rivers or surface water run-off.

3. Transport Test- consideration of existing infrastructure and the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car.

4. Economic Development Test- consideration of the potential to facilitate an appropriate housing and jobs balance. Identify and detail possible major strategic development opportunities.

5. Urban / Rural Character Test- an assessment of potential to maintain a sense of place and to integrate new development in a way that does not detract from the character or identity of the settlement.

6. Community Services Test- Details of existing community service role and function of each settlement, and potential for such roles / functions to be reinforced.

1.4 The settlements have also been evaluated against the 'Hierarchy of Settlements and Related Infrastructure Wheel' which is attached in Appendix 1 of the previously published paper (July 2015). This included assessing the provision of health, environmental, social, justice, skills and commercial

facilities and existing productive and networks assets. This evaluation has comprised of a mix of visual survey work and desk-top research.

1.5 For each settlement a short report has been produced incorporating the following:

- A brief overview of the settlement including population level and number of households,
- An evaluation framework (6 tests),
- A settlement appraisal map identifying existing assets and any likely constraints upon potential future development,
- An aerial photograph with the existing development limit transposed,
- A summary of the key findings and a conclusion recommending the settlement classification (i.e. town, village, small settlement) for the new settlement hierarchy.

SETTLEMENT APPRAISAL – AUGHANMULLAN/DERRYLOUGHAN

Aughamullan/Deryloghan is located approximately 13km East of Dungannon. The area is Rural in nature with majority of development being single roadside dwellings. Other development along Coole Road comprises of Aughamullan Primary School, Washing bay Matress Craft workshop and Gortnaskea Electrics, on the Ballybeg Road there is Derrylaughan GAC and The Washing Bay Centre and on the Reenaderry Road there is Falls Public Bar and Vivo Shop and Post Office. There is a concentrated spread of Single dwellings along the Coole Road. There is approx. 37 dwellings which are within a short distance of these facilities.

| Settlement Evaluation Framework | |
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| Resources | <p>Aughamullan/Derryloghan has a limited range of resources available as identified on the Assets and Infrastructure wheel contained in the RDS. All households have access to clean water as well as having proper waste/sewage disposal, either by way of septic tanks or connection to a mains sewer. There is no WWTW, which may constrain future development. There is currently no non-domestic turbines or Anaerobic Digestors operating in the area.</p> <p>Based on the resources available and level of submissions received to the preferred options paper, Aughamullan/Derryloghan fits into level 1 (villages) in the hierarchy of settlements, however with it rural nature and limited number of dwellings a small settlement designation in this area would suit better.</p> |

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| Environmental Capacity | Flood hazard data from DFI Rivers Agency show that there are no areas within the considered area which are susceptible to flooding, there are pockets of surface water flooding. There is no features of Industrial Heritage, listed buildings or Archaeological Sites and monuments within the considered area. There is an area of constraint on mineral development to the east of Reenaderry Road. There is also an ASSI on Lough Neagh which lies to the East of the considered area. Development in these areas will be constrained and assessed against associated planning policies. |
| Transport | There are three local roads, the Coole Road, the Reenaderry Road, and the Ballybeg Road, there are small sections of low standard pedestrian footpaths, with street lighting along Washing Bay Road. |
| Economic Development | There are no zonings within Aghamullan/Derryloughan area. |
| Urban/Rural Character | Aghamullan/Derryloughan is rural in character. Coole road provides the settlement feel to the area with houses at either side of the road along with the school and other business, there is facilities on Ballybeg Road and Reenaderry Road which add to the settlement characteristics. |
| Community Services | Aghamullan/Derryloughan provides its local community with a school, local community centre, convenience shop with Post office and a Public House, for any other services the nearby town of Dungannon and settlement of Tamnamore will provide most services to meet the daily, weekly and more specific needs of residents. |

Conclusion

Aghamullan/Derryloughan is currently located in the rural countryside as identified in the DSTAP 2010.

Following an examination of the area, a summary of the key findings are;

- The area is characterised by its flat, open, low lying lands and by single roadside dwellings, a Primary School and local businesses adjacent the Coole Road, Derryloughan GAC and Washing Bay community centre located further east adjacent the Ballybeg Road and convenience store/post office and public house adjacent the Reenaderry Road.
- Service provision within the settlement is relatively limited, it includes a primary school; shop/post office and a GAC and Community Centre. The

nearby towns of Dungannon and Coalisland would provide most services to meet the daily and weekly needs of residents.

- There are 2 known businesses in the area, Washing Bay Mattress Craft and Gortnaskea Electrics.
- The area enjoys good access to the M1 motorway and to the Park and Ride facility / Ride Charge Point located at the Tamnamore roundabout approx. 6.4km to the south/southwest. A daily bus service connects the area to Dungannon, Coalisland and Newmills.
- The area has capacity to accommodate growth. There is minor pockets of surface water flooding in the area, which may require detailed assessment in any future development proposals but should not constrain development growth.

Taking into account the level of service provision, its potential for employment, the population size and the spatial guidance within the RDS, it is recommended that Aughanmullan/Derryloughan should be designated as a **small settlement** in the new settlement hierarchy.

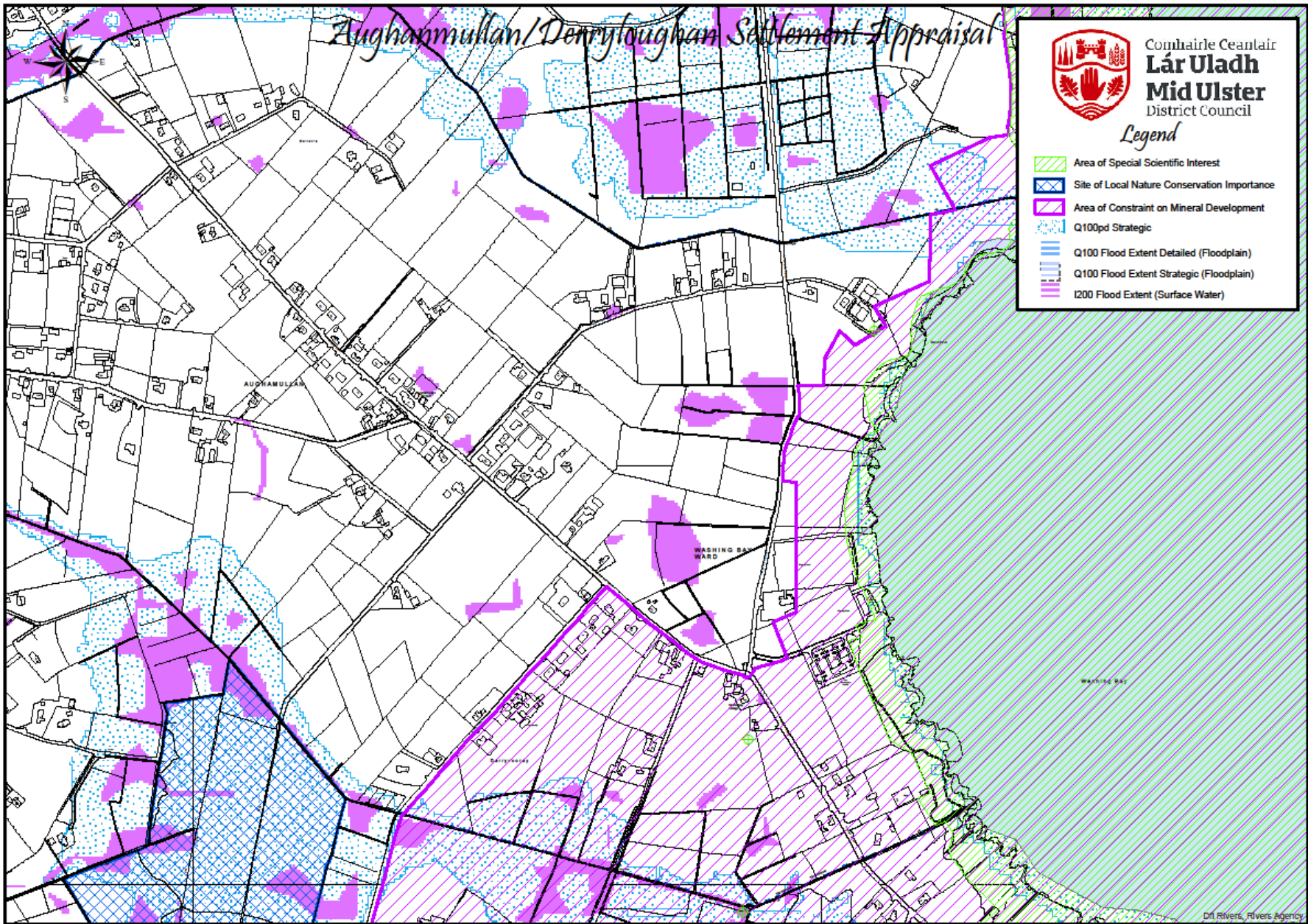
Aughamullan/Derryloughan Settlement Appraisal



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Legend

- Area of Special Scientific Interest
- Site of Local Nature Conservation Importance
- Area of Constraint on Mineral Development
- Q100pd Strategic
- Q100 Flood Extent Detailed (Floodplain)
- Q100 Flood Extent Strategic (Floodplain)
- I200 Flood Extent (Surface Water)



SETTLEMENT APPRAISAL – DERRYTRESK / KINGISLAND

Derrytresk / Kingisland is located approximately 4.5km south east of Coalisland and approximately 2.5km north / northeast of the Tamnamore Roundabout. It is characterised by its flat, open, low lying lands and a small cluster of development that has built up adjacent the Annaghmore / Reenadeery Road T-junction. The cluster comprises of St Johns Roman Catholic Church; St Johns Primary School tucked in behind the church and a two storey roadside dwelling; a small number of single dwellings running along a gravel lane immediately opposite the T-junction; and a farm group which extends development to the opposite side of the Reenaderry Road. Derrytresk GAC and Community Centre is located adjacent the Annaghmore Road approx. 500m further to the west.

| SETTLEMENT EVALUATION FRAMEWORK | |
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| RESOURCES | Derrytresk has a number of resources available as identified on the Assets and Infrastructure Wheel (RDS 2035). All households have access to clean water as well as having proper waste/ sewage disposal, either by way of septic tanks or connection to a mains sewer. |
| ENVIRONMENTAL CAPACITY | <p>According to up-to-date Flood Hazard Data from DARD Rivers Agency (August 2017) there is no evidence of flooding within the immediate vicinity. There is however some surface water flooding in the area, primarily on undeveloped bog lands to the south of the aforementioned development cluster and to the north of the Annaghmore Road around Derrytrsk GAC and Community Centre. This surface water flooding with some smaller additional areas in the vicinity may require detailed assessment in any future development proposals.</p> <p>There is a large Area of Constraint on Mineral Development identified in the DSTAP 2010, covering the land to the east side of the Reenaderry Road as far as Lough Neagh and including the development cluster at the Annaghmore / Reenadeery Road T-junction.</p> <p>There are no features of industrial, archaeological heritage or Listed Buildings within the immediate vicinity of the small cluster of development or GAC and Community grounds, there is however a Site of Local Nature Conservation Importance (Annaghnaaboe SLNCI) located further to the north of the area.</p> |

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| TRANSPORT | The area enjoys good access to the M1 motorway and to the Park and Ride facility and Park and Ride Charge Point located at the Tamnamore roundabout approx. 2.5km to the south/southwest. There is a local Ulsterbus service (No 80c) connecting the area to Dungannon, Coalisland and Newmills, with a bus stop and bus shelter located adjacent the just immediately south of the Annaghmore / Reenadeery Road T-junction. |
| ECONOMIC DEVELOPMENT | There are no apparent medium or large scale businesses located within proximity of the T-Junction. |
| URBAN / RURAL CHARACTER | This area is rural in character, characterised primarily by its flat, open, low lying lands, with the small cluster of development built up adjacent the Annaghmore / Reenadeery Road T-junction as a focal point and community centre to the surrounding area, alongside that provided by Derrytresk GAC and Community Centre located further west along the Annaghmore Road. |
| COMMUNITY SERVICES | As described above this area is characterised by a small cluster of development around the Annaghmore / Reenadeery Road T-junction and Derrytresk GAC and Community Centre slightly further to the west. Taken this area collectively the existing community facilities include: <ul style="list-style-type: none"> • A church • A primary school • Derrytresk GAC and Community Centre |

Conclusion

Derrytresk / Kingisland is currently located in the rural countryside as identified in the DSTAP 2010.

Following an examination of the area, a summary of the key findings are;

- The area is characterised by its flat, open, low lying lands and by a small cluster of development including a Church and Primary School adjacent the Annaghmore / Reenadeery Road T-junction which provides a focal point and community centre to the area alongside that provided by Derrytresk GAC and Community Centre located further west adjacent the Annaghmore Road.
- Service provision within the settlement is relatively limited, it includes a church; a primary school; and a GAC and Community Centre. The nearby towns of Dungannon and Coalisland would provide most services to meet the daily and weekly needs of residents.
- There are no apparent medium or large scale businesses located within proximity of the T-Junction.
- The area enjoys good access to the M1 motorway and to the Park and Ride facility / Ride Charge Point located at the Tamnamore roundabout approx.

2.5km to the south/southwest. A daily bus service connects the area to Dungannon, Coalisland and Newmills.

- The area has capacity to accommodate growth. There is some surface water flooding in the area, primarily on undeveloped bog lands to the south of the development cluster and north of Annaghmore Road around Derrytrsk GAC and Community Centre, which alongside some smaller additional areas in the vicinity may require detailed assessment in any future development proposals but should not constrain development growth.

Taking into account the level of service provision, its potential for employment, the population size and the spatial guidance within the RDS, it is recommended that Derrytresk / Kingisland should be designated as a **small settlement** in the new settlement hierarchy.

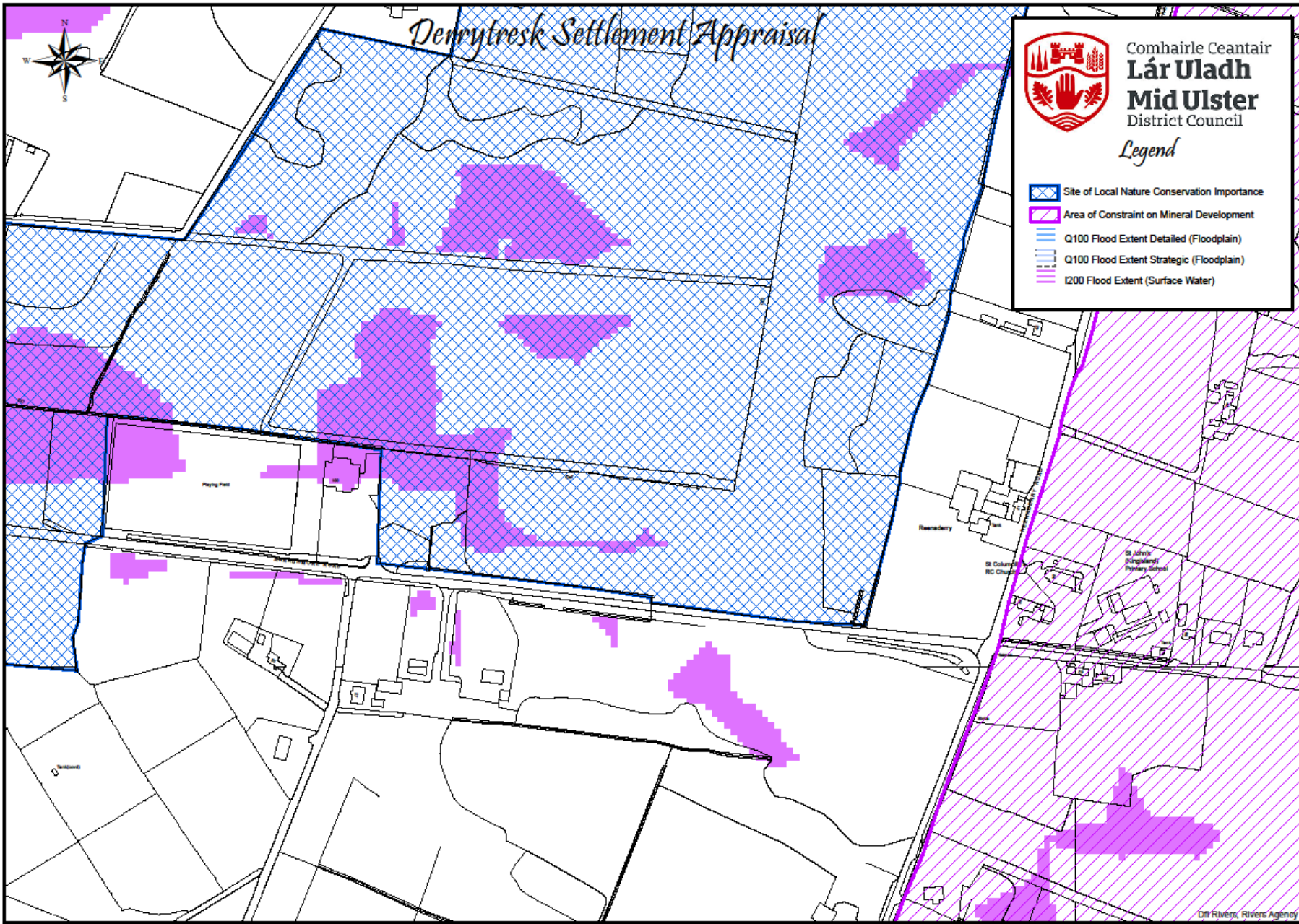
Denrytresk Settlement Appraisal



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Legend

- Site of Local Nature Conservation Importance
- Area of Constraint on Mineral Development
- Q100 Flood Extent Detailed (Floodplain)
- Q100 Flood Extent Strategic (Floodplain)
- I200 Flood Extent (Surface Water)



SETTLEMENT APPRAISAL – Edencrannon

Edencrannon is located approximately 8km West of Dungannon, The settlement is located along Tullyallen Road and comprises 10 dwellings 3 pairs of semi-detached and 4 dwellings, a bar/restaurant (Quinns Corner), a filling station, a shop and a funeral directors.

| Settlement Evaluation Framework | |
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| Resources | Edencrannon has a limited range of resources available as identified on the Assets and Infrastructure Wheel (Appendix 1). All households have access to clean water as well as having proper waste/sewage disposal, either by way of septic tanks or connection to a mains sewer. There is an existing WWTW located outside the existing Development Limit of Tullyallen immediately to the east. Recycling bins (glass/clothing) are located at Costcutters shop (along A4 Road). Edencrannon does not have any skills, health, social, justice or productive resources but it does have commercial resources by way of a Public House, costcutters shop and funeral directors. Its networks include local roads, local Ulsterbus services and street lighting. |
| Environmental Capacity | A watercourse (Oona River) runs north from Edencrannon to the east of the Tullyallen Settlement Development Limit. According to up-to-date Flood Hazard Maps from DARD Rivers Agency (May 2014) there is a floodplain area (1% AEP) land a surface water floodplain (0.5% AEP) area located along this watercourse. The floodplain extends along the field to the rear of the shop. There are no LLPA's within the settlement. |
| Transport | The settlement has developed Around the junction of the old A4 Ballygawley Road and the Aghintober Road. There are two Park and Ride facilities available nearby – one is located at Ballygawley 13 km to the southwest and the other at Tamnamore, located 15 km to the east. There are no designated cycle routes, traffic lights or pedestrian crossings within the settlement. There is a bus stop located a few metres from Quinns Corner, along the A4 Road. Local bus services are provided to Dungannon. |
| Economic Development | There is no zoned industrial land within Edencrannon. Proximity to the A4 and M1 could |

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| | provide economic development opportunities in the future. |
| Urban/Rural Character | Edencrannon is rural in character with a small number of private dwellings, interspersed with open agricultural lands. Edencrannon does not have a defined centre. Built form is relatively dispersed. The topography rises very gently in a western direction along the Tullyallen Road. |
| Community Services | Edencrannon offers a very limited range of services to benefit the daily needs of the local community and smaller surrounding settlements. Community facilities are very limited. There is a Costcutter shop and attached funeral directors business located along the A4 Road. Both these businesses are located in the rural area. The nearby town of Dungannon would provide most services to meet the daily, weekly and more specific needs of residents. |

1.0 Conclusion

1.1 Edencrannon is not currently designated in the Dungannon & South Tyrone Area plan 2010.

1.2 Following examination of the settlement, a summary of the key findings are;

- Edencrannon has a population of 50 or less and has 20 or less households.
- The area has developed along either side of the A4 Ballygawley Road and is predominately characterised by semi-detached and detached singular dwellings interspersed with open agricultural land. The area is rural in character.
- Service provision in the area is limited and comprises of a pub/restaurant, shop and funeral directors. There are however good local road networks and public transportation facilities to larger settlements nearby such as Dungannon for local residents to obtain a wider range of goods and services on a daily to weekly basis.
- In terms of capacity to accommodate growth, development constraints include a floodplain area either side of the Oona watercourse to the north of the shop/funeral directors, which may restrict development potential in this direction.

1.3 Taking into account the level of service provision, the potential for employment, the population size and the spatial guidance within the RDS and gaining a balance between such settlement classification criteria, it is recommended that Edencrannon would benefit from becoming a node of development along with Tullyallen settlement, with a new settlement forming to be renamed Edencrannon/Tullyallen.

- 1.5 This classification is in conformity with the output of the Settlements and Dispersed Rural Communities Workshop, held in April 2015, whereby members and council officials in attendance agreed that Tullyallen should be re-classified as a **small settlement** in the new settlement hierarchy.

