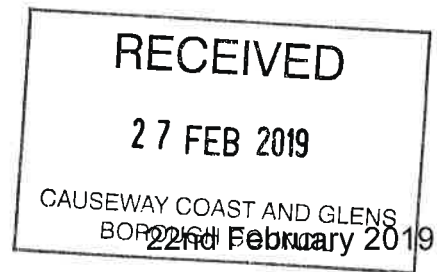




Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Mid Ulster District Council
Planning Department
Local Development Plan Team
50 Ballyronan Road
Magherafelt
BT45 6EN
Tel – 03000 132 132
Email – developmentplan@midulstercouncil.org

Mr David Jackson
Chief Executive
Causeway Coast and Glens District Council
66 Portstewart Road
Coleraine
BT52 1EY



Dear Mr Jackson

Local Development Plan 2030 – Draft Plan Strategy

As you will be aware Mid Ulster District Council (MUDC) have been progressing with the preparation of their Local Development Plan (LDP). We are writing to you in accordance with Regulation 15 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

The purpose of this letter is to inform you of the publication of the Local Development Plan 2030 – Draft Plan Strategy on 22nd February 2019 and to provide you with a copy of the draft Plan Strategy in your role as a “consultation body”. A Sustainability Appraisal incorporating Strategic Environmental Assessment Report (SA/SEA Report), Equality Impact Screening Report, Rural Needs Impact Assessment, Habitats Regulations Assessment, as well as other background supporting evidence accompanies the Draft Plan Strategy.

All published documents associated with the draft Plan Strategy are available to view online at www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan.

The draft Plan Strategy and associated documents are subject to an 8 week consultation period beginning on 22nd February 2019 and closing at **4pm on 19th April 2019**. Representations should be sent, within this time frame, to;

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


Or, emailed to;
developmentplan@midulstercouncil.org

Alternatively you can make a representation online by utilising our online representation form (Survey Monkey) at: www.midulstercouncil.org/planning/mid-ulster-development-plan

Should you require a hard copy of any of the supporting documentation, please get in touch as soon as possible and we'll be happy to provide them.

As part of the consultation process, the Council are undertaking a series of public exhibitions and drop in events at various locations. Please see attached list for more details. Mid Ulster District Council look forward to your consultation response and working with you as we continue to progress our respective local development plans.

Yours sincerely,



Sinead McEvoy
Head of Local Development Plan
Local Development Plan Team

Location	Date	Time
Cookstown - The Burnavon Arts Centre	Monday 25 th February 2019	3pm-7pm
Cookstown - The Burnavon Arts Centre	Tuesday 26 th February 2019	3pm-7pm
Dungannon - Ranfurly House Theatre and Arts Centre	Thursday 28 th February 2019	3pm-7pm
Dungannon - Ranfurly House Theatre and Arts Centre	Friday 1 st March 2019	1.30pm-5.30pm
Magherafelt – The Bridewell Centre	Friday 1 st March 2019	1.30pm-5.30pm
Magherafelt – The Bridewell Centre	Monday 4 th March 2019	3pm-7pm
Coalisland - The Cornmill Heritage Centre	Tuesday 5 th March 2019	3pm-7pm
Maghera – Maghera Leisure Centre	Wednesday 6 th March 2019	3pm-7pm
Aughnacloy - Aghaloo Community Centre, 70 Moore Street, Aughnacloy	Thursday 7 th March 2019	3pm-7pm
Swatragh - Granaghan Resource Centre, Old School Lane, Main Street, Swatragh	Friday 8 th March 2019	1.30pm-5.30pm
Draperstown - St Colms Youth Club	Monday 11 th March 2019	3pm-7pm
Clogher - The Old Primary School, 4 Augher Road, Clogher	Tuesday 12 th March 2019	3pm-7pm
Ardboe - Ardboe Parish Centre	Wednesday 13 th March 2019	3pm-7pm
Pomeroy - Rowan Tree Centre	Thursday 14 th March 2019	3pm-7pm
Galbally - Galbally Community Centre	Friday 15 th March 2019	1.30pm-5.30pm

DevelopmentPlan@midulstercouncil.org

Date: 19th April 2019

Tel: 028 7034 7244

Dear Dr Boomer,

Re: MUDC Local Development Plan: Draft Plan Strategy – Public Consultation.

I write on behalf of Causeway Coast and Glens Borough Council and in response to correspondence dated 22nd February 2019, relating to the publication of your Local Development Plan (LDP) Draft Plan Strategy and associated documents.

DRAFT PLAN STRATEGY

Council comments on the policies and proposals contained within the Draft Plan Strategy are attached at Table 1, Appendix 1. In addition to these I wish to make the following comments:

Cross Boundary Sperrins Forum

The Sperrins AONB traverses our common boundary (as well as those of Derry City and Strabane and Fermanagh & Omagh District Council areas). The Sperrins Forum was set up in April 2017 primarily to ensure a high level of co-operation and communication among neighbouring councils as we prepare our Local Development Plans (LDPs). The Forum consists of both elected representatives and professional planning officers from the four relevant councils. It addresses the following common issues:

- Protection of landscapes and environmental assets through appropriate environmental designations;
- Management of Minerals Development;
- Improvement of road linkages and infrastructure;
- Sustainable tourism development; and
- Meeting peoples' needs.

Landscapes and Environmental Assets

Northern Ireland Regional Landscape Character Assessment (NIRLCA): Two of the eight regional LCAs located within MUDC traverse our common boundary:

- No.8 – Sperrins
- No.15 – Lower Bann Valley

Northern Ireland Landscape Character Assessment (NILCA) (NIEA, 2000): Five of the twenty-two local LCAs located within MUDC traverse our common boundary:

- No.29 - Sperrin Mountains
- No.36 - Binevenagh
- No.39 - Glenshane Slopes
- No.51 - Garvagh Farmland
- No.52 - Lower Bann Valley

The Council notes the contents and findings of the landscape character assessment and review, and in particular, the intervening changes identified and action points arising in relation to No.39 & No.52 (above). It is noted, however, that the majority of both LCAs fall within MUDC boundary.

Minerals Development

The Council notes the designation and policy approach to managing minerals development in MUDC, including the following:

- Mineral Reserve Policy Areas (MRPAs);
- Areas of Constraint on Minerals Development (ACMDs); and
- Individual policies relating to hard rock and aggregates; valuable minerals and hydrocarbons; peat extraction; the restoration of mineral sites; and mines, shafts and adits.

DRAFT PLAN STRATEGY: SUSTAINABILITY APPRAISAL (INC SEA)

The Council notes the content and findings outlined in this environmental report and the detailed justification of how MUDC has arrived at the suite of policies and proposals contained within this Draft Plan Strategy.

ASSOCIATED REPORTS

The Council also notes the contents and findings outlined in the suite of reports and background papers that accompany this Draft Plan Strategy.

We looking forward to the continuation of our collaborative work as we progress our respective Plans.

Yours faithfully,



Denise Dickson
Head of Planning

Encs

Appendix 1

Draft Plan Strategy – Council Comments:

Page	Paragraph	Detail	Comment
12	Figure 3	Plan Process Timetable	The Council notes the Public Consultation on “Key Issues for Local Policies Plan” 8 week consultation (pre-draft) stage, which is in addition to the legislative requirements for the preparation of a Development Plan Document.
29 - 31	3.1 - 3.15	LDP Vision and Plan Objectives	The Council notes the proposal to provide for 11,000 new homes by 2030 in a range of housing and the creation of at least 8,500 new jobs by 2030 at a variety of locations.
33 - 53	4.1 – 4.62	Growth Strategy and Spatial Planning Framework	The Council notes the following proposals: <ul style="list-style-type: none"> • 60% of the District HGI figure to be allocated to the three towns; • Growth in Coalisland and Maghera at 4% and 3% respectively; • No allocations (housing or economic development land) to villages or small settlements (except for a group of dwellings – up to twelve); • The phased approach to the release of housing land; • To monitor that housing in the countryside does not exceed 40% of District HGIs; • To facilitate improvements to the A29; • To protect vulnerable landscapes and conservation interests; • The designation of the Special Countryside Area (SCA) in the high Sperrins and an Area of Constraint on Wind Turbines and High Structures (AOCWTHS) in the Sperrins.
55	5.1 – 5.5	Implementation of this Plan Strategy	Noted.
57 - 61	6.1 – 6.10	General Principles Planning Policy	The Council notes Policy GP1 and possible design guidance for areas such as the Sperrins AONB.
63 – 74	7.1 – 7.51	Housing in Settlements	MUDC Strategy and associated policies are noted.

77 - 90	8.1 – 8.72	Housing in the Countryside	MUDC Strategy and associated policies are noted.
93 - 96	9.1 – 9.19	Health, Education and Community Uses	MUDC Strategy and associated policies are noted.
99 - 102	10.1 – 10.18	Urban Design	MUDC Strategy and associated policies are noted, in particular, the proposal to introduce settlement-specific design guidance at LPP stage.
105 - 113	11.1 – 11.39	Open Space, Recreation & Leisure	MUDC Strategy and associated policies are noted.
115 - 121	12.1 – 12.30	Economic Policies – Creating Jobs & Prosperity	MUDC Strategy and associated policies are noted.
123 - 139	13.1 – 13.47	Retailing, Offices and Town Centres	MUDC Strategy and associated policies are noted.
141 - 151	14.1 – 14.34	Minerals	MUDC Strategy and associated policies are noted, including the MRPA and ACMD locations as identified on the District Proposals Map.
153 - 165	15.1 – 15.40	Tourism	MUDC Strategy and associated policies are noted, including TOCs and TCZs.
167 - 171	16.1 – 16.22	Agriculture, Forestry and Fishing	MUDC Strategy and associated policies are noted.
173 - 194	17.1 – 17.79	The Historic Environment	MUDC Strategy and associated policies are noted.
197 - 205	18.1 - 18.32	Natural Heritage	MUDC Strategy and associated policies are noted.
207 - 216	19.1 - 19.41	Flood Risk	MUDC Flood Risk Strategy and associated policies are noted.
219 - 225	20.1 - 20.29	Waste Management	MUDC Waste Management Strategy and associated policies noted, and in particular, paragraph 20.17 – In an AONB or in areas protected for their landscape quality, such facilities will not be accommodated, where there is likely to be a significant detrimental impact on the special landscape character of that area.
227 - 231	21.1 - 21.20	Telecommunications Overhead Cables, High Structures and Other Utilities	MUDC Strategy and associated policies noted, including the introduction of Areas of Constraint on Wind Turbines and High Structures (AOCWTHS).
233 - 241	22.1 - 22.45	Renewable Energy	MUDC Renewable Energy Strategy and associated policies noted, and in particular, the cautious approach to be applied to all renewable energy development proposals within the AONB and that in such landscapes it may be difficult to accommodate

			renewable energy, including wind turbines, without detriment to cultural and heritage assets. A Special Countryside Area has been designated wherein there will be a presumption against any renewable development including solar or surface hydro-electric schemes. Council would highlight Paragraph 22.37 which refers to a World Heritage Site (WHS).
243 - 247	23.1 – 23.20	Transportation Strategy	MUDC Transportation Strategy and associated policies are noted.
252	-	Monitoring of our Plan - Objectives, Outcomes, Indicators and Measures	Noted.

MAP 1a

- SCA – runs along our common boundary and lies within the Sperrins AONB (High Sperrins).
- ACMD – adjacent to SCA and within Sperrins AONB. A portion of the ACMD abuts our common boundary.
- Area of Constraint on Wind Turbines & High Structures - adjacent to SCA and within Sperrins AONB. A portion of the designated area abuts our common boundary.

MAP 1d

- Common boundary with CC&GBC.
- No specific designations proposed along the common boundary.

