



# Causeway Coast & Glens Borough Council

<b>Fermanagh/Omagh District Council: Preferred Options Paper (POP) Public Consultation: Council Response</b>	<b>25<sup>th</sup> January 2017</b>
<b>PLANNING COMMITTEE</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	<b>Outcomes</b>
<b>Leader and Champion</b>	<ul style="list-style-type: none"><li>We will establish key relationships with Government agencies and potential strategic partners in Northern Ireland and external to it which helps us to deliver our vision for this Council area.</li></ul>
<b>Lead Officer</b>	Principal Planning Officer / Local Development Plan Manager
<b>Cost:</b>	N/A

## To Note

### 1.0 Background

- 1.1 Fermanagh and Omagh District Council published its Local Development Plan 'Preferred Options Paper' (POP) for public consultation on 3<sup>rd</sup> October 2016.
- 1.2 The POP provides the basis for consulting with the public and stakeholders on a series of options for dealing with key issues in the Fermanagh & Omagh plan area. It aims to stimulate public comment and help interested parties to become involved in a more meaningful way at this earliest stage of plan preparation.
- 1.3 Effective community and stakeholder engagement also strengthens the evidence base for plans and strategies which in turn, is used to inform the preparation and help justify the 'soundness' of the local development plan.
- 1.4 Given that the Sperrins AONB extends across both districts, the Head of Planning issued a response on 23<sup>rd</sup> December 2016 on behalf of Council (see response letter at Appendix 1 and completed questionnaire at Appendix 2).

### 2.0 Recommendation

- 2.1 **IT IS RECOMMENDED** that Members note the content of the response letter and completed questionnaire, issued on behalf of Council.



**Causeway  
Coast & Glens  
Borough Council**

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Date: 7<sup>th</sup> December 2016

Tel: 028 7034 7137

Dear Ms Clements,

**Re: Fermanagh & Omagh District Preferred Options Paper (POP): Council Consultation.**

Further to the launch of your Preferred Options Paper, I wish to make the following comments on behalf of Council:

Council acknowledges the strategic nature of the POP, and its purpose to stimulate focussed debate on a wide range of planning issues affecting the district.

The spatial profile of the district is helpful in setting the scene in terms of the three strands contained within the Sustainability Appraisal; namely; social, economic; and environmental.

The document clearly sets out regional policy and Council's options, including justification of its 'preferred options', for the development of the district up to 2030.

Please see our completed questionnaire at Appendix 1.

Council would be keen to work with you, and other relevant councils, in the preparation of design guidance for the Sperrins AONB.

Yours faithfully,

A handwritten signature in black ink that reads "Denise Dickson".

Denise Dickson  
Head of Planning



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### **The Vision and Strategic Objectives**

Question 1: Do you agree with the Council's list of objectives?

Yes []                      No []

### **Spatial Options for Development - Settlement Hierarchy**

Question 2: Are there any areas in the FODC area which should be identified as small settlements? What is your evidence based reasoning?

Yes []                      No []

### **Main Issue 1: Spatial Growth Options**

Question 3: Do you agree with the Council's preferred option for a spatial growth strategy? If not, what are your planning related reasons?

Yes []                      No []

### **Main Issue 2: Housing Allocation**

Question 4: Do you agree with the Council's preferred option for the allocation of housing?

Yes []                      No []

**Main Issue 3: Economic Development Land Allocation**

Question 5: Do you agree with the Council's preferred option for the allocation of economic development land? If not, why not?

Yes [**X**]                      No [   ]

**Main Issue 4: Development in the Countryside; Sustaining Rural communities.**

Question 6: Do you agree with the Council's preferred option for sustaining rural communities?

Yes [**X**]                      No [   ]

**Main Issue 5: Economic Development - Addressing Deprivation/Regeneration in the Urban Areas.**

Question 7: Do you agree with the Council's preferred option for addressing deprivation/regeneration in urban areas?

Yes [**X**]                      No [   ]

Question 7b: Do you know of any areas within FODC which would benefit from this approach?

Yes [   ]                      No [**X**]

**Main Issue 6: Economic Development: Addressing Deprivation/Regeneration in the Rural Area.**

Question 8: Do you agree with the Councils preferred option for addressing deprivation/regeneration in rural areas?

Yes [**X**]                      No [   ]

**Main Issue 7: Minerals Development.**

Question 9: Do you agree with the Council's preferred option for addressing minerals development?

Yes [**X**]                      No [   ]

Question 9b: Are there any other areas that should be considered as Areas of Constraint on Mineral Development?

Yes [ ]                      No [X]

**Main Issue 8: Overarching Policy for Renewable Energy Development.**

Question 10: Do you agree with the Council's approach to Renewable Energy?

Yes [X]                      No [ ]

**Main Issue 9: Integrated Renewable Energy and Passive Solar Design**

Question 11: Do you agree with the Council's preferred option for addressing Integrated Renewable Energy and Passive Solar Design in new Development?

Yes [X]                      No [ ]

Question 11b: Do you agree with the suggested thresholds of 1 hectare or greater in size or 1000m<sup>2</sup> or greater? Should they be higher or lower and if so, what would be your reason?

Yes [X]                      No [ ]

**Main Issue 10. Overarching Tourism.**

Question 12: Do you agree with the Council's preferred approach to tourism?

Yes [X]                      No [ ]

Question 13: Are there particular locations within the Council area that tourism facilities and accommodation should be developed and ...

Yes [X]                      No [ ]

b) are there areas where there should be restrictions on such development?

Yes [X]                      No [ ]

**Main Issue 11: Operational Tourism.**

Question 14: Do you agree with the Council's preferred option for operational tourism?

Yes [X]                      No [ ]

Question 14b: Are there alternatives you think the Council should take?

Yes [ ]                      No [X]

Question 14c: Have you any suggestions for where 'Visitor Hubs' should be developed?

Yes [ ]                      No [X]

### **Main Issue 12: Lakes and Waterways**

Question 15: Do you agree with the Council's preferred option to manage access opportunities to FODC's lakes and waterways?

Yes [X]                      No [ ]

### **Main Issue 13: Supporting Good Design and Place Making.**

Question 16: Do you agree with the Council's preferred option for supporting good design and place-making?

Yes [X]                      No [ ]

Question 16b: Do you think that there should be supplementary planning design guidance produced specifically for the Sperrins AONB in conjunction with adjoining 'AONB' Councils?

Yes [X]                      No [ ]

### **Carried Forward Planning Policies**

#### **PPS 6 – Planning, Archaeology and the Built Heritage.**

Question 17: Do you consider the Council should identify any further Areas of Significant Archaeological Interest and/or Areas of Archaeological Potential?

Yes [ ]                      No [X]

Question 18: Do you consider if there are any features/areas within and adjoining settlements to be of great amenity value, landscape quality or local significance and therefore worthy of designation as a LLPA?

Yes [ ]                      No [X]

### **PPS 17 – The Control of Outdoor Advertisements.**

Question 19: There has been an increase in the use of electronic signage, both mobile and fixed, across the district. Keeping in mind the LDP's overarching principles and options in relation to supporting good design and place-making, how should the LDP address this issue?

Include a new specific operational policy on advertisements, compatible with policies set out in the SPPS.

### **PPS 10 – Telecommunications.**

Question 20: Mobile phone usage has become part of everyday life and the increasing usage of 'smart phone' technology has become more necessity than luxury. How do you suggest the Council address the issue of 'Not-Spots' within the District?

Liaise with telecoms providers to ensure full and upgraded coverage throughout the district.

### **The Strategic Planning Policy Statement – Retailing**

Question 21: Do you consider that 1000 square metres gross external area is an appropriate maximum threshold for retail or town centre type developments proposed outside of the town centres designated within the FODC area and not in accordance with the LDP?

Yes []                      No []

Question 22: Do you think the existing town centre boundary in Enniskillen should be retained or amended? If amended, how so?

Retained []                      Amended []

Question 23: Do you think the existing town centre boundary in Omagh should be retained or amended? If amended, how so?

Retained []                      Amended []

Question 24: Where do you think the Primary Retail Core should be located in Enniskillen?

As per map on page 104 of POP.

Question 25: Where do you think the Primary Retail Core should be located in Omagh?

High St/Market St/Bridge St/John St/Georges St.

Question 26: Should the LDP designate local centres within the two main towns of Enniskillen and Omagh? If so, where do you suggest?

Yes

No

Question 27: What approach should be taken to opportunity/vacant sites in Enniskillen and Omagh town centres?

More mixed use development opportunities, compatible with policies set out in the SPPS.

## 28. Sustainability Appraisal - Interim Report

Do you have any comments on the content or findings of the Sustainability Appraisal Interim Report?

Yes

No