

My Survey

Submitted By: Anonymous user

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Your Details

Agent or Personal Submission

Individual

First Name

John

Last Name

Carrigan

Job Title

Chartered Surveyor

Organisation

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Representations**Your View**

Unsound

Soundness Test No:

P3 Has the Draft Plan Strategy been subject to sustainability appraisal including Strategic Environmental Assessment? , CE3 There are clear mechanisms for implementation and monitoring , CE4 It is reasonably flexible to enable it to deal with changing circumstances

Plan Component

Part 2, Section 3.0 People and Places

Relevant Policy, Paragraph, Appendix or Proposal Map

3.5 Housing in settlements

Details

My primary concern with the draft plan strategy is the limitations surrounding housing data. The allocated sites outlined within the settlement area of Enniskillen has remained unchanged

since 1997. Although there still may be sufficient land available to meet the future housing needs (979), '6.25 Table 4: Strategic Allocation of Land for Housing', a high percentage of this land has remained undeveloped due to unsuitable topography and ground conditions rendering it financially unfeasible. We need to ensure the land allocated for housing is not only suitable physically for development, but that it also meets the Council's strategy in terms of the type of housing offered to meet the needs of the ageing population, affordable housing, generous sized allotments, to name a few. I have reservations that this can be provided for, given the land currently available within the settlement area. In reference to the housing monitor map 2018, a large number of sites appear to be allocated on the north/ north-east surroundings with very little focus on the south-west corridor, and in particular to the Sligo Road. This is of particular significance given the planned 'A4 Enniskillen Southern by-pass' which will pose a major positive effect on the Sligo Road area of Enniskillen. Ease of access to the Dublin and Belfast road as well as reduced traffic flow will greatly enhance the attractiveness of this area in terms of housing, and in particular for family homes. There also appears to be no elongation/extension of the town boundary past the 30 mph limits which is restrictive to the area, especially given the strategic importance of this corridor. I previously made a submission to the council (3rd May 2018) with regards lands currently available at the Sligo Road, adjacent to Scaffog Avenue (Ref 0877), offering the lands to be considered for the LDP 2030. I am aware that this part of the LDP process does not look at site specific, but I am concerned that the current strategy may oversee suitable infill lands on the settlement boundary. After consulting with various Chartered Surveyors locally, the general theme of demand is focused on family homes, similar to that provided within Scaffog Avenue (H9). Our proposal aims to facilitate this demand and naturally extend the existing town boundary currently in situ. The current lands zoned for housing on the Sligo Road will not cater for the type of development proposed and no developer has catered for the type of housing required in the last 10 years, with developments restricted to Watergate Quay, Rosscarrig and Water's Edge. I believe that the boundary should be reviewed in order to offer a natural extension of Scaffog lands in order to cater for the housing needs of the future.

Your View

Unsound

Soundness Test No:

CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base , CE3 There are clear mechanisms for implementation and monitoring

Plan Component

Part 1, Section 6.0 Spatial Growth Strategy

Relevant Policy, Paragraph, Appendix or Proposal Map

6.23 Strategic Allocation of Land for Housing

Details

With particular reference to 6.23 Strategic Allocation of Land for Housing, 'housing growth will be focused at the two main settlements in the Council area as they possess the existing infrastructure and range of services to accommodate development'. Development within Enniskillen has stagnated as available land is unsuitable due to its topography and lack of services available. The lands proposed already has existing infrastructural services including foul, sewer, surface water, water main, electricity and telephone provided to the site entrance. There is also an existing footpath, street lighting and access to provide for the next phase of development. As well as this, the proposal affords the use of the remaining lands under ownership as amenity/recreation use to meet the urban needs for housing, coupled with the perceived benefits of rural living.

Modifications

I would recommend that further emphasis is given to the Sligo Road area of the town, due to the fact that it currently has an insufficient provision of lands available to cater for the current and future housing needs. I would request that consideration is given to the 'natural extension of the boundary' adjacent to H9, Scaffog Avenue, given the lands are infill, and have a provision for services available. therefore not undermine the plan strategy as outlined within the Draft Strategic Policy SP03.

Representation

Oral Hearing

Data Protection

Consent to publish response

Yes, with my name and/or organisation