



FERMANAGH AREA PLAN 2007



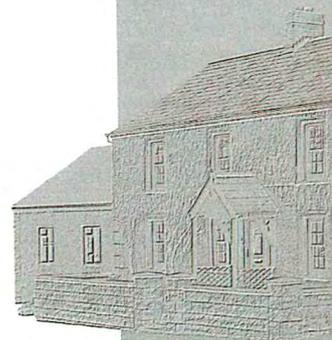
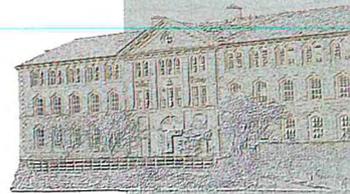
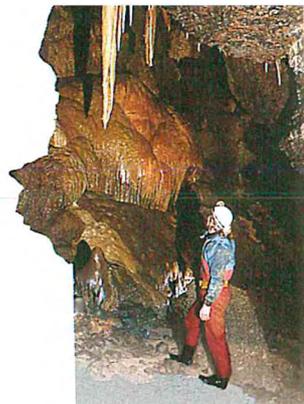
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FERMANAGH AREA PLAN 2007

Introduction



Introduction

This document comprises the Written Statement of the Fermanagh Area Plan which, together with accompanying maps, sets out policies and proposals to guide development in the Fermanagh District Council Area up to the year 2007.

In the event of a contradiction between the Written Statement and a map, the provisions of the Written Statement will prevail.

Plan Process

In February 1992 the Department announced its intention to prepare the Fermanagh Area Plan and invited submissions from interested parties in respect of issues to be addressed in the Plan.

In March 1994 the Preliminary Proposals of the Fermanagh Area Plan were published for public consultation. Representations were subsequently received from Fermanagh District Council, community groups, statutory and voluntary bodies and individual members of the public.

The Preliminary Proposals were revised in the light of the representations received and the Draft Fermanagh Area Plan was published in April 1995. Following the receipt of objections to policies and proposals of the Plan, the Department requested the Planning Appeals Commission to convene a Public Inquiry to hear these objections. The Public Inquiry was held in November 1995 and the Planning Appeals Commission subsequently reported to the Department on their consideration of the objections. The Department has considered the recommendations contained in the Planning Appeals Commission report and has revised the policies and proposals of the Fermanagh Area Plan. This document incorporates all the amendments resulting from the Department's consideration of the Planning Appeals Commission report and replaces all previous versions of the Fermanagh Area Plan. Statistical and background information has also been updated from the Draft Plan to the latest available data.

The Fermanagh Area Plan was adopted by the Department in accordance with the provisions of Article 8 of the Planning (NI) Order 1991, in March 1997

With the adoption of the Fermanagh Area Plan the following documents are superseded:-

Fermanagh Area Plan (revised 1980) adopted 1983

Fermanagh Area Plan, Village Plans, adopted 1989

Enniskillen Town Centre Plan, adopted 1989

Policy Framework

The strategic and regional planning policy framework for the Fermanagh Area Plan is currently provided by Planning Policy Statements and the Department's document "A Planning Strategy for Rural Northern Ireland". The provisions of these publications are of direct relevance to the policies and proposals formulated in the Fermanagh Area Plan, accordingly the Plan must be read in conjunction with these documents (and any subsequent review thereof).

Planning Policy Statements

Planning Policy Statements (PPS) set out the policies of the Department of the Environment on different aspects of land use planning. Their contents will be taken into account in preparing development plans and may also be material to decisions taken on individual planning applications and appeals. To date two Planning Policy Statements have been produced by the Planning Service. These are:-

PPS 3 Development Control: Roads Considerations

PPS 5 Retailing and Town Centres.

It should be noted that further PPSs are currently in the course of preparation by the Planning Service on behalf of the Department. These include:-

Planning and Nature Conservation

Industrial Development.

The Planning Service is continuously reviewing policies and advice. It is therefore advisable to contact the Divisional Planning Office to ascertain the current relevant policies and supplementary guidance.

Planning Strategy for Rural Northern Ireland

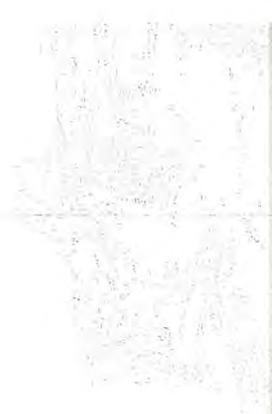
In September 1993 the Department published “A Planning Strategy for Rural Northern Ireland”. The policies and proposals contained in that document apply to all of rural Northern Ireland including Fermanagh District Council Area. The Strategy establishes the objectives and policies for land use and development within the rural area. It provides a comprehensive framework for the preparation of Development Plans for individual District Council areas. The Fermanagh Area Plan must therefore be read in conjunction with the Planning Strategy for Rural Northern Ireland and any subsequent review. (It should be noted that it is intended to review the Planning Strategy for Rural Northern Ireland by publishing Planning Policy Statements.) The Strategy commits the Department to providing Development Plans in consultation with District Councils and local communities, tailored to the specific needs of particular localities in Northern Ireland. The publication of the Fermanagh Area Plan is part of the process of complying with this strategic policy.

Tully Castle



MacKay Report

Prior to starting work on the Fermanagh Area Plan the Department commissioned consultants (MacKay and Cobham Resource Consultants) to prepare a Rural Development Strategy for Fermanagh. This was intended to form the background to the Area Plan. Extensive public consultation was undertaken during the preparation of the study which was published in 1991. The MacKay Report sets out recommendations for Fermanagh under the headings of Economy, Environment and Social Base and Built Environment. The various recommendations have influenced the format, policies and proposals now published in the Fermanagh Area Plan.



Purpose of the Fermanagh Area Plan

This Plan sets out policies and proposals to guide development decisions in the Fermanagh District Council area up to the year 2007. The Plan is the vehicle for co-ordinating policies of various public and private agencies to provide a coherent strategy for the future development and conservation of Fermanagh applying the principle of sustainable development. The Plan promotes the regeneration of rural areas. It considers broad environmental issues and incorporates policies to help protect landscape quality, wildlife, habitats of nature conservation importance and features of the man-made heritage. It also indicates the amount and location of land to be allocated for the principal land uses including housing, industry and recreation/open space in the larger settlements together with limits of development and other proposals for the smaller settlements. When ultimately adopted the Fermanagh Area Plan will be taken into account in the determination of planning applications for new development.

Introduction

Supplements

The Department has also prepared and is publishing, for information purposes, a number of supplements which provide background and technical information which has influenced the policies and proposals contained in the Plan.

These are summarised below:

Countryside Assessment Supplement

Countryside Assessments are carried out as part of the Development Plan process. These assessments are intended to assist in identifying the character of countryside areas, traditional and appropriate forms of development and the capacity of the landscape to absorb further development. The Countryside Assessment Supplement contains 3 sections :-

A landscape evaluation of the Fermanagh countryside.

An appraisal of towns and villages.

An assessment of historic parks, gardens and demesnes.

Technical Supplement

As part of the Fermanagh Area Plan preparation, an assessment has been carried out of the main social and economic trends which would influence future land use requirements. The Technical Supplement contains an analysis of :-

- Population
- Housing
- Industry and Employment
- Tourism
- Recreation and Open Space
- Commerce

Environmental Appraisal Supplement

Environmental appraisal is carried out as part of the Development Plan process, to ensure that due regard is paid to nature conservation issues in the formulation of proposals. The Environmental Appraisal Supplement contains a strategic assessment of the environmental impact of the Plan policies and proposals. For information purposes details of all designated sites of nature conservation importance are included in this Supplement.

Monitoring and Implementation Supplement

The production of the Fermanagh Area Plan is part of a continuing process of forward planning. The policies and proposals contained in the Plan must be monitored to assess their effectiveness. Proper monitoring will indicate the need for a review or alteration of part of the plan due to circumstances which were unforeseen at the time of Plan preparation. The Monitoring and Implementation Supplement contains policy performance indicators and highlights appropriate monitoring information.

Plan Area

This Plan is for the area covered by Fermanagh District Council. The District is the most south-westerly in Northern Ireland and borders four counties in the Republic of Ireland, Donegal, Monaghan, Cavan and Leitrim. The District is bisected by the River Erne system which flows from south-east to north-west along the length of Fermanagh. Since the opening of the Shannon-Erne waterway this is part of one of the most extensive inland waterways in Europe.

The population of Fermanagh has increased steadily since 1966, and is now around 55,100*.

* (Registrar Generals 1994 mid year estimate)

Enniskillen, the largest town in Fermanagh, occupies a strategic position at one of the four crossing points of Lough Erne, where the Upper Lough is a narrow river channel before widening out into the expanse of Lower Lough Erne and where historic settlement focused on 'the island'.

Fermanagh is a predominantly rural District with over 75% of the population living outside Enniskillen and agriculture, although declining, remains the principal economic activity. The importance of agriculture is reflected in the manufacturing sector with a significant element of food processing. Other important manufacturing industries are in the textile and craft sectors, e.g. Desmond & Sons Limited and Belleek Pottery. Tourism is a major contributor to the local economy with potential for further growth. Limestone quarrying occurs at several locations in the District and also supports an important cement manufacturing business.

Recent advances in telecommunications technology have helped to overcome some of the economic disadvantages of peripherality and generated new job opportunities.

Fermanagh is renowned for the quality and diversity of its landscapes, natural environment, man-made heritage and wildlife interest. The lakeland scenery and rich heritage of Lough Erne, its shores and islands, is the major tourist attraction of the District.

Aim

The aim of the Fermanagh area plan is to promote the beneficial development of Fermanagh to the advantage of its people, to facilitate choice of development within the existing dispersed settlement pattern, while protecting and enhancing the natural and man-made environment and using financial resources responsibly.

Key Objectives

The key objectives of the Plan are:

- To promote the sustainable development of Fermanagh and generate economic benefit while maintaining its natural assets and man-made heritage for the enjoyment of future generations.
- To facilitate choice within the existing pattern of development in Fermanagh with Enniskillen as the principal town and the remaining population distributed throughout towns, villages, dispersed rural communities and the countryside.

- To enhance economic development opportunities in Fermanagh and encourage rural regeneration.
- To protect and where possible enhance Fermanagh's landscapes, wildlife and sites of nature conservation interest.
- To protect and where possible enhance the high quality environment of Fermanagh's loughs and rivers while developing the economic potential of Lough Erne in an environmentally sensitive manner.
- To protect and where possible enhance features of the historic landscape and man-made heritage of Fermanagh.
- To improve the quality of built development in Fermanagh and the appearance of existing settlements having regard to their individual character.
- To ensure that the requirements of people with disabilities or special needs are taken into account in the consideration of proposals for development.

Strategy, Policies and Proposals

The Plan will promote the concept of sustainable development in Fermanagh based on the belief that conservation and development are not mutually exclusive alternatives, but differing interests which must be reconciled. The concept of sustainable development has been endorsed by the United Kingdom Government in various international agreements and conventions. The United Nations Conference on Environment and Development, "the Earth Summit" in Rio de Janeiro 1992, produced the Rio Declaration which comprised a statement of principles addressing the need to integrate protection of the environment with sustainable development.

The Government's White Paper on the Environment "This Common Inheritance" 1990 stated that :-

"We have a moral duty to look after our planet and hand it on in good order to future generations. That does not mean trying to halt economic growth. We need growth to give us the means to live better and healthier lives. Technological development can help us to clean up our surroundings. But growth has to respect the environment and it must be soundly based so that it can last. That is what is meant by sustainable development. We must not sacrifice our future well-being for short term gains, nor pile up environmental debts which will burden our children."

Sustainable development was a guiding principle in the formulation of the Planning Strategy for Rural Northern Ireland and in the recent publication by the Department of the Environment and the Department of Economic Development entitled "Growing a Green Economy". This latter publication seeks to integrate the strategies for the environment and economic development in Northern Ireland.

In supporting sustainable development, the Department has no wish to halt development, but rather to promote development at the right time and in the right place. This will require an appreciation of our natural, man-made and cultural resources to ensure that development neither degrades nor irreversibly damages them.

The Plan Strategy for Fermanagh therefore seeks to integrate conservation and development through a mix of co-ordinated economic, environmental and social measures.

Introduction



Enniskillen
Skyline

Economy: The economic measures include: support for agricultural diversification and the selective development of the tourism sector as the best prospect for economic growth and employment creation, encouragement of industrial growth by providing for the appropriate expansion of existing firms as well as accommodating potential new inward investment, promotion of the role of community driven economic regeneration schemes and a flexible response to small rural projects, support for renewable energy initiatives and the appropriate exploitation of mineral reserves.

Environment: Environmental measures include: the protection of areas and features of intrinsic conservation, wildlife, landscape, archaeological, historical or architectural value, especially those particularly vulnerable or subject to considerable development pressure, and the promotion of high standards of design, siting and landscaping for all development.

Social Base: Measures include: facilitating flexibility and choice in location of development within the existing dispersed settlement pattern of Fermanagh, which will encourage a wide distribution of housing and industry and promote the retention and possible improvement of associated services both private and public. In the case of public services these may be constrained by the availability of resources. Enniskillen will continue to be the main focus for major development in Fermanagh but growth will also be accommodated in rural settlements and in the countryside.

The policies and proposals of the Fermanagh Area Plan are as set out below.

Policies

Economy

Agriculture and Forestry
 Industry and Commerce
 Tourism
 Minerals
 Energy

Environment

Natural Environment
 Man-Made Environment

Social Base

Housing
 Public Utilities
 Recreation/Open Space/Community Needs
 Settlement

Proposals

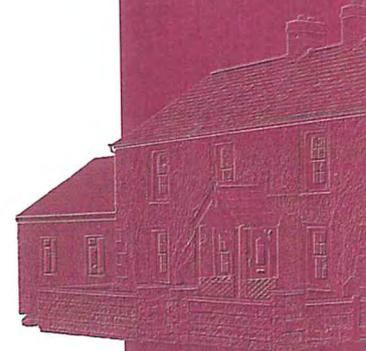
Towns

Enniskillen
 Enniskillen Town Centre
 Lisnaskea
 Irvinestown

Villages

FERMANAGH AREA PLAN 2007

Economy



Economy

Agriculture And Forestry

Agriculture is the main land use in Fermanagh and is the most important industry and source of income in rural areas. The main activity can be accounted for by beef and dairy farming, with beef increasing in importance. Sheep farming has also become established as an important activity. In 1993, 3,590 farm holdings in County Fermanagh had a total area of 125,289 hectares, an average of 34.9 hectares per holding.

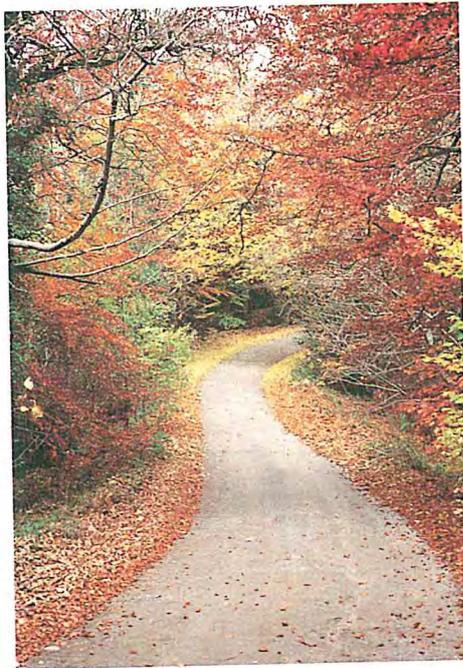
Farm incomes are falling in real terms primarily due to unfavourable pricing of commodities reflecting weakening world markets for both dairy products and beef. This has been exacerbated by a reduction in financial assistance from the European Community and associated changes in Common Agricultural Policy. These changes mean that most farmers in Fermanagh have suffered a fall in income and this has led to a demand for alternative employment on or off the farm.

Farming
near Lower
Lough Erne



The Department accepts the need for farmers to diversify into non-agricultural activities to supplement their farming income and the Department of Agriculture for Northern Ireland has a range of grant assistance to support this process. In Fermanagh an obvious opportunity for agricultural diversification is offered by the tourism industry. The range of acceptable diversification activities already grant aided is wide and is likely to grow. Many farmers have already developed tourist accommodation e.g. chalets and guest houses or leisure activities e.g. pitch & putt courses and horse riding. However there is also scope to diversify into other activities e.g. craft manufacture or agricultural machinery repair. The new enterprise should be an integral part of the farm business and should only result in small scale land use change.

A substantial proportion of farm land in Fermanagh is included in the West Fermanagh and Erne Lakeland Environmentally Sensitive Area (ESA). The ESA scheme was introduced by the Department of Agriculture for Northern Ireland (DANI) to help safeguard areas of the countryside where the landscape, wildlife or historic interest is of particular importance and where that interest would benefit through farmers continuing with, or engaging in, environmentally sensitive farming practices. The purpose of the scheme is to encourage farmers to continue with or to adopt specific farming methods which help to protect and enhance the conservation value of their land. Farmers may enter into voluntary agreements with the Department of Agriculture, in return for which an annual payment is made for each hectare of land entered into the scheme.



Castle Caldwell
Forest



Agriculture and Forestry Economy

Forestry operations in Fermanagh are carried out by the Department of Agriculture Forest Service and the private sector. The Department of Agriculture has extensive land holdings and the production of timber is combined with public recreation. Approximately 60 industrial workers are employed by the Forest Service. Government policy in Northern Ireland is to encourage afforestation on land where forestry is considered to be the most appropriate long-term land use. In the recent publication "Afforestation - The DANI Statement on Environmental Policy" the Forest Service has provided guidance on the environmental criteria to be used in considering particular afforestation proposals. The opportunity to extend afforestation onto more productive sites is also highlighted. New private afforestation is encouraged by grant aid from the Department of Agriculture and while this is biased towards broad-leaved species, some ground conditions are only suitable for conifers.

Most agricultural and forestry operations do not currently fall within the scope of planning control.

Objective

- To promote a sustainable rural economy by facilitating appropriate diversification of agricultural enterprises.

Policies

The Department's Strategic and Regional Planning Policies for Agriculture are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993.

Industry And Commerce

Fermanagh is an economically deprived area with an unemployment level of 12.2% in June 1996 and relatively low average income levels. Employment in manufacturing industry has increased in Fermanagh since 1971 from 17% of the economically active population to 19% in 1991. This increase has occurred despite the world economic recession and is indicative of the strength of home based industries. The manufacturing sector in Fermanagh reflects the dominant role of agriculture in the District with a significant element of food processing e.g. Ferne Foods, Fermanagh Creameries and Unipork. There is also a number of textile and garment manufacturing firms e.g. Arkwrights in Lisnaskea and Desmond and Sons in Enniskillen and Irvinestown providing an important number of jobs. One of the best known firms in the District is Belleek Pottery which also attracts large numbers of tourists. In recognition of the importance of such firms to the local economy the Department is keen to facilitate appropriate future expansion requirements as well as encouraging the development of new businesses on suitable sites. The provision of serviced industrial sites is primarily the responsibility of the Industrial Development Board (IDB), who together with Local Enterprise Development Unit (LEDU) provide business support services in the District.

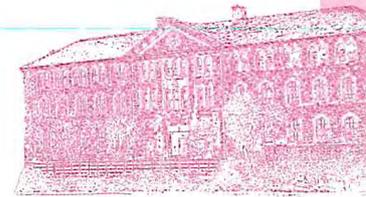
Most employment in Fermanagh is in the tertiary or service sector which includes shops, public and private offices, financial and professional services, hotels, catering and employment in tourism. The proportion of the economically active population employed in this sector has increased from 42% in 1971 to 62% in 1991.

Similar to much of Northern Ireland, office employment in Fermanagh is concentrated in the public sector and includes the offices and depots of various Government Departments, the District Council, the Western Education and Library Board, the Northern Ireland Housing Executive and the Western Health and Social Services Board.

A substantial proportion of employment in the service sector in Fermanagh is concentrated in Enniskillen town centre, which contains the District's major retail facilities and many large and medium sized offices. The established centres of Irvinestown and Lisnaskea contain a range of shops and offices providing local services to their hinterlands, while most village centres cater for the day to day needs of the local population. New shopping and office development in the established town centres helps retain their vitality and viability and reinforces their existing commercial functions as well as creating new employment in locations accessible to large sections of the population.



Recent industrial development Enniskillen



Industry and commerce
Economy

Employment in the service sector in Fermanagh is also benefiting from recent technological change, particularly the information technology “revolution” which now allows many hi-tech industries to be more flexible in their choice of location and overcomes some of the economic disadvantages of peripherality. The increased potential for “back office” job creation has been evidenced recently by the creation of over 200 jobs by British Telecom in Enniskillen and the development of the Kinawley Integrated Telemworking Enterprise (KITE). This boost to the local economy was directly linked to the introduction in 1991 of an advanced Telecommunications Service funded by the European Community in their Special Telecommunications Action for Regional Development Programme (STAR).

Objectives

- To foster sustainable economic growth in an environmentally sensitive manner.
- To ensure an adequate supply of industrial and commercial land on a range of sites to provide for the needs of both expanding and new businesses in co-operation with the Industrial Development Board and other statutory agencies.

- To ensure a high standard of environmental quality associated with industrial or commercial development.
- To ensure that the amenity of residential areas is not adversely affected by industrial or commercial development.
- To promote energy efficiency in the design of industrial or commercial buildings and the use of renewable energy sources where possible.
- To protect the vitality and viability of established town centres.

The Department's Strategic and Regional Planning Policies for Industry and Commerce are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993 and in Planning Policy Statement 5 Retailing and Town Centres, published June 1996.

Fermanagh Area Plan Policies

Indcom 1 Zoned Industrial Land: Towns

56.4ha of land is zoned for industrial and 18.3ha for mixed business purposes in Enniskillen

8.6ha of land is zoned for industrial purposes in Lisnaskea

10.3ha of land is zoned for industrial purposes in Irvinestown

Proposals for large scale industrial uses will normally be accommodated in Enniskillen, Lisnaskea or Irvinestown. Land is therefore allocated in these towns for industrial purposes to ensure adequate areas are available to meet industrial needs. The policy of the Industrial Development Board for Northern Ireland is to hold land in the principal town in each District for development by IDB or LEDU supported companies. Therefore in zoning land for industrial purposes in Enniskillen the Department has consulted IDB with regard to its specific needs. The proposed industrial areas are generally free from major constraints. Land is also allocated for mixed business purposes in Enniskillen as this is the business and commercial centre of Fermanagh and has the greatest demand for such uses. In the Proposals section for Enniskillen, Lisnaskea and Irvinestown, the individual sites are listed together with the relevant planning criteria for their satisfactory development.

In addition to zoned land there are sites which may have the potential to be developed for industrial or “quasi-industrial” purposes but which have not been zoned. These include small scale pockets of land, areas which have possible infrastructural constraints or existing vacant industrial or commercial premises which could readily be re-used or redeveloped. Applications for industrial use on these sites will be judged on their individual merits. The Department will also seek to ensure that land currently or last used for industrial or business purposes will be retained for such uses.

The Department will require that all industrial and commercial development is carried out to the highest standard so that, as far as possible, it makes a positive contribution to the environment and the locality. All proposals will therefore be required to include landscaping schemes to create more attractive environments, provide buffer zones and to help visually screen development from any nearby residential areas. In addition the Department will encourage the environmental improvement, as appropriate, of existing industrial estates, and other industrial and commercial developments.

In considering applications for new industrial development the nature of the process together with the potential pollution impact will be assessed. Where consent for discharge is required under the Water Act (Northern Ireland) 1972, the existing water quality will be a major consideration.

It is also recognised that there may be an unforeseen major inward investment proposal during the life of the Plan. In such a case the Department will identify a suitable site to accommodate such development, where zoned industrial lands are insufficient. This may involve alterations to the Plan and appropriate procedures will be invoked if necessary.

Indcom 2 Industrial Development: Villages

Proposals for industrial development in villages will be considered on their individual merits.

Whilst the Department accepts that larger scale industrial development will be accommodated in towns, and has zoned land accordingly, there is also scope for industrial uses of a suitable scale to be located in villages. However land has not been zoned for industrial purposes in villages so as not to constrain unduly the choice of location. The exception to this is the identification of one large site in Ballycassidy/Laragh/Troy which would be acceptable for industrial or warehousing uses.

In assessing planning applications for industrial proposals in villages the Planning Service will consider the scale of the development in relation to the village, any impact on amenity, heritage or nature conservation interest, the design and layout of the scheme, and whether the proposal is appropriate to the character of the village. The Planning Service will also require the provision of adequate access, car parking and pollution control arrangements.



Industry and commerce
Economy

In addition to opportunities for industrial development within villages the Planning Service may in exceptional circumstances, where there is no suitable land within a small rural settlement for a specific industrial project, grant permission for a site which lies outside the limit of development but which is clearly associated with the settlement.

Indcom 3 Town Centres

The Department will protect the vitality and viability of the town centres of Enniskillen, Irvinestown and Lisnaskea

Enniskillen is the principal town in Fermanagh. It has a well developed and thriving town centre which contains the greatest concentration of shopping and business uses in the District. Irvinestown and Lisnaskea function as important local retail and service centres for their surrounding hinterlands. The Department therefore considers it appropriate to protect the vitality and viability of these established centres by defining town centre areas within which new commercial development will be concentrated. In view of the importance of Enniskillen town centre within the District, the main issues affecting this area are dealt with separately in the Proposals section of the Plan.

Tourism

The variety and quality of landscapes in Fermanagh make it a major destination for domestic and international tourists.

The Northern Ireland Tourist Board estimate that tourism spending in Fermanagh during 1995 was £18.2m making it a significant contributor to the local economy.

The principal tourist attraction in the District is Lough Erne, comprising two large loughs joined by a network of channels and small loughs. Since the reconstruction of the Ballinamore/Ballyconnell Canal in 1994 it is part of one of the most extensive inland waterways in Western Europe. The outstanding lakeland scenery is internationally renowned and attracts both shore and water based visitors to Fermanagh.

The islands and lough shores are rich in heritage interest particularly of the Early Christian period; most noteworthy are the monastic remains and round tower on Devenish Island, Inishmacsaint and the carved figures on White Island. Castles from the Plantation period; Crom, Castle Caldwell, Tully and Castle Archdale, are also a feature of the lough shores. Enniskillen Castle is a major landmark on the Erne in the centre of the town. The District also has a wealth of archaeological sites and monuments.

The wildlife of the loughs, islands, shores and wetland areas is of national and international importance and many visitors are attracted to the area to enjoy the nature conservation interest.

Water based recreation is enjoyed by many visitors to the area who participate in a variety of activities, including sailing, windsurfing, water skiing, fishing and cruising. The hire cruiser fleet, currently numbering over 100 boats and attracting large numbers of European visitors, has increased since the opening of the Shannon/Erne waterway in May 1994. Fermanagh is one of the best angling areas in Europe and frequently hosts international festivals; the Upper Lough is particularly important for coarse fishing and the Lower Lough for game fishing. Lough Melvin and Lough Macnean in West Fermanagh are also well known for angling.

Other attractions in the area include the Marble Arch Caves, part of the limestone caveland scenery of the south west of the District which has potential to generate more tourism activity based on caving and the specialist geological interest.

Other heritage attractions include Belleek Pottery which attracted 185,800 visitors in 1995. There are three National Trust properties, at Castlecoole, Florencecourt and Crom. The District also has popular forest parks at Castle Archdale, Ely, Lough Navar and Castle Caldwell as well as Castle Archdale Country Park.

Tourism is an important sector of the local economy and has potential for substantial future growth. It is particularly suitable for farm diversification enterprises. The opportunity exists to develop a tourism based economy in which conservation management is an integral concern. Fermanagh also presents an ideal opportunity for the marketing of “green” tourism relying on the countryside together with the peace and tranquillity of the rural area, a fact confirmed by recent market research. It is critical therefore that future development of the tourism industry is carried out in a manner which does not alter this image.



Pony Trekking,
Castle Archdale

The Northern Ireland Tourist Board document “Tourism in Northern Ireland – a Sustainable Approach” sets out the principles of sustainable tourism which involve using “resources in ways which do not deprive future generations of their availability or their benefits. An important fact is that sustainability need not be at odds with economic



Tourism

Economy

growth as long as that growth is not achieved at the expense of the environment". These principles will be applied by the Northern Ireland Tourist Board in assessing proposals for tourism development throughout Northern Ireland.

The promotion of tourism is the responsibility of Fermanagh District Council. The Council, in addition to marketing tourism, is also primarily responsible for the initiation and implementation of major tourism developments e.g. the Ulster Lakeland Equestrian Park at Necarne Castle. Additional proposals include Cuilcagh Natural History Park, a wildfowl reserve at Lough Head Lisnaskea, a canoe trail linking Lough Erne and Lough Macnean and a Cultural Heritage Trail involving the careful enhancement of a number of sites of archaeological or historical interest throughout the District.

Objectives

- To promote the development of a sustainable tourism industry for the long-term economic benefit of Fermanagh and its people.
- To ensure that new tourism developments respect the quality of Fermanagh's landscapes, natural environment and man-made heritage.
- To ensure that resources exploited for tourism are properly managed and conserved for the sake of future generations.
- To provide strategic guidance on the nature, scale and location of acceptable development proposals along the Lough Erne Shoreline and its immediate hinterland.

The Department's Strategic and Regional Planning Policies for Tourism are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993.

Fermanagh Area Plan Policies

T 1 Protection Of Tourism Assets

The Department will seek to ensure the protection of the tourism assets of Fermanagh which comprise the quality landscape, features of the natural environment and man-made heritage and important views.

The quality and diversity of the Fermanagh landscapes are essential to the future of the tourism industry and it is necessary to ensure that tourism development does not damage the assets it seeks to exploit. Countryside Policy Areas are designated to protect the vulnerable Lough Shore landscapes from excessive development pressure. The islands of Lough Erne will be subject to special protection (see Policy Nat Env2).

In considering proposals for any development in Fermanagh the Planning Service will have regard to the potential impact on the key tourism assets of the District.



Marble Arch Caves
Visitor Centre



Tourism
Economy

The Planning Service will seek to protect the landscape setting of important tourist attractions, including National Trust Estates and monuments in State Care. All proposals for tourism development will be assessed on their impact on the landscape so as to ensure that the scenic quality of the locality is retained. Many roads have scenic views and in considering planning applications for development the Planning Service will pay particular attention to the effect of the proposal on these important public views. In some areas e.g. where there is only a narrow shoreline strip between a road and a lough, it may not be possible to carry out any development which integrates with the landscape or does not detract from important public views.

Lough Erne is considered to be the principal tourism asset in the District therefore strategic guidance for tourism development of Lough Erne and its hinterland is provided.

Specific policies for the protection of the natural environment and man-made heritage are described in the Environment Section of the Plan.

T 2 Environmental Quality Of Tourism Development

The Department will expect that all proposals for tourism development will comply with the basic principles of good design and landscaping and have regard to the following:-

- (a) The topography, and natural and man-made features of the site e.g. trees, hedges, gradients etc.
 - (b) Careful consideration of the scale, size and character of the development which should be appropriate to the townscape/landscape setting.
 - (c) A high standard of design, careful use of materials of a type and colouring appropriate to the location and the inclusion of a landscaping scheme.
 - (d) The impact on the residential amenity of surrounding properties
 - (e) The requirements of people with disabilities or special needs
- (Having regard to (a), (b) and (c) above a visual impact assessment may be required)

In addition the Department will require all tourism developments to provide

- (f) Satisfactory means of pollution control and effluent disposal to sewer or waterway*
- (g) Satisfactory means of access and adequate car parking to ensure there is no detrimental impact on traffic movements or highway safety

The Department considers it important to ensure that all new tourism development is constructed to the highest standards so that as far as possible it makes a positive contribution to the environment rather than detract from its inherent qualities. All proposals for tourism and tourism related developments will be assessed according to the above criteria.

Certain tourism developments fall within the scope of the Planning (Assessment of Environmental Effects) Regulations (NI) 1989 (as amended) and in considering planning applications for such developments the Planning Service may require the submission of an Environmental Statement.

* Please note direct discharge to a waterway will require a consent from Environment Service under the Water Act (NI) 1972.

T 3 Tourism Development In Settlements

The Department will normally give favourable consideration to tourism development in settlements.

A major element in the promotion of Fermanagh's tourism industry is the consolidation of existing provision in settlements where infrastructure is available and tourism facilities can be grouped and interlinked. These should be suitably located, well designed and of a scale appropriate to the size of the settlement.

The Department will also encourage appropriate measures to improve links between settlements and Lough Erne. Such links could increase tourist spending in nearby towns and villages, encourage or sustain businesses and remove pressure for new development from the Lough Shore. Links could be improved by simple low cost measures such as provision of appropriate information at jetties and encouragement of enterprises such as bicycle hire to improve accessibility. These measures could be successfully promoted by local community organisations.

T 4 Expansion Of Tourism Facilities

The Department will normally give favourable consideration to proposals which involve the consolidation and expansion of existing tourism facilities.

The appropriate expansion of existing facilities can enhance the attraction to visitors while at the same time minimising visual and environmental impact. Any proposals for extensions to existing facilities should reflect the scale and character of the existing facility.



Tourism
Economy



Watergate
Enniskillen

T 5 Re-Use Of Existing Buildings For Tourism Purposes

The Department will normally give favourable consideration to the provision of tourism facilities or accommodation by the sympathetic conversion or appropriate extension of existing buildings and the renovation of vacant buildings.

Fermanagh has a large number of vacant buildings including dwellings in the countryside which could be suitable for renovation and re-use particularly as self catering accommodation. Re-use of older buildings has many advantages; it may help to provide a more attractive tourism product, make good use of an important resource and help to maintain the character of the rural area.

T 6 Tourism Development In The Countryside

The Department will assess proposals for tourism development in the Fermanagh countryside according to:

- (a) The capacity of the landscape to absorb new development without detriment to visual amenity
- (b) The effect of the proposal on the rural character of the locality when considered together with existing and approved developments
- (c) The contribution of the proposal to the economy and job creation
- (d) The impact on nature conservation interest and the man-made heritage

Much of the rural area of Fermanagh is relatively undeveloped and provides opportunities for suitably sited well designed tourism development. Tourism development can make an important contribution to rural regeneration and several community organisations are in the process of implementing a variety of tourism proposals in their local areas. The proposed designation of two Areas of Outstanding Natural Beauty, the Erne Lakeland and Fermanagh Caveland, will help to generate further tourism interest. It is important that tourism development in Fermanagh contributes positively to the attractions of the County so as to ensure the future of this important industry.

The shores of Lough Melvin and Lough Macnean are designated Countryside Policy Areas within which proposals for new developments will be balanced against the objectives of protecting these areas and keeping new development to a minimum. The islands of both Loughs are also designated Countryside Policy Areas (see Plan Policy

Nat Env 2) and only proposals which consolidate existing development or which are in the wider public interest will be permitted.

Since it is anticipated that most demand for new tourism developments will be focused on the shore and immediate hinterland of Lough Erne, additional strategic guidance is provided for this area in Policy T7.

T 7 Tourism Strategy Lough Erne

The Department has identified 13 zones around Lough Erne and its immediate hinterland for which strategic guidance has been provided on the potential for tourism and recreational development

The Department acknowledges that Lough Erne is of such local, national and international importance for tourism and recreation, that proposals for tourism development in the area have potential to achieve local economic regeneration and also to contribute significantly to the Northern Ireland economy.

It is also accepted that the shore and immediate hinterland of Lough Erne could come under significant pressure for development, principally due to the quality of the landscape but also because of the ease of access for water based recreation and the need to provide appropriate shore based facilities to serve the cruiser fleet. It is further anticipated that there will be pressure for additional facilities particularly on Upper Lough Erne as a result of the opening of the Shannon-Erne Waterway increasing boating traffic in the Erne system.

The Lough Erne shoreline is designated a Countryside Policy Area (see Plan Policy Nat Env 2) to protect it from over-development in view of its importance for landscape and nature conservation. The islands of Lough Erne are designated a Countryside Policy Area to protect their unique landscape and nature conservation interest. Development within the Green Belt or the Countryside Policy Area will have to comply with Plan Policies Nat Env 1 and Nat Env 2. Where the proposal is for a tourism scheme, shoreline proposals will be balanced against the objectives of protecting these areas and keeping new development to a minimum. Individual tourism proposals will be assessed against the conservation importance of the site.

On the islands, only proposals which consolidate existing development or which are in the wider public interest will be permitted.

In assessing proposals for tourism or recreation around Lough Erne and its immediate hinterland the Department will seek to ensure that the existing character of the landscape is retained, and the nature conservation interest and man-made heritage are protected so as to conserve this key tourism asset.



Tourism

Economy

In view of the extent of Lough Erne and its hinterland the Department considers it appropriate to sub-divide the area into 13 zones in order to provide strategic guidance on the potential for tourism or recreational development. Development proposals in any settlement located around the Lough shore will be assessed according to Plan Policy T 3.

Marina on
Lower
Lough Erne



The strategic guidance provided is intended to assist prospective developers in choosing appropriate locations for tourism or recreational development in the vicinity of Lough Erne, by advising on the relevant issues in each zone. Individual planning applications will be treated on their merits, in the light of the strategic guidance outlined below and within the context of relevant policies of the Plan and strategic and regional planning policies. In all cases the onus will be on the developer to demonstrate that individual proposals comply with the policies and the strategic guidance provided.

The landscape character and capacity of each zone has been assessed, together with the nature conservation interest, the man-made heritage, existing facilities, potential pressure and opportunities. Each zone has been designated as either a Conservation Zone, a Sensitive Zone or an Opportunity Zone.

Where a site is located on the boundary of two or more zones the Planning Service will have regard to the guidance given for each relevant zone in determining planning applications.

Conservation Zones

In these zones the quality and character of the landscape is considered so special and/or the conservation interests are of such significance, that little or no development for tourism or recreation will be permitted within the majority of their extent. The need for maximum protection of the environment means that only very small scale development is likely to be acceptable and will depend on local landscape, wildlife and heritage interests.

Sensitive Zones

In these zones the character of the landscape, the conservation interest or the existing level of development are such that whilst there may be scope for development, proposals must be sensitive to the particular characteristics of the zone. Sympathetic development, which by its nature and scale would not be damaging to nature conservation interests or the man-made heritage and which is sensitive to the landscape could be acceptable at some locations. The cumulative impact of proposals will be a particular consideration.

Opportunity Zones

These zones are considered to offer opportunities for the development of a range of tourism and recreation schemes and appropriate proposals may be permitted on grounds of their overall contribution to the social and economic well being of the region. In some cases this may involve the expansion of existing tourism developments. Landscape sensitivity and the impact upon the man-made heritage and nature conservation interests will be of paramount importance in determining the suitability of development at particular sites as will the cumulative impact of proposals. In some areas it is likely that no development, or only development on a very small scale would be considered acceptable.



Tourism

Economy

Zone 1 Crom

Conservation Zone

The sensitivity of the landscape character of this zone and its national and international importance for wildlife and nature conservation interest suggest limited potential for tourism or recreational development. A major landscape and heritage feature in this zone is the National Trust property at Crom, with its listed buildings and historic demesne. This property already attracts a significant number of tourists and has further potential to develop. Proposals for additional development at Crom should respect the historic demesne. There may be scope to re-use and restore traditional buildings for tourist accommodation.

The Shannon-Erne Waterway enters Lough Erne within this zone through Corraquill Lock. There is potential to exploit this major tourism attraction through sensitively sited, appropriate facilities.

Given the relative lack of tourist accommodation in this zone there may be potential for farm guest house accommodation and well located small scale chalet development.

The deep water channels within this zone facilitate cruiser traffic but, where channels are narrow and shorelines are soft, they are vulnerable to erosion. Where waters are more open and shores are harder and sheltered there may be potential for new jetties which are in keeping with the landscape character of the area and have no adverse impact on nature conservation interests. Shallow waters and bays which support diverse habitats, rare plant species and animal life are vulnerable to disturbance.

Inland, many of the loughs are of nature conservation and fishing interest. Most have soft shores but may have potential for suitably sited additional fishing stands, small car parks and picnic sites

Proposals which result in noisy activities causing a detrimental effect on the amenity of the area will not be permitted.

Zone 2 Derryad / Trasna

Opportunity Zone

This zone occupies a key location on Upper Lough Erne and provides opportunities for tourism and recreational development. Existing facilities in this zone include the Share Centre with chalets, caravan site, beach and holiday centre specially adapted for the disabled. There is an amenity area and picnic site at Smith Strand and a chalet development at Kilmore. Lisnaskea Boat Club also have a facility near Corradillar.

There is scope to consolidate and expand some of these existing tourism facilities. Where existing development has utilised the broken character of the shorelines, easy access to deep waters, gentle slopes, the abundant tall hedges, appropriate materials and screening, this has not been conspicuous in landscape terms. Appropriate new development at similar sites could be considered where there is existing road access of a satisfactory standard.

Within this zone there is moderate capacity for cruiser traffic in the main water channels but more limited capacity for other types of water recreation. The capacity for water activity is considerably reduced in the more shallow bays and narrow channels where damage to shorelines and conflicts of uses must be avoided. Where waters are shallow, and shorelines are characterised by flat areas of marsh and fen, there is little or no potential for tourism or recreational development. Steeper slopes adjoining the shores can be more conspicuous in landscape terms making it difficult to integrate development.

Inland from the shore, and particularly where there are small enclosed fields and existing buildings, there may be potential for tourism or recreational development reflecting the scale and character of the landscape and existing development. The cumulative effect of such developments would require frequent review and would be taken into account in assessing development proposals.

Zone 3 Colebrooke Estuary

Conservation Zone

The sensitivity of the landscape character of this zone and its importance for wildlife and nature conservation suggest limited potential for tourism or recreational development. Lisnaskea is the main settlement within this zone. The town already has an important role as a local tourist centre with a hotel, recreation centre and a range of facilities and services for tourists. This tourism role could be further consolidated and developed and should benefit from the designation of part of the town centre as a Conservation Area.

The flat lowland estuary, which extends through the majority of this zone, has delicate landscapes and considerable nature conservation interest which require careful protection. The shallow inner bays of Upper Lough Erne have extensive areas of soft shoreline and therefore limited potential for development. Only very small scale facilities for fishermen may be feasible and there may be suitable sites on harder shores with existing road access. Most of the inland loughs also have soft shores but there may be potential to develop facilities to observe the bird life and nature conservation interest.

The Colebrooke River, valued by fishermen, provides some waterway linkage within the area. There may be potential to develop additional small scale riverside facilities, but local conservation interest would be a major consideration. Inland from the river and lough shores there may be potential for very small scale tourism development, provided it relates to existing buildings.

The special heritage and nature conservation interest of the zone could be used to develop facilities catering for specialist pursuits.

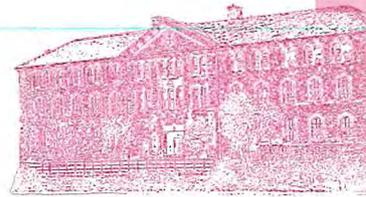
Zone 4 Knockninny

Sensitive Zone

This zone has potential for appropriate development which respects the sensitivity of the landscape and conservation interests. Carrybridge is currently the main tourism centre on the Upper Lough with a hotel, boat yard and picnic area/car park. There is potential for expansion of these facilities to consolidate the tourism role of the village.

Elsewhere in the zone sites with sufficient landscape and/or woodland backing are capable of facilitating development of a reasonable scale. Road access and other service facilities should either exist or be capable of being accommodated without any significant adverse impact. Many shoreline areas are however soft, have nature conservation interest and are backed by fragile small scale landscapes. Generally these areas have little or no road infrastructure and development, other than of a very small scale, is likely to be detrimental to their scenic quality, special character and interest.

The extensive area of open water on Upper Lough Erne within this zone already accommodates a significant volume of cruiser traffic and has the potential to facilitate some other recreational pursuits.



Tourism

Economy

Inland throughout the zone, potential for tourism or recreational development is limited by the traditional small scale character of the drumlin landscapes, but where there is more enclosure or the scale of the landscape becomes larger due to higher drumlins, larger fields or larger areas of woodland or parkland, there may be potential for new development or for limited expansion at existing sites. The historic demesne at Belle Isle will be protected from inappropriate development.

On Knockninny Hill development potential is limited by exposure and the nature conservation interest of the woodlands and limestone grasslands and a number of archaeological sites. There may be potential for accommodating appropriate development in secluded areas and at Aghakillymaud, a designated Dispersed Rural Community, where development which relates to its traditional character could possibly be integrated.

Zone 5 Tamlaght/Bellanaleck Sensitive Zone

This zone has potential for appropriate development which respects the sensitivity of the landscape and conservation interest. Bellanaleck is the main centre of tourism development within this zone with its two marinas, restaurant and service facilities. There is scope to consolidate and expand the tourism role of the village. Tamlaght is a local service centre and with its key location has potential for future development.

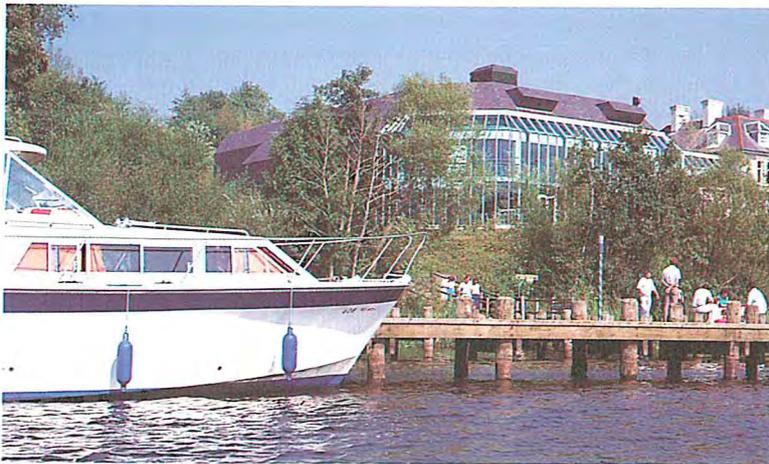
In the countryside new development, restoration and/or diversification of use may be feasible using existing dwellings or vernacular farm buildings. Existing large estates such as the National Trust property at Castle Coole may offer opportunities for the sensitive promotion of the man-made heritage and nature conservation interest.

The Erne, in this zone is narrow, deep and fast flowing with soft shorelines. In the main channels priority must be given to facilitating the volume of inter-lough cruiser traffic. In narrow subsidiary channels selection of appropriate activities may prove beneficial and avoid conflict of uses. Shallow bays, such as Tamlaght Bay, are generally vulnerable to disturbance and damage. The potential for development is locally related to the width of the river channel, existing infrastructure and the character and nature conservation interest of shoreline areas. There is potential to redevelop or consolidate existing tourism nodes together with new small jetties in appropriate areas.

Zone 6 Enniskillen Opportunity Zone

Enniskillen is the principal town in Fermanagh and the focus of much tourism development and activity in the District. The town has a unique atmosphere resulting from its close association with water and wildlife; new development should respect this and the setting of the town. The wide range of facilities includes; the Killyhevlin Hotel and chalets, the Ardhowen Theatre, the Lakeland Forum Recreation Centre, Castle Island Canoe Centre, the Castle Museum and the Tourist Information Centre. Further

opportunities exist to consolidate and enhance the tourism interest in this zone. A range of tourism development could be accommodated on appropriate sites within the town. Development proposals on sites close to the Lough Shore must have regard to critical views from Lough Erne and protection of the wildlife interest within the urban area. There is considerable potential for re-use of existing buildings and redevelopment of sites for tourism, recreation or related uses particularly within or close to the town centre.



Ardhowen theatre



Tourism

Economy

There is reduced development potential in the open countryside within the Green Belt and any proposals north of Enniskillen must take account of views to and from Devenish Island and the designated Area of Significant Archaeological Interest.

Zone 7 Castlehume / Ely

Opportunity Zone

The large scale landscape character of this zone provides opportunities for tourism and recreational development in a few well selected areas.

Development close to the Lough shore could benefit from screening provided by the wooded islands, the promontories, the largely unspoilt shoreline woodland, and/or the extensive backdrop of wooded and afforested areas inland.

Open shoreline areas without easy access to deeper waters are less suitable for development. In some enclosed bays, particularly where there are soft shorelines and shallow waters, potential for development is limited. There may be some scope for development provided it is sensitively sited and of an appropriate scale and character.

Inland, the nature and extent of woodland and forestry would suggest potential for larger scale development. Sites close to existing infrastructure yet largely enclosed by coniferous

forestry would probably be most acceptable. Elsewhere in the countryside development potential should relate to the existing large houses of character, their courtyards and gate lodges. The large scale landscape character of the area should be conserved as should the inland loughs.

The historic demesnes of Castle Hume and Ely Lodge already accommodate tourism and recreational uses and any further development proposals should continue to respect and reflect their historic landscape character.

Zone 8 Tully

Sensitive Zone

The shoreline of this zone is largely open to extensive stretches of Lower Lough Erne. There is potential for appropriate new tourism development which is sensitive to the landscape character, nature conservation and the man-made heritage interest.

There are few well screened shoreline areas and background slopes are often steep and open. Woodland adjacent to the shore is limited in extent and valuable in landscape terms. Potential for development is thus limited and only small scale shoreline development could be accommodated without detriment to the local character of the area. Any proposals for development close to the Lough shore must respect the narrow fringe of shoreline vegetation. A number of sites have been developed in this zone and the cumulative effect of further development will be taken into account in the consideration of further proposals.

Passing boat traffic is distant and at present there is little or no conflict with fishing activity and other quiet enjoyment of the Lough shores. Inland there is potential for development provided the character, siting and scale relate to the drumlin landscape and the existing small scale field and settlement patterns. Wooded slopes could provide an attractive background provided sensitivity is applied in siting of new development. Sites prominent from the lough would not be suitable for development.

A principal landmark in this zone is Tully Castle which is a monument in State Care. Any development must not detract from the setting of this monument.

Zone 9 Magho Cliffs

Conservation Zone

In this zone, the prominence of the shoreline, the important public views from the Enniskillen to Belleek road, the hard and soft landscape and small scale field patterns suggest a very limited capacity to absorb development. Existing tourism developments are low key and include jetties, fishing stands, forest walks and the Ulster Way. The straight character of the shoreline presents major problems for the integration of any development and with the small extent of shoreline woodland only very small scale facilities such as appropriately sited small jetties for fishermen could be feasible.

Offshore and for much of the zone there are extensive open waters which are very important to fishermen. The waters and islands around Castle Caldwell to the north of this zone are managed for their bird life. Conflicts of interests should be avoided and quiet enjoyment allowed to prevail.

Inland and south of the Enniskillen to Belleek road in the low drumlin area there is scope for small scale development. It should be sited near the base of the cliffs to accord with the existing settlement pattern. Traditional buildings could be renovated for holiday purposes.

Zone 10 Belleek Sensitive Zone

The prominence of some areas within this zone and the diversity of small scale landscape features make it sensitive to intrusive development.

The village of Belleek has a range of tourism facilities; the Carlton Hotel and chalets, the Erne Gateway and adjoining hire cruiser base, public marina and Belleek Pottery. There is scope for additional development which would enhance the attractions of Belleek and the village should be the focus of any large scale proposals within this zone.

On the fast flowing waters of the River Erne cruisers and other boats need freedom of movement and, since the channel narrows, there is little or no potential for the development of jetties. Fishing stands may be desirable and feasible in well-selected areas; carefully managed, shoreline paths and picnic sites could facilitate access and quiet enjoyment.

Inland, Lough Keenaghan and Lough Scolban are popular with fishermen. Existing facilities could be complemented by carefully sited small scale development. Overuse and conflict in use should be avoided.

South of the River Erne it may be feasible to accommodate some small scale service development at Carran More/Slawin, but new dispersed development elsewhere could detract from the development of a wide range of facilities and accommodation in Belleek. Throughout the zone the restoration of traditional buildings or disused estate courtyards may be feasible.

Zone 11 Castle Caldwell Conservation Zone

The landscape, heritage and nature conservation interest in this zone suggest limited potential for tourism or recreational development. Development potential is limited by the rich diversity of nature conservation interest and the landscape prominence of some shoreline areas.

Castle Caldwell Forest Park is the major tourism attraction in this zone and there may be potential to expand or diversify existing facilities. Any development should be in character with its historic demesne.



Tourism
Economy

Lower Lough Erne
- looking east over
Castle Caldwell



In shoreline areas potential for new small scale facilities such as jetties will be determined by ease of access to deep waters and local shoreline conditions. Any new development in this zone must respect the nature conservation interest and not result in noisy activities causing disturbance to bird life particularly around the off-shore islands.

Proposals for small scale development in some locations may be acceptable provided they respect the character and interest of local areas.

Throughout the zone there may be potential for re-use or restoration of older buildings for tourism use.

Zone 12 - Boa Island / Kesh Sensitive Zone

This zone already has much small scale development and some of a larger scale and the Lough is used for a wide range of water based recreational activity. Existing developments include; Lusty Beg Island with its chalet development, restaurant and conference centre, the marina, picnic area and amenity site at Muckcross, the caravan park and water sports centre at Drumrush and the hire cruiser base at Aghinver. There may be scope to consolidate or expand existing developments subject to an assessment of visual impact and an appraisal of possible effects on nature conservation interest.

The village of Kesh has potential for additional tourism development which would enhance its attraction to visitors. The village is accessible from Lough Erne via the Kesh River and development should conserve the rural character of the landscape along the river approach to the village as well as its overall setting.

There is potential to restore traditional buildings for tourism use, particularly those which are part of older settlement patterns, e.g. the clachans on Boa Island.

On the shores of the Lough development potential varies and depends on factors such as slope, screening, nature conservation interest, man-made heritage and road access. Semi-natural shoreline woodlands should be conserved and, where possible, enhanced and any small scale development adjacent to these woodlands should provide for their protection. The open landscape of some shorelines will limit their development potential.

The off-shore islands are of particular importance for wildlife and are vulnerable to disturbance. North of Boa Island the Lough is not accessible to larger boats but small scale fishing facilities may be acceptable provided the quiet, undisturbed nature of this area is retained.

Given the amount of existing tourism and recreational development within this zone the cumulative effect of any new proposals will be a major consideration in determining planning applications.



Tourism

Economy

Zone 13 Lisnarick / Killadeas Opportunity Zone

This zone offers a range of opportunities for tourism and recreational development. Existing development already provides a wide range of facilities for both land and water-based enjoyment and includes; Castle Archdale Country Park, the Manor House Hotel, chalets and marina, the Lough Erne Yacht Club and a variety of tourist accommodation. Further development would have to be comprehensively integrated to promote tourism and recreational activity at the least environmental cost.

Generally, throughout the zone, there is easy access to waters capable of accommodating a considerable range of water sport. Much of the shoreline is hard but some bays e.g. Duross and Glenross, have rocky outcrops which cause difficulty of access; other bays lack depth of water and have soft shoreline areas of nature conservation interest e.g. Trory. Islands are generally wooded and of landscape, nature conservation and heritage interest.



Castle Archdale
marina and
caravan site

Development proposals should have regard to the character of the historic demesne of Castle Archdale within which Old Castle Archdale is a State Care monument. Castle Archdale also has parkland and a major area of woodland and forestry but elsewhere woodland is limited in extent. Within this zone shoreline woodland is of major landscape significance and much of it is also of nature conservation interest. Potential for new shoreline development is greatest where environmental considerations are respected alongside efficient integration with existing accommodation, services and facilities.

Inland, as on the shores, development potential relates to the character of particular areas and their landscape, nature conservation and heritage interest. Wooded areas of major extent, and particularly those with mixed coniferous and deciduous tree species, may have potential for screening development, while parkland landscapes or large fields with wooded surroundings may be appropriate for hotel development. It may also be feasible to restore or extend existing large buildings for such use.

Farm courtyards and other buildings of historic interest may have potential for tourist accommodation. Landscapes with smaller fields or existing small scale residential or recreational development, would be more appropriate for small scale new development or minor expansion of existing sites.

Any proposals in the south of this zone must take account of views to and from Devenish Island and the designated Area of Significant Archaeological Interest.

Minerals

There are 12 hard rock quarries in Fermanagh producing raw materials for the construction industry and for agriculture. Limestone is most commonly extracted but sandstone, dolerite and shale are produced from 3 quarries. Much of the limestone is produced as a building aggregate for use as coated stone or fill material but together with shale, high grade limestone is the principal raw material of Fermanagh's cement industry. At Belcoo a magnesian limestone is quarried which, when milled for use in feed, has chemical properties beneficial to the health of cattle. In the Derrylin and Tempo areas deposits of sand and gravel are worked for use in construction. However, suitable reserves are increasingly difficult to locate in Fermanagh and supplies are therefore likely to continue to be imported from outside the District.

Peat is cut in a variety of locations throughout the District, some of it for sale, but in most locations as a domestic fuel for the cutters.

Mineral exploration operations in Fermanagh have been directed towards both metalliferous ores and oil bearing rock. While no potentially exploitable reserves have yet been located and there is presently no work in progress, exploration licences are still held by a number of companies.

Mineral extraction can have a significant effect on many aspects of the environment including human living conditions. Unlike many human activities however mineral extraction can only take place where the resource is located. For some purposes reserves may be available from a variety of locations offering a choice in the context of environmental protection. Other reserves may be limited in occurrence or possess uncommon characteristics so that a balance between their exploitation and environmental protection needs particularly careful consideration.



Cement Works
Derrylin



Minerals

Economy

To achieve that balance in Fermanagh sufficient scope is required for the continued operation of the minerals industry in the District which exploits local resources of various grades with different end uses; shales used in the manufacture of cement, and sand and gravel. At the same time a degree of protection must be maintained for Fermanagh's environment which recognises its outstanding qualities and values, including the essential contribution it can make to the development of tourism and recreation.

Objective

- To balance the demands of the mining and extractive industry in Fermanagh with the need to protect the environment.

The Department's Strategic and Regional Planning Policies for Minerals are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993.

Fermanagh Area Plan Policies

M1 Cement Industry

The Department will seek to balance the needs of the cement industry in south west Fermanagh with environmental protection

The cement industry in Derrylin is recognised as an important source of employment in south west Fermanagh and a contributor to the regional economy. High purity limestone and suitable shales are essential for cement production. Both are available locally but from deposits of limited extent in areas of differing scenic character. The Department recognises the need for a continuing supply of those minerals and will seek to ensure that they are extracted in locations and under working arrangements which will minimise environmental effects.

M2 Areas Of Constraint

The Department identifies Areas of Constraint on Mineral Developments in order to protect the most valuable and vulnerable features of the natural environment and man-made heritage including areas of high scenic value from the adverse effects caused by the development of mineral resources

Because of their nature, scale, location and duration of operation, mineral developments often impact more severely on the environment than other forms of development. They may damage or destroy nature conservation sites and structures and remains of historic and archaeological interest that are of importance. They can also have a significant visual effect on the landscape and on peoples living conditions.

The special landscapes of Fermanagh contain areas which require protection from the effects of further mineral extraction. The Department has therefore identified Areas of Constraint on Mineral Development to safeguard the most valuable and vulnerable areas from such detrimental development. Their identification takes account of nature conservation interests, the man-made heritage, scenic quality and visual prominence, amenity value and geological interest.

Identification as an Area of Constraint on Mineral Developments will create within it a presumption against planning permission being granted for the extraction and/or processing of minerals on any new site.

The Areas of Constraint on Mineral Developments comprise :-

A. Areas of nature conservation interest declared or proposed.

- (i) Areas of Scientific and Special Scientific Interest (ASIs and ASSIs).
- (ii) National Nature Reserves (NNRs).
- (iii) Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

B. Areas of Significant Archaeological Interest (ASAI)s

- (i) Devenish
- (ii) Topped Mountain

C Areas of high scenic value particularly vulnerable to mineral extraction

- (i) Lough Erne, including the Magho Cliffs and Knockninny Hill (Note this latter area also contains a number of archaeological sites and monuments).
- (ii) Knockmore Escarpment.
- (iii) Lough Macnean Valley (See also Plan Policy M3).
- (iv) Lough Melvin Shoreline
- (v) Cuilcagh Mountain.

It should be noted that these attributes are not necessarily mutually exclusive and several areas combine the above characteristics, e.g. Lough Erne is not only of high scenic value but contains many sites of nature conservation interest and Devenish Area of Significant Archaeological Interest.

Within these Areas of Constraint on Mineral Developments there are 8 mineral workings operating with permission. Proposals to extend these sites or to install additional plant or buildings will only be granted approval if the Department is satisfied with the applicant's proposals to prevent and/or minimise adverse environmental effects.



Minerals

Economy

The Department however regards the landscape quality and archaeological interest of Knockninny Hill as paramount and will resist further expansion of the quarry situated on its western flanks to prevent further deterioration in the scenic quality and historic landscape of the area.

Another 6 inactive workings with valid permissions are located within the Areas of Constraint identified. Consideration of proposals to develop these sites beyond the limitations of their current permissions will include additionally, and with particular emphasis, the opportunity to secure environmental advantages from restoration of the total mineral working.

The extraction of peat for sale requires planning permission. Favourable consideration will be given to applications insofar as they are consistent with the protection of boglands valuable to conservation interests, watercourses and amenity. In particular, the Department opposes peat extraction from existing, proposed or potential sites designated because of their nature conservation importance or from areas in close proximity to such sites where their special scientific interest would be prejudiced by extraction. There are currently three designated areas within Fermanagh District - Cuilcagh Mountain ASSI, Pettigoe Plateau ASSI, and Slieve Beagh ASSI; these are all Areas of Minerals Constraint giving protection against the effects of mineral extraction. Away from such areas, permission for extraction of peat will only be granted where there is little nature conservation value and where the amenity of the area is not prejudiced by the operation.

Outside the Areas of Constraint identified proposals for mineral extraction will be considered having regard to the policies of the Plan and strategic and regional planning policies.

M3 Magnesian Limestone

In consideration of proposals to exploit magnesian limestone in the Lough Macnean valley the Department will have regard to the special agricultural benefits available from the mineral.

While the Lough Macnean valley has been identified as an Area of Constraint on Mineral Developments deposits of Magnesian Limestone (Dolomite) are present, a mineral which can be used as a specialist animal feed additive and much of which is presently imported into Northern Ireland. Policy MIN4 of the Planning Strategy for Rural Northern Ireland currently indicates that there will not be a presumption against applications to exploit minerals limited in occurrence or with some uncommon or valuable property. Magnesian limestone, because of its specialist agricultural use, falls into this category. Proposals for its extraction will therefore be considered on their specific merits and particular attention will be given to the effect of the extraction on flora, fauna and landscape on and around the site.

Energy

One of the major costs in any rural community is energy. Conversely energy generation provides opportunities for economic regeneration and employment in rural areas. In recent years with increasing energy costs and a greater awareness of the environmental consequences of energy production there has been a growing emphasis on both energy conservation and renewable energy sources.

It is the Department's policy to facilitate the development of renewable energy sources. One of the key objectives of the Fermanagh Area Plan is to promote the sustainable development of Fermanagh. Accordingly the Department would endorse and support the formulation of a renewable energy strategy currently being prepared by Fermanagh District Council. Fermanagh has a rich supply of renewable energy sources which if exploited would reduce depletion of non-renewable energy sources, reduce emissions of greenhouse gases and stimulate local economic development. Six potential sources are under investigation. They are :-

Biomass (Coppiced willow)

Wood

Waste/Residue

Wind

Small scale hydro

Solar

Of these biomass production would appear to offer the best opportunity for the future in Fermanagh as its geographical position provides significant comparative advantages in this respect. For over 10 years the Department of Agriculture has been experimenting in Castle Archdale Country Park with producing energy from biomass with a short term rotation coppice process using willows.

With its many exposed upland areas Fermanagh also has good potential for the harnessing of wind power provided this can be achieved without serious detrimental impact on the environment or residential amenity. Approval has been given for the erection of 33 wind turbines on the slopes of Slieve Rushen and implementation of this scheme has commenced.



Energy

Economy

Fermanagh may also have potential for small scale hydro–electricity generation. In assessing proposals for such development, the Department will have regard to their impact on the ecology of rivers and fisheries interests.

As well as supporting renewable energy initiatives the Department is also keen to support energy conservation and would encourage energy sensitive siting, orientation and layout of new development, particularly in order to allow future energy saving technologies to be accommodated.

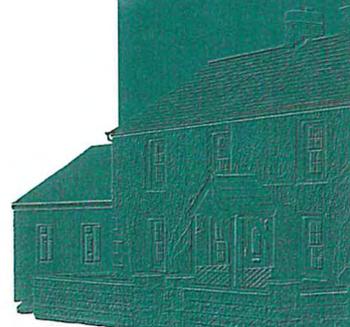
Objective

- To facilitate development of renewable energy sources in Fermanagh.

The Department's Strategic and Regional Planning Policies for Energy are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993.

FERMANAGH AREA PLAN 2007

Environment



Environment

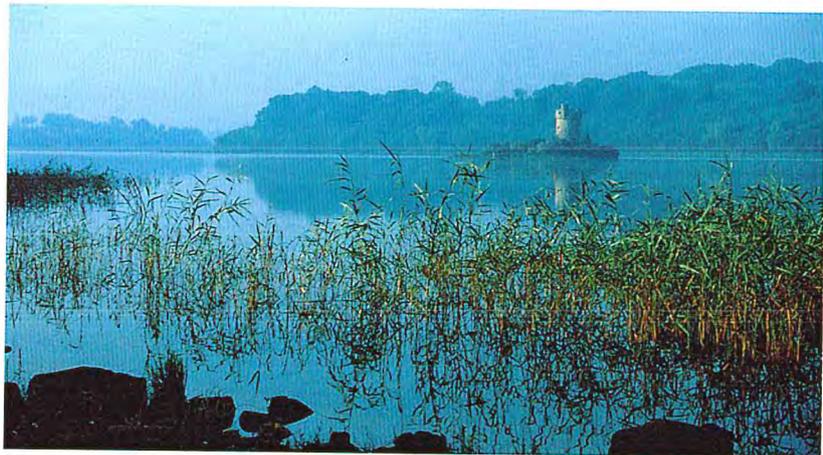
Natural Environment

The Fermanagh landscapes are rich and diverse comprising a variety of fresh water lakes, rivers, agricultural lowlands and upland areas. The Lough Erne system is part of one of the most extensive inland waterways in Europe and flows from south-east to north-west across the length of the District.

The Department's publication "Fermanagh, Its Special Landscapes" (1991) is a study of the Fermanagh countryside and its heritage.

In recognition of the quality of the Fermanagh landscapes, Environment and Heritage Service, has proposed the designation of two Areas of Outstanding Natural Beauty (AONB); the Erne Lakeland and Fermanagh Caveland. The purpose of designation of the AONBs is to protect and conserve the scenic qualities of the areas and promote their enjoyment. Designation would also give national recognition to the outstanding natural assets of the areas and could assist in tourism promotion and rural regeneration.

Crom
Gad Island



The special landscapes of Fermanagh provide a variety of wildlife habitats including woodlands, hedgerows, meadows, peatland, forests and wetlands. These support a rich diversity of plant, bird and animal life. A number of sites have been declared Areas of Special Scientific Interest on the basis of their national or international importance for nature conservation. In addition there are National Nature Reserves, Forest Nature Reserves and sites owned or managed by nature conservation organisations such as the Ulster Wildlife Trust and the Royal Society for the Protection of Birds (RSPB). The Erne Basin is of particular importance for its wetland habitats many of which provide breeding sites for wading birds e.g. lapwing, curlew, redshank and snipe. Upper Lough Erne contains many sites of interest for waterfowl.

Nature conservation has assumed greater importance in the latter part of the 20th Century coinciding with an increasing realisation of the vulnerability of the natural environment and the consequences of environmental damage. A series of Government policy initiatives has been introduced and legislation enacted to implement the obligations of European Community directives and international agreements on nature conservation; namely the EC Wild Birds Directive (79/409/EEC) and the EC Directive on the Conservation of Natural Habitats and Wild Fauna and Flora (92/43/EEC) and the Ramsar Convention on Conservation of Internationally Important Wetlands. These oblige each member state to take special measures to protect and manage habitats and species and to manage wetlands on the basis of a wise use policy.

The overall purpose of the Birds Directive is to provide for the protection, management and control of all wild bird species occurring naturally in the European territory of the Member States. In Annex 1 of the Directive there is a list of particularly sensitive species for which special measures are to be taken to conserve their habitats. In particular, Member States are required to classify the most suitable areas as Special Protection Areas (SPA).

The main aim of the Habitats Directive is to promote the maintenance of biodiversity through the protection and management of natural habitats and species of Community interest. This will be achieved through the designation of Special Areas of Conservation (SAC).

The areas of blanket bog at Cuilcagh Mountain, Slieve Beagh and Pettigoe Plateau, together with Upper Lough Erne, the limestone grasslands at Monawilkin and Largalunny and a number of small lakes near Magheraveely are currently included in the United Kingdom list of proposed Special Areas of Conservation submitted to the European Commission under the terms of the Habitats Directive. Pettigoe Plateau has been classified as a Special Protection Area and listed as a Ramsar site by virtue of its bird populations and wetland habitats; Upper Lough Erne is proposed for similar designation for the same reasons.

The Conservation (Natural Habitats etc.) Regulations (NI) 1995 will implement the assessment and decision making requirements of the Habitats Directive, and includes provisions for dealing with planning applications affecting European Sites.

Under the terms of the Directives any development likely to adversely affect the integrity of a European Site (SPA or SAC) can only be carried out for imperative reasons of overriding public interest, including those of a social or economic nature.

The Department will also explain the policy and practical implications of the Regulations in a Planning Policy Statement (PPS 2) "Planning and Nature Conservation" to be published March 1997.

In addition to those sites which are of national or international importance, Fermanagh has an exceptional range of natural and semi-natural habitats which the Department is



Natural Environment
Environment

keen to protect from adverse impact. Of particular note are the freshwater loughs and wetland areas, the blanket and lowland raised bogs, the species rich grasslands, areas of broad-leaved woodland and river corridors.

The quality of water in Fermanagh's loughs and rivers is relatively good. However, Lower Lough Erne is considered to be eutrophic (moderately enriched with nutrients which can sustain the growth of algae and other plants) and the Department intends to take measures to improve water quality with respect to nutrient inputs.

Lough Erne supports a wide range of fish species and is of international importance for angling, with the Upper Lough of particular importance for coarse angling and the Lower Lough popular with game anglers.

The Department has, in association with the Department of the Environment (Republic of Ireland) and the INTERREG Initiative of the European Community, commissioned the preparation of a Water Quality Management Plan for the catchment of Lough Erne. The Plan will provide a framework for the management of water quality in the Erne catchment. Actions which are currently being taken to improve water quality include the implementation of nutrient control at sewage treatment works and the introduction of regulations for the control of discharge from vessels to the waters of Lough Erne.

The Lough Erne Management Liaison Committee, consisting of representatives of the District Council, Government Departments and Agencies, is a co-ordinating body concerned with the management of the Lough and its environs for the benefit of all local people and visitors.

Objectives

- To protect and where possible enhance the landscape quality of Fermanagh.
- To protect and where possible enhance wildlife and habitats of nature conservation importance.
- To maintain and improve the water quality of the Erne.
- To protect vulnerable and pressurised landscapes from excessive development.

The Department's Strategic and Regional Planning Policies for the Natural Environment are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993 and in the Planning Policy Statement 2 "Planning and Nature Conservation", to be published March 1997.

Fermanagh Area Plan Policies

Nat Env 1 Enniskillen Green Belt

The Department designates a Green Belt around Enniskillen.

Arising from the Countryside Assessment, the rural area around Enniskillen has been identified as likely to come under pressure for excessive development which would alter its rural character. The Green Belt designation is intended to prevent the unrestricted sprawl of Enniskillen, safeguard the surrounding countryside, protect the setting of the town and nearby settlements and assist in urban regeneration.

Within the Enniskillen Green Belt current policies indicate that non residential development will be acceptable if it is:

- essential to the needs of agriculture,
- necessary for outdoor sport and recreation,
- a necessary community facility,
- an appropriate tourist scheme

Permission for a dwelling will be granted:

- to meet the needs of a farm or other established enterprises
- for a retiring farmer to facilitate the sale or transfer of the farm
- to meet special personal or domestic circumstances
- to replace an existing dwelling subject to certain criteria

Nat Env 2 Countryside Policy Areas

The Department designates the following Countryside Policy Areas:

- (a) The shores and islands Of Upper And Lower Lough Erne
- (b) The shores and islands of Upper and Lower Lough Macnean
- (c) The shores and islands of Lough Melvin



Natural Environment
Environment

Arising from the Countryside Assessment the shores of Loughs Erne, Melvin and Macnean are considered to be the most vulnerable in Fermanagh and could come under threat from excessive or inappropriate development which could adversely affect their rural character. Countryside Policy Area designation is intended to protect these areas. Within Countryside Policy Areas the policies summarised in policy Nat Env 1 above apply.

The Islands of Lough Erne are considered to constitute an exceptional landscape. Their relatively undeveloped nature and tree cover give them a characteristic appearance as well as making them of outstanding importance for nature conservation. In addition, several islands have important archaeological remains, some are owned by the District Council, others by various nature conservation organisations.

The islands of Lough Macnean have important heritage interest and the wooded islands of Lough Melvin are important landscape features.

There will be a presumption against any development on islands in the Countryside Policy Areas except in the following circumstances:-

- (i) consolidation of existing development providing it is in character and scale, does not threaten any nature conservation or heritage interest and can be integrated with the landscape.
- (ii) in the wider public interest

NOTE: Those islands which have a road connection to the shore are treated as part of the mainland.

Nat Env 3 Habitat Protection

In assessing planning applications for new development, the Department will pay particular regard to the need to safeguard the natural and semi-natural habitats in Fermanagh.

Fermanagh is renowned for its wildlife and has an exceptional range of natural and semi-natural habitats. Of particular note are the freshwater lakes and wetlands, the blanket and lowland raised bogs, the species rich grasslands and areas of broad-leaved woodland. The Department will, as far as is practicable, pay due regard to nature conservation issues when considering proposals which might adversely affect habitats, species or features worthy of conservation.

Nat Env 4 Trees

The Department will promote measures which will protect and enhance the existing tree cover of Fermanagh.

Part of the distinctive landscape character of Fermanagh is the extent and variety of tree cover. Trees make an important contribution to visual amenity, help development to integrate with the landscape and support wildlife habitats. Tree plantations set in the grounds or demesnes of country houses are characteristic of the Fermanagh landscape. Trees in settlements also contribute to visual amenity and may be affected by development. Significant groups or avenues of trees in towns and villages have been designated as Local Landscape Policy Areas (see Plan Policy Man Env 3). The Planning Service will also initiate a programme of Tree Preservation Orders in Fermanagh to protect trees which make a particular contribution to visual amenity. Priority will be given to those trees in settlements which may be under threat from development. The Planning Service will encourage the implementation of appropriate planting schemes by the District Council, voluntary organisations such as the Conservation Volunteers (NI) and individuals to supplement, enhance and/or replace existing vegetation.

Landscaping schemes should normally accompany all planning applications to assist in the integration of new development with its surroundings and to supplement, enhance or replace existing vegetation.

As a general rule, the Planning Service would encourage the carrying out of advance planting schemes that could mature in the fullness of time before the start date for envisaged new development. Properly planned schemes will, on maturity, almost invariably increase the capacity of a particular landscape to absorb development and improve considerably the likelihood of satisfactory visual integration. Advice and potential grant aid on planting schemes in rural areas is available from the Department of Agriculture. Planning Service would also be happy to advise on how early planting schemes could ultimately improve the capacity of a particular local landscape to absorb development, well in advance of the submission of a planning application.

In new housing developments design layouts must take account of vegetation to be retained. The Planning Service will normally seek to ensure that development is kept outside the falling distance of mature trees considered worthy of protection and will not damage tree root systems or their hydrological cycles. Approvals will be conditioned to ensure adequate protection measures are taken for trees scheduled to be retained, prior to and during the course of construction work.



Natural Environment
Environment

Nat Env 5 Protection Of Loughs And Rivers

The Department will seek to minimise the impact of new development on the loughs and rivers of Fermanagh and, in assessing proposals for new development, will pay particular regard to the likely effects on visual amenity, conservation interest, recreational potential and water quality.

Lower Lough
Macnean



Fermanagh contains a large number of loughs linked by rivers. Proposals for new development will be expected to respect the nature conservation interest, the man-made heritage and to maintain the landscape quality of these loughs and rivers and if possible retain the potential for their enjoyment for appropriate activities e.g. fishing or nature appreciation. The water quality of the major fresh water loughs in Fermanagh is of great importance to both the local population and visitors alike. Drinking water is abstracted from Lough Erne for a large proportion of Fermanagh. Clean water is also vital to the continued recreational use of the loughs, the development of the tourism industry and the protection of fishing and nature conservation interests. Much of the water in Fermanagh is of relatively good quality according to the Report on River and Estuary Quality in Northern Ireland (Environment Service 1991) and it is necessary to ensure that new development proposals do not cause a deterioration in standards.

Accordingly proposals will not normally be permitted where they will cause or contribute to :-

- (i) a significant deterioration in water quality
- (ii) changes in water levels (above or below ground level) which could adversely affect the nature conservation interest.

The Department is also aware of recent research utilising alternative technology in the field of effluent treatment particularly with regard to septic tanks. Alternative or supplementary systems, including the use of constructed wetlands or reedbeds, now exist. These can provide cost effective and environmentally sound methods of treatment, particularly in areas where water nutrient levels are of concern, or where ground conditions may be unsuitable for the use of traditional soakaways.

In assessing future development proposals in areas where connection to a main sewer is not practicable, the Department will require developers to consider the use of alternative and/or supplementary treatment systems where appropriate.

Man-Made Environment

The modern landscape of Fermanagh is the result of some 8,000 years of human activity and change. A rich variety of archaeological sites and monuments, buildings and other structures is evidence of the attraction of Fermanagh to settlers from earliest times.

The oldest visible remains of this heritage are the communal stone tombs of the first farmers who settled here during the Neolithic period. Earthwork “forts” or “raths”, remains of defended farmsteads of the Early Christian period (600-1100 AD) are numerous. A feature of Fermanagh’s many loughs are crannogs, man-made islands, which range widely in date. Lough Erne was always a major waterway and early monasteries and churches clustered around its islands and shores, including Devenish, Inishmacsaint and White Island. In the medieval period many of these church sites were used for parish worship and burial and some continue in ecclesiastical use to this day. Castles, such as Tully and Monea, reflect the Scottish architectural traditions introduced in the early 17th century with the Plantation.



Monea Castle



Man-Made Environment Environment

Some towns and villages were planned and built as part of the Plantation, but most were established from the later 17th century onwards. They display the typical layout and building styles which can be identified in so many of Northern Ireland's market towns and villages.

There are a number of buildings, both in settlements and the countryside, listed as being of special architectural or historic merit, while the central areas of Enniskillen and Lisnaskea have been designated as Conservation Areas in recognition of their architectural and historic importance.

The Department's Environment and Heritage Service is responsible for the identification, recording and protection of all known archaeological sites and historic monuments, including the taking of monuments into State Care and their scheduling for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. The work of scheduling is ongoing and the fact that a site has not yet received statutory protection does not diminish its archaeological importance nor its significance as an element in the historic landscape. Archaeological research also continues and new and exciting discoveries are made. The discovery of archaeological remains, which have not been previously known, may therefore represent a material change which can affect the nature of development which will be permitted in respect of an area within a development limit, or within the countryside.

Buildings of architectural or historic interest located throughout Fermanagh have been listed under Article 42 of the Planning (NI) Order 1991 to protect their character. Such buildings are listed for their protection in the public interest because it has been recognised that the quality of our past is an essential ingredient for the quality of our future. As the process of building survey and listing is ongoing additional buildings will, where appropriate, be added to the statutory list.

In an effort to increase public awareness of historic buildings in need of restoration, the Ulster Architectural Heritage Society in association with Environment Service is publishing "Buildings at Risk" a series of catalogues of historic and important buildings in Northern Ireland which appear to be threatened. This includes a number of buildings in Fermanagh for which the Department would encourage sympathetic restoration schemes.

Change in the Fermanagh landscape and townscape will continue over time and in response to the needs of its people. It is important therefore to respect and protect Fermanagh's heritage and to improve the quality of new development both in settlements and the countryside. This will ensure a rich historic legacy and attractive environment for future generations.

Objectives

- To protect and where possible enhance features of the man-made heritage including historic landscapes, archaeological sites and monuments and their settings and listed buildings and their settings.
- To conserve and enhance areas of architectural or historic importance.
- To protect historic parks, gardens and demesnes from inappropriate development.
- To improve the quality of new built development.
- To ensure the integration of new development into its surroundings.
- To protect areas of intrinsic environmental value within settlements.

The Department's Strategic and Regional Planning Policies for the man-made environment are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993.

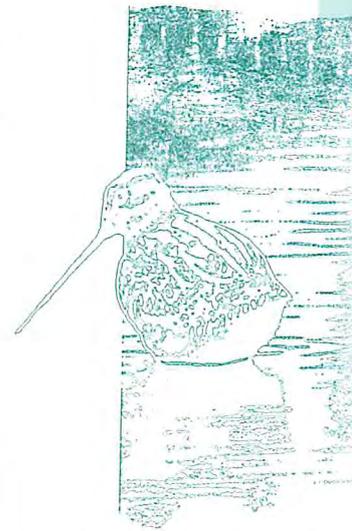
Fermanagh Area Plan Policies

Man Env 1 Conservation Areas

The Department will consider the designation of Conservation Areas in Fermanagh to safeguard areas of historic or architectural interest.

Article 50 of the Planning (NI) Order 1991 provides the Department with the power to designate an area of special architectural or historic interest as a Conservation Area where it is desirable to preserve or enhance its character or appearance. The Department considers that such designation can also provide a stimulus for economic regeneration and grant aid is available for works which contribute to the character of the Conservation Area.

The central areas of Enniskillen and Lisnaskea are currently the only designated Conservation Areas in Fermanagh. The Department will investigate the merits of further designations and appropriate enhancement schemes as resources permit.



Man-Made Environment
Environment

Man Env 2 Areas Of Townscape Or Village Character

The Department designates Areas of Townscape Character in Enniskillen and Irvinestown

And Areas of Village Character in:- Ballinamallard, Belcoo/Holywell, Belleek, Brookeborough, Derrygonnelly, Ederney, Garrison, Kesh, Lack, Lisbellaw, Lisnarick, Magheraveely, Maguiresbridge, Newtownbutler, Pettigoe/Tullyhommon, Rosslea and Tempo.

Whilst the Planning Service appreciates that all settlements have their own unique identity, there are certain towns and villages which exhibit a distinct character based on their historic built form. This is particularly the case with the central areas of towns and larger villages which date from Plantation times. In the areas designated the Planning Service will seek to protect and enhance their character by ensuring that all proposals for new development are sympathetic in scale, massing and design and contribute to the appearance and character of the area. In due course such areas may be assessed as possible Conservation Areas and, if appropriate, programmed for designation.

Elsewhere within settlements new development should be well designed and relate satisfactorily to townscape or village setting. In particular new housing development in villages should reinforce local character rather than mask it with typical suburban forms. Special attention will also be paid to the entrances to towns and villages.

Many of the smaller villages, where an Area of Village Character has not been designated, display an essentially rural character. Proposals for development in these villages must therefore reflect this rural character in their scale, design and layout.

Man Env 3 Local Landscape Policy Areas

The Department designates Local Landscape Policy Areas in and adjoining towns and villages to protect sites of intrinsic environmental value

There is a need to respect and protect the natural and man-made environment in and adjoining settlements where development pressures are normally greatest. Local Landscape Policy Areas are those areas considered to be of greatest amenity value or local significance and therefore worthy of protection from undesirable or damaging development. These designations are intended to :-

- (i) Protect archaeological sites and monuments and their immediate surroundings.
- (ii) Protect listed and other important buildings and their immediate surroundings.

- (iii) Ensure the retention of areas of woodland and important tree groups or avenues and protect them from disturbance.
- (iv) Maintain, where possible, public access and views of and from river banks and shore lines.
- (v) Ensure that development does not detract from important vistas or encroach on to localised hills or amenity areas.

Many of these areas are of local importance for nature conservation interest and they can also function as buffer zones between different uses and help reduce the likelihood of over intensive development within settlements. For the most part these areas are unlikely to be acquired or developed for amenity open space uses by the District Council or any other statutory body, rather it is intended they should remain largely in their present use.

New development will normally be resisted in order to maintain the intrinsic environmental value and character of these areas. In most cases where the Local Landscape Policy Area is small in scale and/or is of exceptional environmental quality no new development will be permitted. In some cases where the Local Landscape Policy Area is larger or there are existing buildings on the site there may be scope to accommodate sensitive development proposals provided there is no significant detrimental impact on the feature which the designation is intended to protect and the proposals meet the normal planning and technical considerations.

Where Local Landscape Policy Areas are located beyond the limits of development of any settlement, consideration of development proposals will also take into account all relevant rural planning policies.

For development proposals which affect archaeological sites and monuments and their settings or listed buildings and their settings, the advice of Environment and Heritage Service will be a major consideration.

In some cases recreation proposals sympathetic to the feature safeguarded may receive favourable consideration while additional landscaping of some sites will be encouraged. The use of Tree Preservation Orders will also be considered particularly where there are trees which contribute significantly to visual amenity or which are under threat from development.

Note: In the Proposals Section for each town, individual Local Landscape Policy Areas are listed together with relevant guidance. The Village Proposals Section also lists the Local Landscape Policy Areas for each village.



Man-Made Environment
Environment

Man Env 4 Areas Of Significant Archaeological Interest

The Department designates Areas of Significant Archaeological Interest around Devenish Island and Topped Mountain in order to protect not just the individual sites and monuments but the overall landscape settings within which these are located.

The monuments and landscape settings of Devenish and Topped Mountain are considered of such local, national and, in the case of Devenish, international importance that they warrant special consideration in terms of planning policy protection.

Devenish

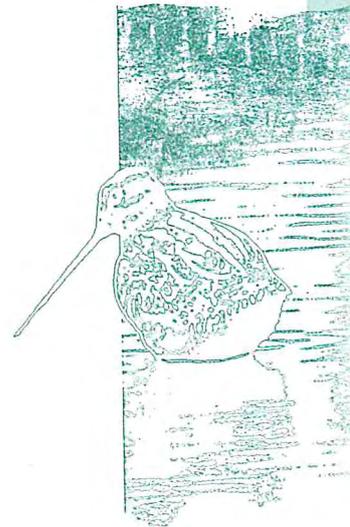
Devenish is the most important of the churches around Lough Erne. It was active from the 6th to the 16th Century and still later for burials. A group of ruined ecclesiastical buildings, unique in Northern Ireland, including a 12th century round tower and a high cross, survives on the island as well as a range of earthworks. The landscape setting of this complex of monuments includes the lough shores and several islands beyond Devenish Island itself.



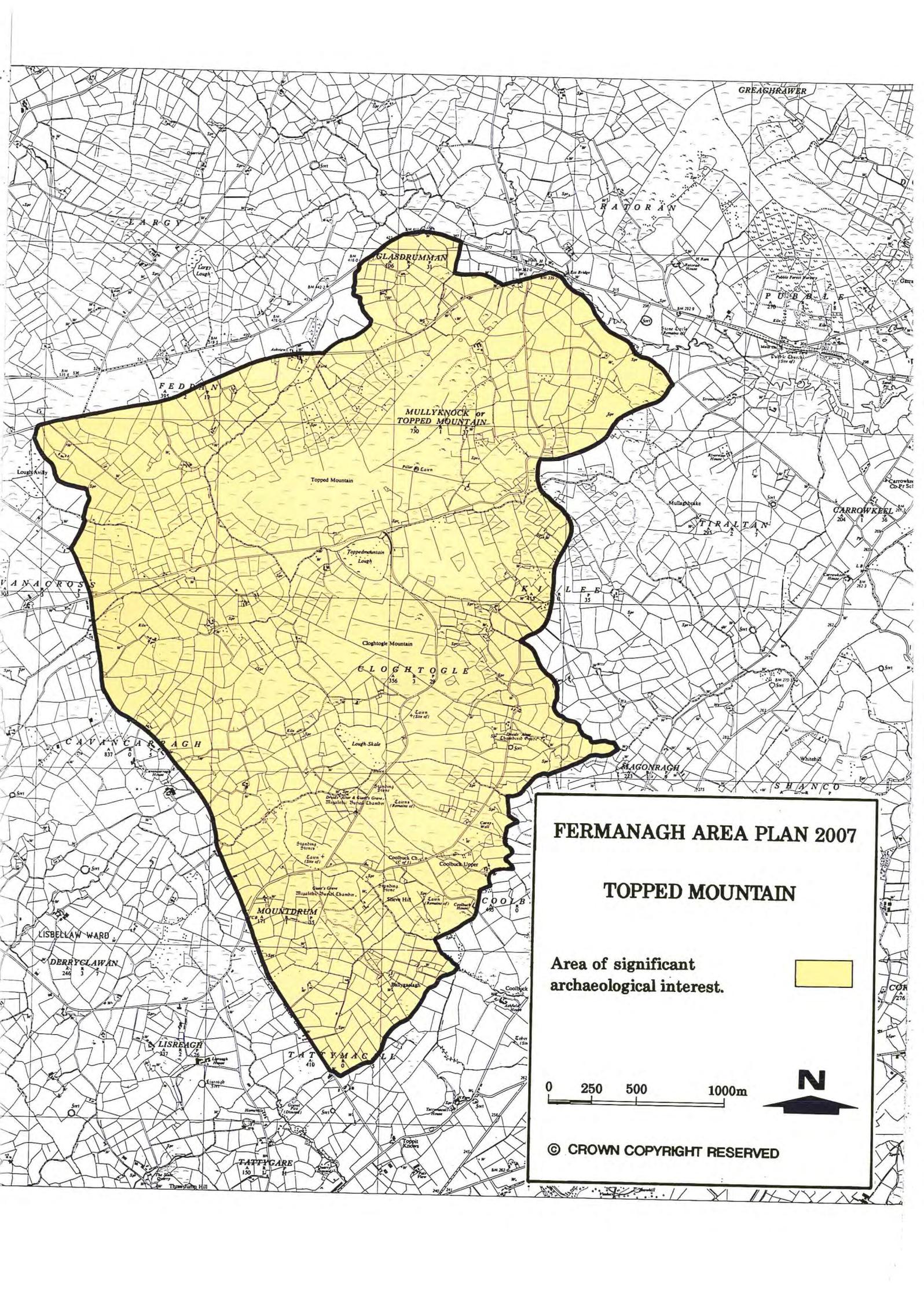
Devenish

Topped Mountain

Within the townlands of Topped Mountain, Cloghtogle, Mountdrum and Coolbuck is an area containing a rich range of prehistoric monuments in traditional rural surroundings including remains of a bog with archaeological potential. The designation of the overall setting in which a number of individual and related monuments are located, or an area of historic landscape, as an Area of Significant Archaeological Interest, is intended to protect the individual sites or monuments and their settings and the essential character of the area from inappropriate development. Such designation is considered appropriate for both Devenish and Topped Mountain. The extent of the designated areas has been identified in consultation with the Historic Monuments Council. The advice of Environment and Heritage Service and the Historic Monuments Council will be a major consideration in deciding the acceptability or otherwise of any development proposals which may affect these areas.



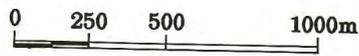
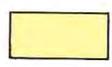
Man-Made Environment
Environment



FERMANAGH AREA PLAN 2007

TOPPED MOUNTAIN

Area of significant archaeological interest.



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Man Env 5 Protection Of State Care Monuments

The Department will protect the sites and settings of monuments which are in State Care or which may be taken into care in the future

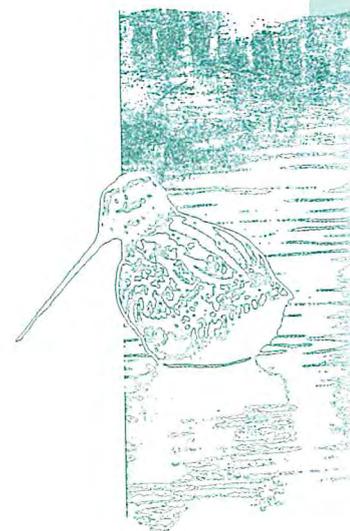
The following monuments are currently in State Care, managed by the Environment and Heritage Service

Church at Aghalurcher Glebe.
Dual Court Tomb: Giants Grave Aghanaglack.
Old Castle Archdale, Bunaninver.
Castle Balfour, Lisnaskea.
Monastic Remains, Churches and Round Tower, Devenish Island.
Enniskillen Castle.
Church and Cross, Inishmaccsaint Island.
Monea Castle.
Tully Castle and Village Site.
Church and Carved Figures, White Island.
Stone Circle, Cairn and Alignment, Drumskinny.
Portora Castle, Enniskillen

These monuments represent that part of the rich archaeological and historic heritage of Fermanagh which is in the care of the Department. Proposals for development in the vicinity of these monuments which would be likely to have an adverse effect on their site or setting will not be permitted. Particular attention will be paid to the impact of the proposal on :-

- (i) the area of historic landscape in which the site or monument functioned;
- (ii) the critical views of, and from the site or monument;
- (iii) the access and public approaches to the site or monument;
- (iv) the understanding and enjoyment of the site or monument by visitors.

All other archaeological sites or monuments are in private and other ownerships and it is the Department's policy to safeguard these features of the historic landscape and their settings



Man-Made Environment
Environment

Man Env 6 Areas Of Archaeological Potential

The Department defines Areas of Archaeological Potential in Enniskillen, Lisnaskea and Newtownbutler.

Areas of Archaeological Potential comprise those areas within historic settlements which may require mitigating measures (which may include excavation) in the context of redevelopment. It is considered that development of sites within the historic cores of Enniskillen, Lisnaskea and Newtownbutler may offer the opportunity to study the remains of historic settlement there. The co-operation of developers in arranging investigation, within the constraints of their proposed redevelopment programme, will be sought so that the archaeological heritage of these areas can be examined and recorded or preserved as appropriate in the public interest. The Planning Service will have regard to the archaeological implications in its consideration of any development proposals in these areas.

Man Env 7 Historic Parks And Gardens

The Department will protect the following historic parks, gardens and demesnes in Fermanagh:-

Belle Isle, Castle Archdale, Castle Caldwell, Castle Coole, Castle Hume/Ely Lodge, Castletown Manor, Colebrooke/Ashbrooke, Crom Castle, Florencecourt, Fort Hill, Lisgoole, Necarne Castle, Rosslea Manor (Spring Grove) and Tempo Manor.

Country houses, some of which are listed buildings, set in landscaped parkland or within demesnes, are an important part of the landscape character of Fermanagh. The Department has identified a number of these parks, gardens and demesnes which it considers represent a significant historic and landscape resource. Additional details and defined areas of these are contained in the Countryside Assessment Supplement.

Castle Coole



The Department will assess the impact of new development proposals on the overall landscape of these historic parks, gardens and demesnes. Any development which is likely to have an adverse impact on the planned layout, including views in and out or quality or character of these areas will normally be refused planning permission.

Other parks, gardens and demesnes in Fermanagh which retain only some elements of their original form are also listed in the Countryside Assessment Supplement. In the event of development being approved within these, the co-operation of developers in arranging evaluation and recording of particular features or landscaped areas may be sought, so that knowledge of this part of our landscape heritage is not lost.

Man Env 8 Ulster Canal

The Department will not normally permit any development which would prejudice the future development or restoration of the Ulster Canal

The Ulster Canal runs from Fermanagh through Counties Monaghan and Armagh linking the River Finn and the River Blackwater. It constitutes an important industrial heritage feature and also provides the opportunity to establish a navigational link between the Shannon-Erne Waterway and Lough Neagh. There are no immediate plans to carry out restoration works to this abandoned canal but since the opening of the Shannon-Erne Waterway there is growing recognition of the potential of these waterways. The Department will therefore seek to ensure that the future restoration of the canal is not prejudiced.

Man Env 9 Fermanagh Design Guide

The Planning Service will publish, after consultation, guidance on design standards and practice for new development in Fermanagh

The Planning Service will, subject to the availability of resources and necessary public consultation, produce a Fermanagh Design Guide. This would complement the advice contained in the Department's Design Guide for Rural Northern Ireland published in 1994.

The Planning Service wishes to encourage good quality design for all new developments in Fermanagh to ensure an attractive environment for future generations and a local design guide would provide detailed advice on how this may best be achieved. It should take account of the variety of landscapes in the District and identify the forms of development traditional and appropriate to particular countryside areas and advise on the manner in which such development might best be integrated into the particular landscape setting. This would include aspects such as design, use of local materials, the use or reinstatement of local features such as frontage hedgerows or stone walls and appropriate landscaping schemes. The design guide should also be broad enough in scope

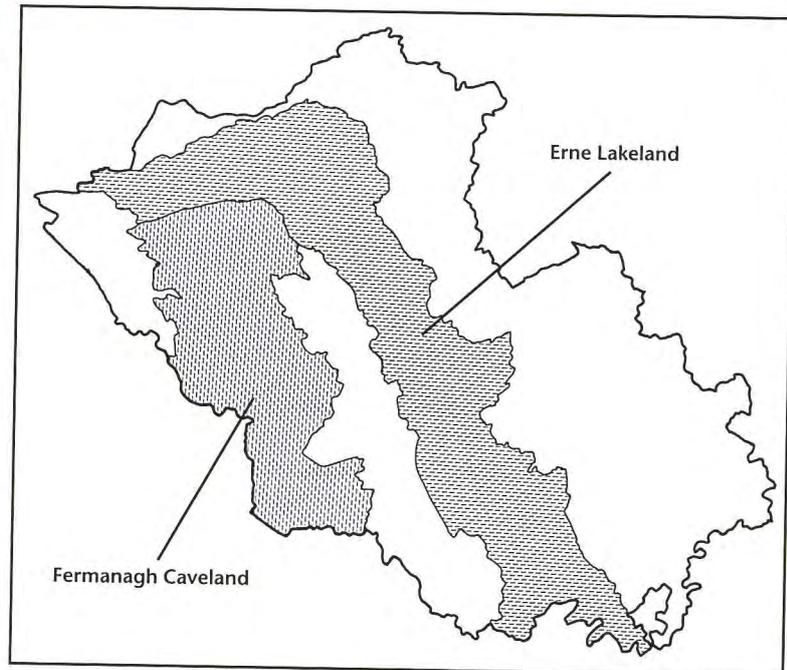


Man-Made Environment
Environment

so as not to preclude good contemporary design using modern materials. It might also usefully include advice on design of sustainable housing, having regard to matters such as energy efficiency, the desirability of using renewable energy technologies and more environmentally sound methods of disposing of domestic effluent.

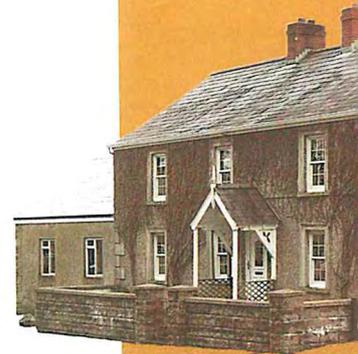
Any design guide published will give detailed advice on the design principles to be applied in the proposed Erne Lakeland and Fermanagh Caveland Areas of Outstanding Natural Beauty.

Proposed Areas
of Outstanding
Natural Beauty



FERMANAGH AREA PLAN 2007

Social Base



Social Base

Housing

The population of Fermanagh has increased by over 3,000 during the last 20 years and if this trend continues the population could reach 57,500 by the end of the plan period in 2007. At the same time the average household size is decreasing and this together with the increase in population has implications for future housing demand. The majority of the housing stock in Fermanagh is in owner occupation with the Northern Ireland Housing Executive currently holding around 25% of the total housing supply. An increasing feature of the housing market in Fermanagh is housing association provision particularly relating to special needs, principally the elderly and disabled. In common with many other areas there has been a large growth in the number of private residential and nursing homes throughout the District, although this may have peaked since the introduction of the 'Care in the Community' initiative. Most housing is concentrated in towns and villages although a significant number of new dwellings have been constructed in the countryside in recent years. The Rural Housing Association is active outside the built up areas and has recently canvassed interest in a number of rural communities, for small housing groups and the renovation of derelict houses. The Northern Ireland Housing Executive policy document "The Way Ahead" outlined a new, more flexible approach to housing in rural areas including revised grant aid and proposals for new build in isolated rural settlements. Of particular relevance in Fermanagh, given the high level of rural housing unfitness is the grant assistance available for replacement dwellings.

Objectives

- to ensure an adequate supply of available housing land in settlements
- to encourage high standards of design in new housing layouts and for single dwellings in the countryside
- to protect the character and amenity of existing residential areas in settlements
- to encourage a range of housing types in new developments to meet the different housing needs of the community
- to encourage the re-use of vacant space over shops in town and village centres for residential purposes

- to ensure that landscape proposals in relation to housing developments take account of the landscape character of their surroundings.
- to encourage the re-use of vacant or derelict properties in settlements and the countryside
- to encourage the retention of vernacular dwellings in Fermanagh.

The Department's Strategic and Regional Planning Policies for Housing are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993.

Fermanagh Area Plan Policies

H 1 Zoned Housing Land

170.1ha of land is zoned for housing purposes in Enniskillen.

50.0ha of land is zoned for housing purposes in Lisnaskea.

30.6ha of land is zoned for housing purposes in Irvinestown.

Within each town, an adequate supply of land for housing has been identified in a range of locations to meet anticipated housing needs over the Plan period and to allow for flexibility and choice. In the proposals section for each town, the individual sites are listed together with known constraints and guidance for development. Land has not been zoned in villages in order to allow flexibility. (See Plan Policy S4)



Modern Housing Development
Enniskillen



Housing
Social Base

H 2 Housing Layout

The Department will require high standards of design and layout in all new housing developments and have regard to the following :-

- (a) The scale and density of the proposed scheme, which should be appropriate to the location and the site given its context and characteristics, including topography, landscape and other site features, including archaeological sites and monuments.
- (b) The layout, which should contribute to townscape and provide for the privacy and residential amenity of both existing and prospective occupiers, normally including a minimum rear garden of 10 metres.
- (c) House type and design.
- (d) Landscaping proposals, which should include the retention of existing vegetation worthy of protection (see also plan policies Nat Env 4 and Man Env 3) and appropriate planting and boundary treatments, particularly to the site frontage.
- (e) The provision of satisfactory arrangements for access, roads layout, pedestrian linkages, car parking, sewerage and drainage.
- (f) The provision of open space (see also plan policy H3 below).

Over the last decade or so a greater awareness of design in housing schemes has become apparent both from developers and the public. Indeed good housing layout and design is increasingly demanded by prospective house purchasers and occupiers and so it is in the house builder's interest to produce a higher standard of design and landscaping in all new housing developments. With this in mind the Department will expect housebuilders to respond with layouts which respect the characteristics of individual sites and create attractive new environments.

The Planning Service will therefore encourage varied and interesting housing layouts incorporating a range of house types and densities, with good standards of landscaping, open space as necessary, pedestrian links to open space and amenity areas where appropriate, and to existing public footways. Within larger housing developments, certain non-residential ancillary uses, such as small shops or social and community facilities may be acceptable. The Planning Service will however expect such uses to be indicated as part of the overall planned layout and will protect the overall residential character of housing areas. All new housing areas should be developed in depth and in a

comprehensive rather than a piecemeal fashion. The Planning Service will also assess the need for access to be provided to any adjoining land in order to safeguard future development potential.

Densities for particular housing areas have not generally been specified but in all cases account should be taken of the character and density of adjoining development. Site characteristics and the need to preserve existing site features and vegetation where appropriate will also influence development densities. The over development of restricted sites will not be acceptable.

Roads within housing areas will require approval under the Private Streets (NI) Order 1980. The Department's "Layout of Housing Roads - Design Guide" (1988) provides the guidelines which will be applied in consideration of road layouts and related matters for proposed housing areas. Such roads will be adopted and subsequently maintained by the Department upon satisfactory completion.

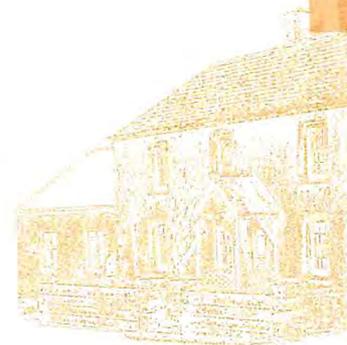
H 3 Open Space In Housing Areas

The Department will require as necessary the provision of manageable areas of incidental open space suitable for informal amenity and play use within new housing developments.

It is important to ensure that adequate open space is made available within larger housing areas. Land has not been specifically zoned for this purpose so as not to restrict unduly the design of future housing layouts, however, provision of open space should be incorporated within the overall scheme at an early stage in the design. The Planning Service, in consultation with Fermanagh District Council, will assess all planning applications for housing estate development and determine whether such open space areas are required. In assessing the need for, and size of, such areas the Planning Service and the District Council will take into consideration the location, the overall size and density of development proposed, together with garden size and the accessibility of the development to any nearby play spaces. Any site to be provided should be adequately drained and grassed before being transferred to the Council normally at agricultural value.

To ensure the provision, future maintenance and management of the above areas developers will normally be asked to enter into planning agreements with the Department and acquisition agreements with Fermanagh District Council before planning permission is forthcoming.

In certain cases, woodland areas or archaeological sites or monuments are located adjacent to or within land which may be developed for housing. In these circumstances such features should normally be integrated as open space within the overall layout of the proposal. The setting of archaeological sites and monuments should also be respected in any proposal.



H 4 Vacant Dwellings

The re-use, renovation and sympathetic extension of vacant dwellings for residential purposes will normally be encouraged .

Rural Fermanagh has a significant number of vacant dwellings scattered throughout the countryside. Such houses represent a valuable resource and their re-use would contribute to the social and economic regeneration of the rural area. The Planning Service will therefore encourage the re-use and renovation, for residential purposes, of properties last used as dwelling houses. It should be noted that planning permission is usually required for external alterations. Where extensions are necessary to bring the dwelling up to modern standards, these should reflect the scale and design of the existing property. This policy does not apply to dwellings which are derelict and incapable of occupation without substantial renovation, if they are located in the Enniskillen Green Belt, the Countryside Policy Areas, or if they require access onto a Protected Route.

**Traditional
Roadside
Dwelling**



H 5 Retention Of Vernacular Dwellings

The potential to incorporate an existing dwelling into a new scheme will be assessed when a replacement dwelling is proposed.

Fermanagh has a large number of older dwellings which display local traditions of siting and design. Many of these dwellings are now vacant but could be capable of occupation with minor renovation. (See Plan Policy H4 above.) However some older dwellings are not suitable for renovation and where a replacement is approved, the Planning Service will not necessarily require the demolition of the existing dwelling if it is worthy of retention and can reasonably be incorporated into the new development, e.g. as a garage or an outbuilding. This would not only retain a visual link with the past but may also help in integrating the new dwelling more easily with its surroundings.

Public Utilities

The provision of utilities within Fermanagh is the responsibility of a number of Government Departments, the District Council, statutory bodies and the private sector. The main services are transport, water and sewerage, waste disposal, electricity and telecommunications.

Fermanagh has a dispersed settlement pattern with a relatively low population density. Many people therefore live significant distances away from services, facilities and their place of employment and tend to rely predominantly on the car for day to day transportation needs. Consequently car ownership rates in Fermanagh are higher than the Northern Ireland average. The 1991 census indicated that 72% of households possessed at least one car (compared with 64% Northern Ireland average). Nevertheless 28% of households remain without a car and many people in car owning households do not have access to a vehicle during the day. This can result in isolation, particularly in the rural area, and affects those groups least able to provide for themselves i.e. the elderly, the infirm, young mothers and the unemployed. These groups generally tend to be the most dependant on public transport. In Fermanagh therefore both public transport provision and the quality of the rural road network are of more than usual significance. In addition the extent and standard of local transport facilities have an affect on the area's attractiveness both for commercial development and tourism.

The Department is responsible for the provision and maintenance of the public highway network. The Protected Route network in the District consists of :-

- the Fivemiletown/Enniskillen/Belcoo Road (T6/A4),
- the Enniskillen/Irvinestown/Omagh Road (T10/A32),
- the Enniskillen/Derrylin/Belturbet Road (A509)
- and the Maguiresbridge/Clones Road (A34).

The Department's policy is to minimise the number of new accesses onto these routes. Access to development areas should be taken from the minor road network where practicable and in appropriate circumstances the Department may require developers to contribute to the improvement of the minor road or its junction with a Protected Route.

Public transport provision in Fermanagh is principally the responsibility of Ulsterbus who operate both local and express services. These are supplemented by school bus services, private operators and Bus Eireann. A recent innovation has been the operation of a "post bus" service introduced by the Royal Mail on the Tempo to Enniskillen route, the first such service in Northern Ireland. The Department recognises the importance of



improving rural public transport and would encourage further innovative schemes which are compatible with the principles set out in the Department's document "Transportation in Northern Ireland, The Way Forward". Local development groups may wish to consider the feasibility of community transport schemes.

Royal Mail
Post Bus



Enniskillen Airport, St Angelo, owned and operated by Fermanagh District Council, on the outskirts of the town provides regional airport facilities which have the potential to develop further to the economic benefit of the District.

The abstraction, treatment and supply of drinking water together with sewage treatment are the responsibility of the Department's Water Service. In order to meet new EC regulations regarding water quality, a significant amount of capital is being invested to improve the existing system in Fermanagh. Water supply which is drawn from a number of sources throughout the District is currently being rationalised to an enlarged Water Treatment Plant at Killyhevlin, whilst the plant at Belleek is to be retained and improved. Sewage Treatment Plants service most towns and villages in Fermanagh and during the life of the Plan upgrading and extension works will be undertaken through the Water Service Capital Works Programme.

The Rivers Agency of the Department of Agriculture, is responsible for drainage and will be consulted in relation to the following aspects of applications for development: susceptibility of land to flooding, discharge of storm water to water courses and requirements with regard to designated watercourses. Storm water from within areas zoned for development in the Plan can generally be accommodated by existing watercourse systems, subject to approval of discharge points. However, in some cases off-site drainage infrastructure improvement works may be required in advance of development and could lead to delay in issue of planning approval.

Where a designated watercourse runs adjacent to or through a development site, a 5m wide working strip is required at least along one bank to facilitate maintenance. Such provision is also desirable along undesignated watercourses.

Fermanagh District Council undertake the collection and disposal of household waste in the District and ensure that arrangements made by the Council and other persons for the disposal of controlled waste are adequate for the purpose. At present civic amenity sites for the disposal of household waste are located in or adjacent to most large villages and the Department will assess proposals for new sites as and when the need arises. For the foreseeable future, it is envisaged that waste materials will continue to be disposed of by the process of landfilling or landraising. The District Council are currently in the process of securing a suitable replacement for the existing Council-owned waste disposal site at Glasmullagh, which is nearing completion and is the only one in the District licensed for the disposal of household waste.

The establishment of a modern engineered waste disposal site requires consideration of a wide range of planning and environmental issues. Applicants are responsible for selecting the sites of particular projects but the Department's Agencies will assist in identifying the significant environmental issues to be taken into account in site selection. This may involve identifying areas where such a use will be unacceptable. A waste disposal licence may not be issued unless Water Act Discharge Consent and planning permission has been granted.

Northern Ireland Electricity is the principal supplier of electricity services in Fermanagh and telecommunications provision is mainly the responsibility of British Telecom. The Department will seek to ensure that proposals for new telecommunications apparatus do not detract from the natural or man-made environment.

It is Government policy to require developers to bear all or part of additional infrastructure costs. This policy applies to both public and private sector developments. Where appropriate, planning agreements under Article 40 of the Planning (NI) Order 1991 may be used to enable development to proceed.

Objectives

- To facilitate the safe and convenient movement of traffic and pedestrians by the appropriate development of the local road network
- To facilitate the development of Enniskillen, St Angelo as a regional airport to the economic benefit of Fermanagh
- To ensure that new facilities where provided are designed to a high standard and in an environmentally sensitive manner.



Public Utilities

Social Base

The Department's Strategic and Regional Planning Policies for Public Utilities are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993.

Fermanagh Area Plan Policies

PU 1 New Road Schemes

The Department will facilitate traffic movement and development in Fermanagh by the provision of new roads and road improvements as resources permit.

The Enniskillen/Irvinestown/Omagh Road is of strategic importance to the District and the region. The Roads Service proposes improvements to this route through a series of improvement schemes with the objective of increasing the standard of safety and convenience.

Two road schemes are currently proposed in Enniskillen; the Cherrymount Link Road and the Derrychara Development Road (see RD1 and RD2 of the Enniskillen Proposals Section).

Gaol Square
Roundabout
Enniskillen



Minor Road Improvement Schemes and Traffic Management Works will be undertaken throughout the Plan period to address local problems including road widening, footway provision and junction improvements. Each year Roads Service consult Fermanagh District Council in order to assess and prioritise schemes before drawing up the programme of work to be implemented the following year. While Roads Service will continue to monitor and identify local problems this process of consultation provides the opportunity for the local community to make representation regarding the need for specific road problems in their area to be addressed. The Roads Service will take appropriate measures, including landscaping, to minimise the impact of all new road schemes.

PU 2 Traffic Impact Assessment

In assessing planning applications for new development the Department may require the submission of a Traffic Impact Assessment. This will normally be required where the scale and the nature of the development is such as to have a significant affect on the road network.

The primary purpose of the Traffic Impact Assessment is to inform the Department of the projected traffic impacts that would arise if the development were to be approved and to enable these facts to be taken into account in determining planning applications.

PU 3 Enniskillen Airport

The Department will encourage the expansion and further development of enniskillen airport to the economic benefit of Fermanagh

Enniskillen airport, St Angelo is located 2 miles north-west of the town. It provides a valuable opportunity to encourage both tourism and economic development in the District. Proposals for expansion should be sensitive to the location of the airport on the shore of Lower Lough Erne and to the amenities of residential properties. Proposals which would jeopardise the expansion of the airport will be resisted.

PU 4 Sewerage Schemes

The Department will assess the need for new and extended sewage treatment works in the interests of public health and pollution control.

New sewage treatment works have recently been constructed at Teemore and Arney/Skea. Phosphate reduction plants have been installed at Lisnaskea, Irvinestown, Brookeborough and Lisbellaw.

The Department also proposes the upgrading of the following sewage treatment works:-

Lisnaskea	New storm tanks
Irvinestown	Works extension
Brookeborough	Works extension
Newtownbutler	Works extension

In addition a new works is proposed for Monea.

New and extended sewage treatment plants are necessary to treat effluent efficiently and to facilitate new development while phosphate removal plants are being introduced to improve the quality of treated effluent. These facilities will be constructed as and when



Public Utilities

Social Base

resources permit. Further schemes may be assessed and brought forward during the Plan period. The Planning Service will expect high standards of siting, design and landscaping for all proposals.

Recreation/Open Space/ Community Needs

Sport and Recreation pursuits are elements of modern life which contribute to the well-being of the individual and the whole community. The provision of adequate recreational, social and cultural facilities within Fermanagh is the statutory responsibility of the District Council. The Department recognises the important role played by other bodies who contribute to the provision and development of sports, recreation and open space facilities. These include local sports clubs, education authorities, Forest Service (DANI), The National Trust and the Northern Ireland Sports Council. The Department's Environment and Heritage Service is responsible for the provision of Country Parks. Fermanagh is already well served by a wide range of facilities catering for the needs and demands of different groups :- Country/Forest Parks, sports grounds, golf clubs, town parks, playgrounds, fishing stands, picnic sites, museums, indoor recreation facilities and a theatre. Recent developments initiated by Fermanagh District Council have resulted in recreation facilities of regional or national significance e.g. the Canoe Centre on Castle Island, Enniskillen and the Ulster Lakeland Equestrian Park at Necarne Castle, Irvinestown. Demand for leisure activities and facilities has increased over time due to changes in life style, larger disposable incomes, unemployment, early retirement and increased health awareness. Fermanagh District Council currently operates informal agreements with other recreation providers, and there is scope for greater community use of existing provision through such dual-use of facilities. The District Council, under the terms of the Access to the Countryside (NI) Order 1983, has powers to designate public rights of way to create public paths and make provision for public access to open countryside.

Education in Fermanagh is largely the responsibility of the Western Education and Library Board (WELB) and the Council for Catholic Maintained Schools (CCMS) supplemented by a number of voluntary school authorities. With the exception of nursery education all levels, including University standard, are available within Fermanagh and the schools and colleges of the District have a reputation of providing a high standard of service. Over the last 10 years school rolls have remained fairly stable, but rationalisation of primary school provision has meant that some schools have closed. It is likely that during the Plan period a site will be required for a Nursery School in Enniskillen. WELB also provide libraries in Enniskillen, Lisnaskea and Irvinestown with the rural area catered for by the Mobile Library Service.

The Department of Health and Social Services is responsible for the provision of integrated health services administered through Area Boards. The delivery of health and

personal social services in Fermanagh is the responsibility of the Western Health and Social Services Board. The Erne Hospital in Enniskillen provides hospital services for the District and this is supplemented by a number of health centres in the towns and larger villages.

Fermanagh District Council Community Services are responsible for co-ordinating programmes of support for community based initiatives in the area of greatest need. Assistance is provided to community groups in identifying projects for their areas. Six village based community centres have been provided by Fermanagh District Council and are managed by local groups under licence agreement.

In the present economic climate the Department recognises that many service providers are under financial pressure and will be seeking to rationalise their lands needs. Much of the emphasis of the Plan is therefore on the retention, improvement and development of existing facilities and services.

The Chronically Sick and Disabled Persons (NI) Act 1978 requires developers of specified types of buildings to provide suitable means of access, parking and toilet facilities to meet the needs of people with disabilities, where practicable and reasonable. The types of buildings to which the Act applies are those open to the public (such as shops, restaurants, hotels, places of entertainment, leisure and community buildings), places of employment and education buildings, i.e. most types of buildings other than those for residential use. The Department will ensure that the needs of people with disabilities or special requirements will be taken into consideration in the determination of planning applications for buildings to which the public have access and by measures to create a more accessible environment. Guidance for developers is given in the Department's Development Control Advice Note 11 entitled "Access for People with Disabilities".

Objectives

- To ensure adequate provision of and convenient access to a range of sports facilities and public open spaces.
- To resist the loss of existing recreation/open space.
- To ensure that recreational and amenity development in the Fermanagh countryside maintains the existing character of the landscape.
- To encourage the maintenance and extension where practical of public footpaths and public rights of ways.
- To ensure a high standard of environmental quality associated with recreational development.



Community Needs
Social Base

- To ensure that the land use needs of community services are met on appropriate sites and that facilities are located where they will be accessible to their user
- To encourage the retention of existing community facilities and services

The Department's Strategic and Regional Planning Policies for Recreation/Open Space/Community Needs are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993.

Fermanagh Area Plan Policies

R 1 Zoned Recreational Land

31.0ha of land is zoned for Recreation/Open Space in Enniskillen

0.7ha of land is zoned for Recreation/Open Space in Lisnaskea

2.2ha of land is zoned for Recreation/Open Space in Irvinestown

All land zoned for recreation/open space purposes has been the subject of close consultation with Fermanagh District Council who have the statutory responsibility for recreation provision. Some of the sites zoned have nature conservation interest which will be protected in any development for recreation or open space. The land zoned is intended to cater for future recreation/open space demand but it should also be noted that proposals which would result in the loss of existing areas of public or private open space will normally be resisted. In the Proposals Section for each town, the individual sites are listed.

The Planning Service will also require the inclusion of open space as necessary in housing areas (see Plan Policy H 3).

R 2 Land Zoned For Community Needs

8.2ha of land is zoned for Community Needs in Enniskillen

Land has been allocated in consultation with the Western Health and Social Service Board and other community users to meet the anticipated needs of the community in Enniskillen, having regard to ongoing development proposals. The Department is confident that the flexibility of the Plan is such that any need for future sites for such

uses can be accommodated during the Plan period. The Proposals Section for Enniskillen contains guidance for the development of this site. In addition to the land zoned, small scale community uses may be acceptable within zoned housing areas in towns, or on white land in villages subject to normal planning and environmental considerations. Certain community uses may also be appropriate in dispersed rural communities (see Plan Policy S 5). There are various other community uses which occur in the countryside including schools, churches and halls and new proposals for such uses will be considered on their merits.

Settlement

Fermanagh is a predominantly rural District. The majority of the population (70%) resides in the rural area with the remaining 30% in the 3 main towns, Enniskillen, Lisnaskea and Irvinestown. Whilst the 1991 census showed that the population of some rural wards has increased and others decreased, the total rural population has remained virtually static in the 20 years between 1971 and 1991. This is indicative of the strong tradition and continuing desire on the part of Fermanagh people to live in the rural area. A large proportion of this population is distributed throughout the range of large and small villages in the District.

In some villages the problem of land unavailability has constrained development and the Department has taken this factor into account in defining limits of development.

The settlement pattern of parts of rural Fermanagh is also typified by small clusters of houses centred on a church, a school or a hall generally in isolated areas which act as the social focus for a wide range of townlands.

A significant proportion of the population is still engaged in farming and individual farm houses with groups of farm buildings together with farm workers cottages are a traditional feature of the countryside.

In recent years a significant number of new dwellings have also been built in the Fermanagh countryside.

Objectives

- To promote the role of Enniskillen as the focus for large scale development in Fermanagh.
- To promote the roles of Lisnaskea and Irvinestown as small towns serving the needs of their rural hinterlands.



Settlement

Social Base

- To ensure that each town and village has sufficient developable land to meet local needs and to provide flexibility, allowing for a range of different forms of development throughout the Plan period.
- To promote towns and villages as vibrant and attractive places in which to live, work and invest by protecting and enhancing their physical environment, encouraging economic regeneration and removing dereliction.
- To make effective use of existing and new infrastructure.
- To promote the planting of trees along the main routes into towns and villages in order to extend the distinctive treed character of the Fermanagh landscape into settlements.
- To ensure the form, character and appearance of each town and village and their surrounding countryside are protected so as to prevent urban sprawl, ribbon development and the coalescence of settlements.
- To conserve and enhance the natural and man-made environment and encourage high quality new development in all settlements.
- To encourage and strengthen community identity and the role of the village or rural community as a focal point for its rural hinterland by encouraging the provision of social, community or recreational facilities on suitable sites.
- To ensure, within reason, that adequate account is taken of land availability in identifying development land.

The Department's Strategic and Regional Planning Policies relating to Settlement are currently contained in "A Planning Strategy for Rural Northern Ireland" published in September 1993.

Fermanagh Area Plan Policies

S 1 Settlement

The Department will facilitate appropriate development within the existing dispersed settlement pattern of Fermanagh; which comprises towns, villages, dispersed rural communities and the countryside.

Towns

The three main towns in Fermanagh are Enniskillen, Lisnaskea and Irvinestown.

Enniskillen is the principal town and has experienced substantial growth over the last 20 years. It is anticipated on the basis of past trends that this rate of growth could continue over the Plan period which would result in a population increase from 12,260 in 1991 to just under 14,000 in 2007. Lisnaskea has also experienced significant growth over the last 20 years and the population could increase to 3,000 during the Plan period. Irvinestown has experienced only slight growth over the last 20 years and this has resulted in a significant area of land within the town remaining undeveloped. With improved prospects for economic growth, the population may reach 2,500 by the end of the Plan period.

Limits of development have been defined for each town and areas zoned for the principal land uses so as to allow for properly structured urban growth. The limits will also protect the individual characters of each town and limit ribbon development and urban sprawl in the surrounding countryside. The limits have been defined and land zoned following an analysis of development trends in each town and an evaluation of environmental issues, physical features and availability of services. (Further details are contained in the Countryside Assessment Supplement and Technical Supplement).

Consultation has also been carried out with statutory agencies, community groups and Fermanagh District Council. Limits of development and specific land-use zonings provide guidance and a degree of certainty for the private developer and assist public agencies in decisions concerning infrastructural improvements.

Note: In the case of Enniskillen the limit defines the inner edge of the Green Belt.

Villages

Fermanagh has a large number of small and medium sized settlements scattered throughout the rural area, 39 of which have been identified as villages. These are:-

Ardess, Arney/Skea, Ballinamallard, Ballycassidy/Laragh/Trory, Belcoo/Holywell, Bellanaleck, Belleek, Brookeborough, Carranbeg/Rosscor, Carrontremall, Carrybridge, Church Hill, Clabby, Derrygonnelly, Derrylin, Donagh, Ederney, Florencecourt/Drumlaghy, Garrison, Kesh, Killadeas, Killesher/Derrylester, Kinawley, Lack, Letterbreen, Lisbellaw, Lisnarick, Magheraveely, Maguiresbridge, Monea,



Settlement

Social Base

Mullanaska, Newtownbutler, Pettigoe/Tullyhommon, Rosslea, Springfield, Tamlaght, Teemore, Tempo and Whitehill.

Limits of development have been defined for each village so as to allow for properly structured growth, to protect their characters and limit ribbon development and urban sprawl in the surrounding open countryside. The villages vary greatly in size, form and function and the limits have been defined following an appraisal of the constraints and opportunities for development in each village, an evaluation of environmental issues, physical features, degree and nature of development pressure and availability of services. (Further details are contained in the Countryside Assessment Supplement). Consultation has also been carried out with statutory agencies, community groups and Fermanagh District Council. Limits of development provide guidance and a degree of certainty for the private developer and assist public agencies in decisions concerning possible infrastructural improvements.

Lisbellaw



Dispersed Rural Communities

In addition to the towns and villages, the settlement pattern of parts of rural Fermanagh is typified by small clusters of houses centred on a church, a school or a hall which act as the physical and social focus for surrounding townlands. In consultation with Fermanagh District Council, 11 such communities have been identified and designated as Dispersed Rural Communities These are :-

Aghadrumsee, Aghakillymaud, Boho, Cashel, Coa, Cooneen, Corraney, Derrygannon, Knocks, Mullaghduan and Mulleek.

The intention in designating Dispersed Rural Communities is to promote rural regeneration and provide scope for some additional residential development either at the focal points or in the surrounding townlands. Designation will also allow flexibility for small scale enterprise schemes.

Given the dispersed rural character of these communities the Planning Service does not consider it appropriate to define fixed limits of development, rather the townlands together with the main focal points within each Dispersed Rural Community have been identified.

These are:

Aghadrumsee

Main Focal Points

Church/Primary school/Hall, RC Church and Housing Group

Townlands

Aghadrumsee and Killygorman, Killylacky, Corradaghy, Drumsoo, Mullynalughoge, Aghnachuill, Tattynageeragh, Drumswords

Aghakillymaud

Main Focal Points

The Cottages, Community Centre

Townlands

Aghakillymaud and Knockninny

(NOTE: This excludes those parts of the townlands which are within the Countryside Policy Area).

Boho

Main Focal Points

Post Office, RC Church

Townlands

Drumaa, Toneel North, Carrickbeg, Faugher, Killyhommon Aghamore, Killyhommon, Farnaconnell, Carn, Aghaherrish, Killytaggart, Drumgamp, Tullyholvin Upper, Lesky, Tonell South, Gortgall, Acres and Tullyholvin Lower.

Cashel

Main Focal Points

Church/Community Centre

Townlands

Scribbagh and Cashelnadrea

Coa

Main Focal Points

Church/Hall

Townlands

Coa, Cavanalough Glebe and Kilee

Cooneen

Main Focal Points

Church of Ireland, RC Church

Townlands

Cooneen and Tattenabuddagh



Settlement

Social Base

Corraney

Main Focal Points

School and shop/Post Office

Townlands

Corraney, Corlaghaloon, Clahernagh, Knockmacaroony Glebe
Crockawaddy Glebe, Corraghy, Gorteen

Derrygannon

Main Focal Points

Community Hall

Townlands

Derrygannon, Greaghawarren, Derryniece, Eshnadarragh,
Bunlougher, Greaghaverrin

Knocks

Main Focal Points

Primary School, Community Hall

Townlands

Knocks, Eshcarcoge, Eshbane, Eshthomas and Eshnascreen

Mullaghduin

Main Focal Points

Church of Ireland, RC Church and Community Centre

Townlands

Gortahurk West, Drumaran, Mullaghduin, Carrickmacsparrow,
Mullyardlougher, Cornagee, Corrateskin, Ballysooragh, Abohill, Point
and Greenwoodhill

Mulleek

Main Focal Points

Church and Hall

Townlands

Ballymagahran (excluding those parts within the Lough Shore
Countryside Policy Area), Tirigannon and Derryrona Glebe.

Countryside

The countryside of Fermanagh reflects a long established relationship between its people and nature. The Department's publication "Fermanagh Its Special Landscapes" describes the natural landscapes as :-

"a blend of land and fresh water in a variety of scales and form. There are large expanses of lough water, lesser bays broken by a maze of islands, and away from the major loughs, a network of water channels and rivers winding their often indirect routes through lowlands tightly packed with drumlin hills. All this is set against a background of rugged hills and crags which rise abruptly from the lowlands below".

The modern landscape of Fermanagh is however the result of some 8000 years of human activity and change and a large proportion of the population of the District continues to live in the countryside. There are many older rural buildings often with attractive settings in harmony with the local topography and often associated with mature broad-leaved trees. Newer buildings have however tended to locate on more prominent sites which are highly visible and dominant in the landscape.

Changes in development in the countryside of Fermanagh are inevitable and will continue in response to the needs of its people. It is important therefore to ensure such changes respect and protect Fermanagh's outstanding natural environment and man-made heritage and that new development is of a high quality.

A Countryside Assessment has been undertaken for Fermanagh as part of the Area Plan preparation. This has drawn on the work contained in "Fermanagh Its Special Landscapes" and, using the 16 landscape zones identified therein, the Department has assessed the character of these areas, traditional and appropriate forms of development and the capacity of the landscape to absorb further development. Historic parks, gardens and demesnes which are areas of distinctively planned landscape have also been identified.

Arising from the Countryside Assessment a Green Belt has been designated around Enniskillen and Countryside Policy Areas designated around the shorelines of Lough Erne, Lough Macnean and Lough Melvin. These designations seek to protect the landscape quality of the countryside around Enniskillen and the vulnerable lough shore landscapes from excessive and inappropriate development and to retain the rural character. Countryside Policy Areas have been designated in order to protect the exceptional landscape quality and sensitivity of the islands of Lough Erne, Lough Macnean and Lough Melvin. Within these designated areas it is the Department's policy to keep development to a minimum.



Countryside
Social Base

Outside these areas the Planning Service will normally grant permission for single dwellings subject to appropriate planning and environmental criteria. The Department also wishes to promote rural regeneration and to facilitate the diversification of the rural economy and there is flexibility for community projects and reuse of redundant buildings. In recognising the importance of tourism to the Fermanagh economy strategic guidance for such development is provided for Lough Erne and its hinterland. Access to and further enjoyment of the countryside is encouraged while inappropriate and intrusive tourism or recreational developments will be resisted. In assessing proposals for development the Department will also take account of nature conservation interests and protect areas of nature conservation importance. Features of the historic landscape will also be safeguarded and two Areas of Significant Archaeological Interest (ASAIs) have been designated. Areas of Constraint on Mineral Developments have been identified while outside these areas the need for mineral development will be balanced against the protection and conservation of the environment. Throughout the countryside it is the Department's policy to improve quality of development.

All development in the Fermanagh countryside should therefore comply with the policies of the Plan and strategic and regional planning policies. The Department will also have regard to the information concerning the character of the special landscapes of Fermanagh and traditional and appropriate forms of development as outlined in the Countryside Assessment Supplement.

S 2 Rural Regeneration

The Department through a range of measures will encourage the regeneration of rural towns and villages in Fermanagh to achieve economic and environmental benefits and to remove dereliction. Consultation will be undertaken with local communities, the District Council and the private sector.

Rural regeneration is fostered by a variety of types and combinations of projects. Regeneration initiatives are well established in Fermanagh where there is a wide network of community organisations which to date have made full use of the funding opportunities available. Funding sources include the European Union, Government Departments, the International Fund for Ireland, Fermanagh District Council, charitable trusts, voluntary organisations and private sponsorship.

The Department for its part has a positive role in implementing initiatives aimed at assisting economic development and environmental improvement in towns and villages. The Department has powers to promote comprehensive development schemes where it is considered necessary that an area should be developed, redeveloped or improved as a whole and environmental schemes for the improvement of public areas. Such schemes may in turn help to stimulate other regeneration activities including private sector investment. The Department through the application of Conservation Area Grant and

enhancement schemes also recognises the contribution that conserving areas of architectural or historic interest can make to economic regeneration.

In recent years in conjunction with the International Fund for Ireland the Department has helped stimulate private enterprise through the Urban Development Programme and promoted community sponsored regeneration projects through the Community Regeneration and Improvement Special Programme (CRISP). From 1990 to 1995 £2.2m have been approved in Urban Development Grants, while some of the most significant developments in the physical regeneration of the small towns and villages in Fermanagh have been carried out through CRISP projects. From 1990 to 1995 £6.15m have been approved for projects in the following places: Belcoo, Belleek, Derrygonnelly, Garrison, Irvinestown, Lisnaskea, Pettigoe/Tullyhommon and Rosslea. Consideration is also being given to a number of further projects currently being prepared.

These initiatives complement the activities of Fermanagh District Council, the Department of Agriculture and the Rural Development Council. These bodies are active in promoting the revitalisation of disadvantaged rural areas by encouraging and assisting local communities to bring forward self-help community regeneration plans to help strengthen the economic and social infrastructure of rural areas. The Department for its part will continue to promote appropriate schemes depending on the availability of resources and will liaise with and support the Northern Ireland Housing Executive and the Rural Housing Association in their efforts to tackle the significant problem of rural housing unfitness in Fermanagh.

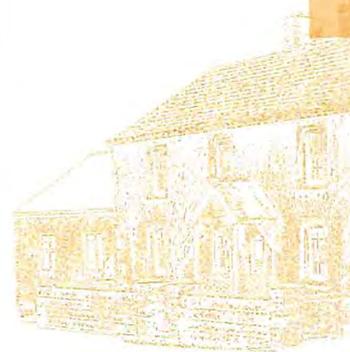
S 3 Development In Towns

Within the limits of development of towns the Department will normally grant planning permission for appropriate development proposals on zoned land to meet anticipated housing needs, industrial expansion and recreation/open space requirements and will protect important landscape features. The Department will also protect the vitality and viability of the established town centres.

Within the limit of development of each town areas have been specifically zoned for each of the principal land uses; housing, industry and recreation/open space. Local Landscape Policy Areas have also been designated to protect landscape features considered to be of greatest amenity value or local significance in or adjoining the towns.

Zoned areas are generally those considered to have the best development potential and to be well located both physically and visually to existing development.

It must be noted however that some land zoned may not have the necessary services immediately available. These will not normally be provided until firm development



Countryside
Social Base

proposals exist and may necessitate contributions or a bond agreement by the developer to the relevant statutory body. The time required to provide any necessary services will depend on the complexity of the work involved, the practicality of doing the work and the availability of finance. Accordingly there may be instances where development will have to be phased with the provision of infrastructure and developers are advised to liaise with the relevant agencies in order to evaluate these issues and programme any necessary infrastructure works, which could include roads, water and sewerage or land drainage.

While major zonings have normally been defined relative to site boundaries, some minor adjustment may be appropriate to ensure the proper development of the land zoned. In each case the zoning represents the predominant land use envisaged.

Some unused land, though well located within the development limit of each town, has no zoning designation because of its topography, problems with access, servicing and/or drainage or because it is extraneous to expected development needs. Proposals to develop such areas of unzoned or white land will be treated on their merits and may be acceptable provided site constraints can be overcome. In other cases, land with potential to accommodate a range of uses has been left unzoned in the interests of flexibility. As far as practicable the Department will seek to minimise the number of accesses from these areas of white land and will not permit direct access onto a Protected Route if a reasonable alternative access is available.

The established town centres of Enniskillen, Irvinestown and Lisnaskea are the main centres of trade and commerce in Fermanagh. The Department has defined town centre boundaries for each, within which there will be a presumption in favour of development proposals which would make a positive contribution to ensuring these centres continue to provide a focus for shopping activity. They will also be promoted as the principal locations for office development and appropriate service, cultural and leisure uses.

Additional development proposals for each town and the criteria for the development of individual zoned sites are set out in the Proposals Section of the Plan. In addition, all new development should comply with the policies of the Plan and strategic and regional planning policies. Additional background information on each town is contained in the Countryside Assessment Supplement.

S 4 Development In Villages

Within the limits of development of villages the Department will normally grant planning permission for appropriate development proposals which are in keeping with the size and character of the settlement, meet the needs of the local community and encourage regeneration. Important landscape features will also be protected. Land has not been zoned for

specific development in villages as experience has shown this to be an inflexible approach especially in those places where development pressure may be low*. Local Landscape Policy Areas have however been designated to protect landscape features considered to be of greatest amenity value or local significance in or adjoining each village.

Development proposals will therefore be assessed on their merits having regard to the compatibility of the proposal with surrounding land uses, to the policies of the Plan and strategic and regional planning policies.

It must be stressed that inclusion of land within limits of development does not imply planning approval for any particular development. The development of some land may require the provision of additional services or infrastructure before it can proceed and this may necessitate contributions or a bond agreement by the developer to the relevant statutory body. The time required to provide any necessary services will depend on the complexity of the work involved, the practicality of doing the work and the availability of finance. Developers are therefore advised to liaise with the relevant agencies in order to evaluate these issues and programme any necessary infrastructure works, which could include roads, water and sewerage or land drainage.

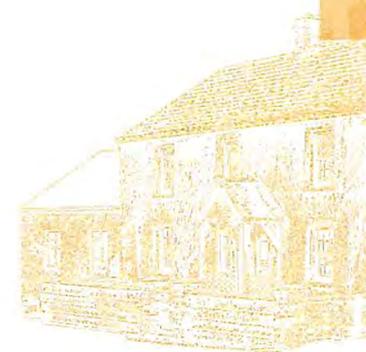
Additionally some pockets of land within the limits of development may be difficult or unsuitable for development due to topography or other considerations such as public health or road safety. The Planning Service also recognises the problem of land unavailability in certain villages and in many instances therefore limits have been drawn generously to take account of these problems and to provide greater flexibility in choice of site for the potential developer.

Proposals for all new development should be sympathetic to the size, form and function of each village and contribute positively to the individual character of each location in terms of scale, massing, design and layout. Existing vegetation and site features e.g. traditional stone walls should be retained where possible.

Areas of Village Character have been designated in several of the larger villages which retain their attractive and traditional street forms to ensure that new development complements the appearance and character of these areas.

The number of settlements designated as villages also includes some which are quite small and which essentially display a rural character. Proposals for new development in these smaller villages must therefore reflect this rural character in their design and layout.

*Ballycassidy/Laragh/Trory and Mullanaska are the only exceptions to this.



Countryside
Social Base

Landscaping and appropriate boundary treatments should form an integral element of any proposal and in cases where new development adjoins a major road substantial buffer planting will be required to screen the site and help reduce noise nuisance.

Historic Parks and Gardens, the Enniskillen Green Belt, Countryside Policy Areas and Protected Routes have been highlighted where appropriate on the individual maps for each village for information purposes. Additional background information on each village is contained in the Town and Village Appraisal Section of the Countryside Assessment Supplement.

S 5 Development In Dispersed Rural Communities

Within Dispersed Rural Communities the Department will normally give favourable consideration to appropriate development proposals for:

- (a) individual dwellings subject to considerations of siting design and landscaping
- (b) Appropriately designed and well sited groups of normally up to 6 houses located at one of the existing focal points
- (c) A small shop to meet the needs of the local community
- (d) Small scale appropriately designed industrial or tourism enterprises on suitable sites

**Mullaghduin -
a dispersed rural
community in
west Fermanagh**



Within those areas designated as Dispersed Rural Communities, the Planning Service accepts that the rural character and traditional settlement pattern is one of individual houses scattered throughout the countryside together with clustering around one or more focal points. The Planning Service accepts therefore that there is scope for some additional individual dwellings, either to consolidate existing focal points or in the wider rural area, without altering the particular rural character of these Dispersed Rural Communities or contributing to build-up of development.

In the wider rural area within these communities it is essential that such new dwellings be located on sites which can be visually integrated with the landscape and are of an appropriate rural design. Suburban road frontage development will therefore not normally be considered appropriate in such locations and there will also be a presumption against ribbon development. In certain circumstances sites immediately outside the boundary of the identified townlands may relate visually to those comprising the Dispersed Rural Community. In these circumstances, provided there is no conflict with other Plan policies, the Planning Service may deal with proposals as if the site were located within the Dispersed Rural Community.

Each of the Dispersed Rural Communities has one or more traditional focal points which would be a suitable location for a small group of well designed rural houses such as a traditional clachan style development. These could be developed either by the private sector or the public sector e.g. the Northern Ireland Housing Executive or the Rural Housing Association. The layout and design of the group should respect the rural character of the location and although the development may not be constructed all at the same time, it must be in accordance with a comprehensively designed layout. Aghadrumsee already has a small group of houses developed by the Northern Ireland Housing Executive and a scheme has recently been completed in Knocks for the Rural Housing Association. In exceptional circumstances where there is a proven need consideration may be given to an appropriate site located away from one of the focal points depending on the individual merits of each case.

The Planning Service also recognises that there may be a need for a small shop e.g. sub Post Office or grocery shop to service local needs. This may be accommodated by converting part of an existing dwelling house or by new build. In either case the siting, scale and design must reflect the rural location and any shop front or signage must be appropriate.

In seeking to promote rural regeneration and recognising the importance of locally based employment, the Planning Service would particularly encourage the re-use or conversion of derelict buildings for small scale industrial or tourism enterprises. The size, scale, siting and design of any new building should respect the rural location and the potential impact on the environment or residential amenity should be minimal.



Countryside
Social Base

Proposals for all new development in Dispersed Rural Communities should also comply with the policies of the Plan and strategic and regional planning policies. In this respect it should be noted that in some locations there may be a limit on the number of septic tanks which will be permitted, for reasons of public health or environmental protection. Additionally, the Department's Protected Routes Policy as currently set out in the Planning Strategy for Rural Northern Ireland will continue to apply in rural communities which will be treated as "other rural settlements". (See Policy PSU 5 of the Planning Strategy for Rural Northern Ireland).

FERMANAGH AREA PLAN 2007

Proposals



Proposals

Towns

This Section of the Plan contains the proposals for Enniskillen and Enniskillen Town Centre as well as Lisnaskea and Irvinestown. In each case the proposals outlined in the text are illustrated on individual proposal maps. Constraints on site development are indicated for guidance purposes but the information provided is not exhaustive. Prospective developers are advised to contact the relevant service providers to confirm the individual requirements on each site. All proposals will also be assessed according to Plan Policy S3 Development in towns.

Enniskillen

Enniskillen, the County town and principal settlement of Fermanagh has developed on and adjacent to islands between Upper and Lower Lough Erne. It takes its name from the Irish “Inis Ceithleann” meaning the Island of Kathleen. With its strategic and defensive advantages the settlement first enters recorded history as a fortress of the Maguires in the 15th Century. It was not however until the Plantation era early in the 17th Century, when the island and castle were granted to William Cole that the basic layout of the town was established and development commenced.

Town Hall Street
Enniskillen



From these beginnings, Enniskillen has grown and consolidated its function as the market, service and administrative centre of Fermanagh. Its remoteness from the major centres of social and economic activity in the east of the Province has served only to increase its importance to the wider region.

The proposals formulated for Enniskillen reflect its status as the principal town within Fermanagh accommodating a wide range of functions, services and facilities. It is anticipated that the town will continue to occupy this prime position over the Plan period. The Plan proposals formulated will be sufficient to provide for a potential population of 13,730 in 2007.

A major constraint in identifying new development land in Enniskillen has been imposed by the capacity of the existing road network particularly in the west of the town. For this reason the Department has been unable to amend the western development limit of Enniskillen by any significant degree to that indicated in the previous Fermanagh Area Plan adopted in 1983. Improvements carried out by the Department to the west end junctions of the town will be sufficient to accommodate the level of traffic growth anticipated during the Plan period. This includes the traffic associated with the development of presently undeveloped land in the west of the town. The capacity of the road network to accommodate new development, particularly housing, outside the western limit of development of Enniskillen may in the long term however, depend on other forms of highway improvement to reduce the level of traffic through the west end junctions. This could include the construction of a southern by-pass linking the A4 Dublin Road with the A509 Derrylin Road. This is not a Plan proposal as it is unlikely to be economically viable during the Plan period, however this situation will be kept under review and the scheme re-assessed as traffic and development growth are realised.

The Enniskillen map indicates the principal land uses and road proposals for the town. It also defines a boundary for Enniskillen town centre which receives detailed consideration later in this section. For ease of reference some proposals for Enniskillen are detailed on the town centre map.

Housing

Within Enniskillen, 170.1 hectares of land are zoned for housing. This land, together with any housing development that might take place on white land and/or redevelopment sites is considered more than adequate to accommodate the estimated demand during the Plan period.

The Planning Service will require high standards of design and layout within all housing areas and will seek to protect the amenities of occupiers on any adjoining sites. The Planning Service will also assess the need for open space provision as an integral part of such development in determination of planning applications (see Plan Policies H2 and H3).

Housing Zonings

H1 Killyhevin - a 0.5ha site abutting the Dublin Road and adjoining an area of low to medium density housing. The site slopes from the north western corner along a road embankment to the south and adjoins an area of trees safeguarded from development by the designation of a Local Landscape Policy Area. Additional landscaping should be provided as appropriate. A single access to an appropriate standard will be permitted onto Lough Yoan Road, but no access will be permitted onto the Dublin Road. Development of this site has commenced.

H2 Dublin Road - a 1.4ha site surrounded by housing on three sides. The site is level adjoining the Dublin Road and then rises steeply towards the rear of Derrychara Drive and Crest Road. There are good tree-lines to the western and south eastern boundaries of the site which should be retained and protected in any development together with additional landscaping as appropriate. A single access will be permitted onto the Dublin Road. Development of this site has commenced.

H3 Old Rossorry Road - a 1.9ha site located between Old Rossorry Road and Lough Erne and adjoining an area of low to medium density housing. The site slopes down from the road to the Erne shoreline, which is safeguarded from development by the designation of a Local Landscape Policy Area. There are several good hedges both within and bounding the site which should be retained in any development together with additional landscaping as appropriate. Access will be permitted onto Old Rossorry Road.

H4 Tarmon Brae - a 4.5ha sloping site located south east of Tarmon Brae between existing medium density housing and Lough Erne and the Sillees River. Immediately adjoining this site there is a level area to the Erne shore and the Sillees River which is safeguarded from development by the designation of a Local Landscape Policy Area. The majority of the hedgerow to the eastern boundary should be retained and protected in any development together with additional landscaping as appropriate. New development should respect existing slopes and contours and lower density development should be located on the slopes towards Lough Erne and the Sillees River. Care must also be taken with the siting of any development on lower slopes having regard to views along the Erne and the impact of development on the Old Rossorry Graveyard and church site which is a Local Landscape

Policy Area. Access will be permitted onto Tarmon Brae. Development of this site has commenced.

H5 Old Rossorry Park - a 5.5ha site located between Old Rossorry Park and the Sillees River. The area adjoining the Sillees River is safeguarded from development by the designation of a Local Landscape Policy Area. The site itself is reasonably level to the rear of Old Rossorry Park before sloping away steeply to the Sillees River to the south. The only existing vegetation comprises poor hedgerows and additional landscaping as appropriate should be provided. New development should respect existing slopes and contours and lower density development should be located on the slopes towards the Sillees River. Care must also be taken in the siting of any development on lower slopes having regard to views along the Erne and the impact of development on the Old Rossorry Graveyard and church site which is a Local Landscape Policy Area. Access will be permitted onto Rossole Road. Development of this site has commenced.

H6 Mullylogan - a 4.7ha site to the south and east of Cleenish Park. To the west, the site is reasonably level but then slopes upwards towards a derelict farm group. There are some mature trees and hedgerows especially to the southern and eastern boundaries which should be retained and protected in any development, together with additional landscaping as appropriate. Access will be permitted onto Cappog Road which will require improvement as an integral part of the development. A short extension to the existing sewer network will be required to provide a gravity feed sewer.

H7 Drumawill - a 1.2ha site to the east of the Sligo Road adjoining the small Drumawill housing estate. The site is low lying with low thorn hedges all around. These should be retained and supplemented in any development together with additional landscaping as appropriate. A single access to an appropriate standard will be permitted onto the Sligo Road. Pumping may be required to provide adequate sewerage facilities for this site. Development of this site has commenced.

H8 Glenwood Gardens - a 1.0ha site comprising 2 parcels of land to either side of the estate road entrance to Glenwood Gardens, an adjoining medium density housing development. Both areas comprise flat open fields with little vegetation. Landscaping should be provided as appropriate, particularly along the boundary to the Derrylin Road. Access to both areas will be permitted onto Glenwood Gardens, but no access will be permitted onto the Derrylin road. Sub-soil conditions may require that the foundations for part of this site are piled.

H9 Scaffog - a 4.3ha site to the west of the Sligo Road. The site is generally level adjoining the road before rising to the west and north west. There are strong hedgerows to the northern and southern boundaries which should be retained and protected in any development together with additional landscaping as appropriate. The site has a single access onto the Sligo Road. Development of this site has commenced. This site should be developed for not more than 51 dwellings in total

H10 Rossorry Church Road - a 9.0ha site between Rossorry Church Road and Lover's Lane. The site comprises a localised drumlin with its ridge running east to west approximately one third of the way down the site from the northern boundary. The land then falls away to the south east towards Rossorry Church Road. The visually and historically significant Lover's Lane with its mature trees and the tree-line along the south western boundary of the site are safeguarded from development by the designation of a Local Landscape Policy Area. Any development should also seek to retain and protect other hedgerows containing mature trees within this site and provide additional landscaping as appropriate. Existing slopes and contours should be respected. A single access will be permitted onto Rossorry Church Road at the southern extremity of the site and a footway will be required along Rossorry Church Road as an integral part of the development. An electricity substation is located within this site and the small triangular area of ground directly adjoining Rossorry Church Road is affected by waterlogging. Pumping may be required to provide adequate sewerage facilities.

H11 Drumlyon - a 6.4ha triangular shaped site located to the south of the Derrygonnelly Road and adjoining new housing development under construction to the east. The site rises gently from road level in the west to a ridge approximately half way along Lover's Lane. The visually and historically significant Lover's Lane with its mature trees is safeguarded from development by the designation of a Local Landscape Policy Area. Additional landscaping should be provided as appropriate, particularly to the northern boundary of the site. Access to the eastern part of this site where development has commenced is via the Limes housing development adjoining. Access to service the remainder of this site will be permitted onto the Derrygonnelly Road. A footway will be required along the Derrygonnelly Road as an integral part of the development. Development of this site has commenced.

H12 (a) Silverhill - a 2.1ha site to the north east of the Belleek Road, adjoining Silverhill Park, a medium density housing development. The site rises northwards from the Belleek Road and there are strong hedgerows to the north east, north and north west, safeguarded from development by the designation of a Local Landscape Policy Area. Additional landscaping should be provided as appropriate, particularly along the boundary to the Belleek Road. Development should respect existing slopes and contours and will be confined to single storey properties. Access will be permitted onto Silverhill Park, but no access will be permitted onto the Belleek Road. Development of this site has commenced.

H12 (b) Silverhill 2 - a 5.2ha site to the south west of the Belleek Road at Silverhill. This site consists of one large field with a low hedge to the road and also along the boundary with the access to Silverhill House. The land rises up from road level to its highest point in the western corner, with a strong hedge along the south western boundary. This hedge should be retained and protected in any development and additional landscaping provided as appropriate. Development should respect existing slopes and contours. A single access to an appropriate standard will be permitted onto the Belleek Road. This site should be developed for not more than 50 dwellings.

H13 Drumcoo - a 14.8ha site to the west of the Irvinestown Road which comprises a localised drumlin containing an existing farm group. The site adjoins Ring Lough to the north and Wolf Lough to the west both of which lie within the Enniskillen Green Belt. These, together with their immediate surroundings including a localised knoll, are safeguarded from development by the designation of a Local Landscape Policy Area as are several mature beech trees within the site and an area of regenerating woodland to the north east. Despite damage to the latter area by electricity pylons which traverse the site the remaining trees should be retained and protected in any development together with hedgerows worthy of retention. Additional landscaping should be provided as appropriate, particularly to the Irvinestown Road frontage and to break up the mass of future housing. A range of densities would be acceptable but development should respect existing slopes and contours and will be confined to single storey properties on rising ground. A single access to an appropriate standard will be permitted onto the Irvinestown Road and must incorporate the provision of a ghost island junction. The provision of a local distributor road will be required as an integral part of the development. A sewer extension and pumping will be required to

provide adequate sewerage facilities. It should be noted that a separate access to the small rectangular north eastern portion of this site approximately 0.6ha will be permitted onto the Irvinestown Road, such an access to be constructed in accordance with the Department's technical standards.

H14 Lawnakilla - a 4.5ha site to the north east of Lawnakilla Park which slopes down from the north west to the south east. There are mature hedgerows containing some mature trees within the site which should be retained and protected in any development together with additional landscaping as appropriate. The crest line hedgerow and trees to the north-western boundary are safeguarded from development by the designation of a Local Landscape Policy Area. Development in this area will be confined to single storey with the ridge line of any properties to be constructed on upper slopes kept below the crest line. Access will be permitted onto Lawnakilla Park. Electricity pylons traverse this site. Development of this site has commenced.

H15 Drumclay 1 - a 4.3ha site, the development of which is now substantially complete by the Northern Ireland Housing Executive.

H16 Drumclay 2 - a 0.6ha triangular site which lies between Drumclay Park North and the Drumbawn Northern Ireland Housing Executive development. This site is reasonably level and is bounded to the east by the old Enniskillen to Omagh railway line. Part of this is required for the proposed continuation of the Cherrymount Link Road while the remainder is safeguarded from development by the designation of a Local Landscape Policy Area. Additional landscaping should be provided as appropriate. Access will be permitted onto the Drumbawn estate road. Due to the flat nature of the land a surface water disposal problem may occur.

H17 Knockalough - a 9.9ha site which comprises a localised drumlin to the north east of the Lower Chanterhill Road. The site contains mature hedgerows and groups of mature trees which should be retained and protected in any development together with additional landscaping as appropriate, particularly on the highest part of the site and to break up the mass of future housing. Any open space provision on this site may entail use of the lower lying land around the zoned housing area, but only as an integral part of the overall development. A range of densities would be acceptable, but only single storey properties will be permitted on upper slopes and all development should respect existing slopes and contours. The

provision of a local distributor road will be required as an integral part of the development. A single access to an appropriate standard will be permitted onto the proposed extension of the Cherrymount Link Road and should be staggered from that serving the Drumbawn estate. This must incorporate the provision of a ghost island junction. The local distributor road should continue eastwards to provide a link onto the Aughaward Road and should be designed to incorporate potential access to white land adjoining Knockalough to the north. Electricity pylons traverse this site.

H18 Drumgarrow 1 - an 8.6ha site to the north west of the Coa Road and north east of the housing zoning at Knockalough. The site forms the western portion of a large drumlin which slopes steeply down from the east to the west and south. The site contains mature hedgerows and mature groups of trees which should be retained and protected in any development together with additional landscaping as appropriate, particularly on upper slopes. Any open space provision on this site may entail use of the lower lying land around the zoned housing area, but only as an integral part of the development. A range of densities would be acceptable, but only single storey properties will be permitted on upper slopes and all development should respect existing slopes and contours. Access to a portion of this site will be permitted onto Underwood Park. However, access to the majority of the zoned area will be dependent upon an extension of the local distributor road required to service the adjoining Knockalough housing zoning and this should be an integral part of the development; this should continue eastwards to provide a link with the Aughaward Road and should be designed to incorporate potential access to white land adjoining to the north. Electricity pylons traverse this site.

H19 Drumgarrow 2 - a 6.0ha site to the north west of the Coa Road which comprises a number of fields sloping down northeastwards from a drumlin crest. The fields are bounded by hedgerows with some mature trees which should be retained and protected in any development together with additional landscaping as appropriate, particularly to the south western boundary. Development should respect existing slopes and contours and will be confined to single storey properties on rising ground. Pedestrian linkage should be provided to the adjoining site zoned for Recreation/Open Space. Access to this site will require the upgrading of the Aughaward Road and the provision of a local distributor road as an integral part of the development. This should link through adjoining zonings to the proposed extension of the Cherrymount Link Road and its design

should incorporate potential access to white land adjoining to the north-west. A single access will be permitted onto the Coa Road to service a portion of this site.

H20 Cavanaleck- a 6.0ha site to the south of the Coa Road and adjoining the Beech Hill Northern Ireland Housing Executive development to the west. The land slopes west to east across the site from a strong hedgerow boundary with some hedgerow trees; this should be retained and protected in any development and additional landscaping provided as appropriate, particularly to the undefined eastern boundary of the site. Development should respect existing slopes and contours. Access will be permitted onto Sycamore Drive, but no access will be permitted onto the Coa Road. The northern portion of this site may require pumping to provide adequate sewerage facilities.

H21 Moneynoe Glebe - a 4.9ha site comprising land sloping from a localised drumlin to the east and south. To the west, the site adjoins the Glebe Park housing development and a neighbourhood play area with a strong hedgerow boundary with some hedgerow trees. This should be retained and protected in any development and additional landscaping provided as appropriate, particularly to the undefined eastern and southern boundaries of the site. Development should respect existing slopes and contours. Access will be permitted onto Sycamore Drive or Glebe Park. Development of this site has commenced.

H22 (a) Old Tempo Road - a 1.9ha site, the development of which is now substantially complete.

H22(b) Old Tempo Road 2 - a 2.5ha site located to the west of the new livestock market and fronting the Old Tempo Road. Access to an appropriate standard will be permitted onto the Old Tempo Road which will require improvement and the provision of a footway along the road frontage as an integral part of the development. Appropriate landscaping should be provided.

H23 Tempo Road - a 1.8ha site, the development of which is now substantially complete.

H24 Hollyhill Link Road - a 0.9ha site, the development of which is now substantially complete.

H25 Tempo Road 1 - a 0.9ha site, the development of which is now substantially complete.

H26 Flaxfield - a 6.2ha site to the north west of Flaxfield Wood and adjoining existing medium density housing to the south west. Two areas, one around Killynure Lough and another adjoining Flaxfield Wood are safeguarded from development by the designation of Local Landscape Policy Areas. The site slopes up from west to east. Development should respect existing slopes and contours and will be confined to single storey properties on rising ground. Landscaping should be provided as appropriate. Access will be permitted onto Killynure Park. A Water Executive pumping station is located within this site and electricity pylons traverse it. Development of this site has commenced.

H27 Tempo Road 2 - a 13.5ha site to the south east of the Tempo Road which comprises a level area adjoining the road and land generally rising south eastwards to Killynure Wood, which is safeguarded from development by the designation of a Local Landscape Policy Area as are two additional areas, one around Killynure Lough and another to the Tempo Road frontage which comprises regenerating trees. Additional landscaping should be provided as appropriate, particularly to break up the mass of future housing and to reinforce the regenerating trees on the Tempo Road frontage. A range of densities would be acceptable but development should respect existing slopes and contours and will be confined to single storey properties on rising ground. A single access to an appropriate standard will be permitted onto the Tempo Road and must incorporate the provision of a ghost island junction. A footway along the Tempo Road frontage will also be required as an integral part of the development. The south eastern portion of the site may require pumping to provide adequate sewerage facilities, whilst some infilling may be required on low lying ground adjoining Kinarla Lough to provide a satisfactory outfall for future storm sewerage. In this latter area sub-soil conditions may also require that foundations are piled. Electricity pylons traverse this site. Development of this site has commenced.

H28 Tempo Road 3 - a 5.8ha site to the south east of the Tempo Road and opposite its junction with the Old Tempo Road. The site is reasonably level and contains some strong hedgerows which should be retained in any development. The mature trees to the eastern boundary and the regenerating trees to part of the Tempo Road frontage are safeguarded from development by the designation of Local Landscape Policy Areas. Additional landscaping should be

provided as appropriate, particularly to reinforce existing hedgerows and the regenerating trees along the Tempo Road. Access to an appropriate standard will be permitted onto the Tempo Road and must have regard to the proposed Cherrymount Link Road junction. A footway along the Tempo Road frontage will also be required as an integral part of the development. Electricity pylons traverse this site.

H29 Agharainy - a 13.0ha site to the south of and mainly set back from the Tempo Road. The site is reasonably level to the Tempo Road frontage but then rises reasonably steeply southwards towards the crests of two localised drumlins which are safeguarded from development by the designation of a Local Landscape Policy Area. Whilst the southern boundary of the site is undefined at this point on the ground it lies below the crest-line of the two aforementioned localised drumlins. There is an area of regenerating woodland abutting the Tempo Road which includes a visually significant line of mature beech trees and the mature hedged boundaries of the old Enniskillen to Clones railway line, the majority of which is also safeguarded from development by the designation of a Local Landscape Policy Area. Part of this woodland area however, lies within the site to allow for access from the Tempo Road to the adjoining backland. A Local Landscape Policy Area also protects a mature tree line along the western boundary of the site. The remaining mature hedgerows within the site and individual trees should also be retained and protected in any development, together with the provision of additional landscaping as appropriate. In particular, it is essential that, as an integral part of the development, a significant planted buffer with a minimum width of 20 metres be provided to the undefined southern boundary and below the crest line. This will ensure that the presently undisturbed setting of the National Trust property, Castle Coole, and its historic demesne is retained and enhanced. In addition development should respect existing slopes and contours and will be confined to single storey on upper slopes with the ridge line of any properties to be constructed kept below the crest line. Any open space provision on this site should allow for pedestrian access to the adjoining regenerating woodland. Access to an appropriate standard will be permitted onto the Tempo Road and a footway will be required along this road as an integral part of the development. Adequate sewerage provision may require major investment and pumping of the site may be necessary. Development of a discrete part of this site to the south of the old Enniskillen to Clones railway line has commenced.

H30 Tempo Road 4 - a 7.8ha site which comprises a bare localised drumlin to the south east of the Tempo Road. The tree lined laneway which forms the eastern boundary of the site is safeguarded from development by the designation of a Local Landscape Policy Area while the hedgerow to the southern boundary should be retained and protected in any development. Additional landscaping should be provided as appropriate, particularly to supplement existing boundaries and to the highest part of the site to break up the mass of future housing. Pedestrian linkage should be provided to the adjoining site zoned for recreation/open space. Development should respect existing slopes and contours and will be confined to single-storey properties on rising ground. A single access will be permitted onto the Tempo Road and must incorporate the provision of a ghost island junction. A footway will also be required along the Tempo Road as an integral part of the development. The site may require pumping and gravity sewers to provide adequate sewerage facilities.

H31 Killyvilly - a 5.6ha bowl-shaped site to the south east of the Tempo Road. The tree-lined laneway to an existing farm group together with other mature vegetation within the site should be retained and supplemented in any development and additional landscaping provided as appropriate, particularly to the Tempo Road frontage and on rising ground. Development should respect existing slopes and contours and will be confined to single storey properties on rising ground. Any layout must be designed having full regard to the amenities enjoyed by the occupants of the adjoining Killyvilly Villas development. A single access to an appropriate standard will be permitted onto the Tempo Road and a footway will be required along this road as an integral part of the development. A sewer extension and pumping will be required to provide adequate sewerage facilities.

H32 Shankill - a 2.9ha site to the north of the Tempo Road adjoining ongoing housing development at Killyvilly Heights. To the west the site is reasonably level and then slopes upwards to the north east. This comprises the most elevated area of land within the Enniskillen limit of development. The Planning Service would accept the use of the field between the south eastern boundary of the site and The Tempo Road as open space to serve the proposed housing area. The mature vegetation along a watercourse to the south eastern boundary should be retained and protected in any development together with additional landscaping to the other site boundaries. In particular it is essential that a significant planted buffer be provided as an integral part of the development to the north eastern and eastern boundaries. Development of this site will be confined to single storey

properties. Access will only be permitted onto Killyvilly Heights and will require improvements to its junction with the Tempo Road as an integral part of the development. The site may require pumping and gravity sewers to provide adequate sewerage facilities.

Industry

Enniskillen is the main industrial centre in Fermanagh. The Industrial Development Board has developed two large industrial estates at Killyhevlin and Lackaghboy. The former site is now substantially full while the Lackaghboy estate after a slow start is now beginning to fill rapidly. Other substantial industrial concerns in the town include Kent Plastics (UK) Limited, Desmond & Sons Limited and Unipork.

As the business and commercial centre of Fermanagh, Enniskillen also contains the greatest concentration of mixed business or “quasi-industrial” uses. Many of these uses are currently located in or close to the town centre, such as the units at Derrychara with smaller clusters located throughout the town. To meet industrial land needs over the Plan period 56.4 hectares have been zoned in Enniskillen in close consultation with the Industrial Development Board to meet their specific requirements. A number of smaller sites comprising 18.3 hectares of land in total have also been identified for mixed business purposes to provide opportunities in the private sector for industrial or “quasi-industrial” forms of development. It is recognised that several of these sites may have poor ground conditions. Despite this and having regard to the general constraints which exist in identifying suitable lands for new development, the Department considers any potential problems can be reasonably overcome as has been the case elsewhere within the town. In addition two Policy Areas have been identified within the town centre where opportunities for mixed business use exist. (See Plan Policy TC18). There may also be scope on some white land areas for small scale industrial or mixed business development proposals provided these are compatible with surrounding land uses and subject to normal planning and environmental considerations.

In addition, industrial and commercial properties currently vacant or vacated during the Plan period will provide opportunities for re-use and proposals for such development will be assessed on their merits.

Industry Zonings

11 Killyhevlin Industrial Estate - A total of 3.1ha of land comprising three small vacant sites within the existing IDB Killyhevlin Industrial Estate at the southern edge of the town. Access to each of these sites will only be permitted onto the existing estate road and appropriate landscaping should be provided as part of any development of these sites.

I2 Lackaghboy Industrial Estate - a 25.8ha site at the existing IDB Lackaghboy Industrial Estate. This comprises an area of undulating land much of which has been excavated, terraced and laid out for industrial development. Access will only be permitted onto the existing estate road and appropriate landscaping should be provided as part of any development of this site.

I3 Cross/Carran - a 27.5ha site to the north of the town relatively free from development constraints. This land has been zoned in close consultation with the Industrial Development Board in response to their requirement for a suitable area large enough to accommodate both further industrial estate development and the provision of a large site for a potential major industrial investment. A single access to an appropriate standard will be permitted onto the Cherrymount Link Road and must incorporate the provision of a ghost island junction. The completion of the proposed Cherrymount Link Road will provide improved access to the A4 Dublin Road. Extensive buffer planting will be required to the boundaries of the site to screen it from adjoining land and additional landscaping provided as appropriate. It is accepted that extensive site works will be required to develop this area in an appropriate manner for industrial development.

Mixed Business Zonings

B1 Lackaghboy - a 9.2ha site which is accessible and well located. It lies to the south of the existing IDB Lackaghboy Industrial Estate and immediately adjacent to the new Enniskillen livestock market. The site is reasonably level to the Old Tempo Road frontage before rising towards the north to meet the existing hedgerow boundary of the Industrial Estate and would be suitable for a range of mixed business purposes. Existing vegetation worthy of retention should be protected and additional landscaping provided as appropriate. Access to an appropriate standard will be permitted onto the Old Tempo Road, but will not be permitted onto the Tempo Road.

B2 Lower Chanterhill Road - a 2.5ha level site located at the junction of the Lower Chanterhill Road and the Coa Road adjoining an area of existing mixed business uses. The development of this site would round off the existing uses in the area. Landscaping should be provided as appropriate. A single access to an appropriate standard will be permitted onto the Lower Chanterhill Road.

B3 Drumclay - a 1.0ha site located on the Drumclay Link Road close to the roundabout at the Irvinestown Road. A single access to an appropriate standard will be permitted onto the Drumclay Link Road. Landscaping should be provided as appropriate.

B4 Drumcoo - a 4.8ha site adjacent to the Industrial Therapy Organisation workshop. This site is accessible, well located and reasonably level and would be suitable for a range of mixed business purposes. Existing vegetation worthy of retention should be protected and additional landscaping provided as appropriate. Access will be permitted onto the Derrygore Road, but will not be permitted onto the Irvinestown Road.

B5 Cornagrade Road - a 0.5ha site fronting Cornagrade Road which adjoins existing mixed business uses located to the west of Cornagrade Road. This site would be suitable only for small scale infill development. Landscaping should be provided as appropriate particularly to the northern boundary. Access to an appropriate standard will be permitted onto Cornagrade Road at the southern extremity of the site.

B6 Carrigan - a 0.3ha site adjoining an existing concrete works, the development of which is now substantially complete.

Recreation/Open Space

Enniskillen is currently well served with recreation facilities in both the public and private sector. These include the Lakeland Forum and adjoining Broadmeadow Sports Complex recently complemented by the development of a canoe centre on the nearby Castle Island. Additional public facilities include the Round 'O' amenity area, Celtic Park football pitch and bowling green and a number of neighbourhood play areas. Private facilities in the main comprise school playing fields and ancillary sports facilities.

In terms of amenity open space the town has an attractive town park at Forthill where the Cole Monument stands within a fine 17th Century earthwork fabrication. The National Trust Castle Coole estate at the edge of the town provides a magnificent parkland facility for both locals and visitors alike and is also home to Enniskillen Golf Course. With the town's strategic island location on the Erne there are a number of public jetties and fishing stands accessed by shoreside paths.

The Planning Service will seek to retain all areas of existing public and private open space within the town in their present use. Where there is pressure to develop and change the use of open space, the Department will ensure its retention except where community need no longer exists and no particular amenity attaches to the land.

In close consultation with Fermanagh District Council the Planning Service has zoned 31.0 hectares of land in the following locations to meet the towns future recreation/open space needs. In addition, play areas should be provided during the Plan period as required in association with new housing developments (see Plan Policy H3).

Recreation/Open Space Zonings

R1 Coleshill - The District Council proposes playing field facilities at this 3.2ha site to serve the west of Enniskillen. It adjoins the Local Landscape Policy Area around Lough Galliagh and will help act as a buffer between existing housing at Coleshill and proposed housing at Drumlyon.

R2 The Round 'O' - 1.2ha .The area should be developed in conjunction with the adjoining existing public amenity facilities to provide recreation and tourist related facilities either by the public, or the private sector, or as a joint venture between both sectors.

R3 Henry Street - a 1.8ha site which commands magnificent views across the Erne to Enniskillen Castle, Castle Island and beyond. Whilst a small part of this area has been developed by the District Council as a picnic area, much of the site is currently in a run-down state and development by the Council for open space purposes would environmentally upgrade the area. Only small scale ancillary buildings, perhaps related to river activity, will be acceptable here to ensure the setting and important public aspect of and from Enniskillen Castle, a monument in State Care, is maintained. For this reason it is likely that any buildings will be sited along the southern boundary of the site.

R4 Cornagrade - The District Council intends to develop this 5.9ha green wedge of wet grassland close to the town centre for walkways and passive open space purposes. Upon development of the Johnston Basin Opportunity Site this area will facilitate pedestrian access to the town centre from Factory Road and Mill Street.

R5 Tempo Road - a 2ha site well located relative to existing and proposed housing areas. The District Council intends to develop this site as a neighbourhood play area including a kickabout area to serve the future needs of this locality.

R6 Knockalough/Drumgarrow - Approximately 11.2ha of land is indicated both for passive open space and informal recreation purposes in conjunction with 3 large housing zonings at Knockalough

and Drumgarrow. While the housing and recreation/open space areas are defined at this location some adjustments may be appropriate. In such instances it is likely that the Planning Service will require developers to enter into planning agreements before planning permission is forthcoming for housing to ensure the proper development of the area.

R7 Aughaward - The District Council proposes playing field facilities at this 3.2ha site to serve existing and proposed housing areas at Knockalough and Drumgarrow. This area should be linked by pedestrian pathways to adjoining land zoned for both housing and recreation/open space.

R8 Erneside Shoreline- 2.5ha comprising the shoreline area of a lough with a channel to the Erne containing extensive reed beds. Development here on the lake shore will be limited to small scale recreational or tourism development proposals such as footpaths and picnic tables. On completion of the Derrychara Development Road (Plan Proposal RD2) the area of land to the south of the road may be suitable for larger scale tourism/recreation development.

Community Needs

Enniskillen is the principal centre of education in Fermanagh. The Fermanagh College of Further Education and all four of the District's Grammar Schools are located in the town. There are three High/Secondary Schools and a new integrated college has been developed at Drumcoo. The five primary schools in Enniskillen accommodate approximately 25% of Fermanagh's primary pupil enrolment and the Erne Special School is also located in the town. Hospital and health care facilities in Fermanagh are also concentrated in Enniskillen, while the town has a wide range of community service facilities.

One site has been zoned for community needs in Enniskillen having regard to ongoing development proposals. In addition two Opportunity Sites within the town centre have been identified where community uses would be suitable (see Plan Policy TC 17). The Planning Service is confident, that the flexibility of the Plan is such, that any need for future sites for such uses can be accommodated during the Plan period.

Community Needs Zoning

C1 Drumcoo - an 8.2ha site, the majority of which is currently being developed with the construction of an integrated college. The remainder of the site could accommodate a range of other community uses including sheltered housing and day care or other health facilities.

Development proposals will be expected to respect the topography of the site and to retain, protect and supplement existing vegetation which includes individual stands of mature trees. Access will be permitted onto the Derrygore Road.

Landscape

Situated at the crossing point of the Erne, where the Upper and Lower Loughs join, Enniskillen has an unique landscape character and quality. A drumlin landscape characterises the area, with strong hedgerows and mature trees often on the ridge line. There are several inland loughs, which vary in size, surrounded by broad reed beds of varying height and colour, which gave way inland to a succession of swamp, fen and carr woodland or by seasonally flooded strips of damp grassland, backed by hedges, or scrub woodland. The Erne itself is also surrounded by broad reed beds and seasonally flooded strips of damp grassland or banks of mature woodland. There are other areas of mature woodland within, and at the edge of, the town and mature planting associated with historic features such as listed buildings or archaeological sites and monuments. The most notable area is the Castle Coole demesne at the eastern edge of the town. Old railway lines also provide vegetative corridors through the town.

Care must be taken to ensure that new development does not dominate these characteristics rather sympathetically integrates with the natural environment and respects the man-made heritage and therefore conserves and enhances rather than destroys the quality of the landscape. Local Landscape Policy Areas (see Plan Policy Man Env 3) are therefore designated for those areas within and adjoining the development limit of Enniskillen which are considered to be of greatest amenity value or local significance and worthy of protection from undesirable or damaging development.

Local Landscape Policy Areas

L1 Lough Yoan - The mature wooded setting of Lough Yoan including Lough Yoan Wood and part of Derryvore Wood. This area forms part of the historic boundary of the Castle Coole demesne, is visually very significant and has potential local wildlife value. It adjoins the Enniskillen development limit and lies within the Green Belt. There will be a strong presumption against development in this area.

L2 Lough Yoan Road - This contains two areas. The first comprises substantial boundary planting of mixed species to the east of the Killyhevlin Industrial Estate. This effectively screens the Industrial Estate from Lough Yoan Road and complements Lough Yoan Wood. There will be a strong presumption against development in this area. The second area comprises mature trees which also complement

Lough Yoan Wood and which are visually prominent on approach to the town along the Dublin Road from the south east. There are several properties set among these trees and further small scale development may be acceptable in landscape terms provided this would not significantly affect existing tree cover.

L3 Black Stick Bottom - A woodland area along the Lough Yoan Road within the ownership of the National Trust. This forms part of the historic boundary of the Castle Coole demesne and is visually very significant. There will be a strong presumption against development in this area, with the exception of a well sited car park to serve the National Trust.

L4 Breandrum Wood - An area of mixed species woodland containing mature trees and much regeneration which is protected by a Tree Preservation Order. The woodland is visually significant and has potential local wildlife value. There will be a strong presumption against development in this area and development proposals on adjoining land must have full regard to their potential impact on these trees.

L5 Killyhevlin Shoreline - The eastern bank of the Erne inter-lough channel from the Killyhevlin Hotel to the Ardhoven Theatre. This area is important to the setting of the town on approach along the Erne from the south. It includes the mature garden area of the Killyhevlin Hotel with specimen trees and an area of dense woodland to the north which forms a landscaped wedge along the Dublin Road, one of the main approaches into Enniskillen. This also acts as an effective sound buffer between the tranquillity of the lough and the road. Further north there is an area of regenerating trees and several large properties set within well planted grounds adjoining the Ardhoven Theatre site. Appropriate small scale development may be acceptable in landscape terms throughout this area provided existing woodland and trees are protected and supplemented and the Erne shoreline setting is maintained.

L6 Derrychara Shoreline - An area of wet grassland adjoining the Erne inter-lough channel with marshland and scrub vegetation and including a localised area of woodland around a small lough and some individual stands of mature trees. This shoreline area is important to the setting of the town on approach along the Erne from the south and in addition would be technically very difficult to develop. There will be a strong presumption against development in this area.

L7 Drumsna/Gortadrehid Big Shoreline - The western and southern banks of the Erne inter-lough channel across from Killyhevlin and Derrychara. This shoreline area is important to the setting of the town on approach along the Erne from the south and includes a visually significant area of mature woodland at Drumsna. It adjoins the Enniskillen development limit and lies within the Green Belt. There will be a strong presumption against development in this area.

L8 Sillees River Flood-Plain - This is the area of the flood plain of the Sillees River and comprises open wet meadowland, marshland and scrub vegetation. The Sillees River is an important local amenity which requires protection. The flood plain is important to the setting of the town both on approach along the Erne from the south and along the main road from Derrylin. In addition this area would be technically difficult to develop and would require unsightly flood defences which in any case may serve only to exacerbate flooding problems elsewhere. The river itself forms much of the development limit of Enniskillen at this location and the area to the south therefore lies within the Green Belt. There will be a strong presumption against development throughout this area.

L9 Mullylogan - A rath at Mullylogan which is part of the local heritage. This archaeological monument and its immediate surroundings form part of the setting of the town viewed on approach along the Derrylin Road from the south. It adjoins the Enniskillen development limit and lies within the Green Belt. There will be a strong presumption against development in this area.

L10 Rossorry Rectory - The avenue of mature trees to and the trees surrounding Rossorry Rectory which are a visually important landscape feature. There will be a strong presumption against development which would significantly affect the treed setting of this property.

L11 Rossole Lough - The Rossole Lough shore and associated vegetation which includes extensive reed beds, marshland, scrub vegetation and individual stands of trees. This wetland habitat is visually significant viewed from the Sligo Road and has potential local wildlife value. It also acts as an important landscape buffer along the Sligo Road, an area of the town which has developed extensively in the last 10-15 years. The western shore is outside the limit of development of Enniskillen and lies within the Green Belt. There will be a strong presumption against development throughout this area.