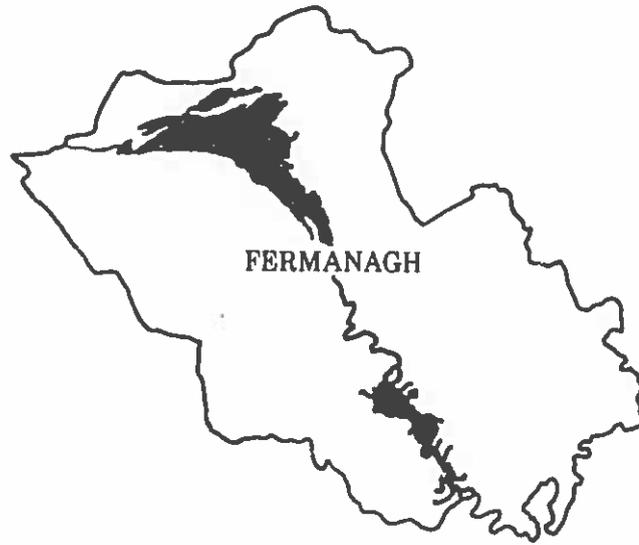


# SUMMARY



## FERMANAGH AREA PLAN

PRELIMINARY PROPOSALS

1992 - 2007

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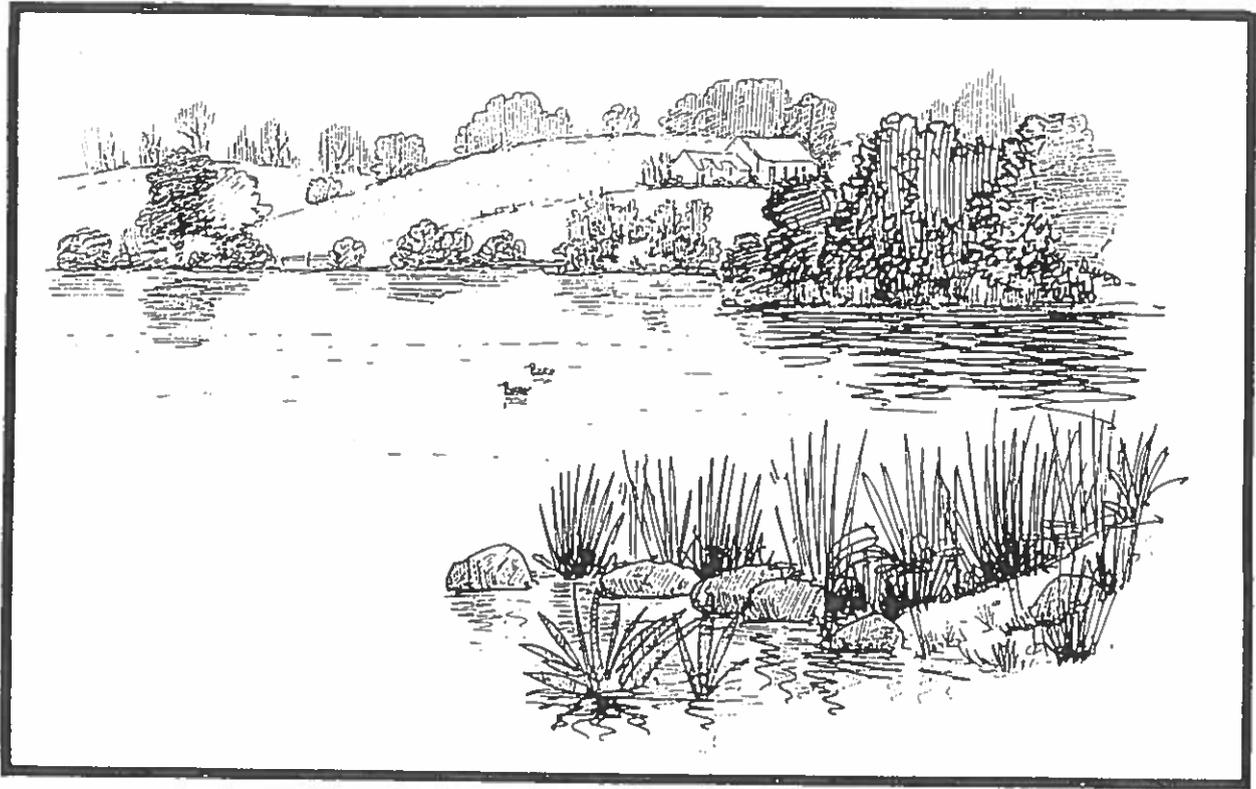
## APPENDICES

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Appendix 2

### ERRATUM:

Policy MAN ENV 5 - 8th line from  
bottom of page 33 should read  
For the most part these areas are  
unlikely to be acquired ....

# INTRODUCTION



*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 manmade environment and using financial resources responsibly.*



## **INTRODUCTION**

This document comprises the Preliminary Proposals of the Fermanagh Area Plan which will set out policies and proposals to guide development in the Fermanagh District Council Area up to the year 2007. The Preliminary Proposals are published now to allow public consultation before the Draft Plan is prepared.

The current Fermanagh Area Plan was adopted in 1983 and covers the period up to 1994. It is therefore in need of updating and replacement. The Enniskillen Town Centre Plan was adopted in 1989 and is also being reviewed as part of the Area Plan.

In February 1992 the Department announced its intention to prepare a new Area Plan. In the course of preparation of the Preliminary Proposals, now published, the Department has held discussions with Fermanagh District Council, other Government Departments, public bodies, community groups and considered the views expressed by members of the public.

### **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 this 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). Where appropriate, relevant policies from the Strategy are referred to in this document and Appendix 1 contains a summary of the strategic and regional planning policies which apply in Fermanagh. These do not form part of the Plan and are not open to representations. 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 presentation of the Preliminary Proposals of the Fermanagh Area Plan is part of the process of complying with this strategic policy.

### **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 as part of the Preliminary Proposals of the Fermanagh Area Plan.

### **Purpose of the Fermanagh Area Plan**

The Plan will set out policies and proposals to guide development decisions in the Fermanagh District Council area up to the year 2007. The Plan will be 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 will promote regeneration of rural areas. It will consider broad environmental issues and bring forward measures to help protect natural beauty, wildlife, habitats of nature conservation importance and features of the manmade heritage. It will also indicate the amount and location of land to be allocated for the major uses including housing, industry and recreation in the larger settlements together with the 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. The Preliminary Proposals now published constitute the Department's initial consideration of the above issues.

### **Status**

The Preliminary Proposals of the Fermanagh Area Plan are published for public consultation purposes only and after considering representations received the Department will prepare the Draft Plan. Any objections made following publication of the Draft Plan may be heard at a public inquiry before the Department decides to adopt the Plan, with or without modifications. Once adopted the Plan formally replaces both the current Fermanagh Area Plan and the Enniskillen Town Centre Plan as the statutory Development Plan for the Fermanagh District Council area.

## **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 MANMADE 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 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 regeneration of rural areas.
- To protect and where possible enhance Fermanagh's landscapes, wildlife and sites of nature conservation interest.
- To improve the quality of built development permitted in Fermanagh and the appearance of existing settlements having regard to their individual character.
- To protect and where possible enhance features of the historic landscape and manmade heritage of Fermanagh.
- To ensure that the water quality of Fermanagh's loughs and rivers is maintained and where possible improved.

## **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 alternatives, but contrasting interests which must be reconciled. This concept has been

endorsed by Governments throughout the world and was usefully defined by the Brundtland Commission in 1987 as

" . . . development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs."

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

In supporting a move to 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 a clear understanding of our natural 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.

**Economy:** Encourage agricultural diversification and the selective development of the tourist sector as the best prospect for economic growth and employment creation. In addition encourage industrial growth by providing for the appropriate expansion of existing firms as well as accommodating potential new inward investment. Promote the role of community driven economic regeneration schemes and respond flexibly to small rural projects.

**Environment:** Protect areas and features of intrinsic conservation, wildlife, landscape, archaeological, historical or architectural value, especially those subject to considerable development pressure. High standards of design, siting and landscape proposals which assist in the integration of development will be required.

**Social Base:** Facilitate flexibility and choice in location of development within the existing dispersed settlement pattern of Fermanagh. This will encourage the 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 Preliminary Proposals are set out under the 3 headings of Economy, Environment and Social Base.

- ECONOMY**            AGRICULTURE AND FORESTRY  
                              INDUSTRY AND COMMERCE  
                              TOURISM  
                              MINERALS
- ENVIRONMENT:**    NATURAL ENVIRONMENT  
                              MANMADE ENVIRONMENT
- SOCIAL BASE:**     HOUSING  
                              PUBLIC SERVICES AND UTILITIES  
                              SPORT AND RECREATION  
                              SETTLEMENT  
                              ENNISKILLEN TOWN CENTRE

# VILLAGES AND DISPERSED RURAL COMMUNITIES

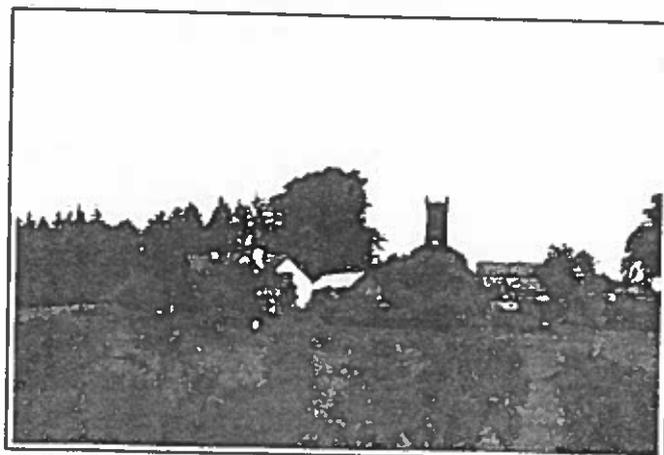
EDERNEY



BROOKEBOROUGH



AGHADRUMSEE



## **S2 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

To date the Department in conjunction with the International Fund for Ireland has promoted Urban Development Grant (UDG) and Community Regeneration and Improvement Special Programme (CRISP) projects in the following places; Belcoo, Belleek, Derrygonnelly, Garrison, Irvinestown and Pettigoe/Tullyhommon. Consideration is being given to further projects in Lisnaskea, Newtownbutler and Rosslea.

The Department of Agriculture and the Rural Development Council are also 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.

## **S3 VILLAGES**

THE FOLLOWING VILLAGES ARE IDENTIFIED:  
(REFER TO INDIVIDUAL VILLAGE MAPS)

ARDESS, ARNEY/SKEA, BALLINAMALLARD, BALLYCASSIDY/LARAGH/TRORY, BELCOO, 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, NEWTOWNBUTLER, PETTIGOE/TULLYHOMMON, ROSSLEA, SPRINGFIELD, TAMLAGHT, TEEMORE, TEMPO AND WHITEHILL

Fermanagh has a large number of settlements scattered throughout the rural area. These have been designated as villages with a defined limit of development so as to allow for properly structured growth, to protect their character and limit urban sprawl in the surrounding open countryside. The

## **SOCIAL BASE**

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limits of development have been defined for each village following the preparation of a Countryside Assessment which included; an evaluation of the environmental issues, physical features, degree and nature of development pressure and availability of services. 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.

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. It must be stressed however that inclusion of land within limits of development does not imply planning consent 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 by the developer to the relevant statutory agency. 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 work.

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. 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 within villages should contribute to townscape and respect the scale and character of each individual location. Where appropriate Local Landscape Policy Areas and Areas of Village Character have been identified and these are indicated on the maps. Where relevant, Sewage Treatment Works and waste disposal sites have also been shown.

The number of settlements designated as villages 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.

**S4 RURAL COMMUNITIES**

THE DEPARTMENT PROPOSES THE DESIGNATION OF THE FOLLOWING DISPERSED RURAL COMMUNITIES:

AGHADRUMSEE, AGHAKILLYMAUD, BOHO, CASHEL, COA, COONEEN, KNOCKS AND MULLAGHDUN

The settlement pattern of rural Fermanagh is typified by small clusters of houses centred on a Church, a school or a hall and which act as the physical and social focus for surrounding townlands. The Department in recognising these communities is promoting rural regeneration and providing scope for some additional residential development either at the focal points or in the surrounding townlands. Flexibility is also advocated for community based development schemes. Given the dispersed rural character of these communities the Department does not intend to define fixed limits of development rather the townlands within which the policies will apply are listed for each rural community together with the main focal points:

**AGHADRUMSEE**

Main Focal Points

Church/Primary School/Hall  
RC Church and Housing Group

Townlands

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

**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 along the vulnerable shore of Upper Lough Erne.)

## SOCIAL BASE

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### **BOHO**

#### Main Focal Points

Post Office  
Killyhommon  
RC Church

#### Townlands

Drumaa, Toneel North, Carrickbeg,  
Faugher, Aghamore (eastern portion)  
Killyhommon, Farnaconnell, Cam,  
Aghaherrish, Killytaggart, Drumgamph,  
Tullyholvin Upper, Lesky, Toneel South,  
Gortgall (portion between Lesky and  
Toneel South)

### **CASHEL**

#### Main Focal Points

Church/Community Centre

#### Townlands

Scribbagh and Cashelnadrea

### **COA**

#### Main Focal Points

Church/Hall

#### Townlands

Coa, Cavanalough Glebe and Killee

### **COONEEN**

#### Main Focal Points

Church of Ireland  
RC Church

#### Townlands

Cooneen and Tattenabuddagh

### **KNOCKS**

#### Main Focal Points

Primary School  
Community Hall

#### Townlands

Knocks, Eshcarcoge, Eshbane,  
Eshthomas and Eshnascreen

**MULLAGHDUN**

Main Focal Points

Church of Ireland

RC Church and Community Centre

Townlands

Gortahurk West (southern portion)

Drumaran, Mullaghduin,

Carrickmacsparrow (southern portion)

Mullyardlougher, Cornagee,

Corrateskin, Ballysooragh, Abohill,

Point and Greenwoodhill

**DRC 1 INDIVIDUAL DWELLINGS**

WITHIN DISPERSED RURAL COMMUNITIES THE DEPARTMENT WILL NORMALLY GIVE FAVOURABLE CONSIDERATION TO PROPOSALS FOR INDIVIDUAL DWELLINGS SUBJECT TO CONSIDERATIONS OF SITING, DESIGN AND LANDSCAPING

In those areas designated as Dispersed Rural Communities, the Department 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 Department 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. In the wider rural area within these communities it is essential that single new houses be located on sites which can be visually integrated with the landscape and are of an appropriate rural design. Suburban road frontage development will 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 designated townlands may relate visually to those comprising the rural community and in such circumstances, provided there is no conflict with other Plan policies, the Department may deal with proposals as if the site were located within the rural community. 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 and Policy PSU9 of the Planning Strategy for Rural Northern Ireland is applicable. The Department's Protected Routes Policy PSU5 as 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".

## **SOCIAL BASE**

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### **DRC 2 GROUPS OF HOUSES**

WITHIN DISPERSED RURAL COMMUNITIES THE DEPARTMENT WILL NORMALLY GIVE FAVOURABLE CONSIDERATION TO PROPOSALS FOR APPROPRIATELY DESIGNED AND WELL SITED GROUPS OF UP TO 6 HOUSES, LOCATED AT ONE OF THE EXISTING FOCAL POINTS AS SPECIFIED IN POLICY S4.

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 eg Northern Ireland Housing Executive or 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. In exceptional circumstances consideration may be given to an appropriate site located away from one of the focal points depending on the individual merits of each case. 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 and Policy PSU9 of the Planning Strategy for Rural Northern Ireland is applicable.

### **DRC 3 RURAL SHOP**

WITHIN DISPERSED RURAL COMMUNITIES THE DEPARTMENT WILL GIVE SYMPATHETIC CONSIDERATION TO THE DEVELOPMENT OF A SMALL SHOP REQUIRED TO SERVE THE LOCAL COMMUNITY, PREFERABLY LOCATED IN OR CLOSE TO AN EXISTING FOCAL POINT

The Department recognises that there may be a need in a Dispersed Rural Community for a small shop eg 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.

**DRC 4 OTHER USES**

WITHIN DISPERSED RURAL COMMUNITIES THE DEPARTMENT WILL GIVE SYMPATHETIC CONSIDERATION TO BONA FIDE COMMUNITY BASED ENTERPRISES, TOURISM OR RECREATION PROPOSALS ON SUITABLE SITES

The Department wishes to facilitate community based rural regeneration and recognises the importance of locally based employment. The size, scale, siting and design of any building should respect the rural location. The Department would particularly encourage the re-use or conversion of derelict buildings for such community usage.



## Fermanagh & Omagh Draft Plan Strategy Representations Form

Hard Copies of the Draft Plan Strategy are available for inspection during normal opening hours at the council’s principal offices. The documents, electronic copies of this form, and our ‘Guidance for Making Responses to the Plan Strategy’ may be viewed at: <https://www.fermanaghomagh.com/>

### How to respond

You can make representations about the Draft Plan Strategy by completing this survey form, or if you prefer, you can fill out this form online.

For further assistance contact: [developmentplan@fermanaghomagh.com](mailto:developmentplan@fermanaghomagh.com) or Tel: 0300 303 1777; All representations must be received by 21st December 2018 at 12:00 noon.

### SECTION 1. Contact Details

Individual  Organisation  Agent  (complete with your client’s details first)

#### First Name

Brian

#### Last Name

McManus

#### Job Title (Where relevant)

Chairperson

#### Organisation (Where relevant)

Aughakillymaude Community Association

#### Address

89 Knockninny Road

Aughakillymaude, Derrylin

Co. Fermanagh

#### Postcode

BT92 9JT

#### Telephone Number

[Redacted] [ ]

#### Email Address

[Redacted] [ ]

**If you are an Agent, acting on behalf of an Individual or Organisation, please provide your contact details below.** (Please note you will be the main contact for future correspondence).

**First Name**

**Last Name**

**Job Title** (Where relevant)

**Organisation** (Where relevant)

**Address**

**Postcode**

**Telephone Number**

**Email Address**

## SECTION 2. Representation

What is your view on the Draft Plan Strategy?

**Sound**

If you consider the Draft Plan Strategy to be **sound**, and wish to support the Plan Strategy, please set out your comments below.

*(Continue on a separate sheet if necessary)*

**OR**

**Unsound**

If you consider the Plan Strategy to be **unsound**, please identify which test(s) of soundness your representation relates to, having regard to Development Plan Practice Note 6.

Soundness Test No:

- P1 Has the Draft Plan Strategy been prepared in accordance with the council's timetable and the Statement of Community Involvement?**

- P2 Has the council prepared its Preferred Options Paper and taken into account any representations made?**
- P3 Has the Draft Plan Strategy been subject to sustainability appraisal including Strategic Environmental Assessment?**
- P4 Did the council comply with the regulations on the form and content of its Draft Plan Strategy and procedure for preparing the Draft Plan Strategy?**
- C1 Did the council take account of the Regional Development Strategy?**
- C2 Did the council take account of its Community Plan?**
- C3 Did the council take account of policy and guidance issued by the Department?**
- C4 Has the plan had regard to other relevant plans, policies and strategies relating to the council's district or to any adjoining council's district?**
- CE1 Does the Plan Strategy sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant it is not in conflict with the Draft Plan Strategies of neighbouring councils?**
- CE2 Are the strategy, policies and allocations realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base?**
- CE3 Are there clear mechanisms for implementation and monitoring?**
- CE4 Is it reasonably flexible to enable it to deal with changing circumstances?**

**Plan Component** - To which part of the Draft Plan Strategy does your representation relate?

- |                               |   |
|-------------------------------|---|
| <b>(i) Relevant Paragraph</b> |   |
| <b>(ii) Relevant Policy</b>   | DE03 Sustaining Rural Communities<br>HOU17 Affordable Houses (Countryside)<br>RCA01 Rural Community Areas |
| <b>(iii) Proposals Map</b>    | Settlement Hierarchy Map  |
| <b>(iv) Other</b>             | N/A   |

**Details**

Please give details of why you consider the Plan Strategy to be unsound having regard to the test(s) you have identified above. Please be as precise as possible.

### **Dispersed Rural Communities**

Under the Fermanagh Area Plan (FAP) 2007 eleven communities were identified and designated as 'Dispersed Rural Communities' (p.82). These are Aghadrumsee, Aughakillymaud, Boho, Cashel, Coa, Cooneen, Corraney, Derrygannon, Knocks, Mullaghdund and Mulleek. We are attaching a copy of a document from 1994 on the Fermanagh Area Plan 1992-2007, which one of our members has retained, this demonstrates our interest in securing and maintaining designated settlement status for our community. The intention in designating these was to promote rural regeneration and provide scope for additional residential development and allow flexibility of small scale enterprise schemes. Aughakillymaude Community Association would assert that this has been largely successful as the majority of planning approvals within DRCs have been for single houses with a small number of applications relating to business/commercial development. When the Council consulted on the Preferred Options Paper one of the main issues that emerged was sustaining rural communities (p.2) so it is clear that this is an important issue within the district with people displaying a strong association with these areas as it forms part of their identity. Therefore, Aughakillymaude Community Association would emphasise the importance that FODC Plan Strategy takes account any representations made during the Prepared Options Paper stage (P2)

### **Rural Community Areas**

The FODC Draft Plan Strategy states that given that there is no draft policy within the Plan Strategy for DRCs this designation is no longer relevant (Table 3, p.306). Instead the FODC Draft Plan Strategy has referred to 'Rural Community Areas' (p.91) and they are defined as areas in the countryside which have a strong community identity and where existing social, community and recreational facilities such as a church hall, school, community centre or sports club act as a focal point for community activity. Aughakillymaude Community Association wants to ensure that at the appropriate stage in the plan process these 11 communities, identified in the FAP as DRCs, will be identified/named and included within new local development plan for FODC (C4). This designation is also important when applying for grants bringing much need finding into the area and acting as a catalyst for rural activity in our community and the other ten dispersed rural communities. Therefore, Aughakillymaude Community Association would attest that the FODC Plan Strategy strategies, policies and allocations are not realistic and appropriate having considered the relevant alternatives (CE1)

### **PPS 21**

PPS 21 Policy CTY 2 Development in DRCs resulted in this policy provision taking precedence over the Area Plan. However, CTY2 has been utilised on several occasions, for example; LA10/2016/1037/O -Site for 5 dwellings at Cooneen; and LA10/2016/1103/F - Playground, parking & toilet at Boho. PPS 21 outlines how some rural areas display symptoms of economic and social disadvantage and how in the interests of promoting regeneration the Department identified and designated DRCs. It is important to Aughakillymaude Community Association that these DRCs are identified and designated by the Council. Therefore, Aughakillymaude Community Association would state that the FODC Plan Strategy has not taken full account of the policy and guidance issued by the Department (C3).

Continued

### **SPPS**

The Strategic Planning Policy Statement (SPPS) is silent on what is defined as a focal point. FODC stated (Position Paper 'Sustaining Rural Communities' February 2016) this '*apparent relaxation of the policy test gives more scope for development of new dwellings in existing clusters, particularly given the extensive rural nature of the Fermanagh and Omagh district.*' This allows the Development Plan team to support suitable development in these areas. The SPPS further states that a regional strategic objective for tourism is to sustain a vibrant rural community by supporting tourism development of an appropriate nature, location and scale. Therefore, Aughakillymaude Community Association would state that the FODC Plan Strategy has not taken full account of the policy and guidance issued by the Department (C3).

### **Mid Ulster Council**

Mid Ulster Council state in their Preferred Options Paper (p.43) that DRCs tend to be located in countryside areas of low development pressure and could potentially sustain additional development. This would assist in the regeneration of that rural area. Mid Ulster Council are also giving consideration to designating more DRCs within the district. Their preferred policy states that '*a single dwelling in a Dispersed Rural Community will conform with the plan where the applicant has a strong connection to that community or where they make a substantial economic or social contribution to that community*'. Furthermore, '*a group of dwellings will conform with the plan where it represents a "clachan" style development of no more than 6 dwellings, located at a focal point i.e. Community Building or Cross Roads*'. The Mid Ulster policy also states that '*tourism and cottage industries will also be accommodated*'. Linkage to relevant plans, policies and strategies will be particularly important in helping to justify policies and proposals which reflect local circumstances pertaining to a council and its adjoining area. Aughakillymaude Community Association are of the opinion that the FODC Plan Strategy has not had full regard to other relevant plans, policies and strategies in an adjoining council district (C4 and CE1).

### **Monaghan and Cavan Council**

On a cross-border basis both Monaghan Council and Cavan Council adjoin Fermanagh and Omagh District Council. Monaghan is similar to Fermanagh & Omagh in that County Monaghan's population is dispersed throughout the rural areas with less than 30% of the population living in the urban areas. Monaghan County Council Plan includes DRCs (Tier 6). Cavan County Council also refers to 'smaller rural communities' which are recognised as having what could be described as proto-urban characteristics and may provide valued local services to the surrounding agricultural community. The Cavan Plan further states that development of an appropriate scale and design shall be considered where there is an identifiable physical association with such communities. Individual or small groups of dwellings and appropriate retail or service facilities may be suitably located within such communities. Aughakillymaude Community Association are of the opinion that the FODC Plan Strategy has not had full regard to other relevant plans, policies and strategies in an adjoining council district (C4 and CE1).

Continued

### **Community Plan**

As the FODC Community Plan states Fermanagh and Omagh is primarily rural and a key challenge will be '*to ensure the continued vitality and sustainability of our rural communities*' (p. 5). Aughakillymaude Community Association consider that one way to achieve this would be by maintaining the current DRCs and even designating others as Mid Ulster is proposing. The Community Plan also emphasises that it is projected that 23% of the population will be 65 years or above by 2030 and '*we must be ready to embrace it*'. Section 77 (2) of the Local Government Act requires a council to take account of its current community plan. The Draft Plan must be reasonably flexible to deal with changing circumstances (CE4). Aughakillymaude Community Association would emphasise that the district has a low population density and high levels of isolation with DRCs provide community facilities i.e. halls, churches etc. and allow people, who would otherwise be prevented from, to live close to aging relatives thus providing care for a large proportion of the population. The geography of Fermanagh, with the lakes partially dividing the county, means that DRCs are more important than in other areas to prevent isolation. People living in DRCs associate with them as part of their identity and it is important to keep these communities alive. Aughakillymaude Community Association would argue that the FODC Plan Strategy has not taken account of the Community Plan (C2) and is not reasonably flexible (CE4).

## Modifications

What, if any, modifications do you think should be made to the section, policy or proposal? What specific modifications do you think should be made in order to address your representation?

Aughakillymaude Community Association has carefully considered the issues raised by our groups members and puts forward the following recommendations for consideration

1. Aughakillymaude Community Association would like the Draft Plan Strategy Policy on 'Rural Community Areas' adapted so the eleven existing DRCs are identified and designated at the appropriate time in the development plan process. Also, due consideration needs to be given to the possibility of designating others. Aughakillymaude Community Association would like the LDP tailored to the local area; acknowledging the geography and social infrastructure of the district and taking account of community representation. It is evident there is a strong community association and identity with these designations. The Plan Strategy needs to take account of existing policies and responses to the Preferred Options Paper.
2. Aughakillymaude Community Association would highlight the aging population in the district as identified in the Community Plan. FRCN recommends one way of practically addressing this, in terms of care and social interaction, is through ensuring the DRCs remain designated e.g. housing such as rural association homes close to aging relatives and community facilities such as churches and community centres. The Plan Strategy needs to take account of the Community Plan and provide flexibility for a changing population.
3. Aughakillymaude Community Association would like to see more acknowledgement of DRCs in adjoining Council areas and the importance of DRCs to rural communities. The DRCs in Fermanagh need to remain viable and be able to contribute to local services e.g. sufficient population to support local schools and contribute to tourism supporting tourist numbers across the district as well as providing employment/social opportunities. Aughakillymaude Community Association recommends that the Plan Strategy needs to have realistic and appropriate policies/allocations for the Fermanagh area and provide a coherent strategy when considering adjoining areas.

*(Continue on a separate sheet if necessary)*

If you are seeking a change to the Draft Plan Strategy, please indicate how you would like your representation to be dealt with at Independent Examination:

**Written Representations**                       **Oral Hearing**

## **SECTION 3. Data Protection and Consent**

### **Data Protection**

In accordance with the Data Protection Act 2018, Fermanagh and Omagh District Council has a duty to protect any information we hold on you. The personal information you provide on this form will only be used for the purpose of Plan Preparation and will not be shared with any third party unless law or regulation compels such a disclosure. It should be noted that in accordance with Regulation 17 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, the council must make a copy of any representation available for inspection. The Council is also required to submit the representations to the Department for Infrastructure and they will then be considered as part of the Independent Examination process. For further guidance on how we hold your information please visit the Privacy section at [www.fermanaghomagh.com/your-council/privacy-statement/](http://www.fermanaghomagh.com/your-council/privacy-statement/)

**By proceeding and submitting this representation you confirm that you have read and understand the privacy notice above and give your consent for Fermanagh and Omagh Council to hold your personal data for the purposes outlined.**

### **Consent to Public Response**

Under planning legislation we are required to publish responses received in response to the Plan Strategy. On this page we ask for your consent to do so, and you may opt to have your response published anonymously should you wish.

Please note: Even if you opt for your details to be published anonymously, we will still have a legal duty to share your contact details with the Department for Infrastructure and the Independent Examiner/Authority they appoint to oversee the examination in public into the soundness of the plan. This will be done in accordance with the privacy statement above.

- Yes with my name and/or organisation**
- Yes, but without my identifying information**

### **Signature**

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### **Date**

20/12/2018
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