



Fermanagh & Omagh  
District Council  
Comhairle Ceantair  
Fhear Manach agus na hÓmaí

### 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

DESMOND

Last Name

O'NEILL

Job Title (Where relevant)

Organisation (Where relevant)

Address

Postcode

Telephone Number

Email Address

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? **NO -FODC has taken a very severe interpretation**
- P3 Has the Draft Plan Strategy been subject to sustainability appraisal including Strategic Environmental Assessment? **Dont Know**
- 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? **NO -FODC is depending on flawed data**
- C1 Did the council take account of the Regional Development Strategy? **NO -FODC has dismissed relevant comments**
- C2 Did the council take account of its Community Plan?
- C3 Did the council take account of policy and guidance issued by the Department? **NO -FODC has taken a very severe interpretation**
- 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? **NO**
- 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? **NO - as FODC is current currently ahead of adjoining Council areas in the Plan process- their Draft proposals are not yet established**
- CE2 Are the strategy, policies and allocations realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base? **NO -FODC is depending on flawed data**
- CE3 Are there clear mechanisms for implementation and monitoring? **NO**
- CE4 Is it reasonably flexible to enable it to deal with changing circumstances? **NO**

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

(i) Relevant Paragraph

(ii) Relevant Policy

**DRAFT POLICY HOU14**

(iii) Proposals Map

(iv) Other



## 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.

### DRAFT POLICY HOU14

This policy is a substantial tightening of the current CTY 8 policy

It states -Infilling will be permitted within a line of buildings where the proposed site is a small gap suitable to accommodate only one dwelling within an otherwise substantial and continuously built up frontage which will not detract from the rural character. For the purposes of this policy, a substantial and continuously built up frontage is a line of at least 3 buildings, each with their own defined curtilage.

There is very pressure from housing infill sites currently in the rural area  
In total 31 Infill Applications were approved in Fermanagh Omagh Council Area from 2010-2016 see attached Stats

I understand that this policy change was not agreed by local councillors

FODC has a requirement to ensure that their policy's are not be radically different to the adjacent Derry City and Strabane District and Mid Ulster DC  
I understand that these councils do not contemplate changing their current in fill CTY8 policy  
This radical change in the policy would lead to unnecessary confusion especially in relation to sites already approved but not started  
For instance could a current approved infill site be renewed in the future ?  
Planning case law has been established through the PAC NI and FODC why change it  
This propose change will result a substantial lost of opportunity to build in the Rural areas by people living in the rural area.  
Planners have countered my arguments by saying that Redevelopment of former site see (DRAFT POLICY HOU11) will allow for development in the Rural however the Planning test to achieve an approval in that case is very severe and is certainly not proven to result in many approvals for dwelling in FODC

*(Continue on a separate sheet if necessary)*

## 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?

The policy should stay unaltered as described below in  
Policy CTY 8 – Ribbon Development  
Planning permission will be refused for a building which creates or adds to a ribbon of development.  
An exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. For the purpose of this policy the definition of a substantial and built up frontage includes a line of 3 or more buildings along a road frontage without accompanying development to the rear.  
In certain circumstances it may also be acceptable to consider the infilling of such a small gap site with an appropriate economic development proposal including light industry where this is of a scale in keeping with adjoining development, is of a high standard of design, would not impact adversely on the amenities of neighbouring residents and meets other planning and environmental requirements.

*(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**

Sign:

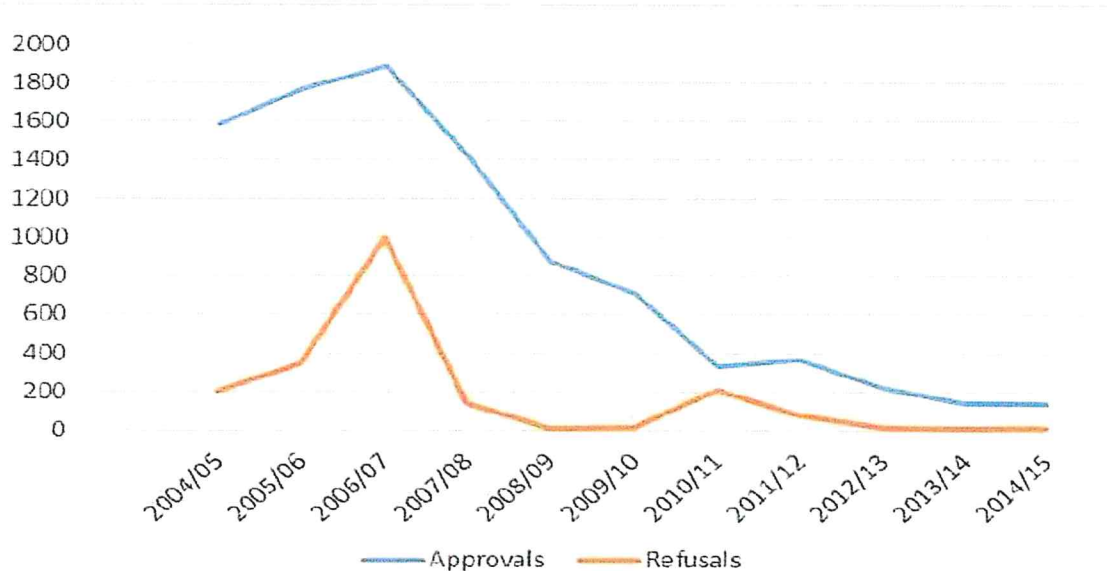
Date

**Table 1: Planning Decisions for Rural New Single Dwellings (Full, Outline & Reserved Matters) in FODC Area (2004 to 2015)**

Financial Year	Approvals	Refusals	Total
2004/05	1585	200	1785
2005/06	1767	343	2110
2006/07	1882	994	2876
2007/08	1420	142	1562
2008/09	874	11	885
2009/10	711	15	726
2010/11	332	206	538
2011/12	369	78	447
2012/13	223	15	238
2013/14	143	12	155
2014/15	142	17	159
<b>TOTAL</b>	<b>9448</b>	<b>2033</b>	<b>11,481</b>

Source: DoE Analytical Services

**Chart 1: Planning Decisions issued for Rural New Single Dwellings (Full, Outline & Reserved Matters) in Council Area (2004-5 to 2014-15 financial years)**



Source: Figures from DoE



APPROVAL RURAL HOUSING 2010- 2016 FERMANAGH OMIAGH

Table 5: Rural approvals by policy area.

Application Type	2000/2001			2011/2012			2012/2013			2013/2014			2014/2015			2015/16			Total
	Full	RM	Yr Total	Full	RM	Yr Total	Full	RM	Yr Total	Full	RM	Yr Total	Full	RM	Yr Total	Full	RM	Yr Total	
CT10 - Farm Dwellings	75	6	81	88	6	94	43	18	61	35	8	43	29	16	45	45	30	76	400
CT18 - Infill Dwellings	0	1	1	4	0	4	5	3	8	1	2	3	1	2	3	3	6	12	31
CT20 - Existing Clusters	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	3
CT14 - Conversion/Reuse	5	0	5	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	6
CT16 - Personal/Domestic Circumstances	0	1	1	0	0	0	2	3	5	0	1	1	0	1	1	1	0	0	8
Unknown	1	1	2	0	0	0	0	1	1	2	0	2	0	0	0	0	0	1	6
	82	9	91	95	6	101	50	25	75	38	11	49	30	20	50	54	36	90	454

31 Infill Applications Approved

3 Dwellings Approved In A Cluster

6 Dwellings Approved for conversion/reuse  
of which 5 dwellings were approved in 2010-2011