

**Appendix One:
Summary of Consultation Responses to the
Pre - Issues Paper Stage and Post - Issues
Paper Stage of West Tyrone Area Plan Issues
Paper 2019**

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Appendix One: Comments from Statutory Bodies and Public Stakeholders.

Pre-Issues Stage	
Organisation	Comment
Playboard NI	Play – It is essential that the Plan include access to an appropriate range of supervised and non-supervised outdoor play opportunities. The plan should preserve from development pockets of land and areas of open space, waste and woodland where children and young people play. The plan should include concise guidance that will enable development of community build play areas. School grounds should be improved to provide rich play environs.
Equality Commission for N. Ireland	No comment
DHSS and Public Safety	Linking housing with public services –Careful consideration needs to be given to the location of housing development and its potential effect on the demand for health and social services. Issues include potential stress on existing services that new development may cause, the need to provide improved services in certain location in response to growth. Residential care is also an issue with care homes operating at high occupancy levels and a growing number of elderly people. Therefore consideration needs to be given to setting land aside for residential care premises. Access to public services – Other issues include transportation to health facilities including those outside the plan area. Access to health care facilities by women should be included as an issue.
Omagh Integrated Primary School	Need for a new integrated Primary School –Omagh Integrated Primary School are in the process of expanding the existing school at Dergmoney. However access problems have resulted in the desire for a new site either within or adjacent to the town boundaries. There is a current short list of six sites.
Defence Estates	Existing facilities – Lisanelly Barracks and St Lucia Barracks. A site of 20 ha at St Lucia has been sold to the Police Service for a new police station. St Lucia Barracks contains blocks, which are listed as historic buildings. The future of St Lucia is linked to future developments of the Royal Irish Regiment and the Territorial Army Potential future developments – The joint Declaration between Irish and British Governments (April 2003), outlines 14 key military sites which will remain following normalisation of the military estate in NI. Lisanelly is not among the 14. Therefore the site may become surplus after there is a political settlement or restoration of the Assembly. It would be prudent to assume that this will be surplus to military requirements well within the time frame of the West Tyrone Area Plan 2019.
Sports Council for Northern Ireland	Existing facilities – A list of all recorded sports facilities has been provided.
Department of Education	Possible improvements to Schools –The Department of Education operates a five year programme and is unable to identify land use requirements over the whole of the plan period. However, over the next five years resources allowing the following are proposed: <ul style="list-style-type: none"> • A new school on a new site for Artigarvan PS, Strabane • A new school on a new site for McClintock PS, Strabane • A new school on a new site for Omagh Integrated PS • A replacements on the existing site extended for Donemana PS, Strabane • A replacements on the existing site extended Strabane Controlled PS • A replacements on the existing site extended Gillygooley PS, Omagh • A new school on a shared site at Omagh Academy and Omagh High • Possible new school at Loretto Convent and St Colmcilles PS, Omagh • A possible replacement at Recarson PS, Omagh • Replacement at Sacred Heart College, Omagh • Refurbishment at Strabane High School • Refurbishment at Omagh County, • Refurbishment at St Connors PS, Omagh • Refurbishment for Heatherbank Special School, Omagh

	<ul style="list-style-type: none"> • New school for Gaelscoli Ui Dhocataigh, Strabane <p>It should be stressed some of these may not materialise to capital schemes and others may be added to the list.</p>
Northern Ireland Electricity	<p>The existing NIE network - The national grid 110kv circuits to Omagh link through, Dungannon, Enniskillen and Strabane. Strabane is linked to Coolkeeragh Power Station and to Omagh as well as Letterkenny. This is supplemented by a network of 33kv lines.</p> <p>Potential network improvements – Over the plan period demand for electricity is expected to grow. Research coupled with the topography indicates potential for wind generation. Depended upon the level of generation it is possible that the existing 110kv network may need upgrading to 275kv network from Coolkeeragh through Strabane to Omagh and on to the proposed new 275kv substation in Drunkee, near Dungannon. Investment options to improve the 33kv network include refurbishment and replacement of the 33kv mesh at Strabane substation. Outages affecting Ardstraw and Castlederg suggest that establishing new 33kv circuits should be investigated, perhaps with a second 33kv circuit for Castlederg. In Omagh both 33kv circuits are required to have the capacity to supply the whole demand during an outage and due to load growth one of these circuits may need upgraded. The 11kv network includes underground cable circuits in urban areas and overhead lines in more rural areas. At present the entire 11kv network meets existing NIE standards. However it is not in a position to accommodate new large customer demands without significant investment.</p> <p>Electricity supply as a constraint – Commercial and industrial developments are much more easily catered for in Omagh and Strabane. Settlements with 33/11kv substations may also be suitable to accommodate such development.</p>
Department for Social Development	<p>Current RDO activity and proposals in Omagh District - proposals are advanced to extend Termon Business Park and additional land zoning should be investigated. Dromore 2000 have identified a need for small workshop units and the plan should look at zoning land. Drumquin Development Association are researching demand for a new commercial project and there is a shortage of land which is not prone to flooding. Fintona Jobs Creation Forum are finalising proposals for a business park to be located at the Southern end of Ecclesville Desmesne which is currently outside the Development limit. An environmental scheme is under way in Beragh. In Sixmilecross the Development Association plans on redeveloping the C0-Op supermarket to provide two retail units with flats and a meeting room above and a childcare facility to the rear. An environmental scheme is also proposed. There may also be proposals for environmental improvements in Gortin. In Loughmacrory the Development Association has proposals for water based recreation and developments on the shore may include a touring caravan site, restaurant and overnight accommodation. In Omagh proposals include the Arts Centre with footbridge, environmental improvements in the town centre, comprehensive redevelopment of Drumragh Avenue with development along the river, and construction of a weir. The designation of a Neighbourhood Renewal Area from Gallows Hill to the Cookstown Road will also result in investment and Environmental improvements should be considered. The Hospital Road Community Association also aim to redevelop their existing community centre and Mullaghmore Community Association are developing plans for a garden centre on land adjacent to their centre.</p> <p>Current RDO activity and proposals in Strabane District - Derg Valley is completing a major CRISP scheme to the rear of Main Street in Castlederg. Any land remaining will be placed on the market. Churchtown Community Association also has plans for a business and community complex. The need for further industrial zonings in Castlederg should further be investigated. In Plumbridge, the Glenelly Development Association owns a small area of derelict land opposite the police station which they aim to develop for industrial purposes. The Donemana and District Development Association are about to commence the redevelopment of the former post office building for commercial units with a flat above. It will also provide a pedestrian link to the housing estate to the rear. In Sion Mills a major redevelopment of Herdmans Mill complex is under consideration to include a hotel, holiday accommodation, community and retail units, industry housing and recreation. Newtownstewart Development Association hopes to develop Castle House and its adjoining</p>

	<p>properties on Castle Brae to provide retail, office and residential accommodation. The townscape heritage initiative also has some way to run and it is hoped to carry out renovation to the Town Hall, to the Main Street property of Hood and Company and to a number of other buildings. Artigarvan Development Association plan the restoration of the derelict ad tested mill building in the centre of the village to provide retail, office and residential accommodation although the future of the scheme is uncertain. In Strabane an arts and exhibition centre is proposed, together with an environmental scheme for Dock Street (SCORE) and a re-invigoration project in Strabane Town Centre. Proposals also exist for the development of Melvin Park and Leisure Centre. A new building for the Ballycolman Community Association is proposed together with the extension of Community facilities at Lisnafin.</p>
Department of Culture, Arts and Learning	<p>The importance of the Culture and the Arts – needs to be recognised in the plan together with the creation of healthy, safe cohesive and sustainable communities. The importance of good design needs highlighted with how buildings and spaces can generate social and economic benefit. All key stakeholders should engage with the design process. Other key environmental issues include sustainable development, design and construction; green transport; energy conservation; conservation of natural and finite resources; water management; waste management and control of pollution; reduction in CO² emissions; and protection of wildlife.</p>
Waterways Ireland	<p>Existing facilities- Waterways Ireland do not manage any navigable waterways in West Tyrone District.</p>
Tyrone GAA	<p>Existing Clubs - The Association has provided a list of all their clubs who may be contacted to discuss any proposals for club development.</p>
Omagh District Council (representations made by officers)	<p>Sustainable Development – The council suggest that a broader definition of sustainability should be applied to include social, community and economic matters. This should include promotion of a more vibrant mix of land uses, promotion of alternative energy systems. The council also sees it as essential that water and sewerage infrastructure be developed to accommodate new development. When assessing future development air quality impact assessments should be undertaken for developments in or adjacent to Air Quality Management Areas. Noise nuisance should also be negated through the provision of buffer zones, use of conditions on planning permission.</p> <p>Housing allocations across the District – The total housing allocation for the District as per the initial RDS is inadequate, would restrict choice of where to live. Concern also on economic implications of insufficient housing land particularly on the vitality of the centre and local business. Concern on how housing would be split between urban and rural locations, and the need for recognising the role of rural houses in encouraging rural regeneration. Concern over potential de-zoning of existing housing land and constraint provided by a lack of brown field sites. A need for the plan to take in local circumstances and provide flexibility.</p> <p>Industry in Omagh town– Recognition should be given to the role of Omagh in creating a prosperous region. Existing industrial zonings should be retained, an additional land bank created and the supporting infrastructure provided to attract inward investment and maximise business growth. Recognition should be given to Omagh as a strategic employment location and land zoned at the edge of town with good connections to the regional transport network. Land should also be created for the clustering of small businesses. With the decline of traditional industries planning policy should cater for new economy based on Information and Communications or knowledge based industries and consideration given to the creation of a high quality business park type development. Landscaping should also be used to improve the industrial environment thus avoiding the poor environment found in some existing estates such as Gortrush.</p> <p>Recreation and Open Space in Omagh town– A report by Venture has been provided which identifies the multi faceted role of open space to health, community and environmental well being and the need for substantive and varied provision. A deficiency has been identified in the north east and south west part of the town. Proposals for consideration include:</p> <ul style="list-style-type: none"> • An area to rear of Lammy at Aughnamoyle Road for recreational purposes

- Killyclogher Burn Walk to be protected and developed to link with Glenhordial Walk
- Riverwalk to be developed/ protected from Nestles on the Derry Road to Lissan Bridge and from Campsie to Bankmore Road
- Provision of a footbath along the bypass

In particular, the asset of the 3 river valleys converging on Omagh has been identified and should be exploited for walking and cycling, with expansion of the Riverside Walk concept. Other improvements may be derived from provision of the weir that could allow for other leisure activities such as fishing stands. The Army camp also provides potential for additional recreation/open space development. Areas of land outlined in previous area plans should be retained with an option for rezoning, subject to provision of open space on the zonings by developers. There is also concern on housing density and a need for open space in new housing developments.

Education Health and Social Services in Omagh Town– Omagh should be an important regional location for health provision and should provide a site for a new regional hospital. A potential site is Lisanelly Army Base. Health care services should also continue to be developed at the Tyrone and Fermanagh Hospital.

Omagh Town Centre – Consideration should be given to splinting the town retail area into primary and secondary areas, encouragement of residential accommodation and the evening economy. Policy should facilitate a mix of commercial opportunities including coffee shops, restaurants and bars and the take up of vacant property. Redevelopment opportunities should be identified and offices encouraged. Access is an issue for people with disabilities as is car parking and public toilet provision. The river also needs opened up.

Transportation and Infrastructure in Omagh town– Upgrading of A5 needed to secure economic development of Omagh. Concern over capacity of Omagh through pass and a need to improve traffic circulation around the town centre identified with a formal or informal network around the town identified. This could include a by pass to the south and orbital development on the northern side. There is a need for improving pedestrian and cycling and traffic calming in various sections of the town centre. There is also a need to reduce traffic in parts of the town centre and partial pedestrianisation in Bridge Street junction and Scarffes Entry. The plan should also address the long term parking problem and consideration should be given to park and ride and other innovative schemes.

Development Sites – Potential sites could include Drumragh Avenue Car Park, Scotts Mills, Naturelle, and Lisanelly Barracks.

Local towns, villages and hamlets– Issues such as the supply of industrial land also relates to other towns and smaller settlements. The council will address these in a supplementary paper. A need for a soccer pitch for Fintona has been identified. Concern on the supply of land in smaller settlements has also been identified due to landowners not releasing land. There is also scope for the designation of additional hamlets and the grouping of housing in the countryside as hamlets or clachan style developments may address the demand for housing in the rural area whilst at the same time offer a level of infrastructure, eg water and sewerage. There is also a need for a strategy for small-scale industrial development in villages, hamlets and open countryside to be set out taking on board the need for agricultural diversification.

The Countryside – This will be addressed further in a supplementary paper. Key issues include rural regeneration, farm diversification. There is also an issue concerning providing appropriate protection to assets in the countryside and the need to strike a balance between urban and rural development, recognising the role housing plays in ensuring small communities and rural services are sustainable.

Tourism - has a major role to play in the economy. The Ulster American Folk Park is currently bidding to become a National Museum for Emigration and the plan should allow for possible expansion. The Omagh History Park is currently being disposed of but the future owners are planning on continuing to promote

it as a tourist attraction. The North West Linear Park is under development and will have a potential impact on attracting visitors. The Council also plans to develop a series of Ecotrails to link in major attractions and natural heritage attractions in the area and possible walkway /cycle ways to the Sperrins and Blue Stack mountains are being considered. The Council also sees the future development of Gortin as a tourist destination. Potential also exists for the development of a Tyrone County Museum.

Waste Management – Omagh is part of the Southern Waste Management Partnership. There is a need for the creation and development of enhanced waste infrastructure, which will result in the development of three or four new Civic Amenity Sites. There is also a need to develop private sector waste processing capacity and recycling. These include plants for sorting, composting AD plants. WEEE processing plant, Civic Amenity sites, Waste Transfer Stations, Bring Banks and possibly a range of large plants. A new landfill site for the region will also be needed, as Tullyvar is likely to close around 2016.

It is likely that in developing civic amenity sites the council will go for a small number of manned sites properly laid out and controlled to prevent anti-social effects. One of these could be located to service each of the following areas (a) Fintona/Dromore/Trillick (b) Beragh/Sixmilecross/Carrickmore (c) Drumquin Gortin. Work on site selection is underway and proposals will emerge in 2005.

Renewable Energy – The Council feels there should be a presumption in favour of wind farm developments. Other power sources such as bio-gas should be explored. At local level Omagh College, Owenkillew Community Development Group is exploring this.

Quarrying – the importance of quarrying to the local economy should be recognised and planning service should zone sufficient land for this industry.

Key Points raised by the **District Council Working Group** (Follow up submission)

- The need to retain the focus on the historic centre of the towns. The situation in Dromore was highlighted and development which seems to be expanding along one particular road.
- In areas of identified need or deprivation, programmes of neighbourhood renewal and regeneration should be developed and promoted.
- Social economy projects, and their linkages with economic development, should be promoted for sustaining community development. The Milestone Centre in Carrickmore is given as an example of a flagship project in which social economy projects can flourish.
- The importance of quality in relation to design and appearance of industrial sites and the necessity of supporting infrastructure to accommodate such developments are important
- Lack of infrastructure such as water and sewerage facilities has been highlighted as having an impact on the viability of development in hamlets. It is suggested that the new Area Plan should encourage the use of reed bed technology.
- There is a need to protect the unique characteristics of rural areas within the district, particularly from the threat of over-development in rural areas.
- The need to factor into the Plan the protection of historical sites and sites of cultural interest, such as the cross at Sixmilecross.
- There should be planning for activity based tourism throughout the Sperrins eg. the potential of cycle, walking and activity trails.
- Land needs to be available for recycling. It is suggested that a green recycling site should be available in each small town. These could act as a hub for other villages/hamlets.
- The need to accommodate new residential development in the smaller hamlets and wider rural area in order to promote vibrancy and sustainable communities. It was recognised that a balance had to be struck when considering the scale of developments in hamlets.

Fintona

- Fintona is a significantly deprived area with a need for specific issues within housing estates to be addressed. Schemes to encourage

sustainable community development within the estates should be encouraged.

- Development in one area of Fintona was felt to have been hampered by the long-term problem with the flats. It is also believed that Fintona needs to develop more to the south.
- Concerns have been expressed at the location and capacity of the existing sewerage works.
- There is an issue over the availability of and location of land zoned for residential housing development.
- A fresh look should be taken at the provisions for industrial zoning in Fintona, and the suitability of this land for such zoning. There is a need for formal zoning for industrial units within easier access of town centre. A flexible approach to industrial zoning is required.
- Opportunity sites can be identified within the town centre and it is believed that the main street requires a significant environmental upgrade.
- The Council has recognised the need for a site to be identified for a football pitch, possibly within the Ecclesville demesne.
- The potential for riverside walkways in the town be explored and developed.

Dromore

- There is a vibrant indigenous, existing industry within the town (primarily contractors) but there may not be adequate zoned lands for this industry to expand.
- Currently industrial zoned land is located on the periphery of the town. The Council suggest zoning land nearer the town.
- The Council suggests developing paths and walkways in and around the town as well as developing the walkway proposed by Dromore 2000.
- Play/ green areas are needed in new developments.

Carrickmore

- The Milestone Centre is a positive example of industrial zoning. Consideration should be given to the need for additional zoned land around the centre to allow this area to expand.
- The MUCAT Project/Patrician Hall is a redevelopment site which should be noted for the Plan.
- It is also understood that the Dean Maguirc School is proposing to move to another site.
- The potential for the development of walkways and paths should be explored.

Villages

- An issue exists in that owners of land are reluctant to sell for development and this has led to situations within the district where sites for housing cannot be provided, leaving a village with no further opportunities for housing development or expansion.
- The potential of social economy projects through the utilisation of natural assets, such as the Loughmacrory development project for the lough.
- The identification of existing community buildings and adjacent sites, to become centres of community enterprise, would be welcomed by the Council.
- Supporting structures to facilitate the development of sustainable energy projects should be put in place, such as the potential interest in Beragh in a wind energy project.
- Opportunities for activity based tourism presented for Gortin Glen should be reflected in the Plan.

Hamlets

- The working group points out that there appears to be scope for the designation of a number of new hamlets. An example would be the area of Dunteague (incorporating Dregish, Drumlegagh and an area around Leglands Post Office).
- The need to consider the continued sustainability of approving single dwellings in the countryside may be addressed through the potential for grouping such houses together in a traditional clachan style arrangement.

	<p>This would help to address the demand for housing in the countryside, sustain rural communities and offer a level of infrastructure, which would be more environmentally sustainable.</p> <p>Conservation & Heritage Issues</p> <ul style="list-style-type: none"> • It is accepted that the countryside needs protection from insensitive development. The designation of areas of outstanding natural beauty, green belts, countryside policy areas, and areas of scientific and special scientific interest should be clearly defined. • In large scale blanket conservation zoning's, such as the Sperrins area of outstanding natural beauty, account should be taken of the need for isolated rural communities to be sustainable and a sensitive approach taken to the provision of local houses, services and employment. • Historic town and village centres should be identified and described in the Plan in an effort to raise awareness of their origins and unique character. • Areas should be identified with landmark buildings and ruins, with the help of the local community and suitably acknowledged and protected.
Department for Employment and Learning	<p>A College for Omagh and Investigation of the NIWFHE in Strabane –The two main points of further and higher education in West Tyrone are the Omagh Further Education College and the Strabane campus of the North West Institute of Further and Higher Education (NWIFHE). A new campus on the existing Omagh college site is currently under construction. When complete this will result in the disposal of the training centre at Woodside Avenue. An economic appraisal is being prepared to identify the future capital development needs of NWIFHE. The outcome will not be known until the Spring of 2005.</p>
Geological Survey of Northern Ireland	<p>Quarries –According to survey records there are 11 active quarries in West Tyrone, although there are another of other sites that have no activity for years. There may also be some unauthorised quarrying activity.</p> <p>Licensed Minerals – There are two know gold deposits in Omagh at Cavanacaw to west of Omagh and Curraghinalt to east of Gortin. Both operations are small but have the potential to grow quickly in response to economic circumstances.</p> <p>Abandoned Mines – for the most part there is not a history of extensive mineral workings. Six shafts are recorded, two at Teebane, two at Glenark and two at Milltown.</p> <p>Land stability – Unaware of any currently defined geological instability that would severely limit development, although parts of Strabane District have not been surveyed. However minor land slips, compressed ground and land fill act as constraint, which may be overcome by careful site investigation and selection, appropriate building and engineering solutions.</p> <p>Radon – Radon gases pose a risk to health in parts of Northern Ireland. Surveys have been carried out show that radon levels were above recommended action levels in dwellings in both districts. Further information on this is available from EHS.</p>
Western Health & Social Services Board	<p>Review of the primary and community care infrastructure is under way and they will inform us of any land requirements. A list of general medical practitioners, dental practices and community pharmacists has been provided.</p>
Sperrin Lakeland Trust HQ	<p>With a significant amount of change being envisaged over the coming years with a new hospital and the development of community care treatment centres it is difficult to identify whether and to what extent any land may be disposed of. However, the following possibilities may be considered:</p> <ul style="list-style-type: none"> • Acute services at the Tyrone County Hospital and some services at the Tyrone and Fermanagh Hospital may relocate leaving some land surplus. • Some services are likely to relocate from Omagh Health Centre to another site. • Surplus land may be identified at Coneywarren house and Beltany House, Derry Road. Rivendale Child and Adolescent Services will move to the Tyrone and Fermanagh Hospital. • Some service at Castledearg Clinic will shortly move to the new healthy

	<p>Living Centre.</p> <ul style="list-style-type: none"> • Acute Services at Riverside House, Omagh may be affected by the location of a new hospital. • A new Primary Care facility may be built in Carrickmore. • A new Respite Residential Home for children with a disability will be built possibly in the Dromore area. • A similar facility for adults will be built, location unknown.
Foyle Health & Social Services Trust	<p>Existing Service – Foyle Health Trust encompasses two thirds of Strabane District Council excluding Sion Mills and the land towards Omagh. It owns and operates the Social Services offices and Strabane Day Centre at Barrack Street, Greenfield Residential Home for the Elderly, Strabane Health Centre and the Community Mental Health Team Office at Railway Road.</p> <p>Community Health and Treatment Centres - The DHSS has embarked upon a concept planning exercise. Whilst it will be some time until the results of the exercise are known there is potential that such a centre should be provided in the Strabane area. Thus this should be bore in mind during plan production.</p>
Omagh College of Further Education	<p>Replacement College under construction - which will serve the District well into the future. The Training Centre at Woodside Avenue may be disposed of surplus to requirements.</p>
North West Institute of Further and Higher Education	<p>Economic appraisal for replacement of the Strabane Campus – is being carried out. The preferred option is to consolidate on the main Derry Road site with the construction of a 7357 sq.m facility and dispose of the Academy Boys site.</p> <p>The Institute are in the process of negotiation with DEL to increase the Institutes presence in Strabane by providing a new facility on its Derry Road Site, offering a wider range of courses in quality accommodation.</p>
Forest Service Headquarters	<p>Existing woodland – have been identified some of which are important for their biodiversity. About 8% of the plan area approximately 20,000 ha contains woodland compared with 6% for NI as a whole. The woodlands at Creggan, Seskinore, Gortin Glen, Lough Braden, Knockmany, Goles and Glenderg are open to the public. There will be a significant degree of harvesting over the plan period. This will have a physical impact on the landscape and timber lorries will make increased use of minor roads.</p> <p>Investment and land use proposal – The Forestry Service is in the process of consolidating the public forest estates and is acquiring land at approximately 70ha per annum across Northern Ireland. The Service sees opportunities to expand the area of privately owned woodlands under proposals for CAP reform. It regularly reviews its land and building requirements and is investigating opportunities for more effective use of buildings at Seskinore Forest, and for recreation development at Gortin Glen Forest. There are no proposals to dispose of land in the plan area.</p> <p>Forestry Policy - is under review and a consultation document is likely to be issued over the next year.</p>
DOE Environment & Heritage Service	<p>Existing sites of nature conservation and heritage are in the process of being identified.</p>
Rivers Agency	<p>Flood Risk – Rivers agency support a presumption against development in floodplains and have identified recorded areas of flooding in Omagh, Strabane, Clady and Castlederg. These are not exhaustive and potential flooding could cover greater areas.</p> <p>Works – Rivers Agency are currently carrying out work to alleviate flooding in the Ballymagorry Area. There are no other planned works.</p>
Dept.of Agriculture and Rural Development	<p>A map of Agricultural Land Quality has been provided.</p> <p>Agricultural Land Quality Classifications</p> <p>Grade 1 – Excellent quality agricultural land</p> <p>Grade 2 – Very good quality agricultural land</p> <p>Grade 3- Good to moderate quality agricultural land</p> <p>Subgrade 3a – Good quality agricultural land</p> <p>Subgrade 3b – Moderate quality agricultural land</p> <p>Grade 4- Poor quality agricultural land</p> <p>Grade 5- Very poor quality agricultural land</p>

Airtricity Energy Supply Ltd.	Renewable energy and wind energy - in particular should be identified as an issue in the Issues Paper and addressed in the plan. Later submissions will be made.
Roads Service	<p>Roads Service is currently preparing the Sub Regional Transport Plan (SRTP) to assist in delivery of the Regional Transport Strategy (RTS). The SRTP will consist of proposals for transport schemes and measures for the maintenance, management and development of the towns and rural areas until 2015.</p> <p>A transportation study of Omagh and Strabane towns - is under way and due to report in March 2006.</p> <p>Roads service have made Planning Service aware of the proposed N14/N15 Manorcunningham / Lifford / Strabane Link Road Scheme.</p>
SUSTRANS	<p>Existing National Cycle Route – details of the existing route have been provided. The National Route 92 from Derry to Enniskillen runs through Omagh and Strabane. In Omagh it passes through the Tyrone and Fermanagh hospital to Donaghane Road and Hospital Road, onto the Camowen riverside to Retreat Close and Arleston Road and Park and through the leisure centre and the Grange to Gortnagarn. In Strabane it passes from Meetinghouse Road past Abercorn Square to Railway Street, John Wesley Street, Main Street and past Safeway along the A5. There are a number of design issues to the existing route to make cycling easier.</p> <p>Future Plans - The North West Linear Park project includes proposal to put in a traffic free path through Tyrone and Fermanagh grounds. Crevenagh Road has the inclusion of a cycle path as part of the Omagh bypass stage 3. Inclusion of a path along the length of a bypass is recommended, as this would be a desire line to the Industrial Estate. There is presently heavy use of Dublin Road and Crevenagh Road by walkers and cyclists to the meat factory. A town Riverside path is envisaged linking across Drumragh Avenue from the Leisure Centre and extending past the bus depot and college grounds to Abbey Bridge, this should be shared use. A cycle link across the river to the Arts Centre should also be included. Possible improvements to Winters Lane should also be encouraged. Omagh Integrated College was part of the Road Service pilot safe Routes to School programme. The school is aiming to create provision of a path to the rear of the school. The route is presently used informally and a temporary access for new school building work is proposed in this location which will then be made into a pedestrian cycle way. In Strabane, possibilities exist with the construction of the new by pass to reduce traffic on Melmount Road, which is used by a concentration of school children. A Safe Routes to School should be looked at in this area.</p> <p>Publicity - Omagh District Council provides leaflets and publicity on Cycling and presents this on its web site. At present no specific cycle leaflet exists however a tourism leaflet for Strabane has information on the cycle network in the district. National Route 92 is shown in the Sperrin Tourism Cycling guide.</p>
Ulster Society for the Preservation of the Countryside	New Development – These should have least possible detriment to the countryside. New housing should be channelled to existing settlements rather than ribboning or one offs in the countryside. Green Belts should be retained. There should be greater access particularly in woodland and along riverbanks, etc.
Ulster Wildlife Trust	Wildlife – The NI Bio-diversity Strategy should be identified in plan in relation to Environment and Conservation and there should be a local policy statement on Biodiversity, identifying the principle species and their characteristic habitats. Sites of local conservation interest should be identified where there is a presumption against development. Protection should also extend to wildlife corridors and Greenways. This concept should be extended to the countryside.
Woodland Trust	<p>Protection of Woodlands and trees - The plan should offer protection to ancient woodlands, the Woodland trust is compiling this information which should be ready for autumn 2006. Individual trees are also important and should be protected by TPOs.</p> <p>New Woodland Creation – Multi purpose forestry should be encouraged and woodland created. The plan should encourage farmers to take up woodland</p>

	planting. Buffer planting to extend habitats should also be encouraged. Urban forests should also be encouraged.
Community Transport Association	<p>Community transport in Strabane District– is served by Easilift, a local not-for-profit operator supported by funding from a number of sources including DRD. Easilift is the principal service provider and future development will include a door to door service for older people and people with disabilities into Strabane town itself.</p> <p>Community transport in Omagh District Council – is served by mid Tyrone accessible community transport, a local not for profit operator. They have plans to extend door to door services into Omagh town itself over the next couple of years.</p>
Church of Ireland	It is not anticipated that any land will be acquired or declared surplus.
Omagh Local Strategy Partnership	<p>Industry – Sufficient land should be zoned on sites with good transportation on quality landscaped sites and efforts should be made to improve the environmental quality of existing sites. There is a need to zone land in small towns and have a strategy for small-scale industry in the villages and open countryside taking on board the need for agricultural diversification.</p> <p>Omagh Town Centre – There is a need to consider extending the town centre boundary and retail core, identify opportunity sites and areas needing urban renewal. Consideration should be given to the development of an office quarter. Issues relating to parking and public toilet provision need addressing. Planning policy on out of town centre needs highlighted.</p> <p>Recreation and open space – There is a need to develop walkway/cycleways and fully utilising the asset of the 3 river valleys. Lisanelly barracks may provide an opportunity for new recreational land.</p> <p>Tourism – The plan should acknowledge the importance of encouraging tourism through public information facilities and picnic areas. A new hotel site for Omagh should be identified. Strategic walkways etc. should be protected and routes developed including cross border links. Along which the development of tourist facilities should be encouraged.</p> <p>Waste Management/ Recycling – Sites should be identified down to village level where feasible. Consultation should take place with Omagh college and Owenkillew Community Development group as both have plans on exploring recycling of slurry waste.</p> <p>Sustainability and the Economy – A holistic view should be taken to sustainable development incorporating economic, social and environmental outputs. This should allow for a sympathetic approach to be taken to urban and rural economic projects and encouraging a more vibrant mix of uses and alternative energy sources.</p> <p>Transportation – Need for consideration to improving traffic circulation around Omagh with more priority given to pedestrians and cyclists.</p> <p>Health facilities – Plan zoning's and policies should not prejudice the new hospital coming to Omagh.</p>
Altnagelvin HSS Trust	As per response from Sperrin Lakeland.
Water Service	<p>Capital Works - DRD Water Service propose to provide a new Waste Water Treatment Works off Beltany Road replacing existing provision at Derry Road. It is also proposed to improve, replace or provide new waste water treatment works in, Altamuskin, Artigarvan, Ballymagorry, Bready, Carrickmore, Castlederg, Clady, Cranagh, Dromore, Drumnakilly, Fintona, Killen, Magheramason, Mountfield, and Strabane. Studies are also being undertaken to assess the need for new works at Beragh, Clanabogan, Kilskeery, Rousky, Sion Mills, Sixmilecross and Tattyreagh.</p> <p>Serving new development – Comments on this in the main will need to be considered on a site by site basis. In general water will be available and infrastructure upgraded in line with policy. However, there is an issue of serving properties in remote rural areas which will be supplied on an “economic only” basis.</p>

	<p>Foul Sewerage – Comments on this topic need to be considered on a site by site basis. Sewerage infrastructure upgrades within Omagh and Strabane is currently under consideration, which will cater for future design populations as are some smaller settlements</p> <p>Storm Sewerage – Water Service considers the provision of storm sewerage to new developments as a problem area. If a site cannot be drained to a suitable watercourse because of its topography then these areas should not be zoned for development. This should include any areas associated with flood plains, including area protected by flood defence walls.</p> <p>Waste Water Treatment- Water service will not object to new development connecting to waste water treatment works which are overloaded. This will instigate the need for an upgrade within our CWP.</p> <p>Recreation - No Water Service facilities eg. Reservoirs are open for public recreation.</p> <p>Settlements with no Waste Water Treatment Works in West Tyrone Plan Area:</p> <ul style="list-style-type: none"> • Creggan • Drumduff • Dunmoyle • Gillygooley • Glenhull • Gortnagarn • Roscavey • Tattyreagh (proposal for new WwTW) • Tircur (Scheme refused due to economics) • Aghabrack • Aghyaran • Cloghcor • Glebe (Extension to Sion Mills Sewerage Network)
Environmental Protection Division, EHS	<p>Radon – A report on Radon in dwellings in Northern Ireland may be seen on the internet. The report shows that the majority of homes in Northern Ireland are in areas where indoor radon levels are generally low. However, there are some areas, notably in the south-east and north-west, where elevated levels of radon are found in a significant proportion of homes.</p> <p>The consequence of the report was that Building Control regulations have been amended to ensure that building measures are taken to limit the ingress of radon into new buildings and extensions above 30 sq.m.</p>
National Radiological Protection Board	<p>Radon – Provided information on risks associated with Radon and Geographical extent.</p>
Loretto Convent Grammar School	<p>New School - In March 2004 the Minister for Education announced that £14.6million for the building of a new school on the site was to be provided. No land will be surplus. Access arrangements to the site with congestion on James Street is an ongoing issue.</p>
Strabane District Council	<p>Strabane Town Centre – Need for regeneration with many derelict sites. Recent developments include the library completed in 2003 and apartment and retail development. Proposals include New Arts Centre at the Old Cattle market site with opportunities for commercial offices. Retail development along the proposed pedestrian walk between John Wesley Street and Castle Street. Need for redevelopment at Abercorn Sq. (Strabane 2000). Small sites needing a strategic approach include- Smith's Mill, Dock Street. Gateway Site, Morrison's, Camels Hump, SCORE site, Lower Main Street. Consideration should also be given to recreation open space at score site and a quality civic space is needed in town centre. Waterfrontage Apartments are encouraging people to live in town and the plan should aim to develop the potential of the river.</p> <p>Sion Mills - Suffering from loss of industry and closure of Herdmans Mills, Sion Mills Buildings Preservation Trust working have a £17million project aimed at creating 200 jobs. Consideration should be given to a bypass.</p> <p>Newtown Stewart – Underdeveloped could benefit due to its location close to</p>

	<p>A5.</p> <p>Castleberg – Remote location and border means this is cut off. Needs more land for industry and take advantage of links to Donegal.</p> <p>Plumbridge – Loss of Daintyfit needs investment and to take advantage of its Sperrins location.</p> <p>Magheramason – Needs more rounded development.</p> <p>Industrial Development - Need for more industrial land. Green Belt should be retained although some should be relaxed to allow further industrial expansion. Needs choice of location for different industries including high tech. Need for further zoning in Castleberg, Plumbridge, and Newtownstewart.</p> <p>Transportation – Traffic congestion is a major issue as is car parking, access and mobility in Strabane town. Priority needs to be given to pedestrian and cyclists. Strabane 2000 identify need for two new pedestrian bridges across the River Mourne at John Wesley Street and Meeting House Street. The first would unite with the town centre and provide access to River, The second would provide a cycle link and unite communities and improve access to Melvin Sports Complex. Also important school link to new Holy Cross College.</p> <p>Need for footpath walkway to north of town. Suggested route would cover Strabane Glen with a footbridge linking Fountain Street and Springhill with Melvin Park Sports Complex, the river wall, wetlands and the present by-pass (appendix 2). Need for improved cycle infrastructure at Melmount Road. Infrastructure to enhance the North West trail , a cross border cycle trail and the extension of cycling routes which link to this should be considered. Proposed route (appendix 6). Any bypass in Sion Mills should include walk and cycle path. Newtownstewart needs a walk and cycle path along by-pass.</p> <p>To solve car parking Strabane 2000 encourages a multi-storey car park. Encourage new access along river to allow upgrading of Park Road for development.</p> <p>Concern on narrow roads and agricultural machinery and impact of quarrying machines on roads. Extent of quarrying at anyone time should be controlled in line with roads capacity.</p> <p>Gateway to Donegal – Encouragement should be given to development in the flood plain which provide opportunity for investment and jobs and would have a benefit in terms of cross border linkages.</p> <p>Rural Sustainability - Need to balance rural housing with Outstanding natural beauty in Sperrins. Rural settlements should be allowed to develop naturally to ensure rural sustainability and areas for such development should be allocated rather the encouraging movement into towns and villages. Taboe in Donemana and Greenville, Ardstraw are examples or areas that could develop into small settlements. Need for greater sewerage infrastructure in rural areas as proliferation of septic tanks is problematic.</p> <p>Housing – The housing allocation of 3,500 new houses in the Strabane District is inadequate as 35% of the allocation has been used. Strabane Council suggest that an allocation of 5,000 housing allocations are required with additional for social housing. There is a shortage of public housing in Strabane. Account should also be given to decreasing household size. The council supports those lands included in appendix 3. Infrastructure, particularly sewerage should keep up with plan. Care should also be taken to protect residential amenity from industrial development.</p> <p>Additional Cemetery space is needed across the District.</p>
Ulster Architectural Heritage Society	<p>Broad Issues affecting Built Heritage –</p> <p>Sustainable Development – Re-use of existing buildings should be given consideration for energy saving. The impact of materials such as u-PVC on the</p>

	<p>environment needs addressed. Environmentally friendly and good contemporary design are needed.</p> <p>Promote urban regeneration by accommodation of up to 40% of new housing on brownfield sites. Need to test the PPS7 definition of brownfield development as it states that private gardens and playing fields do not come under this definition.</p> <p>Conservation Areas – These should be set out in the introductory map, with a separate list in the Plan. Helpful to cross –reference this section with PPS6, and relevant design guides. Need to outline the need for designation and management. Lack of public understanding is key to their poor management.</p> <p>Listed Buildings – Helpful to provide details of EHS web site in Plan, so that consultees can understand the reason for designation and to see if their buildings are listed. This gap between EHS and Planning Service makes the issue confusing to the public. Cross–referencing with PPS6: Planning, Archaeology and the Built Heritage would be useful.</p> <p>ATCs – Maps showing any ATCs and clarification of protection should be clarified in the draft plan.</p> <p>Buildings at Risk – Need to mention the UAHS/EHS register of buildings at risk, citing the website in the final plan. The Planning Service needs to state that they will encourage the restoration of these buildings with emphasis on enforcement for special buildings. Support needed for building preservation trusts who can fund projects.</p> <p>Vernacular Buildings - These are lost through the replacement dwelling policy and associated grant aid. Need for stronger policy in the new plan to protect and re-use fragile stock.</p> <p>Housing – Living over the shops should be promoted. This has potential to reinvigorate centres of towns/villages through sustenance for smaller shops, additional vigilance and potential night- time economy.</p> <p>Tourism – Built heritage is important in creating local distinctiveness and creates tourist amenities. Through tourism studies, it has been shown that visitors enjoy unspoilt countryside and historic buildings, not new built heritage centres.</p>
<p>Department of Health, Social Services and Public Safety – Health Estates</p>	<p>Surplus Land – Health Estates can dispose of land for the Area Plan. There is development potential of over 100 acres of surplus land around the Tyrone and Fermanagh Hospital.</p> <p>Part of the land identified as parcel 10- Watterson’s Farm 43 acres approx – is partly zoned for housing and partly for open space/recreation. If ODC are still interested in acquiring this land for recreation purposes, DHSSPS would be willing to sell.</p> <p>There are at present no definite plans for the future of the Tyrone County Hospital site. It has potential for development and this needs to be incorporated into the Draft Plan.</p>
<p>Omagh Integrated Primary School</p>	<p>The school has decided to search for a new site and Ferguson McIlveen LLP has been appointed to advise on site selection. They have short listed six sites:</p> <ul style="list-style-type: none"> -site 1- Ballynahatty Rd -site 2- 3 and 3A – Kevlin Rd -site 4- Dromore Rd -site 5- Coolnagard Lane -site 6- Clanabogan Rd <p>It is considered that the forthcoming Area Plan may provide the opportunity to reconsider the zoning’s and the development limit and have a site for the future school considered. Site 1 is the preferred choice and they recognise that the</p>

	development limit will need to be expanded for development of this site.
Council for Catholic Maintained Schools	<p>Loreto PS & St Colmcille’s PS, Omagh – proposed to amalgamate both schools onto one site, either on an extended site at Loreto girls PS or on a new site. Consultants have been appointed to progress this scheme.</p> <p>Dean McGuirc College, Carrickmore – Proposing to re-locate the school on the vacated Police Station site.</p> <p>St Columbcille’s PS, Carrickmore – Proposed replacement school on the existing, extended site.</p> <p>Loreto Grammar School, Omagh – This is not a CCMS school. A capital award had been made for the replacement of the school on the existing site.</p> <p>St John’s High School, Dromore – Sports hall/leisure facility proposed on existing site.</p> <p>St Connor’s PS, Omagh – Economic Appraisal completed to replace the school on its existing, extended site.</p>
Invest Northern Ireland	<p>Industry</p> <p>INI is mindful of the provisions of the RDS 2025 and other regional policy such as the current and draft versions of PPS4. It endorses the aims of strategic guideline SPG ECON 1 of the RDS “ To promote a balanced spread of economic development opportunities across the Region” and notes the themes in the spatial development strategy of main hubs, clusters and regional cities.</p> <p>Invest NI’s main landholding in Omagh is at Doogary, 46.8 acres, located on both sides of the Bankmore Road. Of this land 16.9 acres is still usable. A number of client companies have registered interests on the estate. Usable land is that which has not yet been allocated to companies. Should all these interests come to fruition, all the currently available land will be required to service their demand.</p> <p>Invest NI’s main landholding in Strabane is at Orchard Road, adjacent to the bypass. The total landholding at this site is 26.7 acres, of which only 3.8 remains usable. Current interest from client companies would account for approximately half of that remaining.</p> <p>It is difficult to predict future industry need due to its changing nature over the last number of years. Contestable foreign investment has meant that the NI business proposition is now more in tune with opportunities from the services and software sectors. NI’ s ability to attract new foreign investment for the manufacturing sectors is limited given the continued emergence of China and Eastern Europe.</p> <p>There are a number of points that Invest NI consider when assessing future needs, and those of its client companies:</p> <ul style="list-style-type: none"> • a large proportion of companies on Invest NI estates are local to NI. • they are mostly from the “traditional” rather than the newer knowledge based industries. • for estates past history is a good indicator for future demand. • foreign direct investment opportunities are more likely to seek locations in larger conurbations with good travel- to- work populations. • new financial services investments tend to prefer to locate among existing clusters of similar organisation. <p>Invest NI suggest that in the overall zoning for industry and employment the proportion of land zoned in this Area Plan will largely relate to provision for indigenous industry rather than for major inward investment projects.</p> <p>In selection of land to zone, Invest NI would ask Planning Service to be mindful of a number of issues relating to the choice of sites. Factors which increase development costs should be avoided where possible – archaeology or former industrial contamination, ecological factors such as flora, fauna or biological contaminants.</p>

	<p>Invest NI Factors to consider in choice of sites:</p> <ul style="list-style-type: none"> • Access – land zoned should be in close proximity to the major highway network • Size – a minimum requirement of 30-50 acres is needed in each main hub to cover the needs of its client companies over the plan period. 50 acres in Omagh and 30 acres in Strabane would be reasonable. These zonings should be identified in large blocks rather than in a number of smaller plots across a town. • Variety and choice – identification of small brown field and development opportunity sites in the towns and settlements. • Topography – be mindful about PPS15 development on flood plains. Excessive earthworks or filling can result in high development costs. • Services – water, power, drainage and broadband telecoms within easy access. Availability of alternative energy sources, such as natural gas would be desirable. • Neighbourhood – buffers should be created between housing and industrial zonings to minimise any adverse effects. Maintain separate accesses to industrial zonings.
<p>Omagh Local Strategy Partnership / West Tyrone Voice</p>	<p>The organisation works with innocent victims of terrorism in the West Tyrone Area. They are considering ways of extending their premises to reflect the number of people on their books. Land provision is needed in the Plan for a purpose built centre to be erected.</p>
<p>EHS –Industrial Pollution & Radiochemical Inspectorate</p>	<p>The Inspectorate would wish to be consulted on any proposed developments within 200m of any process operations. These include:</p> <ul style="list-style-type: none"> • Farrans Ltd – Carrickmore Quarry, Omagh DC, Mineral Regulation • Farrans Ltd – Mountfield Quarry, Omagh DC, Mineral Regulation • Tarmac Quarry Products (NW) Ltd – Dunaree Quarry, Omagh DC, Mineral Regulation • McGirr Bros – Eskra Quarry, Omagh DC, Mineral Regulation • Declan Tierney, Omagh DC, Intensive poultry farming • Loughran Quarries, Omagh DC, Mineral Regulation • George Crawford & Son – Eskrahoole Quarry, Omagh DC, Mineral Regulation • Omagh Meats, Omagh DC, Meat Processing • Wesley Ballantine Ltd – Aughafad Quarry, Strabane DC, Mineral Regulation • Ultra Building Products Ltd, Strabane DC, Galvaniser • WG Ballantine – Letterbrat Quarry, Strabane DC, Mineral Regulation
<p>Loughmacrory Community Development Association</p>	<p>Housing – The recent expansion of housing development has had a positive effect for the village and the community would wish it to continue. Members of the community, who have previously been unable to build or rent have returned to the new housing. The population increase has contributed to the viability of the local economy, primary school and membership of the sport and recreation clubs. The infrastructure including sewage works has been upgraded. This allows for continued expansion. The community would wish to see sheltered accommodation in the village for the elderly and for people with learning difficulties.</p> <p>Tourism – LCDA has secured funding of £200,000 for the development of Loughmacrory Lough as a tourist destination. This project has support from the Water Service. Development will be complete by end of 2006. Tourist services such as B&Bs need to be encouraged.</p> <p>Economic Development – The new plan needs to zone land in the village for industrial & commercial development. Currently firms wishing to set up industries in Loughmacrory are forced to locate elsewhere. This situation needs addressed. Existing small -scale business has had to locate in order to expand. Large- scale industrial zoning is required. Close proximity to the</p>

	<p>regional towns makes support for commerce and industry easily accessible. With development of the Lough as a tourist destination, it is important that services such as restaurants, sports and fishing equipment hire shops are encouraged.</p> <p>Recreation – Loughmacrory currently has a children’s playground, two football pitches and green spaces at each of the housing developments. The development at Loughmacrory Lough will increase capacity for recreational activity. This should progress in line with other developments in the area.</p> <p>Green Belts – The community expressed a wish to minimise any green belt which may be designated, in that any difficulties caused by current limitations on development outside the village boundary are not exacerbated.</p> <p>Landscape Policy Area – Two fields owned by community groups, which fall in the policy area restrict development projects. The community wishes the boundary to be reconsidered. The construction of a community hall is an immediate aim of LCDA and an economic appraisal to establish its viability is under-way.</p>
<p>Omagh Forum for Rural Associations</p>	<p>This is a membership-based organisation, which supports rural community groups.</p> <p>Settlement Patterns - Omagh district is rural in nature with a thriving rural population and they wish to see this vigorous rural character maintained. A rural population can only be sustained via the ability to access sufficient housing to meet demand. The forum believes that the clachan concept of 6-10 houses in the open countryside would retain rural character.</p> <p>Infrastructure - Funding must be made available for infrastructure. Upgrades are needed to water and sewerage supplies.</p> <p>Rural Primary Schools - The retention of the small rural primary school is an absolute necessity if rural West Tyrone is to remain vibrant. A more relaxed planning policy in these areas would help to reverse this trend as school populations often follow housing development.</p> <p>Other Services – Strict rural planning policy has a detrimental effect on other rural services such as the Post Office and shop. Rural populations need to be significant to use them and keep them open.</p> <p>Family Farm – The need for a family son/daughter to build on their own land. Secondly, diversification must be encouraged and planning policy must reflect changes in agriculture.</p> <p>Alternative Energy- This growth area and planning policy must be clear and consistent.</p> <p>Industry - This needs to be supported in small towns, referring to the Milestone Centre in Carrickmore as an ideal location on the edge of the town. It is accessible for service vehicles and consumers alike.</p> <p>Suitable Development - Development should reflect the character of the area – a partnership approach where groups could develop a design guide suitable to planners could be a way forward.</p> <p>AONB’s & Green Belts – It is the belief that there are too many constraints on development.</p> <p>Planning Applications – Local people should have priority over commuters. Any large influx of people at one time can be detrimental to the social fabric of an area.</p> <p>Housing Allocation - Should be a fair and equitable distribution of the housing allocation to rural areas for them to remain vibrant.</p>

	<p>Activity Tourism – The plan should allow for the development of walking, cycling and activity trails in the Sperrins area.</p> <p>Town centre car parks – Many rural dwellers travel to work in Omagh and it is necessary to provide additional land for car parking in the town centre.</p>
Sperrins Tourism Ltd	<p>Key Issues for Tourism – With a profitable living from agriculture in decline, farmers are increasingly becoming part-time and sourcing alternative options for income. The development of tourism is one to be encouraged and should be favoured by planning policy and plans. Will Country Policy Areas be extended and what implications will this have for tourist accommodation? The new plan should strive for improvement of essential services to improve visitor numbers e.g. urban accommodation, restaurants/public houses etc. The design of new developments should reflect and enhance existing character and present a welcoming environment to tourists. Protection of the built and natural environment is essential. This resource is what the Sperrins builds its attraction on.</p> <p>Sperrins Area of Outstanding Natural Beauty should be recognised and have specific policy relating to it whilst considering the needs of the local people in terms of housing and tourist accommodation needs.</p> <p>Sites of Local Nature Conservation Interest (SLNCI's) – It is essential areas of quality bio-diversity are protected retaining the characteristics that attract tourists to our area.</p> <p>Local Landscape Policy Areas (LLPA's) -It is important that these are used appropriately to protect local landscapes that are special and unique.</p>
Western Education & Library Board	<p>Information Appendix 1- Location , school name, enrolment and capacity number of primary, post-primary and nursery schools within the WELB for school years 1991-2004</p> <p>Appendix 2- Land-use proposals for new facilities or improvements proposed.</p> <p>Appendix 3- Details of land to be disposed of.</p> <p>Appendix 4- List of library facilities within WELB</p> <p>Appendix 5– List of all youth facilities within WELB</p>
Northern Ireland Tourist Board	<p>Lists of hotel rooms, Guest House rooms, Bed & Breakfast rooms, Self Catering rooms, Youth hostels and bedspace across NI including Omagh and Strabane. The N Ireland Tourist Board is currently working with the Local Authorities in the establishment of a Regional Tourism Partnership. A Regional Tourism Plan will be developed which will highlight a range of projects to be implemented.</p>
Crown Castle International Telecommunications	Maps showing sites in ownership and coverage for which Crown Castle has development responsibility.
Northern Ireland Housing Executive	<p>Copy of the Housing Executive's Housing Issues Statement – strategic issues and summary of key housing related information.</p> <ul style="list-style-type: none"> • Socio-Economic Characteristics <ul style="list-style-type: none"> - Housing Tenure - House Conditions • Assessment of Housing Categories <ul style="list-style-type: none"> - Social Housing - Homelessness - Social Housing Development Programme 2005/06 – 2009/10 - Private Rented Sector - Empty Homes - Regeneration

	<ul style="list-style-type: none"> - House Prices - Co Ownership - Supported Housing - Travellers - Students - Second Homes - Housing Executive Grants - Migrant Workers
<p>Department of Enterprise, Trade & Investment</p>	<p>Telecommunications – Demand for mobile communications continues to grow. Five mobile phone companies currently operate in NI: Vodaphone, O2, T- Mobile, Orange and 3. These companies rely on their own and third party infrastructure to deliver services. Growth in demand for mobile communications may result in demand for additional base stations.</p> <p>The following questions need addressed:</p> <ul style="list-style-type: none"> • How should the Plan deal with the provision of telecommunication services including broadband? • Is there a sufficient range of telecommunications services available particularly in rural areas? <p>Minerals- Approx. 75% of the West Tyrone area is under licence for mineral exploration. The area has high prospects for Precious metals.</p> <p>Cavanacaw is recognised as a mine as it has a Crown mining licence for Precious metals and it is in the process of applying for a base metal mining licence from DETINI.</p> <p>Curraghinalt is at an advanced stage. It should be in a position to apply for planning within the near future.</p> <p>The following questions need addressed:</p> <ul style="list-style-type: none"> • How large is the Area of Mineral constraint within the Glenelly Valley? There is presently a Prospecting licence that encompasses the valley and there may be the possibility that this Area of Mineral constraint can be lifted.
<p>Planning Service HQ Minerals Unit</p>	<p>Minerals Policy – the Planning Strategy for Rural N. Ireland carries the Minerals Policy for NI. This will eventually be replaced with a new PPS.</p> <p>Policy Min 3- requires Area Plans to identify Areas of Mineral Constraint where the presumption is against refusal. The Strabane Area Plan has an area of constraint on mineral workings in the Glenelly Valley. This will be reviewed and consideration given to introducing new areas where the need to protect important environmental assets is identified.</p> <p>Policy Min4 & 5 – require Area Plans to protect areas of proven deposits of valuable minerals (as defined by DETI). There are no such proven deposits within the Plan Area as far as we are aware.</p> <p>Mineral resources within the Plan area include sand and gravel, hard rock and peat. Sand and gravel is quarried in the valleys of the Mourne, Burdennett and Glenmornan Rivers in Strabane District and also within the Sperrins AONB in the vicinity of Mountfield and Greencastle in Omagh District. There are 12 active quarries in West Tyrone. In Omagh District, there are two known gold deposits at Cavanacaw to the west of Omagh and Curraghinalt to the east of Gortin. Commercial peat extraction also occurs in the Plan area.</p> <p>Environmental Impact – Mineral operations need to be carefully controlled and monitored so that any adverse impact on local communities and on the environment can be mitigated to acceptable levels. However, mineral extraction has an important contribution to make to the local economy, providing raw materials and creating employment. Extraction workings are transitional and restoration is important.</p>

<p>DOE Environment & Heritage Service – Historic Monuments & Buildings</p>	<p>Criteria</p> <ol style="list-style-type: none"> 1- A garden, park or demesne that provides some particular aspect of garden history or design. 2- A garden, park or demesne that contains a notable plant collection. 3- A garden, park or demesne that forms an integral setting for a building or buildings of historical importance. 4- A garden, park or demesne associated with particular people or events. <p>A number of sites are identified in criteria 3. They are, Corkill, Creevenagh, Edenfel and Termon.</p> <p>Corkill is located at Kilskeery. It is a delightful maintained garden for the modest house in private ownership.</p> <p>Creevenagh is located in Omagh. The house is on a hill in this small demesne. Shelter woods of mature trees are maintained. It has a walled garden. The farm buildings are listed and there is a gate lodge in good condition. It is in private ownership.</p> <p>Edenfel is located in Omagh. This Victorian house of 1862 is located next door to Creevenagh. The grounds are densely planted with surviving specimen trees. Edenfel is privately owned.</p> <p>Termon House is located outside Carrickmore. It is a notable site for the fine trees that remain from the early 19th century. There are glenside walks. The two gate lodges are lived in. This site is also in private ownership.</p>
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Post-Issues Stage	
Organisation	Comments
Department of Culture Arts & Leisure	<p>DCAL leads an inter-departmental steering group on the development of government policy on architecture and the built environment for NI.</p> <p>Comments on Strategic Issues & Objectives of Issues Paper Need for supplementary planning policy statements to explain:-</p> <ul style="list-style-type: none"> • Why local character and identity are important to social and economic performance and explain the concept of sustainable communities and provide advice on the structure and design of development, which is sustainable. • Why mixed development is important to social and economic performance and provide guidance to the district councils and developers on target mix and how it may be achieved. • the value of green spaces to physical and emotional health and well-being and to conservation of wildlife habitats and biodiversity. • Why good urban design is important. Advice would be given on how the design of new housing can respond to the local character to enhance the neighbourhood and complement existing development, which is worth preserving. Good design has three attributes: (1) Impact: visual delight, the ability to create a sense of place and enhance the local environment, and the ability to create an attractive visual impact. (2) Build quality: performance of the completed development as measured against durability, operational and maintenance criteria. (3) Functionality: the arrangement, quality and interrelationship of spaces. How the development is designed to be useful to all users. <p>The Plan should restrict growth of urban sprawl and encourage investment within urban centres so that they can remain compact and vibrant. The plan should encourage and facilitate mixed use, which includes residential accommodation and places of entertainment to allow urban centres to remain active after normal office hours. Supplementary planning guidance would explain the delicate work-life balance that exists in rural areas and provide advice on how development can contribute to its preservation. With reference to heritage; flora, fauna, landscapes, fields and streams should also be treated as heritage. Such natural assets are vulnerable to insensitive development and cannot be replaced. With reference to energy sources, a supplementary planning guidance would explain the environmental issues and why a renewable energy policy is required, and provide advice to the district councils and developers on how energy policy objectives may be achieved.</p>
Council for Catholic Maintained Schools (CCMS)	<p>Provides details of school projects currently in planning or programmed to commence planning within the next financial year.</p> <p>General Comments It is essential that consideration is given to exercising flexibility in respect of zoning so as to permit development of new school buildings, particularly in small towns, hamlets and rural areas. In many of these projects the vacated sites will then become available for other uses.</p> <p>Any decision in respect of zoning for new housing development should facilitate the retention and sustainability of much of the current network of small schools both within the rural setting and in small towns and hamlets. CCMS will update Planning Service on individual school projects as and when a greater certainty is reached as to a preferred option is agreed for the schools concerned.</p>
Disability Action	<p>Access - Poor physical accessibility in the built environment remains one of the most fundamental barriers to equality of opportunity. The accessibility of the built environment is fundamental to enabling full and active participation in all areas of life.</p> <p>Disability Action wishes to make the following comments- Accessibility should be included in relation to housing, businesses and leisure activities.</p> <p>Social Housing- In relation to Social Housing, people with disabilities should be included; to read... supported housing needs for vulnerable people, the</p>

	<p>elderly, the needs of Travellers and people with disabilities.</p> <p>In consideration of applications for residential development, the Planning Service should encourage applicants to meet the housing needs of people with disabilities.</p> <p>Urban Design & Housing- Accessibility should be included as a specific site development requirement.</p> <p>Retailing- Access to shopping is a significant planning issue. Importance needs to be given to the proximity of homes to shopping facilities. Small scale local shops need retained. The new Area Plan should encourage their provision in new housing developments.</p> <p>Leisure & Recreation- The Planning Service should encourage better access for all, including people with disabilities.</p> <p>Conservation- Accessibility should be included to encourage better access for all.</p> <p>The Countryside- The need for community transport services to be accessible to people with disabilities.</p> <p>Transport- A lack of accessible parking provision has been identified in Omagh town centre. The pressure on 'on street' parking has led to an increase of abuse of disabled parking bays. Suggestions regarding the provision of a multi-storey car park have been encouraged by local disability groups.</p> <p>Tourism- The accessibility of tourist venues should be emphasised.</p>
DOE Environment & Heritage Service, Environmental Protection Division	<p>Air Quality- The planning system has an important role to play in improving air quality. This importance is endorsed within the RDS. The Plan should contain appropriate references to improving air quality and an indication of how this is to be achieved within the planning policy framework. The NI Renewables Obligation places a responsibility on energy suppliers to source a proportion of their electricity from renewable energy sources.</p> <p>Air Quality Management Areas have been declared in Strabane, Castleterg, and Newtownstewart urban centres. The exceedence for particulate matter observed in these areas is attributable to the high use of coal for domestic energy needs.</p> <p>Renewable energy in the area should be encouraged. Peat extraction should not be further encouraged as burning peat contributes to poor air quality. Any future consideration of protecting areas from mineral extraction should bear this in mind.</p>
The British Wind Energy Association (BWEA)	<p>Renewable Energy The Area Plan should recognise the excellent potential for renewable energy development in West Tyrone. The Plan should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. BWEA believes that the plan should outline the different renewable energy technologies and encourage and promote all forms (solar, biomass, geothermal, hydro etc)</p> <p>Criteria for Renewable Energy Developments- These could fall under three main headings: Residential Amenity, Environmental Effects and Landscape Effects. A good executed EIA allows both broad and specific criteria to be studied and evaluated.</p> <p>It should be expected that developments both residential and non-residential could provide electricity of at least 10% from renewable means.</p>
NI Branch Institution of Highways & Transportation	<p>Transportation- The Institution supports the provision of bypasses for the major towns on the A5 Transport Corridor.</p> <p>The urban environment can be improved by redevelopment of town centre car parks. The gradual introduction of car park charges establishes the true value of a parking space and may justify the provision of properly designed multi storey parking in the larger towns.</p>

	<p>Larger developments should be accessible by a choice of mode of transport and should therefore be directed to locations in the larger settlements, which are served by public transport.</p> <p>The Plan should seek to re-establish links and increase cross border trade and business by upgrading the various routes into the Republic of Ireland. The Plan should encourage local public transport services that act as feeder routes for the main express services as well as routes that provide access to schools and important services such as hospitals and colleges. Park & Ride on the main public transport routes should be provided as well as set down and pick up opportunities.</p>
NI Housing Executive	<p>Housing</p> <p>General Comments- The Executive are content that the Plan Objectives and Plan Strategy have accepted the proposal to include the need for creating balanced communities. The Issues document has not made a clear reference to the impact of policies PPS8 or PPS12 (Open Space). Need to clarify that a balance be struck between the RDS objectives of achieving sustainable development and reduced urban sprawl.</p> <p>Little reference made to the potential for Town Centre Living (TCL). Opportunity sites could be identified and living over the shop (LOTS) should be considered as mechanisms to encourage development which would be consistent with the RDS.</p> <p>The Plan should recognise the roles of the District Councils & the Housing Executive in regenerating Town Centre areas.</p> <p>A programme of starts and completions should be provided in the Plan regarding improvements to the water & sewage infrastructure. This will have an impact on housing development.</p> <p>Housing Allocations</p> <p>The Executive welcomes the inclusion of the revised HGI figures. However, the current rate of approvals of dwellings in the open countryside is extremely high. This cannot provide a viable approach to long term sustainable development. The RDS suggests that 60% of housing growth should be located within existing urban areas (within Urban Footprint). All options are well in excess of the recommended level for rural development and therefore do not promote efficient use of land or optimise existing infrastructure.</p> <p>Housing Need- Executive welcomes that Planning Service will zone land within towns to meet housing need. However, no clear mechanism identified to address social housing in villages and hamlets. The Executive will be undertaking testing for housing need in hamlets and rural areas during 2006.</p>
Foyle, Carlingford & Irish Lights Commission	<p>Water & Sewerage- The provision of adequate treatment works should be a pre-requisite of development, and that a policy with regard to the use of reed bed filters for small rural developments, and biological filters for single houses should be developed.</p> <p>Power & Renewable Energy- The agency is currently consulted on wind farm proposals. It will voice its concerns on an individual basis.</p> <p>Rivers & Flood Risk- The Agency realises the need for flood alleviation work.</p> <p>Waste Management- The Agency request that it is consulted as these have the potential to have severe impact on the riverine environment.</p> <p>Recreation, Leisure & Tourism- One of the attractions in the area is angling. The Agency should be consulted in any proposals that may impact in this area as it is one of the remits of the Agency to develop this area.</p> <p>Mineral Extraction- Strict controls should be in place to prevent the excessive stripping of lands for extraction that lead to excessive run off. Recirculation systems should be in place to prevent discharge of sediments to the watercourses.</p>
SUSTRANS	<p>Under Plan Objectives the proposal to encourage modal shift to more sustainable forms of travel has been welcomed. However, Roads Service need</p>

	<p>to change their policy to improve facilities and access for pedestrians and cyclists. Inappropriate development in rural areas and CPAs are not conducive to sustainability. Public transport routes and new housing/industry development sites need to be looked at carefully.</p> <p>Settlement- Sustrans is concerned about small clusters of development in the open countryside that will form a number of new rural settlements. These will require a high proportion of new infrastructure. Development should be permitted along public transport and cycling corridors rather than just transportation corridors. Development should take account of existing infrastructure and utilise derelict land before new sites are developed extending existing settlement limits.</p> <p>Housing- Sustrans support the provision to increase housing in the two towns. The majority of new development should be within the town or local towns and restricted in the open countryside.</p> <p>Industry & Business- Access to industrial zones from housing areas by foot and cycle need to be taken account of. The through –pass in Omagh has not incorporated cycle or walking access yet it acts as a link from the town to industrial zones at both ends.</p> <p>Retailing- Town Centre retailing should be encouraged to reduce car usage. Retention and development of local shops should also be key in smaller settlements as well as in the towns.</p> <p>Health, Education & Community- Safe Routes to schools should be taken into account in the development of new schools. Health facilities should be accessible by foot, cycle & public transport.</p> <p>Problems in Town Centres- Too many cars using the town centre. Car parking on the periphery should be encouraged as this would reduce town centre congestion. A reduction of car parking where good alternatives exist is one necessary stick needed to help modal shift.</p> <p>Local Issues- Mountjoy Road Omagh – Roads service intends to widen the road but cycle access is not being accommodated. Sion Mills to Strabane – a shared use path or safe cycle lane is needed which will act as a Safe Route to School.</p> <p>Cycle Parking- This is needed in both Omagh and Strabane.</p> <p>Riverside development should include cycle usage. New footbridges should accommodate cyclists. The new footbridge between the College & Arts Centre should have taken this into account. An opportunity missed.</p>
Omagh Local Strategy Partnership	<p>Sustainable Development- The new Plan must avoid a narrow interpretation of this term and give sufficient weight to social and economic considerations as well as environmental.</p> <p>Settlement Hierarchy- The settlement hierarchy was considered broadly appropriate – although County Town might be a more suitable designation for Omagh given the forthcoming demise of the District Council areas fairly early in the lifespan of the Plan.</p> <p>Local Needs- Land availability issues should be taken on board as a material consideration when drawing up limits of development in the remoter villages and hamlets. A reasonable choice of sites should be available within the development limits to encourage development. This would reduce pressure on the open countryside, while at the same time setting targets for the amount of housing to be allowed to avoid potential large numbers of housing developments out of scale and character with the settlement.</p> <p>Housing- The town and country should be treated fairly, with new housing development opportunities distributed in a balanced and equitable manner across the settlement hierarchy and the open countryside. Option 1 appears to be closest to this ideal.</p>

Density of Housing Development- The scale and density of housing development should not adversely affect the character of a local neighbourhood. The push for higher densities by government and developers reduce the amount of green space.

Design Guidance- Insufficient account is taken of sustainability issues in housing layout and design. More innovation and pro-active emphasis needs to be put on recommending alternative energy and re-cycling technologies in design guidance. There is more scope for the absorption of windmills at a domestic/farming scale into the local landscape. The need for recycling facilities should be designed into housing, commercial and industrial development.

Social Housing- A mix of housing types catering for the needs of the young and old, the less well –off and people living on their own is needed.

Industry & Business Growth- The need for realistic industrial zonings in the District town is vital. It will be important to have edge of town locations with good transportation links. A more flexible approach is needed. The traditional planning tool of zoning industrial land inside limits of development is a crude instrument. Industrial zonings beyond the normal limits of development can work; eg, the Milestone Centre in Carrickmore.

Retailing- It is essential that the vitality and viability of the town centre is protected and enhanced. Opportunity sites should be identified and developed close to the town centre. New retail development above a certain size should have to provide a public toilet and recycling point. This more sustainable approach to development could be included in opportunity site descriptions.

Health & Community Facilities- The public would like to see a site identified for a new acute hospital. Any surplus land such as the Lisanelly Camp should be regarded as local community assets and developed for the local community.

Alternative Energy & Wind Farms- Broad consensus in favour of promoting alternative energy. Concerns about loss of visual amenity from large scale wind farms. Planning Service should give consideration to introducing planning agreements associated with planning permission whereby the public derives some direct financial benefit for the loss of visual amenity. There should be a presumption in favour of smaller – scale domestic farming or community windmill projects.

Waste & Recycling- Recycling schemes should be encouraged in housing zonings and retail parks. There should also be a presumption in favour of the local recycling of agricultural waste.

Transportation- Private sector business interests from an organised workshop by the Business Forum raised a number of points;

- High priority needs to be given to improving severe traffic bottle-necks such as the Homebase/Station Centre junction on the Great Northern Road.
- Existing car parking space should be protected and enhanced.
- A service road should be provided to the south of Market Street linking up the Supervalu car park in the east with the Foundry Lane car park in the west.
- In the event that any existing car parks are developed for retail/office development the car parking space lost on the ground should be replaced together with additional provisions adequate to service any new need generated.
- Consideration should also be given to introducing some form of electronic signage information system advising the public of the availability of car parking spaces to help reduce circulating traffic looking for spaces.
- Circulatory road proposals should be identified and protected linking existing and proposed development areas.

	<p>Walk & Cycle Ways- A master plan should be developed depicting strategic walking and cycling network throughout the town area. This should link the main housing zonings, the recreational open space areas along the Strule, Drumragh and Camowen River Valleys. Critical access points which need protection or development should be clearly depicted.</p> <p>Conservation- In the Sperrins Area of Outstanding Natural Beauty (AONB), care should be taken to ensure that a balance is struck between environmental, social and economic objectives to comply with sustainable development principles.</p> <p>Issues for the Main Towns</p> <p>Commercial Core- Consideration should be given to designation of an office sector where high-rise development would be acceptable.</p> <p>Opportunity Sites- New opportunity sites need to be identified for development. Sites with potential include, Lisanelly Barracks, the Omagh District Council owned site at Lisanelly Avenue, Scotts Mill area, the former Desmonds factory site, together with areas suffering from urban decay and dereliction such as the river frontage area to the rear of Market Street and the John Street/Church Street Corner.</p> <p>Issues for the Local Towns</p> <p>Local towns should benefit from additional housing allocations consistent with the distribution outlined under option 1. A flexible policy approach must be taken to providing for the needs of industry and commerce. A special case needs to be made to assist the development of social economy solutions in locations where the private market has consistently and manifestly failed to deliver.</p> <p>Issues raised with Omagh District Council 08/12/05</p> <p>Zonings- Option 1 is nearest to the Omagh District Council position but needs more time to be considered. The availability of land for housing was critical – particularly in villages/hamlets.</p> <p>Small Towns- Dromore and Fintona boundaries needs extension, particularly for housing on the Tempo Road in Fintona.</p> <p>Villages- Potential for expansion of limit in Drumquin to take additional housing. The limit of development in Trillick needs extended. Some land inside the existing limit is steep and difficult to develop.</p> <p>Social Housing- Provision should be made for social housing in a mix of house types.</p> <p>Hamlets/Dispersed Rural Communities</p> <ul style="list-style-type: none"> • Opportunities to consolidate ‘nodes’ at Tattysallagh- from the Primary School to Prices Shop. • Potential to include Dunteige • Opportunity to consider Ballynahatty under this designation. Also potential at Dregish and Bellisle on Dromore Road out of Trillick. <p>Scale of Housing Development- In all small settlements proper restrictions should be in place.</p> <p>Local Detail- All settlements should include details of local interest both from a conservationalist and development opportunity standpoint, eg. walking routes of local potential, sites/buildings of local historic interest.</p> <p>Limits of Development of Omagh- The limits of development of Omagh town should be extended to the south to encompass the Rylands Cottages area.</p>
Dr Kieran Deeny, Omagh & District GP Association	<p>Health & Community Services</p> <ol style="list-style-type: none"> 1. A modern European Standard Acute Hospital is needed in the county town providing the essential medical services & personnel and so allowing people the same chance of survival from emergencies as the rest of the N.

	<p>Ireland population.</p> <p>2. A suitable site must be identified and allocated for a new Health Centre to replace the current outdated and old Health Centre on the Old Mountfield Road. It has been accepted and decided by the DHSSPS & WHSSB that Omagh should be provided, and have erected, a new Health Centre. However, it is totally unacceptable to re-locate the health centre to the Tyrone & Fermanagh Hospital. It goes against Government Policy in that it will be placing vital local Primary Health Care services further away from patients. A site in Omagh Town Centre, that will be suitable and convenient to the people of the town, must be identified for this new Health Centre.</p>
<p>Comhairle na Gaelscolaíochta (CnaG) (Organisation set up by the Department of Education)</p>	<p>Education CnaG considers the Plan objectives of the Planning Service as commendable. The “promotion of more sustainable and more balanced communities, by encouraging choice in, and access to, housing, employment and other services” is in particular- as a plan objective – complimentary to the development of Irish- medium education in West Tyrone.</p> <p>CnaG, recommends that provision is made and recognised in the Plan for Irish Medium Education provision at pre-school and primary level in the following towns as mentioned in the “Draft Spatial Strategy and Time table for the Development of the Irish –medium Sector.”</p> <ul style="list-style-type: none"> • Omagh, Fintona, Strabane, Castlederg: Preschool and Primary School provision. • Dromore, Sion Mills: Preschool provision. <p>It has been the experience of CnaG that acquisition of appropriate sites and planning permission within town areas is proving difficult. Appropriate land areas should be incorporated within the Area Plan, which would allow for the natural growth and development of the IME sector.</p> <p>A minimum area of 0.98 hectares is required for a seven-classroom primary school. CnaG requests that this area size be taken into account during the decision making process of Area Planning.</p>
<p>Department of Health, Social Services and Public Safety (DHSSPS) Health Estates</p>	<p>Housing Growth Indicators- The difference between the HGIs and the total numbers of house built since 1999 will represent a substantial amount of new housing. Health Estates would welcome early consultation on the numbers and locations of plan proposals for the location and size of all housing zonings. The HGIs will impact on the provision of health and social care in the plan area.</p> <p>Housing & Health- There is a link between the provision of housing and the need for the provision of health and social care facilities to support the occupants of housing. Each increase of 673 new dwellings in the plan area implies an additional requirement for a new or extended doctors surgery.</p> <p>Health Facilities & Sustainable Development- The role of health care facilities in relation to promoting sustainable development should be recognised when assessing the “right location” for housing development.</p> <p>Provision of Facilities- Care should be taken to ensure that increased density of housing developments does not contribute to adverse health outcomes. Health Estates would welcome key site requirements to be included in the West Tyrone Area Plan eg. an Article 40 Agreement, approved by the Department, shall be required to ensure that the necessary local facilities and public infrastructure, including the road required to serve these lands are provided.</p> <p>Planning Obligations- Health Estates supports the use of planning obligations to ensure that local infrastructure is maintained at a level to service new housing developments assisted through developer contributions.</p> <p>Definition of Infrastructure- Many development sites will require the improvement of existing infrastructure to enable the development to take place. It is proposed that the definition of infrastructure should include local neighbourhood/community facilities, both on and off the development</p>

	<p>site.</p> <p>Residential Care Homes & Supported Housing- The plan should take into account the potential need for an increase in the number of residential and care homes. The need for this type of land use will increase due to an ageing population. It may be important for the Plan to protect sites within new housing developments for residential and care homes.</p> <p>Rural Communities- The delivery of health and social services in rural areas is influenced by the development of a critical mass of potential patients so as to provide services above a sustainable threshold. Housing allocations in rural areas will have an impact on delivery of health services.</p> <p>A list of primary care schemes in the first phase of development is provided.</p>
<p>WH&SSB Investing for Health Partnership</p>	<p>The interaction between land-use planning and health is important.</p> <p>(1) Recreation, Leisure & Tourism- Recreation & leisure play an important role in social well-being.</p> <p>There is a need to improve the provision of existing open space, children’s play and sport facilities across the Strabane and Omagh Areas. The Plan must zone land for public recreational use and develop guidance on the provision of land for private recreation and leisure use.</p> <p>Recommendations to Planning Service</p> <ul style="list-style-type: none"> • Planning Service should work in partnership with both Councils to identify land in partnership, which can be realistically zoned for recreation and leisure. • Planning Service should research the integrated play model from Holland. This may be adopted as a design standard for substantial new development in West Tyrone (Cathy Mullan re integrated play/house build) • Planning Service should encourage better use of existing community facilities. This may include: a presumption in favour of appropriate change of use for existing community buildings and future proofing new school development to enable ‘ Extended Schools’ Concept. This concept facilitates provision of community needs outside of the school’s hours. This may include designating space for additional recreational activity immediately adjacent to school. • We encourage Planning Service to consider incorporating play requirements into design schemes. Policy OS1 within PPS08 should be reviewed in the context of new residential development, specifying within the conditions that 10% must be a single useable unit for recreation/play. <p>What opportunities are there for developing sustainable recreation and tourism within the area plan? In reply to this question, there are opportunities through Eco-tourism, and maximising the development potential alongside the river corridors for angling and recreation. This may include riverside walks, angling stations and canoe steps on the Foyle System. The Plan should outline the availability of rights of way throughout the Plan area to protect them from development and encourage their use for walking and access to the countryside.</p> <p>Where are there opportunities to provide greater access to the countryside for leisure purposes? There is the common definition of access by the general public to land in the countryside for recreational activity such as hill walking, cycling. The second consideration is the ease of access by tourists.</p> <p>In regard to the countryside, there are three main areas for consideration:</p> <p>(1) Rural & Agricultural Diversification- the Plan needs to strike a balance between the RDS proposed clustering of development within the hub, corridor and gateway framework, with the potential to allow the rural community to diversify and develop industry in a rural setting. The plan should encourage a presumption in favour of appropriate small- scale development within the rural remainder.</p> <p>(2) Access to the Countryside-</p>

(a) Leisure & Recreation

- The Plan should recommend a presumption in favour of creating walking/cycling opportunities in the countryside.
- The Plan should encourage linkages between the Safe Routes to Schools initiative and Sustrans Network.
- The Plan should insist on inclusion of cycle routes and pedestrian walkways on new roads in towns and villages.
- Planning Service should specify segregated cycle provision alongside main roads (for example segregation from main roads by a strip of grass or kerbing).

(b) Infrastructure

The Plan should propose network infrastructure and resources.

(3) Development in Countryside

- The presumption against development in the Greenbelt and Countryside Policy areas should be considered for certain Areas of Outstanding Natural Beauty. Where there is a genuine need for commercial or residential development in the AONB, this should be argued with the planning application.
- The Plan should guard against high-density development in dispersed areas throughout the countryside.
- The Planning Service should consider protection of Lough Ash/Moorlough as future amenity areas – restricting mineral extraction in their vicinities.

Housing

It is important to examine individual risk factors and health disparities when zoning for housing development within our built environment.

Public health professionals and planners should jointly consider new housing development through the use of a Health Impact Assessment.

(1) Housing Density

Planning Service should not adopt a housing density standard developed in more urban environments as this is not appropriate to West Tyrone given its predominantly rural nature. Research has shown that housing density can have a particular impact on physical, emotional health and well-being.

(2) Mixed Use Development

A proportion of land should be set aside for social housing

(3) Regeneration and Replacement of Unfit dwellings

The Plan should consider channelling as much housing growth as possible to the redevelopment or replacement of unfit dwellings rather than new build dwellings in the countryside.

Public Utilities

- (1) Water/Sewage-** Where water and sewerage infrastructure is not available, the subsequent conditions applied to planning applications must be robust to ensure that septic tanks are installed and maintained.
- (2) Renewable Energy-** The Plan should encourage greater potential for non-fossil fuel energy. The Plan should incorporate capacity to build renewable energy options into housing developments.
- (3) Air Quality-** Under the Environment (NI) Order 2002, District Councils in NI are required to carry out a Review and Assessment. Recommends that Planning Service consider the air quality monitoring results in their zoning of housing in the Area Plan.

Health Education and Community Facilities

- (1) Health-** Developing Better Services (DBS) includes modernising the structure for primary and community care throughout the Plan area. This covers the development of a Local Hospital in Omagh and Health Care Centres.
- (2) Education-** 'Extended Schools Programme' involves extending the capacity of schools to provide facilities for the community, outside legislative curricular activity. May include access to leisure facilities to the wider community.
- (3) Community Facilities-** The Plan should encourage a multi-departmental

	<p>consultation on the use and development of 'community facilities' in the broadest sense eg where there is spare capacity in a rural school, more innovative use of existing physical infrastructure.</p> <p>Transportation Need to provide efficient access to the main facilities and services and encourage a modal shift in transport that minimises pollutants and contributes to healthier environment. Makes a number of recommendations promoting integration of walking and cycling routes, Safe Routes to Schools, expansion of Sustrans network, aligning Plan to Northern Ireland Cycling Strategy, encourage rural transport schemes, align the RSTN TP with the Tourism Development Plan and extend investment to the secondary road network.</p> <p>Industry and Business Emphasises importance of links between income, employment and health and well-being. Recommends appropriate economic development activity is accommodated within the rural remainder.</p> <p>(1) Rural Areas More opportunities needed for farm diversification and zoning of lands within large villages/towns. Facilitate growth of businesses to sustain social fabric of rural communities.</p> <p>(2) Urban Regeneration</p> <ul style="list-style-type: none"> • Encouraging town centre living, mixed-use developments but need to be aware of unwanted noise, anti-social behaviour; • Need for a policy to encourage more wide ranging and family friendly entertainment activities as part of night time economy; • Need for civic space which also incorporates play for children; • Encourage shift in transport patterns, with urban cycling lanes linked to Sustrans network; • Consider equity and access for retailing and related activities. Edge of town shopping is very much car-borne activity and public transport is often unsuitable and expensive. Emphasised maintaining and developing town centre vitality.
Defence Estates	<p>General Comments- The intention to undertake an urban capacity study in the towns by Planning Service to establish development potential within existing built up areas is welcomed. Lisanelly Barracks will have the potential to accommodate new development. Defence Estates consider that this site should be assessed as part of the urban capacity study.</p> <p>Housing- Defence Estates is supportive of Option 3: Apportioning Housing Growth in Omagh District, which represents an urban drive with a higher proportion of dwellings allocated to settlements.</p> <p>The location of new housing within settlements should be guided by the sequential approach set out in PPS12. The release of the Lisanelly Barracks site would release a number of former family quarters onto the local housing market.</p> <p>Industry & Business- Defence Estates supports the role of the main hubs (Omagh & Strabane) as the main centres for employment and services. The Lisanelly Barracks site is located in an area of high environmental quality and may provide an opportunity for mixed use development.</p> <p>Retailing & Related Activities- The Lisanelly Barracks site is located within walking distance to the town centre.</p> <p>Public Utilities- Wind farm developers are encouraged to contact Defence Estates to ensure they are aware of any possible concerns that we may have.</p> <p>Recreation/Open Space- The Lisanelly Barracks site may contribute towards meeting the open space/recreational needs of the town and the potential exists to create riverside cycle and walkway links to the town centre. The proximity of the site to the town centre may encourage the use of sustainable modes of transport.</p>

Department of Finance & Personnel	No comments or objections on the Issues Paper
Northern Ireland Tourist Board	<p>Opportunities for access to the Countryside NITB's Strategic framework for Action 2004 –2007 recognises the importance of countryside access to the tourism potential of the Sperrins/Tyrone area. This requires a number of issues to be addressed such as public liability insurance for landowners, provision of Waymarked ways, specialised accommodation for cyclists/walkers and development of non-motorised sports on rivers.</p> <p>Opportunities to develop sustainable recreation and tourism within the Plan Area Highlights the investment in this area by Sperrins Tourism Ltd under the Natural Resource Rural Tourism Initiative (NRRTi). Suggests, amongst others, further investment in the walking, cycling and water-based tourism infrastructure; 'Green Accommodation Schemes' using renewable energy and recycling.</p> <p>Locations for tourism or recreational facilities, accommodation and restrictions on such development</p> <ul style="list-style-type: none"> • All large scale accommodation provision to be provided in urban centres and smaller service centres; • One-off development of large scale accommodation and housing to be proactively discouraged in the countryside; • Protection of the upland Sperrins from development which could adversely affect the resource for future generations eg farm intensification; • Visitor facilities in the AONB to be of sympathetic design and building materials. <p>Promotion of tourism facilities in the Sperrins See above. Also ongoing renewal and development of existing tourism facilities including Ulster American Folk Park, adapting to changing tastes and consumer needs; Implementation of a comprehensive visitor servicing and information scheme, including visitor signage, information services.</p> <p>Development of Renewable Energy – Wind farms NITB's position is that it opposes the development of commercial wind turbines in areas of primary designation eg AONBs. The effects on tourism should be a material consideration in the determination of applications. The development of wind farms can entail a reduction in appeal of the Sperrins as an unspoilt natural environment.</p>
Strabane District Council	<p>The Council requests that full consideration be given to their original submission at pre-Issues Stage and in addition the following.</p> <p>Strategic Issues Plan Aim and Objectives – the language of these should reflect more of the pro-active development “driver” role of the Plan while at the same time emphasising its role as the custodian of the natural and built environment. Plan Strategy – Generally agree with main elements of this but also stressed importance of A5 Transport Corridor and the close sub-regional partner relationship of Strabane with Derry/Londonderry, the designated City of the North West and with County Donegal.</p> <p>General Issues</p> <p>Settlement Support for balanced growth across the District based on the existing settlement hierarchy.</p> <p>Housing</p> <ul style="list-style-type: none"> • Need to ensure that HGI figures for the District meet all of the District's housing needs. • HGI figures should be explained and justified in both local and regional terms • Need for regular review of HGI figures and housing land allocation. • Need to plan for any proportionate increase in the size of the District population, which may be expected to occur over the Plan period. • General support for Options 1 and 2 for apportioning housing growth but precise apportionment to be subject to further consultation with the Council. • Need for clear guidance on appropriate size, form and density of housing development in settlements and respecting character and 'sense of place'. <p>Industry and Business</p> <ul style="list-style-type: none"> • Stressed the need for an efficient infrastructure of roads, utilities and

	<p>electronic communications and an ample supply of suitably located land and premises for industrial and business use and development.</p> <ul style="list-style-type: none"> • Need for land to be identified specifically to provide high-amenity settings for knowledge-based and technology industries and businesses. <p>Retailing and related Activities</p> <ul style="list-style-type: none"> • Need to promote and retain most retail sales and services activity in viable town and village centres within defined policy boundaries; • Controls/guidance needed for bulky goods retailing; <p>Health, Education and Community Facilities</p> <p>Emphasises the need to ensure future land use needs, plans and related accessibility issues of providers are identified and incorporated into the Plan in suitable form.</p> <p>Public Utilities</p> <ul style="list-style-type: none"> • Water and Sewerage – supports the need for quality drinking water, meeting water quality targets, upgrading of sewerage infrastructure and sewage treatment facilities. • Power and Renewable Energy – need for specific guidelines for siting of wind farms in sensitive upland locations. • Rivers and Flood Risks – acknowledges the precautionary approach to development on land where there is flood risk. Thorough appraisal required to assess potential for development of river flood plain on western side of Strabane, given limitations to expand in other directions. • Waste Management – the Plan should have provision for all operational land use requirements by the Council and NWRWP. <p>Transportation</p> <ul style="list-style-type: none"> • Emphasises the importance of ongoing road improvements to support the continuing development of the District and link between the Plan and RTS and RSTN TP. • Importance of A5 and need for dual carriageway and importance of B class road network linking main towns and villages. • Need for more effective arrangements for access, circulation and parking in Strabane Town Centre. Potential for multi-storey parking provision should be discussed. <p>Recreation, Leisure and Tourism</p> <p>Refers to Recreational Strategy previously submitted to Planning Service. Wants to see an agreed comprehensive amenity open space and recreation land use strategy at the level appropriate for each settlement. Highlights the potential of riverside lands along western side of town from Carricklee to Greenbrae; protection of Strabane Glen and Strabane Canal.</p> <p>Conservation</p> <p>General comment made on range of matters to be taken into account in formulating the conservation elements of the Plan. Suggests ATCs for Bowling Green and the Diamond and Main Street in Castledearg. Need for heritage protection designation of Altinaghree Castle, Donemana.</p> <p>Minerals</p> <p>Recognises need for mineral extraction to provide employment etc. Need more guidance on environmental criteria to be applied to planning applications in the valleys of the Mourne, Burdennet and Glenmornan Rivers and restoration of unsightly abandoned workings. The current Area of Constraint on Mineral Workings in the Glenelly Valley should be retained.</p> <p>The Countryside</p> <p>Need to ensure that Area Plan policies reflect strategic aims and guidelines of RDS and Rural Strategy, to ensure an attractive and prosperous rural area with a strong and vibrant rural community. Striking a balance between protection of the countryside and accommodating sustainable economic and social change.</p> <ul style="list-style-type: none"> • Green Belt – no need for Green Belt except around Strabane and no major extension should be necessary. • Countryside Policy Areas – this designation is not considered necessary
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	<p>over much of the District but should be maintained along roads as designated in current Area Plan and extended along environs of Rivers Mourne and Strule.</p> <ul style="list-style-type: none"> • Dispersed Rural Communities – this type of designation could be applied in areas such the Sperrins where problems exist in obtaining planning permission for single dwellings. <p>Strabane</p> <ul style="list-style-type: none"> • Housing - recognises topographical constraints on expansion of the town. May be difficulties achieving 60% target for housing within urban footprint. The Plan should provide for full range of housing types and needs eg social housing. • Industry and Mixed Business – refers to earlier comments on this topic above. Sites should be accessible from the main road network. • Town Centre – further regeneration required and need to make it more attractive in range and quality of services on offer. Need to concentrate and intensify development within the town centre limits as designated in current Area Plan. Potential for development still remains on northern side of Railway Road. Identifies need for cross-river pedestrian bridges at John Wesley Street and Meeting House Street to facilitate access to the town centre from the southern side. <p>Castledearg Needs continuing regeneration and growth to support its role as a service centre for the west of the District. Additional land should be zoned for industry and mixed business use and the Derg Hospital site retained for community use.</p> <p>Sion Mills Need to consider future use of buildings and lands occupied by the Mill to generate employment whilst protecting its setting and historic character. Need to consider a bypass to alleviate traffic flows through the village on the A5.</p> <p>Newtownstewart Need to protect its setting, enhance the built heritage, accommodate further housing and provide additional opportunities for industrial development.</p> <p>Villages and Small Settlements “Traditional” villages with a range of commercial and community facilities should be given priority for consolidation and growth. Consideration is needed about how much villages closest to Strabane, Castledearg and Sion Mills should expand given their increasing role as suburbs. Small settlements should remain essentially rural in character but able to meet small-scale local housing needs, support community services and encouraging rural regeneration. New housing should be modest in scale and rural in layout and design.</p>
Sperrins Tourism Limited	<p>Tourism Development</p> <ul style="list-style-type: none"> • As much of the Sperrins is within the AONB, applications for accommodation should follow an appropriate design guide. • There is a shortage of caravanning and camping sites in the area. • Access to the countryside should be promoted eg walking routes, signage and car parking facilities. • There should be no restriction on areas where development can take place – STL monitor usage and can identify areas of over-development/usage. <p>Conservation</p> <ul style="list-style-type: none"> • Traditional rural designs should be encouraged including clachan settlements. • River corridors are important for wildlife and should be within CPA or LLPA. • Design guides required for ATCs. • Trees are at risk in Conservation Areas like Sion Mills and should be protected by LLPAs or TPOs • Glenelly Valley should be retained as Area of Mineral Constraint. Emphasises its importance as a wildlife habitat and contribution to biodiversity. • Importance of natural resource of the Sperrins for walking, angling and

	cycling and the need to protect this to maintain tourism.
Sperrin Lakeland Health & Social Care Trust	<p>Health, Education & Community Facilities</p> <ul style="list-style-type: none"> • Time scale for new hospital and Health and Care Centre on Tyrone and Fermanagh site is expected to be 2010. These will replace facilities currently on Tyrone County site and elsewhere in the town. • Suggests need for new distributor road to link Donaghane Road with Bankmore Road in light of location of new hospital and integrated secondary school. • Proposal to build a Residential Respite Service for Children and Young people with disability to be located in Dromore area. • Proposal for Intensive Support Unit at Coolnagard. • There are several special house building programmes including a 20 bedded residential service for people with dementia/elderly mentally infirm. • Plans by WHSSB to develop/replace a wide range of primary and community care based facilities across the western area eg at Carrickmore and Castledearg.
Rural Development Council	<p>Expresses general support for the Plan objectives and the need to have a concerted and imaginative approach to addressing challenges such as the trend for urban out-migration and long-distance commuting to work undermining community vibrancy.</p> <p>General Comments</p> <ul style="list-style-type: none"> • Support for small business development in appropriate locations within the countryside; • New dwellings should be clustered rather than dispersed; • Potential for renewable energy schemes should be assessed and accommodated; • Recommends use of village vision/planning statements to underpin a programme of village renewal. <p>Policy Context</p> <ul style="list-style-type: none"> • Review of rural policy and a new rural development strategy should form part of the policy context surrounding the area plan; • Seeks clarification on what is meant by 'balanced communities', 'community assets'; <p>Housing</p> <ul style="list-style-type: none"> • Generally in favour of option 3 for accommodating growth; • Need to identify and promote rural design in rural settlements; • Encourage clustering and closer alignment of new homes to villages and provide green space and service provision. <p>Industry and Business</p> <ul style="list-style-type: none"> • Take account of environmental assets to provide alternative economic resources eg initiative in Peak District 'New Environmental Economies' • Points out that there is at present no provision for mainstream support of rural settlement renewal. <p>Health, Education and Community Facilities</p> <ul style="list-style-type: none"> • Need for multi-service or service centre hubs using, for example, the Extended School model (schools used for range of community services) <p>Public Utilities</p> <ul style="list-style-type: none"> • Need for clear vision for small scale approaches to renewable energy; • Wind energy presents problems for AONB unless located with industrial estates for example. <p>Transportation</p> <p>A multi-storey car park is suggested for Omagh.</p> <p>Tourism</p> <ul style="list-style-type: none"> • Development of managed way-marked walks; • Utilising river corridors for pedestrians/cyclists/horse riding in the town; • Cycling provision should be included on throughpass in Omagh. <p>The Countryside</p> <ul style="list-style-type: none"> • Favours re-use of agricultural buildings for rural-based industry but cautions against a blanket presumption in favour of individual dwellings. • Queries definition of 'assets in the countryside'.
Ulster Wildlife Trust	Aims and Objectives

	<p>The term 'sustainable rural regeneration' requires definition.</p> <p>Settlements</p> <ul style="list-style-type: none"> • Need to be a presumption in favour of clustering growth within settlements where infrastructure is available. Problems associated with proliferation of septic tanks. • Need to retain green corridors linking through built-up areas. <p>Housing</p> <ul style="list-style-type: none"> • There should be a presumption in favour of smaller-footprint of housing in new developments; • Although aware of pressure for housing development to northeast of Strabane, feel that area of old hospital and Strabane Glen should be protected from further development. <p>Public Utilities</p> <ul style="list-style-type: none"> • New developments in semi-rural areas should ensure that sufficient land is available to install wetland water treatment facilities. • Risk of flooding should be considered beyond the actual vulnerable location. <p>Transportation</p> <ul style="list-style-type: none"> • The Plan requires a strategic approach to walking and cycling, identifying areas where people wish to go; • Use of existing back-road network and off-road to determine a network of routes; <p>Recreation, Tourism and Leisure</p> <ul style="list-style-type: none"> • The Plan should seek to maximise useable open space within towns and villages; • Proposes designation of 'protected routes' for traffic-free or traffic-calmed public access amongst and between rural communities. <p>Conservation</p> <ul style="list-style-type: none"> • Considers that existing conservation designations could be reinforced by LLPAs and broad CPAs for areas such as the River Foyle ASSI and Fairy Water Bogs. • UWT can provide a list of potential SLNCI sites for the Plan. • Importance of several habitats for geomorphological features such as gravel deposits, deltas, moraines and eskers in the southeast and north of the area. <p>Minerals</p> <ul style="list-style-type: none"> • Aggregate deposits (see above) and peat deposits are vulnerable to exploitation and more use should be made of the Area of Mineral Constraint designation. <p>The Countryside</p> <ul style="list-style-type: none"> • Concern expressed about levels of pressure for development on sensitive areas and such areas need to be identified and inappropriate developments clarified. • Expressed concern about statement favouring individual dwellings in the rural remainder given the impact of septic tanks. • Suggests that Community Greenways, as mentioned in the RDS, are designated as a means of developing a network for public access throughout the urban and rural area.
EHS – Built Heritage	<p>General Comments</p> <ul style="list-style-type: none"> • Welcomes the Plan objectives and the contribution that built heritage makes to almost all of them; • Supports proposals to enhance protection of the countryside where there are many significant features of historical interest. The Plan area contains some very important State Care monuments, some of which have public access. • Need specific reference in the Plan to the sustainable use/re-use of historical built structures, including non-listed buildings, both in settlements and in the countryside. • Will assist Planning Service in preparation of Countryside Assessment, identifying LLPAs and Areas of Significant Archaeological Interest and Areas of Archaeological Potential.
Royal Society for the Protection of Birds	<p>Plan Context</p> <ul style="list-style-type: none"> • Agrees that sustainable development is a key objective of the Plan;

(RSPB)	<ul style="list-style-type: none"> • All policies should reflect the equal contributions of environmental, social and economic concerns; • General support for objectives and strategy. • Refers to RSPB views on BMAP SEA and Habitat Directive. Comments on how biodiversity issues need to be more adequately tackled in an SEA and that land use plans need to take account of impact of policies and proposals on Natura 2000 sites (SPAs and SACs). <p>Settlement</p> <ul style="list-style-type: none"> • New housing developments should be sensitively located, thoughtfully designed and follow sustainability principles; • Development can have direct and indirect effects on habitats and natural resources; • Controls are needed on single dwellings in the countryside to reduce environmental damage. <p>Public Utilities</p> <ul style="list-style-type: none"> • Water & Sewerage/Rivers & Flood Risk – seeks appropriate policies, zonations and designations to take account of these and in the context of implementation of the Water Framework Directive, protecting wetlands, river floodplains, use of SUDS and preventing build-up of septic tanks. • Renewable Energy – general support for this including wind energy but need policies to ensure there are no adverse affects on sensitive sites and species. <p>Transportation</p> <ul style="list-style-type: none"> • Supports RDS and RTS aims to promote sustainable transport networks. <p>Tourism & Recreation</p> <ul style="list-style-type: none"> • Any policies relating to the development of the tourist industry should provide for use of the countryside while protecting and enhancing the local environment. Issues to consider include transport modes to access the countryside, avoiding disturbance to wildlife by increased access and ensuring habitat protection. <p>Conservation</p> <ul style="list-style-type: none"> • Would like to see a policy to protect SLNCIs and one to give expression to Reg. 32 of the Conservation (Natural Habitats etc) Regulations (NI) 1995. • Provides a list of sites and habitat types to investigate as SLNCIs. These include areas of bog habitats, interdrumlin and water bodies, woodland, lowland grassland, rivers and streams and abandoned quarries. • Recommends that the Plan contain specific policy relating to protection and enhancement of biodiversity outside designated sites, as contained in BMAP and Northern Plan (refer to Annex 1 of their correspondence) <p>Minerals</p> <ul style="list-style-type: none"> • Seeks a policy that will control mineral extraction in environmentally sensitive areas. • Mineral extraction may also provide opportunities for habitat creation as part of site restoration. • RSPB is opposed to peat extraction and supports UK Government's commitment to 90% of materials used in growing media and soil improvers to be peat free by 2010. Also refers to RDS policy SPG-ENV1.1 and need to conserve heritage of peatlands – this should be translated into local policies. <p>Green Belt and Countryside Policy Areas</p> <ul style="list-style-type: none"> • Supports inclusion and implementation of these policies with further provision for controls over individual dwellings in the countryside.
Council for Nature Conservation and the Countryside (CNCC)	<p>General Comments</p> <ul style="list-style-type: none"> • The Plan should conform to the requirements of the Sustainable Development Strategy, due in 2006; • Land use planning should take account of climate change, and to aid reduction in emissions, encourage a modal shift from car dependency to local public transport and active travel modes; • Encourage development of compact urban areas coexisting with business clusters; • The Plan area should have regard to the RDS, NI Biodiversity Strategy, Water Framework Directive, EHS Shared Horizon Programme and the likely impact of the Plan on the AONB designation for the Sperrins. <p>Aims and Objectives</p> <ul style="list-style-type: none"> • Agrees with aims and objectives but Plan should also conform to

Sustainable Development Strategy, and recognise biodiversity and water framework aspects.

Settlement

- Settlement capacity studies should also consider carbon reduction policies and protection and conservation of sensitive habitats and landscapes.
- Development should be skewed towards villages and small settlements and encourage development of sustainable communities in local towns;
- There should be a presumption against development in protected landscape designations except where it allows socio-economic regeneration of the area utilising the natural resource of landscape.
- Capacity studies are needed to consider impact on sewage infrastructure and cumulative impact from septic tanks.

Industry and Business

- Policies should encourage business clusters around residential accommodation;
- The Plan should zone for waste management needs and renewable energy;
- There should be areas zoned as suitable for quarrying. This would help ensure inappropriate siting of residential development does not impede on the development of essential public need;
- Encourage development of 'local town' gateways, with business clusters producing and selling locally.

Transport

- Encourage shift to more sustainable forms of transport;
- The Plan should outline the national cycling and walking routes and linkages to them;
- The Plan should allow for improved public transport provision and ensure sustainable access in provision of hospitals, schools and healthcare;
- Inappropriate development in the countryside encourages increased car use, putting at risk sustainable tourism strategies of walking and cycling.

Recreation, Leisure and Tourism

- Council endorses the development of recreational facilities within settlements and villages but the policy should also provide for access to the countryside and protect sustainable access to open space.
- In the Sperrins, there are opportunities to create safe cycling and walking routes but these also need protection from development impact of increased traffic;
- Make use of government owned land for opportunities for countryside access.

Conservation

- The Plan should address the need for a development of a coherent network of habitats to support the habitat and species restoration action plans of the NI Biodiversity Strategy;
- SLNCIs should recognise the rich geology of the area as well as sites of landscape, historical and ecological importance.
- The AOMC in the Glenelly Valley should be retained and zoned areas for mineral extraction identified.
- The Plan should consider catchment management issues and priority needs of international sites specified under the Habitats Directive.

The Countryside

- Recommends that countryside areas are protected as a national resource to allow regeneration of the rural area through controlled strategic policy that is suited to its locality;
- Particular landscape designations appropriate to the Sperrins AONB are needed which are consistent across the AONB;
- A carrying capacity and design criteria of the Sperrins should be undertaken to ascertain both the landscape and ecological impacts of rural development in the area.

SEA

- SEA appraisal should identify the carrying capacity of the environment from both a landscape and ecological perspective, assess water and energy infrastructure requirements and analyse foreseeable development pressure within the Plans lifetime.
- SEA should also consider cross sectoral implications of forestry and water needs within the area.

	<ul style="list-style-type: none"> SEA should be transparent and viable in its assessment.
The Woodland Trust	<p>Conservation</p> <ul style="list-style-type: none"> Emphasises need for protection of Ancient Woodland (dating from 1600) and long established woodland (dating from 1830) and provides wording for a policy to be included in the Plan. Woodland Trust are currently compiling an inventory of all ancient and long established woodland in NI and will be available by autumn 2006. There are many locally valued sites, which contribute to the landscape and area of historical, geological and/or ecological importance which also need protection. Ancient and mature trees are an important part of cultural and landscape heritage and support an array of wildlife. Policies can also ensure good management of ancient trees and development of a succession of future ancient trees through new street and roadside tree planting and new wood pasture creation. WT would like to see an audit of ancient tree resource carried out in W. Tyrone. New Woodland Creation – offers an opportunity to combine good environmental, social and economic values into a single land use and activity. Can be a valuable opportunity for farmers to diversify their business and contribute to the environment. Trees, woodland and green space are beneficial in towns, fostering biodiversity, enhancing human health and well being and helping to reduce noise and pollution.
DRD Water Service	<p>No comments. Regular contact with Planning Service will continue.</p>
Cllr Barry McElduff MLA	<p>General Comments</p> <ul style="list-style-type: none"> Requests Area Plan Team to adopt approach of enabling rural development in West Tyrone and ensuring maximum investment in infrastructure. Seek more realistic (increased) Housing Growth Indicators for the area. Need for the Plan to take account of cross-border dimension in terms of local planning and infrastructure requirements. <p>Carrickmore</p> <ul style="list-style-type: none"> Support for Termon Forum's submission for an integrated approach to the provision of Education, Health, Sport and Recreation facilities. Emphasised need for more housing in the town. <p>Tattyreagh</p> <ul style="list-style-type: none"> The settlement urgently needs sewerage infrastructure to enable it to develop along with a revision to its development limits which should accommodate existing sporting and community facilities. <p>Rural Areas</p> <ul style="list-style-type: none"> Seeks a creative approach to development in rural areas and designation of new hamlets, DRCs or rural clusters eg at Curr, Dunteague and Drumbarley. <p>Industrial Development</p> <ul style="list-style-type: none"> Need to zone new land in Fintona. <p>Omagh and Strabane Towns</p> <ul style="list-style-type: none"> The Plan should assist in developing Omagh's regional positioning; Explore potential of future development of Lisanelly Army Barracks; Need to accommodate economic projects to provide jobs in Strabane and enhance its role as gateway to the North West.
Omagh District Council – Environmental Health Department	<p>Requests that subjects raised in EHO's previous correspondence of 14th March 2005 be taken into consideration. In addition, endorses the report submitted by Western Investing for Health Partnership (IFH).</p> <p>General Comments</p> <ul style="list-style-type: none"> The Plan should take account of the current Review of Public Administration (RPA); Many existing regional policies and strategies impose a major constraint on the area. Future strategies will be subject to impact assessments such as equality, environmental, health, rural proofing. WTAP should make definite proposals for Decentralisation of Government Departments.

	<ul style="list-style-type: none"> • Ensure infrastructure is available for new developments. • A housing density policy is required which is in keeping with rural environment. • Proposals, zonings, urban regeneration proposals should anticipate and 'plan out' noise nuisance problems. • Potential for use of worked out quarries for specific waste disposal eg inert waste, with stringent planning conditions. • Importance of protecting the environment (Council is to employ a Biodiversity Officer to assist in this) and enhancing biodiversity in the Plan. • The Plan should be subject to a comprehensive independent Health Impact Assessment.
Omagh District Council	<p>Underpinning Principles</p> <p>The Review of Public Administration (RPA) has implications for Omagh. Omagh is positioned at the centre of what is termed as the South West Region. It is ideally located as the administrative centre for any new local authority and decentralised services. This will impact on the demand for housing and infrastructure.</p> <p>Strategic Issues</p> <p>The Council suggest building a review mechanism into the Plan which may be revised as circumstances change. The Plan should have a flexible approach in relation to the designation of industrial zonings. The Plan should also complement plans in neighbouring districts because of the new sub-regional context for Omagh.</p> <p>General Issues</p> <p>Settlement</p> <p>The Council accepts the existing Area Plan settlement hierarchy, and welcomes the proposed urban capacity study to establish development potential within existing built up areas. With regards to rural areas, sustainable development is important but should not impact negatively on the rural character.</p> <p>Hamlets</p> <p>There appears to be potential for the designation of new hamlets. It is not sustainable to approve single dwellings in the countryside at the present rate. There is potential for grouping such houses together in a traditional clachan style arrangement. New hamlet designation would help address the demand for housing in the countryside, sustain rural communities and offer a level of infrastructure, such as water and sewage. The Council would suggest Ballynahatty, Bellisle, Curr, Dunteige (encompassing Dregish, Drumlegagh and an area around Leglands Post Office) and Drumbarley be designated as hamlets.</p> <p>It is suggested that Clanabogan, Tummery/Lisdoo, Tattysallagh and Tattyreagh would benefit from consolidation, as there is a tendency towards fragmentation in these areas.</p> <p>With regard to extension of existing limits within hamlets, there is some demand for the "Orlit" houses to be included within the hamlet designation of Garvaghey. There is also a suggestion to expand the limits in Gortaclare.</p> <p>Villages</p> <p>Land zoned for housing is not released by land owners. This has led to situations within the district where sites for housing cannot be provided. Loughmacrory is one example and will need additional residential zoning. There appears to be potential for the extension of development limits in Beragh and Drumquin. The need for a new graveyard has been identified in Beragh.</p> <p>Some land in Trillick may be inappropriate for development because of the mountainous terrain. The limit of development may need extended in Trillick. In Mountfield, because of the prevailing land conditions, it is difficult to identify in which direction the limits of development can be extended.</p>

Killiclogher has not been designated a village in the Issues Paper. Efforts should be made to preserve an independent identity for Killiclogher. Such an identity could be manifested in brick paving or road texturing to define the Killiclogher boundaries.

Towns

In **Fintona** there is an issue over the availability and location of zoned housing land. The land zoned for housing development in the current Area Plan should be reviewed as it was poorly chosen. There is a need for the settlement boundary to be extended, particularly to the south, to enable housing on the Tempo Road.

The Council would like to promote the concept of special regeneration status for the area.

In **Dromore**, the density of residential development on the town boundaries will impact on the quality of life of residents. The development boundary should be extended. The quality of the environment within these residential developments needs to be improved through the provision of play/green areas.

In **Carrickmore**, land currently zoned for development is unlikely to become available. Therefore the development boundary should be extended.

Housing

Housing growth indicators were set overall at too low a level and the 5,200 indicator set for the Omagh district was totally inadequate. The uplifted figure of 6,700 is an improvement, but the Council wants this to be raised further during the Public Examination phase.

The possibility of derelict/semi-derelict urban areas being established within the new Area Plan as areas requiring a comprehensive development plan be explored.

Housing allocations should take account of local circumstances and should not be used as a reason to block the development of housing.

Appropriate housing allocations are required to support the new retail investments recently established in Omagh Town.

There is a need to strike a balance between urban and rural development to ensure smaller towns and villages survive. The rural character should be maintained with the rural population sustained through the ability to access sufficient housing to meet demand.

At this stage, **Option 1** would be supported. However, this issue will be returned to with a subsequent submission, following the findings of the Public Examination on the HGIs.

Housing density should be less and should be proportionate to existing development. Proper restrictions should be in place to ensure the maintenance of the rural character of the district.

Provision should be made for social housing in a variety of house types. The plan should address the need for affordable housing in the area for the districts youthful population. Provision should also be made for the needs of older people through sheltered and supported accommodation, close to the necessary facilities.

Industry & Business

There are three priorities in relation to land for industrial purposes:

- Retain the industrial zoning already identified in the existing Area Plan
- Provide additional land bank for industrial purposes
- Ensure supporting infrastructure, including roads & telecommunications are of sufficient quality to attract inward investment and to maximise existing business growth.

The plan should be sufficiently flexible to accommodate clustering small businesses around towns in the district, including **Carrickmore & Fintona**. The plan should allow for a farmer to diversify by offering alternate services on the land. Independent domestic businesses may also need to establish an office or workshop convenient to their homes.

Consideration should be given to making provision for a high quality landscaped business park type of development, which would cater for Communication Technologies, back-office jobs and high tech business.

Sufficient land should be zoned in **Omagh** to allow for any potential inward investment and the growth of local Small to Medium Enterprises (SMEs). This land should be at the edge of the town with good transportation links to Belfast, Dublin and the ports.

With reference to existing zoned industrial land, there has been good uptake by Invest NI client companies at **Doogary** and it is anticipated that in this area demand for land will outstrip supply. Lack of development in other areas has resulted from the infrastructure deficit. Land at **Strathroy** should remain zoned for industrial development, but urgent consideration should be given to upgrading the infrastructure to make it more accessible.

Land should be graded. Land outside the town boundary and close to arterial roads could be zoned for heavy industry. Modern industry such as high tech office accommodation for call centres and other “clean” industries could be located in land zoned closer to the town centre.

A higher emphasis should be placed on meeting minimum landscaping/environmental standards in any future development.

The West Tyrone Area Plan should also give recognition to the fact that Omagh was designated as a ‘**Strategic employment location**’ in the RDS.

A number of currently vacant, opportunity sites have been identified in **Fintona** town centre, which may be appropriate for light industrial or retail use.

In **Dromore** there is a vibrant existing industry within the town (primarily contractors). There may not be adequate zoned lands for this industry to expand.

Industrial units were developed by Dromore 2000 and were occupied by a number of retail and commercial companies. No additional units are available for business start-ups. This must be addressed in the new plan.

The potential for zoning land nearer to town for enterprise/industrial development should be explored.

In **Carrickmore**, the Milestone Centre is a positive example of industrial zoning.

Consideration should be given to the need for additional zoned land around the Centre to allow this area to expand.

Additional zoned industrial land is required in other parts of Carrickmore.

Retailing & Related Activities

Omagh should have a vibrant and enterprising commercial heart.

Consideration should be given to splitting the town into primary retail core and secondary retail core. Some thought should be given to residential accommodation in the town centre, for example, the “Living Over the Shop Scheme”, to help restore some vibrancy into the town centre into the evening. Allowing a mix of commercial opportunities, e.g. coffee shops, restaurants and bars to develop in the town centre could facilitate an evening economy.

- A clear policy stance needs to be taken in relation to out of town centre development. Such a policy could also have implications for the protection of retailers in the district towns and villages.
- John St, James St. and Church Lane should be given special designation to help facilitate redevelopment.
- Consideration should be given for people with disabilities.

- Consideration should be given to providing zoned land for additional car parking. On street parking in the town centre should be restricted. Rear servicing should be encouraged to help avoid congestion.
- New commercial development above a certain size should make provision for public toilet provision.
- The new Area Plan should develop the potential of the river, possibly double frontages. The weir could also be used for renewable energy production.
- Consideration should be given to extending the limits of development of Omagh Town Centre or defining the commercial core that is to be protected and encouraged to develop.

Health, Education & Community Facilities

The Plan should promote Omagh as an important regional location for health care provision. The siting of a new regional hospital in the correct location is crucial for the future development of the region.

Plan policies should not prejudice the possibility of earmarking a site in the future for a new acute hospital.

In the event of surplus lands, currently owned by Sperrin Lakeland Trust becoming available, these should be utilised for health and wellbeing and should be zoned as recreational lands.

In the wider District, Termon Forum has proposals for an integrated plan for the delivery of education, health, sport and recreation in Carrickmore. The land in question begins opposite the existing Dean Maguirc College and continues towards the centre of Carrickmore. The Forum has suggested that this land is suited for the development of a local integrated plan which would encompass a major Primary Care Centre, a new Dean Maguirc College, as well as existing youth and sporting facilities.

The vitality of rural schools is important to the rural area. The trend seems to be towards bringing children into schools in major towns. This is not sustainable.

The potential for existing community buildings to become centres of community enterprise should not be overlooked. Promoting social economy projects in urban neighbourhoods or rural townlands may result in a more vibrant mix of land uses. Sites for community development schemes should be identified. The example of Mullaghmore and their community garden should encourage similar type projects.

Public Utilities

Water & Sewerage

Concern regarding the number of smaller settlements, which are not currently served by sewerage treatment works. This may hinder development and lead to an undesirable build-up of septic tanks.

There is potential for an audit to be carried out to determine the actual state of the infrastructure, to assess gaps in provision and to agree an investment programme to bring the infrastructure to the necessary level.

Power & Renewable Energy

Potential future developments relating to bio-gas projects, recycling of slurry waste and anaerobic digester systems. Consultation should take place with Omagh College & Owenkillew Community Development Group as both bodies have plans to explore the recycling of slurry waste.

Wind Farm developments should have a presumption in favour of approval, unless there is a specific strong reason for refusal.

Waste Management

Southern Waste Management Partnership identify the need for a positive bias towards the creation and development of enhanced waste processing infrastructure. This will result in the development of three or four new Civic Amenity Sites across the district.

The need for private sector waste processing capacity to be generated in the region and the need for swift clearance for the new facilities in order for the Councils to meet the recycling targets set by Government Departments and Europe.

Dromore, Fintona and Trillick areas need to be effectively serviced by one new fully manned and controlled site. The Beragh, Sixmilecross and Carrickmore area could be serviced by one site and the Drumquin and Gortin area would provide a good geographical spread across the entire district.

There could be benefit in attempting to site Civic Amenity Sites in the vicinity of new or existing water and sewerage treatment works.

Miscellaneous Infrastructure Related Points

- Noise nuisance is a public health issue. Adequate buffer zones should be available between industrial areas and housing developments.
- Air Quality Management Areas are needed. Future development should take account of air quality issues.
- Planning Service need to zone adequate land for quarrying as it is important to the local economy. Quarries will also need buffer zones around them.

Transportation

The Council intends to make a separate submission on the roads infrastructure.

- The concept of an orbital route around Omagh should be reflected in the plan. This will ease traffic difficulties and “unlock” the Strathroy lands.
- Upgrading the A5 is of major importance for the economic future of Omagh Town.
- The future line of a formal or informal roads network around the town needs to be identified and protected from development.
- Traffic movements could be facilitated with a bypass to the south of the town and orbital development on the northern side of the town.
- More priority needs to be given to the needs of pedestrians and cyclists. Traffic calming measures are needed.
- Partial pedestrianisation schemes could be introduced for areas of Market Street, High Street to Bridge Street junction and Scarffe’s Entry.
- Innovative approaches are needed for car parking in the town and make provision for potential sites. Consideration should be given to long term parking provision on the periphery of the town for office workers, park and ride, with associated public transport services.

Recreation, Leisure and Tourism

(1) Leisure and Recreation Provision

The following should be considered in the new plan:

- Area of land to rear of Lammy at Aughnamoyle Road for recreation purposes.
- Killyclogher Burn Walk to be protected and developed to link with Glenhordial Walk.
- Riverwalk to be developed/protected from Nestlé on the Derry Road to Lissan Bridge and from Campsie Bridge to the Bankmore Road.
- Provision of a footpath along the new by-pass.

Previous local consultants identified the following gaps in existing provision:

- “Informal but active” recreation opportunities for women.
- Huge household/population expansions (to the west in particular) not responded to.
- Opportunities in/around the town centre.
- Community gender type provision
- Community involvement in open space planning and management.
- Opportunities for those not interested in formal, structured club based

activities.

- The unique asset of the relatively unspoilt nature of 3 river valleys converging in the town should be exploited to the full in the interests of promoting strategic walking and cycling routes.
- The Area Plan should make provision for a potential expansion of the Riverside Walk concept and exploration of issues in relation to the development and expansion of golf facilities in the area.
- Provision of fishing stands from the new weir
- Lisanelly lands provide great potential
- Social problem with high housing densities needs addressed.
- Merit in establishing a working group to identify future routes for protection.
- The Council will soon be commencing work on its Sports, Leisure and Recreation strategy. A core element of this will be an audit on existing and planned sporting provision in the district.

(2)Tourism

- Omagh District is an important tourist destination. One of the major tourist attraction in NI is the Ulster American Folk Park. This park is bidding to become a National Museum for Emigration and consideration should be given within the new Area Plan for protection for possible expansion of the Park.
- The North West Linear Park development is currently under development. This initiative will have a positive impact on the promotion of walking and cycling as a tourism product within the Omagh District.
- The Council plans the development of a series of Ecotrails to link major attractions and natural and heritage attractions in the area, e.g. raised bogs, archaeological monuments.
- Strategic routes for walking/cycling/bridle paths should be identified and protected.
- There is a need for additional hotel provision/bed space. An opportunity site could be identified in the plan, perhaps a river facing location in the town centre? B&B accommodation and its role in rural regeneration.
- Future development of the Gortin Glen as a tourist destination and ways of building the tourist potential of the natural beauty of the Sperrins.
- Potential development of a Tyrone County Museum which would protect the heritage of the County.

Conservation

Reference made to the Integrated Heritage Plan prepared by Omagh District Council.

- The countryside needs protection from insensitive development. The designations of areas of outstanding natural beauty, green belts, countryside policy areas, and areas of scientific and special interest should be clearly determined and planning policy restrictions justified.
- In the Sperrins AONB, a sensitive approach should be given to the provision of local houses, services and employment to allow communities to be sustainable. Dispersed rural settlements should be identified.
- Historic town and village centres should be identified in the Plan to raise awareness of their origins and unique character.
- With the help of the local community, landmark buildings, ruins, sites of local historical interest, woodland, open space/amenity areas should be identified, acknowledged and protected.

The Countryside

- Rural Regeneration – consideration should be given to agricultural diversification. Alternative businesses in the countryside and need for Planning to be sympathetic to changing shape of rural industry.
- Areas in the countryside need protection, and a need for existing areas to be carefully reviewed. Consideration should be given to the designation of new areas.
- Need for a balance between urban and rural development. The rural character should be maintained with the rural population sustained through the ability to access sufficient housing to meet demand.

	<ul style="list-style-type: none"> • Better spacing of housing in new developments in urban areas may reduce the numbers of people moving into the countryside because they feel uncomfortable with high density. <p>Local Issues</p> <p>The Main Town – Omagh</p> <p>There remain a few undeveloped opportunity sites from the previous area plan and potential development sites. These could include:-</p> <ul style="list-style-type: none"> • Drumragh Avenue Car Park • Scott's Mill Site • Naturelle Site • Lisanelly Barracks <p>The Council intends to make a separate submission on proposals for the Lisanelly site.</p> <p>The Local Towns</p> <p>Fintona</p> <ul style="list-style-type: none"> • Fintona should be recognised as a deprived area with a need for specific issues within housing estates to be addressed. Schemes to encourage sustainable community development should be encouraged. • Promote the concept of special regeneration status. • Concern at the location and capacity of the existing sewerage works. • Concern over the availability of and location of land zoned for residential housing. • Main street requires a significant environmental upgrade. Some kind of incentive should be created to have improvements carried out. • Consideration should be given to changing the zoning of land surrounding the Ecclesville Centre to accommodate social economy projects • The Council has commenced work on the development of a football pitch in the Ecclesville demesne. • The potential for riverside walkways in the town should be explored and developed. <p>Dromore</p> <ul style="list-style-type: none"> • Recent housing developments have not created sufficient open space. • Consideration should be given to developing paths and walkways. <p>Carrickmore</p> <ul style="list-style-type: none"> • The MUCAT Project/Patrician Hall has now been reopened as a community managed theatre. • Dean Maguirc School is proposing to move to another site. • Health Care provision in the town needs to be upgraded. • The potential for walkways and paths around Carrickmore should be explored. <p>The Villages & Small Settlements</p> <ul style="list-style-type: none"> • Need for small- scale industrial development. • The concept of self-sustaining villages e.g. Camphill Village Community would be welcomed. • The potential exists for social economy projects through the utilisation of natural assets, such as the Loughmacrory development project for the Lough. • Identification of existing community buildings to become centres of community enterprise. The hall development at Drumquin for example, may provide an opportunity for the expansion of industrial units. The enterprise centre in Sixmilecross should also be noted. • Potential interest in Beragh in wind energy projects. • Opportunities exist for activity based tourism presented by Gortin Glen.
Airtricity	<p>Renewable Energy</p> <p>The EU Renewables Directive 2001/77/EC target of meeting 21% of Europe's electricity consumption from renewable energy depends on a significant contribution from wind energy. West Tyrone is an extremely important area for</p>

	<p>the development of wind energy due to the high wind speeds and dispersed low density population pattern. Even though 1/3 of the Plan area lies within the Sperrins AONB favourable consideration needs to be given to the development of renewables backed up by strong policies.</p> <p>Reference is made to policy documentation:-</p> <ul style="list-style-type: none"> • The NI Executive Programme for Government • The Regional Development Strategy • A Planning Strategy for Rural NI • Planning Policy Statements 1,2,3,6,10 & 14 • DCAN 10 • NI Landscape Character Assessment • British Wind Energy Associates – Best Practice Guidance, November 1994 • PPG22 <p>Proper guidance in the form of a Planning Policy Statement on Renewables for NI to inform local Area Plans is essential.</p> <p>West Tyrone There are currently 2 wind farms located in the West Tyrone area, Owenreagh and Bessy Bell. There are no wind farms under construction however there are 3 sites which are consented but not yet built – Bessy Bell2, Lough Hill and Bin Mountain. There are currently 12 valid applications under consideration by the Department across the district and 3 others that either straddle with bordering districts or are on the verge of the district but just outside.</p> <p>Criteria for Wind Farms Wind Speed – Wind turbines have to be located where the resource exists. They need to be located in elevated windy areas to gain maximum energy capture. There is often a perceived conflict between traditional planning values of “Design, Siting & Location” and wind turbines in elevated areas. To try to hide turbines behind trees or in valleys defeats the purpose for their existence and this is something that Planning Service need to be careful to avoid. The best areas in terms of wind speed are located in the Sperrins AONB.</p> <p>Electricity Grid. It is necessary to connect to the electricity grid. These are generally overhead lines as opposed to underground cables. It is essential that the Plan should reflect this fact and plan to accommodate.</p> <p>-Maps are supplied showing wind farm projects, grid distribution, wind atlas showing wind speeds.</p>
Omagh Business Forum	<p>Under the Review of Public Administration Omagh and Strabane will not be within the one Council Area and as such it does not make sense to take forward the development of an area plan that groups them together.</p> <p>Housing Housing Allocations. The housing allocation (HGI's) is still too low to accommodate expected growth and may hamper the development and the overall growth of Omagh and wider district. The review of current housing allocations should take into consideration local priorities and needs and that the approach should not be a one size fits all approach. The demand for housing may increase as a result of:-</p> <ul style="list-style-type: none"> • A major inward investment project • Increase in the non-national population • Decentralisation of public sector jobs • A major infrastructural relocation • The rebalancing of services between the east and west of the Province. <p>Balance- A balance between urban and rural developments needs to be struck to ensure the survival of smaller towns and villages.</p> <p>Other factors such as the number of young people looking for their own home, an increase in students to the area and the increase in the number of single person households need to be considered.</p>

Housing allocations should be subject to an ongoing review. The overall impact on the zoning of land could potentially be negative and detrimental.

Omagh town centre is currently thriving with a number of major new retail investments. To allow Omagh to sustain these investments and grow in the future appropriate housing allocations are required to support its development.

Single Dwellings- It is imperative that there is an allowance for single dwellings in rural areas and hamlets. This will ensure small communities are sustainable and able to maintain vital services such as schools, health centres and post offices. However, it would not be appropriate to see a large housing development in a small rural hamlet. This would be out of character in the area.

New Hamlets- The designation of new hamlets may need to be considered where there is already pressure on towns for housing land.

An issue exists in some settlements in relation to the actual utilisation of land zoned for housing. This land is not being freed up. This leaves a village with no further opportunities for housing.

Concern has been raised that roads, infrastructure and community facilities have not kept pace with the rate of housing growth. Sustainability is then questionable.

The impact of the dormitory settlement phenomenon (where people locate to a village or town and sleep there but work, socialise and shop elsewhere) is becoming apparent in the Omagh district. This could have a devastating effect on the economic and social fabric of community life.

Density- All new housing developments should have a sufficient level of open space.

Innovation- Housing design should be encouraged that promote sustainable development – solar panels and other forms of renewable energy.

Consideration should also be given to encouraging more residential opportunities in town centres

Living Over the Shop Schemes should be developed. There is also opportunity to look at developing brown field sites into town centre housing.

The Lisanelly Barracks site has over 250 housing units. The implications that this has for the local housing market in terms of displacement could be significant. The release of affordable housing of this nature on to the market could bridge a gap that currently exists for first time buyers.

Industry & Business

The Area Plan should consider three key priorities:

- Retain the industrial zoning in the previous Area Plan provided the infrastructure is in place to facilitate its development.
- Provide an additional bank of land for industrial purposes
- Ensure supporting infrastructure, roads and telecommunications, are of sufficient quality to attract inward investment.

Consideration will need to be given to the type of industry that will be needed in the future. Provision should be made for a high quality landscaped business park type development. New jobs have been created in a growing services sector particular retail.

Doogary is the only land owned by Invest NI. There has been a good uptake by Invest NI Client companies and it has been anticipated that in this area demand will outstrip supply.

Strathroy has had limited industrial development due to the lack of transport infrastructure. If this area is to remain zoned for industrial development it will need to be made more accessible.

Classification of Industrial Land- Consideration should be given to

classifying or grading land for industrial development. Land outside the town boundary and close to main arterial roads and access points could be zoned for heavier industry, which require the transportation of goods. Modern industry such as high tech office accommodation for call centres and other “clean” industries could be located in land zoned closer to the town centre.

Land will also need to be zoned in towns and villages, particularly Carrickmore, Fintona and Dromore. There is a risk that if adequate land is not zoned within these areas businesses will relocate outside the district.

Development of Civic Hub- Consideration should be given to the development of a civic hub – a building which could house a new super council and all other government departments such as housing executive, planning service, rates agency etc. The civic hub could be located outside the town centre. Consideration should be given to zoning land at the Lisanelly site for this. This has the potential to free up development sites close to the town centre for commercial development or hotel development. Sites such as the Grange, the County Hall, Scotts Mill could be used for commercial development.

Retailing & Related Issues – Omagh Town Centre

The aim would be to ensure that Omagh has a lively, vibrant and viable town centre that provides a high quality urban environment where people can live and feel safe, where business can prosper and where opportunities exist for new activities. Ways should be found to give new uses for old buildings and providing new opportunities for housing (Living Over the Shop Scheme).

Omagh has experienced a number of fairly significant changes with developments at the Showgrounds, the Great Northern Retail Park and the Royal Arms Mews development. These new forms of retailing and leisure developments have presented a challenge for Omagh town centre and could potentially result in the decentralisation of some of its core function away from the town centre.

Omagh 2010 Taskforce have undertaken some research into the **Regional and Economic Positioning of Omagh** and will forward the final report when completed.

Some parts of Omagh Town centre are characterised by physical decline, inadequate accessibility and vehicle/pedestrian conflict. These need to be addressed. There are also public spaces, which are shabby and neglected. This can act as a deterrent to visitors and can also be a disincentive to private investment. Some areas within the town centre should be given special designation (comprehensive development zone) to help facilitate redevelopment. These areas could include John Street & James Street, Church Lane and the riverside at the back of Market Street.

Design of Buildings- There needs to be a co-ordinated approach to the design of buildings, spaces. A lack of co-ordination can result in piecemeal development and a range of conflicting styles, designs and finishes in the town centre. Given that Omagh has a conservation area it will be affected by design constraints. Design standards within this conservation area should not just be restricted to buildings but should also include street lighting, furniture and signage.

Servicing of Shops- Parts of Omagh town centre still lack effective rear servicing. There needs to be adequate loading bays.

Pedestrianisation- Large volumes of vehicles do not make for a safe and pleasant town centre. When the third stage of the throughpass has been completed pedestrianisation could be looked at again. Pedestrian access to the town centre from peripheral shopping developments such as Great Northern Retail Park should be encouraged. This may take the pressure of car parking in and around the town centre. More walkways and footpaths should be provided in and around the town centre which are safe and well lit.

Retail Core- Consideration should be given to splitting the town into primary retail core and secondary retail core. More retail activity should be encouraged in High St.

Residential Accommodation- The “Living Over the Shop Scheme” would help restore some vibrancy into the town centre.

Car Parking- Consideration should be given to zoning land for additional car parking. There needs to be a mix of long stay car parking for workers and short stay parking for shoppers. On street parking in the town centre should be restricted and discouraged. Consideration should be given to the development of multi storey car parking sites close to the town centre. More disabled car parking is needed.

Consideration should be given to creating a walkway between the car park at the Grange and the Showgrounds development.

Civic Arts Centre- Consideration should be given to designating a part of the town as a “cultural quarter”.

Traffic Management- Consideration should be given to zoning land so that sections of the road can be upgraded to allow for an orbital road. Adequate land should be zoned and protected to allow this to happen.

Hotel- Consideration should be given to encourage the development of a hotel.

Street Lighting- White lighting should be encouraged in areas where there are concentrations of people at night or where people walk on a regular basis. The town has a number of prominent listed buildings and good lighting should be encouraged to showcase these.

Health, Education & Community Facilities

- There is a need to zone land for high quality primary care centres throughout the district.
- Many schools in rural areas may merge or diminish in size.
- The development and completion of the new College campus may lead to other development opportunities. An increase in the number of students may put an increased demand on housing and other services.

Public Utilities

- Water and sewerage infrastructure need developed to be able to accommodate any new housing or commercial/industrial developments.
- The new Plan should address air quality – Air Quality Management Areas.
- Adequate buffer zones should be made available between industrial and housing developments. Any noisy industrial development should be located in the Gortrush Industrial Estate.
- Adequate land should be zoned for the quarrying industry.

Transportation

- There is concern that the Omagh Through Pass will not have the capacity to deal with future demand and traffic levels.
- The A5 route should be enhanced and developed to facilitate effective access to the town and beyond.
- The future line of a formal or informal roads network around the town needs to be identified and protected from development.
- More priority needs to be given to the needs of pedestrians and cyclists and there is a need for traffic calming measures. Partial pedestrianisation schemes should be introduced for areas of Market St, High St. to Bridge St. junction and Scarffes Entry.

- To enable Omagh to thrive as part of a successful polycentric network, investment is needed to improve its road links to Dublin, Belfast and other major centres across the island – including Enniskillen, Derry and Letterkenny.
- ICBAN (The Irish Central Border Area Network) commissioned a piece of work entitled “Strategic Roads Infrastructure Planning and Provision in the ICBAN Territory”. This highlighted the need for a more joined up approach to spatial planning and infrastructure development.

Recreation, Leisure and Tourism

- Recreation facilities are increasingly being recognised as an important element in improving the quality of people’s lives.
- Provision should be made for recreation open space. Riverside walkways should be developed. Planning agreements should be entered into with developers to provide passive/active open space and walkways as part of the development scheme. Local communities should be involved in the design, management and care of open spaces.
- Provision should be made for a riverside walkway. Provision should be made for development opportunities around the river such as fishing stands.
- The land at Lisanelly Barracks provides an excellent opportunity for additional recreational/open space. The potential to develop an outdoor performance venue at Lisanelly should be examined.
- Walkways should be developed along the through-pass. All out of town developments should have safe and appropriate pedestrian access to the town centre.
- Consideration needs to be given to the development of more walkways throughout the town centre and safe cycle routes.

Conservation

There is a need to take account of and endorse the objectives and actions contained in the Integrated Heritage Plan prepared by Omagh District Council.

Natural Environment

- The countryside needs protection from insensitive development. The designation of an area of outstanding natural beauty, a green belt, countryside policy areas, areas of scientific and special scientific interest should be clearly determined.
- In the case of large scale blanket conservation zonings such as the Sperrins area of outstanding natural beauty, account should be taken of the need for isolated rural communities to be sustainable, and a sensitive approach taken to the provision of local houses, services and employment.
- Consideration should be given to the identification of dispersed rural settlements.

Built Environment

- Historic town and village centres should be identified. They should be protected from insensitive development.
- Areas should be identified with the help of the local community such as landmark buildings/ruins, local woodland, open space/amenity areas. These should be acknowledged and protected.

The Countryside

Planning should be sympathetic to the changing shape of the agricultural sector and should encourage new business development ventures in the countryside.

The issue of protection, eg the designation of areas in the countryside requiring protection, and the need for existing areas to be carefully reviewed and consideration given to the designation of new areas.

There is a need to ensure that there is an allowance for single dwellings in rural areas and hamlets. This will ensure small communities are sustainable and able to maintain vital services.

Many people are moving into the countryside because they feel uncomfortable with the high density of urban housing. It is suggested that better spacing of housing in new developments in urban areas could help address this issue.

Potential Development Sites

- Drumragh Avenue Car Park
- Scotts Mill Site
- Naturelle Site
- Lisanelly Barracks
- Omagh Police Barracks (after its relocation to St. Lucia)
- Riverside
- County Hall
- St. Lucia Barracks

Omagh 2010 Taskforce commissioned work on the Regeneration of Strategic Sites in Omagh. This has not been completed but will be forwarded in due course.

Lisanelly Barracks is one of the most significant sites that could be used for social and economic development purposes and it should be used for maximum community benefit.

Local Issues

Fintona

- This is a significantly deprived area, with specific issues within housing estates. Schemes to encourage sustainable community development should be encouraged.
- Potential for a programme of neighbourhood renewal.
- Is there a relocation issue for the existing sewerage works?
- Issue of land availability in Fintona
- Fresh look should be taken at provisions of industrial zoning in Fintona and a flexible approach taken to zoning.
- Identification of vacant, opportunity sites. Main St. requires significant environmental upgrades.
- Consider change of zoning of land surrounding the Ecclesville Centre to accommodate social economy projects.
- Promote the concept of special regeneration status for the area.
- Identify site for Football pitch
- Consider potential for riverside walkways.

Dromore

- Existing industry contractors have not adequate zoned lands for this industry to expand.
- No additional units for business start-ups
- Potential lands nearer the town for industrial development.
- Good availability of sports pitches and significant sports complex planned at the back of the school site.
- Consider the provision of well lit walkways. The walkway proposed by Dromore 2000 should be developed.
- Good multisport provision.
- Recent housing developments have not taken account of sufficient open space.
- Police Barracks – this has closed. Need to look at potential of this site from a local regeneration potential.
- New primary school has been built. Could the old site be redeveloped

Carrickmore

- Milestone Centre a positive example of industrial zoning. Consideration should be given to the need for additional zoned land around the Centre to allow this area to expand.

- MUCAT Project/Patrician Hall – redevelopment site should be noted.
- Potential for walkways/paths

Villages

An issue exists in relation to the utilisation of land zoned for housing. Local circumstances can result in the owners of land being reluctant to sell the land for development. This has led to situations within the district where sites for housing cannot be provided.

There is also a need for small-scale industrial development in villages, hamlets and open countryside.

- Loughmacrory has reached its limit in terms of development, and will need additional residential zoning.
- Concept of self-sustaining villages like Camphill Village Community, Clanabogan. Potential for Gortin to develop in this way? Clanabogan should be designated a village given the size of its population.
- Social economy potential through utilisation of natural assets, such as the Loughmacrory development project for the lough.
- Identification of existing community buildings to become centre of community enterprise. The hall development at Drumquin for example, may provide an opportunity for the expansion of industrial units, the Enterprise Centre in Sixmilecross should also be noted.
- Supporting structures to facilitate the development of sustainable energy project, such as the potential interest in Beragh in a wind energy project.

Hamlets

- There appears to be scope for designation of a number of new hamlets. This would address the demand for housing in the countryside, sustain rural communities and offer a level of infrastructure, such as water and sewerage facilities.