



Armagh Area Plan 2004

Alteration No1 : Armagh
Countryside
Proposals



An Agency within the
Department of the
Environment

ARMAGH AREA PLAN 2004

Alteration No 1 : Armagh Countryside proposals

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1. Preamble

- 1.1 The Armagh Area Plan 2004 - Alteration No 1: Armagh Countryside Proposals is an alteration to a development plan prepared under the provisions of Part III of the Planning (Northern Ireland) Order 1991 by the Planning Service, an Agency within the Department of the Environment.
- 1.2 A Notice of Intention to prepare the Plan Alteration was published in the local and provincial press and the Belfast Gazette in July 1998 and comments were invited from the public and interested parties. Consultations were also carried out with Armagh City and District Council, Government Departments and Agencies, statutory undertakers and other appropriate bodies. All representations received were taken into account in preparing the Preliminary Proposals of the Plan Alteration.
- 1.3 The Department published the Armagh Area Plan 2004 - Alteration No 1 Preliminary Proposals in April 1999. These were placed on public display in various locations throughout the District and comments were invited from the public and interested parties over a 14-week period. During this time meetings were held with Armagh City and District Council. Representations were subsequently received from the Council, a number of statutory and voluntary bodies and individual members of the public.
- 1.4 The Department considered all comments received, following which it published the Armagh Area Plan 2004 - Alteration No 1 Draft Alteration in November 1999. The statutory period for receipt of objections to the Draft Alteration ended on 17 December 1999 by which date 26 objections had been received. Following receipt of objections, the Department requested the Planning Appeals Commission to convene a Public Inquiry. All objections and the Department's rebuttal statements were available for inspection prior to the Public Inquiry.
- 1.5 The Public Inquiry was held between 23 May and 2 June 2000 and the Planning Appeals Commission subsequently reported to the Department on their consideration of the objections. The Department, following consideration of the recommendations contained in the Planning Appeals Commission report, published an Interim Statement in December 2000. Following further public consultation on the proposed modifications to the Plan Alteration, the Department decided to adopt the Armagh Area Plan 2004 - Alteration No. 1: Armagh Countryside Proposals. Full details of the Department's response to the Planning Appeals Commission recommendations are set out in:
 - (a) Armagh Area Plan 2004 - Alteration No. 1, Interim Statement (Dec. 2000) and

(b) Armagh Area Plan 2004 - Alteration No. 1, Adoption Statement (Mar. 2001).

- 1.6 The Department is now publishing the adopted Armagh Area Plan 2004 - Alteration No. 1: Armagh Countryside Proposals. This document, comprising a written statement and maps, incorporates the amendments outlined in both the Interim Statement and the Adoption Statement and replaces all previous versions of the Armagh Area Plan 2004 - Alteration No. 1: Armagh Countryside Proposals.
- 1.7 As part of the preparation of the Plan Alteration the Department published a number of supplements. These provide background information which has informed the policies and proposals contained in the Plan Alteration. Information in these documents was collated prior to the publication of the Draft Alteration in November 1999. They are:
 1. A Countryside Assessment Supplement.
 2. An Environmental Appraisal Supplement.
- 1.8 In the case of any contradiction between the Written Statement and any other document or map forming part of the Plan Alteration, the provisions of the Written Statement will prevail. Where inset maps have been produced, these take precedence over the District Map.
- 1.9 Nothing in the Plan Alteration should be read as a commitment that public resources will be provided for any specific project. All proposals for expenditure by the Department are subject to economic appraisal and will also have to be considered having regard to the overall availability of resources.

2 Introduction

The Planning Context

- 2.1 The Armagh Area Plan 2004 was formally adopted in January 1995. The Plan as adopted excluded those Countryside Proposals previously contained in the Armagh Area Plan 2004 Draft Plan relating to a proposed Countryside Policy Area (CPA) and hamlets¹.
- 2.2 General objections relating to countryside issues were not heard at the Public Inquiry into the Area Plan that was held in January 1994. This followed an agreement by the then Armagh District Council and the Department of the Environment that the proposed CPA and small settlements would be reviewed within the framework of a Countryside Assessment, a requirement of the Planning Strategy for Rural Northern Ireland published in September 1993.
- 2.3 The Countryside Assessment was initiated by the Department in consultation with Armagh City and District Council and it was agreed that the revised proposals for the countryside arising from this assessment, focusing primarily on the designation of Countryside Policy Areas and small settlements, would be published in due course as a formal Plan Alteration.
- 2.4 In preparing this Plan Alteration account has been taken of the provisions of the Department's Regional Planning Policies.

Purpose of the Plan Alteration

- 2.5 The primary purpose of the Armagh Area Plan 2004 - Alteration No 1: Armagh Countryside Proposals is to provide revised proposals, based on a Countryside Assessment, for the designation of:
 - (a) A Countryside Policy Area; and
 - (b) Small Settlements.
- 2.6 In addition, arising from the Countryside Assessment, the Plan Alteration also contains proposals in the Armagh Countryside² for the designation of:
 - (c) Sites of Local Nature Conservation Importance.
 - (d) Historic Parks, Gardens and Demesnes.

¹ Hamlets are now referred to as small settlements

² All proposals relate to the Armagh Countryside with the exception of those relating to Historic Parks, Gardens and Demesnes at Loughgall Manor House and Tandragee Castle. While for the most part these lie in the Countryside, a small part of both lie within settlement limits.

- 2.7 With the exception of the policies and proposals contained in this Plan Alteration the provisions of the Armagh Area Plan 2004, as adopted January 1995, remain unaltered.



Rural Armagh

3 Policies and Proposals:

CPA 1 Countryside Policy Area

The Department has designated the Armagh Countryside Policy Area.

Development proposals within this Countryside Policy Area will be controlled in accordance with the provisions of regional planning policy.

- 3.1 The strategic objectives of Countryside Policy Areas are:
 - To protect areas of countryside under pressure from development
 - To protect the visual amenity of areas of landscape quality and
 - To maintain the rural character of the countryside.
- 3.2 Arising from the Countryside Assessment, the Department considers it necessary to protect the rural landscape of the Armagh Countryside Policy Area from excessive or inappropriate development.
- 3.3 The landscape character of this area is one of rolling drumlins with numerous dwellings and farms scattered along a network of minor roads. That portion of the Countryside Policy Area south and east of Loughgall and around Kilmore is characterised by its orchards while the area from Richhill east towards Derryhale mainly comprises improved pastureland enclosed by overgrown hedgerows. Around Tandragee the landscape is characterised by higher drumlins, while closer to the boundary with Craigavon Borough Council Area it levels out into the Upper Bann flood plains, with flat mossland areas straddling the River Bann. The area has experienced considerable development pressure and its rural character is under threat. It is therefore important to protect this vulnerable landscape.
- 3.4 The Department's current regional planning policies which apply within Countryside Policy Areas are primarily contained in the Green Belt/Countryside Policy Areas section of the Planning Strategy for Rural Northern Ireland and the Department's Planning Policy Statements.
- 3.5 The boundary of the Armagh Countryside Policy Area is shown on the adopted District Map and on relevant inset maps.

4 Policies and Proposals:

SMT 1 Small Settlements

The Department has defined settlement limits for the following Small Settlements:

- | | | |
|---------------------------|------------------|------------------------|
| 1. Acton | 13. Clare | 25. Loughgilly |
| 2. Aghory | 14. Collegeland | 26. Madden |
| 3. Annaghmore | 15. Derryhale | 27. Milltown (Aghory) |
| 4. Annaghmore (Moss Road) | 16. Derrynoose | 28. Milltown (Benburb) |
| 5. Annahugh | 17. Derryscollop | 29. Mullaghbrack |
| 6. Ardress | 18. Drumhillery | 30. Salters Grange |
| 7. Artasooly | 18. Edenaveys | 31. St. Mary's Terrace |
| 8. Auglish | 20. Eglish | 32. Stonebridge |
| 9. Ballymacnab | 21. Glenanne | 33. Tassagh |
| 10. Broomhill | 22. Granemore | 34. Tullygoonigan |
| 11. Carrickaness | 23. Kilmore | 35. Tullyroan Corner |
| 12. Cladymore | 24. Lisnadill | |

Planning permission will be granted for proposals for development within these settlements provided they:

- contribute to a sustainable and quality environment
- are in keeping with the size and character of the existing settlement
- do not lead individually or cumulatively to a loss of amenity, and
- comply with all other relevant Planning Policies

4.1 Arising from the Settlement Appraisal in the Countryside Assessment, small settlements have been identified using the following criteria: -

Each small settlement should:

- have a significant number of occupied dwellings;
- contain social facilities and services;
- contain commercial facilities; and
- be the focus of an active community, either nucleated or, in some cases, dispersed.

- 4.2 The small settlements identified contain at least three of the above criteria, community focus being particularly important.
- 4.3 Settlement limits have been defined in order to protect the individual character of each small settlement and to prevent ribbon development and urban sprawl in the surrounding countryside.
- 4.4 Development of a scale appropriate to the size and sympathetic to the rural character of each small settlement will normally be acceptable. Proposals will be judged against all relevant planning policies, including, the policies contained in the adopted Armagh Area Plan 2004, the Planning Strategy for Rural Northern Ireland and the Department's Planning Policy Statements together with any other relevant material considerations.
- 4.5 All proposals should contribute to a sustainable and quality environment. The Department, through the Quality Initiative, is committed to securing high quality in the design, layout and landscaping of all development, particularly in relation to new housing.
- 4.6 Land has not been zoned for specific uses in the small settlements in order to provide flexibility; consequently a variety of uses may be acceptable. Where appropriate, Local Landscape Policy Areas have been identified, in and adjacent to the small settlements, in order to protect those areas considered to be of greatest amenity value, landscape quality or local significance (see LLPA 1).
- 4.7 It must be stressed that not all land within settlement limits will necessarily be capable of development and inclusion of land does not therefore imply automatic consent for any particular development. The development of some areas of land may prove difficult because of topography while other areas may require the provision of new or additional infrastructure. It is government policy to require developers to bear all or part of the costs of such additional infrastructure. The works could include roads, water and sewerage infrastructure or land drainage. Developers are therefore advised to liaise with the relevant agencies in order to evaluate infrastructure constraints or requirements. Where appropriate, planning agreements under Article 40 of the Planning (NI) Order 1991 may be necessary to enable development to take place.
- 4.8 The Department has carried out a general assessment of each small settlement and has drawn up a list of constraints for each area. These can be found in the Settlement Appraisal section of the Countryside Assessment Supplement. Whilst it has not been possible to cover every aspect of potential future development, the comments should provide a helpful guide.

- 4.9 Where the Armagh Green Belt or the Armagh Countryside Policy Area adjoin existing settlements, these have been identified on the appropriate inset maps as have any Local Landscape Policy Areas and Sites of Local Nature Conservation Importance.



Derryhale

5 Policies and Proposals

LLPA 1 Local Landscape Policy Areas

The Department has designated Local Landscape Policy Areas in and adjoining the following small settlements:

Artasooly	Kilmore	St. Mary's Terrace
Clare	Milltown (Aghory)	Tassagh
Glenanne	Salters Grange	

Planning permission will not normally be granted for development which would adversely affect the intrinsic environmental value and character of Local Landscape Policy Areas.

- 5.1 There is a need to respect and protect the natural and man-made environment in and adjoining settlements where development pressures are normally greatest.
- 5.2 Local Landscape Policy Areas (LLPAs) are those areas within or adjoining the small settlements which, arising from the Countryside Assessment, are considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from inappropriate development.
- 5.3 These designations are intended to: -
 - Protect archaeological sites and monuments and their immediate surroundings.
 - Protect listed and other important buildings and their immediate surroundings.
 - Protect the landscape and visual amenity of an area.
 - Protect areas of local nature conservation interest, including, areas of woodland and important tree groups.
 - Maintain, where possible, public access and views of and from riverbanks and shore lines.
 - Ensure that development does not detract from important vistas, planned landscapes, or encroach onto localised hills or amenity areas.
- 5.4 Where the LLPA is small in scale and/or is of exceptional environmental quality no new development will normally be permitted. Where the LLPA is larger or there are existing buildings on the site there may be scope to accommodate sensitive development proposals provided there is no significant detrimental

impact on the feature which the designation is intended to protect and the proposals meet the normal planning and technical considerations.

- 5.5 Most of the LLPAs are located beyond settlement limits and will help protect those features considered to be of greatest importance to their landscape setting. In assessing development proposals which may affect these areas the Department will also take into account all relevant rural planning policies.
- 5.6 In the assessment of development proposals which affect LLPAs based on nature conservation or heritage interests, the advice of the Environment and Heritage Service will be a major consideration.
- 5.7 The use of Tree Preservation Orders will be considered for those LLPAs where trees contribute significantly to visual amenity or where trees are considered under threat from development.
- 5.8 The boundaries of the LLPAs are indicated on the relevant inset maps for settlements.



Kilmore LLPA

SMALL SETTLEMENT MAPS

6 Policies and Proposals

SLNCI 1 Sites of Local Nature Conservation Importance

The Department has designated Sites of Local Nature Conservation Importance at the following locations:

36	Annacramph Lane & Carganamuck Quarry	49	Knockbane Bog
37	Argory Moss	50	Loughgall Lake & Woodlands
38	Aughnagurgan Lough	51	Loughnashade
39	Carnagh Forest & Lakes	52	Marlacoole Lake
40	Carrigatuke Fen	53	Milford Cutting
41	Carryhugh Fen	54	Milltown Benburb
42	Castle Dillion Lough	55	Mowillin South
43	Clare Glen Woodland	56	Mowillin South West
44	Clay Lake	57	Navan Fort
45	Darkley Reservoir	58	Outlack Bog
46	Drumarg Cliff & Karst	59	Tullybrick Lough
47	Gentle Owens Lake	60	Tullynowood Lake
48	Gosford Forest Park	61	Tynan Abbey

Planning permission will not normally be granted to development proposals that would have a significant detrimental effect on the intrinsic nature conservation interests of these sites. Where a development is permitted which would adversely affect such interests, the Department will endeavour to ensure that effects are kept to a minimum and/or appropriate mitigation measures are agreed.

6.1 Sites of Local Nature Conservation Importance in the Armagh Countryside have been identified and designated on the basis of their flora, fauna or earth science interest. In assessing development proposals on or adjacent to these sites priority will normally be given to the protection of their nature conservation interests. Where development can be accommodated, planning permission will normally be subject to conditions in order to protect the conservation interest or to provide appropriate compensatory measures. Where appropriate, developers may be asked to enter a planning agreement under Article 40 of the Planning (NI) Order 1991 to secure these outcomes.

6.2 Definitive boundaries of the Sites of Local Nature Conservation Importance are contained in the relevant inset maps. They are also indicated for information on the District and Settlement Maps.

7 Policies and Proposals

HP 1 Historic Parks, Gardens and Demesnes

The Department has designated the following parks, gardens and demesnes of special historic interest:

62 Ardress	64 Loughgall Manor House	66 Tynan Abbey
63 Gosford Castle	65 The Argory	

The Department has also identified supplementary sites for the following parks, gardens and demesnes, which retain only some elements of their original historic form:

67 Castledillon	69 Fellows Hall	71 Summer Island
68 Darton	70 Hockley Lodge	72 Tandragee Castle

These parks, gardens and demesnes will be protected and development proposals assessed in accordance with the provisions of regional planning policy.

- 7.1 The Department's current policy for the protection of historic parks, gardens and demesnes is contained in Policy BH6 of Planning Policy Statement (PPS) 6 - Planning, Archaeology and the Built Heritage.
- 7.2 The Armagh Countryside has a rich legacy of gardens, parks and demesnes of archaeological, historical and botanical interest. The Department considers it important that these valuable features of our built heritage are protected from development which would harm their historic character.
- 7.3 There are a number of gardens, parks and demesnes which retain their original character and design to an extent that they are valuable for their special historic interest and these have been designated by the Department.
- 7.4 There are other areas which retain only some distinctive historic elements and these have been identified as Supplementary Sites.
- 7.5 These areas will be detailed in a Register of Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland, to be published in the near future by the Environment and Heritage Service. This Register will summarise the historical significance of each site and the contribution such planned features make to the local landscape. It will also seek to encourage the public, as well as owners, to value and support the protection and maintenance of such sites.

- 7.6 Definitive boundaries of all historic parks, gardens and demesnes are contained in the relevant inset maps. They are also indicated for information on the District Map.



The Argory - Photograph by Mike Williams, courtesy of the National Trust

APPENDICES

Planning Policy Statements

To date seven Planning Policy Statements have been produced by the Planning Service.

- PPS 1 General Principles, March 1998
- PPS 2 Planning and Nature Conservation, June 1997
- PPS 3 Development Control: Roads Considerations, May 1996
- PPS 4 Industrial Development, March 1997
- PPS 5 Retailing and Town Centres, June 1996
- PPS 6 Planning, Archaeology and the Built Heritage, March 1999
- PPS 9 The Enforcement of Planning Control, March 2000

Three further PPSs have been issued in Draft form.

- PPS 7 Quality Residential Environments, March 2000
- PPS 8 Open Space, Sport and Recreation, March 1999
- PPS 10 Telecommunications, November 2000

Development Control Advice Notes

1. Amusement Centres
2. Multiple Occupancy
3. Bookmaking Offices
4. Hot Food Bars
5. Taxi Offices
6. Restaurants and Cafes
7. Public Houses
8. Small Unit Housing
9. Residential and Nursing Homes
10. Environmental Impact Assessment (Revised August 1999)
11. Access for People with Disabilities
12. Planning Controls for Hazardous Substances (2nd Edition May 2000)
13. Crèches, Day Nurseries and Pre-School Playgroups
14. Telecommunications Prior Approval Procedures (2nd Edition May 2000)
15. Vehicular Access Standards (2nd Edition August 1999)

Appendix 2

The Planning Team

The Citizens Charter for Northern Ireland seeks to ensure that the public are aware of the officials who are involved in the preparation of development plans. The officers chiefly involved in the production of the Armagh Area Plan 2004 - Alteration No. 1 are listed below: -

Mary MacIntyre B.A. (Hons), MRTPI.

Peter Mullaney B.A.(Hons), Dip. TP, MRTPI.

Carol Ramsey B.Sc. (Hons) Soc. Sc., Dip. TP, MRTPI.

Tony Donnelly B.Sc.(Hons), M.A., MRTPI.

Anthony Mackle B.A. (Hons), Dip T.P.

David Reid.

Margaret Orr.

Statutory Sites of Nature Conservation Importance

Area of Scientific Interest (ASI)

73 Lough Shark ASI - October 1989

Area of Special Scientific Interest (ASSI)

74 Annacramph Meadows ASSI - January 1992

75 Crossbane Lough ASSI - July 2000

76 Drumcarn ASSI - November 1998

77 Kiltubbrid Loughs ASSI - May 1989

78 Moyrourkan Lough ASSI - May 1999

79 Straghans Lough ASSI - June 1999

Definitive boundaries of the Statutory Sites of Nature Conservation Importance are indicated on the relevant inset maps. They are also indicated for information on the District Map.