DUNGANNON AND SOUTH TYRONE
AREA PLAN 2010

March 2005
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The Dungannon and South Tyrone Area Plan 2010 is a development plan prepared by the Planning Service, an Agency within the Department of the Environment, under the provisions of Part III of the Planning (Northern Ireland) Order 1991.

This document comprises the written statement of the Dungannon and South Tyrone Area Plan 2010. It should be read in association with the accompanying maps. In the event of a contradiction between the written statement and a map, the provisions of the written statement will prevail. Where settlement maps are produced, these take precedence over the relevant borough maps.

The Planning (Amendment) (Northern Ireland) Order 2003 amends existing legislation contained in the Planning (Northern Ireland) Order 1972, the Planning (Northern Ireland) Order 1991 and the Strategic Planning (Northern Ireland) Order 1999. Under this Order, development plans are required to be ‘in general conformity with’ the Regional Development Strategy for Northern Ireland 2025: Shaping Our Future (RDS). Article 29 of this Order declares the Dungannon and South Tyrone Area Plan 2010 to be an ‘excepted plan’ for which the need to be in general conformity with the RDS does not apply. The RDS will however, be material to decision making on individual planning applications and planning appeals within the Dungannon and South Tyrone Borough.

Notice was given to Dungannon and South Tyrone Borough Council on 9th August 1995 that the Department intended to prepare a new development plan for the Borough for the period 1995 to 2010. A Notice of Intention to prepare the Plan was published in the local and provincial press in the week beginning 11th September 1995 and comments were invited from the public and interested parties in respect of the issues to be addressed in the Plan. Consultations were also carried out with Dungannon and South Tyrone Borough Council, community groups, 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.

The Department published the Dungannon Area Plan 2010 Preliminary Proposals on 8th January 1998. These were placed on public display in Dungannon Leisure Centre from Thursday 8th January to Saturday 10th January 1998. A notice advising that the Department had prepared the Preliminary Proposals was also published in the local and provincial press and the Belfast Gazette in the two weeks beginning 23rd December 1997 and comments were invited from the public and interested parties over a 14 week period. During this time meetings were held with the Borough Council and a number of community groups. Representations were subsequently received from the Borough Council, a number of statutory and voluntary bodies and individual members of the public and these were considered by the Department in preparing the Draft Plan, which was published in May 2000.

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1 The name of the Council changed from ‘Dungannon District Council’ to ‘Dungannon and South Tyrone Borough Council’ in November 1999.
The statutory period for receipt of representations to the Draft Plan expired on 6th July 2000, by which date 300 objections and 2 letters of support had been received.

Following objections to the Dungannon Railway Throughpass, the Roads Service of Department for Regional Development (DRD) reviewed all the options and recommended an alternative route – the Dungannon Eastern Distributor Road (DED). Consequently, ‘Revision 1’ to the Draft Plan was published on 15th May 2002 to incorporate this route. A consultation period ensued, ending on 26th June 2002, with 634 objections being received in relation to the new road and associated land-use changes.

In consideration of all the objections received, the Department requested the Planning Appeals Commission to hold a public inquiry into the relevant objections and to report to the Department on the inquiry. The inquiry sat for 37 days, between 20th January and 28th March 2003.

The Commission subsequently reported to the Department on its consideration of the objections. The recommendations contained in the report by the Commission have been fully considered by the Department in finalising the outcome of the objections and the consequent revisions to the Plan, written statement and maps. Full details of the Department’s response to the Commission’s recommendations are set out in the Dungannon and South Tyrone Area Plan 2010 Adoption Statement.

The Department is now publishing the Dungannon and South Tyrone Area Plan 2010 (hereinafter referred to as ‘the Plan’). This document incorporates the amendments outlined in the Adoption Statement and replaces all previous versions of the Dungannon and South Tyrone Area Plan 2010.

In preparing the Draft Plan, the Department published a Technical Supplement providing technical information that has influenced the policies and proposals contained in the Plan. The information contained in the Technical Supplement was completed prior to the publication of the Draft Plan in May 2000. The Technical Supplement is not part of the statutory Plan.

Nothing in the Plan 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.

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Part 1

Introduction

Plan Area
Purpose of the Plan
Plan Policies and Proposals
Regional Policy Context
Plan Aim
Plan Objectives
Plan Strategy
Plan Area

The Plan relates to the administrative area of Dungannon and South Tyrone Borough Council, an area of approximately 780 square kilometres with a population of 47,735 (2001 Census). The main settlement is Dungannon town with an estimated population of 10,983, while the town of Coalisland with a population of 4,872 is the next largest settlement (2001 Census). Approximately 6,267 people are estimated to live within the 9 larger villages of Augher, Aughnacloy, Ballygawley, Caledon, Castlecaulfield, Clogher, Donaghmore, Fivemiletown and Moy (2001 Census). The Borough is essentially rural in character with approximately 50% of people living in smaller villages or the countryside.

Purpose of the Plan

The purpose of the Plan is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals that will be used to guide development decisions within Dungannon and South Tyrone Borough.

Plan Policies and Proposals

The policies and proposals contained in the Plan constitute considerations that the Department will take into account in determining planning applications within the Borough. The contents of the Plan must be read as a whole, since several policies may often be relevant to a particular development proposal.

The policies and proposals contained in the Plan should not, however, be read as the only tests of acceptability for development proposals. In making its decisions, the Department will also assess proposals against all planning policies and other material considerations that are relevant. The contents of the Plan must therefore be read in conjunction with the relevant contents of regional policy publications and supplementary planning guidance documents. These are addressed in the ‘Regional Policy Context’ section below.

In order to ensure that there is no public misunderstanding of these Plan policies and proposals, it must be recognised that there may be occasions when other material considerations outweigh one or more of these. Each case must be considered on its merits to assess whether an exception would be justified, but the provisions of the Plan policies and proposals will prevail unless there are other overriding policy or material considerations which outweigh them and justify a contrary decision.
Regional Policy Context

The Regional Policy Context for the Dungannon and South Tyrone Area Plan 2010 is provided by the Regional Development Strategy for Northern Ireland 2025 - Shaping our Future (RDS), A Planning Strategy for Rural Northern Ireland, all prevailing Planning Policy Statements (PPSs) as prepared by both the Department for Regional Development (DRD) and the Department of the Environment (DOE), and the Regional Transportation Strategy (RTS). The Department also prepares non-statutory supplementary planning guidance that applies throughout Northern Ireland.

Regional Development Strategy

The Regional Development Strategy for Northern Ireland 2025 - Shaping our Future (RDS) was formulated by the Assembly in September 2001. It sets out a dynamic strategic spatial planning framework for Northern Ireland to guide physical development within the region until 2025 and it provides an overarching strategic framework for development plans.

At the heart of the RDS is the principle of ensuring a better quality of life for everyone, now and for generations to come, by seeking to meet the objectives of sustainable development.

The RDS contains a Spatial Development Strategy that aims to provide a strategic focus that will guide future development in order to provide a balanced and equitable pattern of sustainable development across the Region. In the context of the RDS, Dungannon and South Tyrone Borough lies within ‘Rural Northern Ireland’.

The overall aim of the RDS for Rural Northern Ireland is to develop an attractive and prosperous rural area, based on a balanced and integrated approach to the development of town, village and countryside contributing to the overall well-being of the Region as a whole. This is to be achieved by action on a series of Strategic Objectives and supporting Strategic Planning Guidelines.

Regional Transportation Strategy

The Regional Transportation Strategy 2002-2012 (RTS) was published in July 2002 and is a ‘daughter document’ of the RDS. Its purpose is to make a significant contribution towards achieving the longer-term vision for transportation contained within the RDS.

The purpose of the RTS is to improve access to regional, national and international markets thereby contributing to sustainable patterns of development and movement, and to promote integration between different modes of travel.
Introduction

The RTS identifies strategic transportation investment priorities and considers potential funding sources and the affordability of planned initiatives over the next 10 years.

A Planning Strategy for Rural Northern Ireland

A Planning Strategy for Rural Northern Ireland (the Rural Strategy), published in September 1993, contains a number of strategic policies, but essentially comprises a compendium of planning policies setting out, on a topic basis, the factors that the Department takes into account when assessing development proposals. It applies to all of Dungannon and South Tyrone Borough.

The Department has begun progressively to replace the Rural Strategy. The strategic section of the document is superseded by the RDS, whilst the topic sections are progressively being replaced by PPSs. Policies within the Rural Strategy remain material considerations until superseded.

Planning Policy Statements

Planning Policy Statements (PPSs) set out the policies of the Department on particular aspects of land use planning and apply to the whole of Northern Ireland. They provide a broad regional policy context for the site-specific policies and proposals contained in development plans and directly influence decisions on individual planning applications. Details of PPSs are contained in Appendix 1.

Regional Supplementary Planning Guidance

The Department’s publication, A Design Guide for Rural Northern Ireland, issued in May 1994, provides guidance for all those who are proposing to build in the countryside of Northern Ireland. Its purpose is to improve the quality of design and to help ensure that new buildings fit into the landscape.

The Department’s publication, Creating Places, issued in May 2000, provides guidance on the design, character and layout of new housing areas in Northern Ireland. The guide describes the contributions to quality and sustainability that developers will be expected to make through the design of new residential developments.

The Department also publishes and updates as necessary a set of Development Control Advice Notes, which explain the planning criteria, and technical standards, which the Department considers when dealing with specific categories or particular aspects of development in Northern Ireland. These are listed in Appendix 2. Good practice guides may also be issued to illustrate how concepts contained in PPSs can be best implemented.
It should be noted that the Department is continuously reviewing its regional planning policies and advice. It is therefore advisable to contact the Divisional Planning Office to ascertain the current relevant policies and supplementary guidance that apply within Dungannon and South Tyrone Borough.

Plan Aim

To provide a planning framework which facilitates the future growth and development of Dungannon and South Tyrone Borough whilst protecting and, where appropriate, enhancing the natural and man-made environment and ensuring that development is both sustainable and of a high quality.

Plan Objectives

The main objectives of the Plan are:

- the maintenance and enhancement of Dungannon and South Tyrone Borough and its distinctive urban and rural environs as an attractive and pleasant place to live, work and visit;

- the integration of land use and transportation to reduce congestion and the need for car journeys and encourage a shift to more sustainable modes of transport, including walking and cycling;

- the promotion of development within existing settlements which benefit from ease of access to an appropriate range of services and community facilities and maximise use of existing infrastructure;

- the maintenance of compact settlement forms that respect the individual character and identity of settlements, avoid urban sprawl and unnecessary ribboning and reduce the need for expansion into countryside;

- the provision of development opportunities to meet housing and employment needs within a quality and sustainable living and working environment;

- the protection and enhancement of landscape features, natural habitats, and man-made features which are of conservation importance and contribute to the overall character of individual settlements and the wider countryside;

- the consolidation of the network of open space, cycleways and walkways; and

- the promotion of opportunities for sustainable leisure and tourism development.
Plan Strategy

The Plan strategy is to:

• promote Dungannon as a main hub within Northern Ireland and strengthen its role as the principal administrative, trade, employment and residential centre within the Borough;

• consolidate the role of Coalisland as the Borough’s second largest settlement, providing appropriate development opportunities for housing, employment and leisure activities, in keeping with the scale and character of the settlement;

• concentrate large-scale land use zonings within Dungannon and Coalisland, using a sequential and phased approach, particularly for housing, that gives priority to development within the existing urban area;

• retain and provide development opportunities for shops, services, leisure activities and mixed use development within the town centres of Dungannon and Coalisland where they will contribute to their overall vitality and viability and are accessible to all members of the community by a variety of means of transport;

• protect and extend existing industrial and business areas where they are within easy access of the urban population and will not have a significant adverse impact on the environment or local amenity;

• maintain and consolidate the role of the Borough’s villages as local service centres providing appropriate development opportunities for housing, employment and leisure activities in keeping with the scale and character of individual settlements;

• identify, define and designate areas of conservation interest, both natural and man-made, across the Borough and those of local landscape and townscape importance in and adjacent to the settlements; and

• sustain a living and working countryside whilst protecting from inappropriate development those areas that are vulnerable to development pressure or that are visually or environmentally sensitive.

This Plan will implement this strategy through a series of policies and proposals that are in accordance with the Department’s current strategic and regional planning policies. These are to be found in Parts 2 and 3 of the Plan.
Part 2
Policy Framework

Settlement
Housing
Industry and Business
Community Uses
Retailing, Services and Offices
Utilities
Transportation
Tourism
Recreation and Open Space
Agriculture and Forestry
Conservation
Minerals
Countryside
Settlement

Introduction

Dungannon and South Tyrone Borough has a strong rural settlement character with approximately two thirds of its population currently living in villages or the countryside. Major development proposals in the Borough have nevertheless centred primarily on the larger settlements of Dungannon and Coalisland.

With an estimated population of 10,983 (2001 Census), Dungannon is the principal administrative and commercial centre for the Borough. It is also the main industrial base, especially in manufacturing and food processing. Coalisland is the second largest town in Dungannon and South Tyrone Borough with an estimated population of 4,872 (2001 Census). It is an industrial and local service centre in close proximity to Dungannon, located approximately 6 kilometres to the northeast.

The Plan designates 31 villages within the Borough which act as local social, educational and commercial centres and which provide development opportunities to accommodate local needs, arising from within the villages and the surrounding rural hinterland. There is a significant concentration of villages in the eastern part of the Borough, in close proximity to both Dungannon and Coalisland. Some of these have witnessed significant growth relative to their existing scale and facilities.

Many of the Borough’s villages also enjoy relatively good access to the strategic road network, including Aghaginduff/Cabragh, Augher, Aughnacloy, Ballygawley, Clogher, Fivemiletown, Killyman, Moy and Tamnamore. As such, they are likely to be particularly attractive to potential development opportunities, including those for industry and business.
Regional Policy Context

The Regional Development Strategy (RDS) sets out a Spatial Development Strategy (SDS) to guide the physical development of the Region to 2025. The SDS is a hub, corridor and gateway framework designed to:

- guide physical development throughout Northern Ireland over the next 25 years, subject to adjustment on review;
- facilitate economic growth by identifying a network of locational opportunities for investment and development;
- accommodate the necessary housing growth;
- promote balanced community development;
- create the conditions for improved and equitable access to a range of employment, commercial, health, education and community services across urban and rural areas; and
- protect and enhance the natural and built environments.

The Spatial Development Strategy specifically identifies Dungannon as a main hub.

The Department’s regional planning policies for development in the settlements of Dungannon and South Tyrone Borough are currently set out in the various Planning Policy Statements published to date and A Planning Strategy for Rural Northern Ireland. These provide a coherent framework for future development within towns, villages and rural communities as appropriate. There is currently an ongoing programme of PPS preparation being carried out by both DRD and DOE (see Appendix 1).
Plan Policy SETT 1  Settlement Limits

A settlement limit is designated for Dungannon and for Coalisland and land is zoned for the principal land uses. Settlement limits are also designated for the following villages: Aghaginduff/Cabragh, Annaghmore, Augher, Aughnacloy, Ballygawley, Ballynakilly, Benburb, Brockagh/Mountjoy, Caledon, Cappagh, Carland, Carnteel, Castlecaulfield, Clogher, Clonmore, Dernagh/Clonoe, Derrylee, Donaghmore, Dyan, Edendork, Eglish, Fivemiletown, Galbally, Granville, Killeen, Killyman, Moy, Newmills, Tamnamore, The Bush and Tullyallen.

Favourable consideration will be given to development proposals within settlement limits including zoned sites provided the following criteria are met:

• the proposal is sensitive to the size, character and function of the settlement in terms of scale, form, design and use of materials;

• the proposal respects the opportunities and constraints of the specific site and its surroundings and, where appropriate, considers the potential for the creation of a new sense of place through sensitive design;

• there is no significant detrimental affect on amenities;

• there is no significant conflict with recognised conservation interests;

• there are satisfactory arrangements for access, parking and sewage disposal;

• where appropriate, any additional infrastructure necessary to accommodate the proposal is provided by the developer; and

• the proposal is in accordance with prevailing regional planning policy and the policies, requirements and guidance contained in Part 3 of the Plan.

The designation of settlement limits is partly to promote, and partly to contain, new development within that limit and so maintain the clear distinction between the countryside and the built-up area. This will help facilitate properly structured and appropriately scaled growth, protect the individual character of each settlement and constrain ribbon development and urban sprawl in the surrounding countryside. In Dungannon and Coalisland, areas are also zoned for the principal land uses to promote orderly growth. Within the villages, housing proposals will be considered on their merits, providing developments are generally small scale, low density, appropriately located and of sensitive design, materials and form.
It must be stressed that inclusion of land within settlement limits does not imply automatic consent for any particular development, even on zoned sites. All development should contribute to a sustainable and quality environment.

The Department will require development proposals to be designed and implemented in accordance with prevailing regional planning policies and with the relevant Plan policies and proposals, including the key site requirements set out for zoned land. The key site requirements set out the most important matters which developers will need to address in bringing forward proposals for specific sites. They focus on the main infrastructure requirements and local design requirements.

Developers should, however, note that while the key site requirements for the development of zoned sites are set out in the Plan, the need for certain supplementary infrastructure works and/or mitigation measures necessary to facilitate the specific scale and form of development proposed may only be identified at planning application stage e.g. as a result of an Environmental Impact Assessment or a Transport Assessment.

Many development sites will require the improvement of existing infrastructure and/or the provision of additional supplementary infrastructural works to enable the development to take place e.g. transport infrastructure, water and sewerage or land drainage. It is presently government policy that developers should bear the cost of works required to facilitate their development proposals. This policy applies to both public and private sector developments. Where appropriate, planning agreements under Article 40 of the Planning (Northern Ireland) Order 1991 may be used to enable developers to proceed. Developers are urged to liaise early in the preparation of their proposals with the relevant Department, Agency or service provider.

The settlement limit and land use zonings for Dungannon, Coalisland and the villages are shown on the settlement maps. Specific requirements and guidance for each settlement and the zoned sites are contained in Part 3 of the Plan.

### Plan Policy SETT 2 Protection of Accesses

**Protected access points are identified in Dungannon, Coalisland and Fivemiletown.**

Planning permission will be refused for development proposals that would prejudice the provision of satisfactory access through these access points to neighbouring backlands.

Elsewhere within all settlements, there will be a presumption against development proposals that would prejudice future potential development opportunities.
The Department identifies the position of certain access points within Dungannon Coalisland and Fivemiletown, which it considers important to protect. These are at locations where future access opportunities are limited by the extent of existing development or where, in the interests of traffic safety, access may be restricted to certain points. The Department wishes to ensure that development proposals will not encroach upon or prejudice the future provision of satisfactory access, including visibility splays, at these locations. Elsewhere within settlement limits, the Department wishes to ensure that proposals will not unduly restrict the development potential of adjoining lands and will therefore consider the effect any proposal may have on the accessibility and comprehensive development of such lands.

The identification of these access points does not necessarily indicate that they are suitable in their present condition for use as access to the site. Depending upon the scale of the development proposed, access points may have to be upgraded to meet the Department for Regional Development’s Road Service standards. These access points are identified on the relevant settlement maps.
Housing

Introduction

The need for new housing in Dungannon and South Tyrone Borough over the Plan period will primarily be due to the formation of new households through continuing population increase and the long established trend towards smaller average household size. It is also recognised that there are a variety of different housing needs in terms of dwelling size, type and tenure. Of particular importance are the specialist needs of certain groups within society, such as those on limited incomes, the elderly, and those people with disabilities.

Whilst the majority of residential developments continue to locate within Dungannon, Coalisland and the larger villages, there has also been significant development pressure in many of the other settlements and for individual houses in the rural area. Dwellings proposed in the countryside will continue to be determined by the Department in accordance with the provisions of A Planning Strategy for Rural Northern Ireland or any subsequent prevailing regional planning policy.

Regional Policy Context

The Regional Development Strategy (RDS) takes a long-term perspective and sets out a strategic approach to the distribution and form of housing throughout Northern Ireland. The aim is to ensure the future pattern of housing, and its critical relationships with employment, transport and the environment are managed within the principles of sustainable development to secure the maximum benefits for all people.

The major themes in the RDS relating to housing include:

- managing housing growth and distribution;
- supporting urban renaissance; and
- achieving balanced communities.

The RDS has set a housing growth indicator up to 2015 for Dungannon and South Tyrone Borough of 4,400 dwelling units. The target for the share of the housing growth to be accommodated within the existing urban areas is set at 60% for towns with over 5,000 population.

Under the provisions of The Planning (Amendment) (Northern Ireland) Order 2003, the Dungannon and South Tyrone Area Plan is an ‘excepted plan’ for which the need to be ‘in general conformity with’ the RDS does not apply. The RDS has however, been a material consideration in formulating the Plan. Thus, the housing policies and proposals in the Plan complement the regional policy context to ensure that an adequate supply of housing land is available to meet the housing needs of the Plan area.
Planning Policy Statement 7 (PPS 7): Quality Residential Environments, requires designers of new housing schemes to pay careful attention to the characteristics of each development site, including the landform, landscape and wider setting. In this way, new buildings can be successfully integrated into their surroundings. Each site will be required to be developed in accordance with the provisions of PPS 7 and in so doing to make adequate provision for open space / recreational facilities, landscaping and neighbourhood facilities. For each site zoned for development in the towns, additional key site requirements which developers will be expected to meet are set out in Part 3 of the Plan. Guidance on the form of new housing development in villages is also contained in Part 3 of the Plan.

The policies contained in PPS 7 apply to all residential development proposals in Northern Ireland with the exception of proposals for single dwellings in the countryside, which will continue to be assessed under policies contained in A Planning Strategy for Rural Northern Ireland.

Supplementary planning guidance for residential development is contained in Creating Places – Achieving Quality in Residential Developments. It is the principal guide for use by developers in the design of all new housing areas. The guide is structured around the process of design and addresses the following matters:-

- the analysis of a site and its context;
- strategies for the overall design character of a proposal;
- the main elements of good design; and
- detailed design requirements.
The guide emphasises that a flexible approach will be taken for designs that will demonstrably result in the creation of quality places with a unique identity.

Planning Policy Statement 12 (PPS 12): Housing in Settlements, is being prepared by the Department for Regional Development. A consultation draft was published in November 2002.

In addition, the Department has published a revised Development Control Advice Note 8 (DCAN 8): Housing in Existing Urban Areas. This will be material to the determination of planning applications for small-unit housing within existing urban areas.

**Plan Policy HOUS 1  Housing Zonings**

257 hectares of land are zoned for housing within Dungannon and 121 hectares are zoned in Coalisland, to be released in two phases.

**Phase 1 Housing Zonings:**

109 hectares of land are zoned for Phase 1 housing in Dungannon and 80 hectares for Phase 1 in Coalisland. Favourable consideration will normally be given to proposals for the comprehensive development of housing on such land subject to compliance with prevailing regional planning policy and the policies and key site requirements contained in the Plan (see Plan Policy SETT 1).

**Phase 2 Housing Zonings:**

148 hectares of land are zoned for Phase 2 housing zonings in Dungannon and 41 hectares for Phase 2 in Coalisland. This land will be safeguarded for housing, but will not be released for development, either in part or in full, prior to a housing land review in 2005. Until the review is completed, planning permission will only be granted on Phase 2 land for single dwellings that are in accordance with Green Belt policies – under Policy GB\CPA 1 of A Planning Strategy for Rural Northern Ireland or any subsequent revisions, and that do not prejudice comprehensive development. Exceptions may be made for health and education purposes where a need has been established.

Following the review, land in Phase 2 identified for release will be subject to the controls under Phase 1. The residual land will continue to be protected under the provisions of Phase 2.
Dungannon is the principal settlement within the Borough and is identified as a main hub in the Regional Development Strategy. Large scale housing development will continue to be located in the town where there is ease of access to employment opportunities and a range of shopping, recreation and community facilities. Dungannon is also the preferred location for new housing development in terms of infrastructure and communications. Coalisland also has an important role in providing for new houses as the Borough’s second key settlement.

The housing zonings will more than accommodate the anticipated need for additional dwellings over the Plan period, as identified by the housing growth indicators in the Regional Development Strategy. Accordingly, a phased approach to the release of housing land has been adopted. In distributing land between Phase 1 and Phase 2, a sequential approach has been adopted, taking into account previous zonings, commitments, land uses, opportunity to achieve a more compact settlement form and potential for comprehensive development.

Land within Phase 1 is sufficient to meet anticipated need well beyond the housing land review in 2005. Provided all the key site requirements for these sites are met, proposals for their comprehensive development will normally receive favourable consideration at any time over the Plan period. Phase 2 housing zonings will be held in a land bank and safeguarded for potential future housing development. The Department will monitor new housing development in Dungannon and Coalisland and the release of Phase 2 zonings will be the subject of a housing land review in 2005. The need to release this land, either in part or in full, will be dependent upon the uptake of Phase 1 land and the available capacity of Dungannon and Coalisland’s sewerage systems. Consideration will also be given to the Regional Development Strategy and any subsequent revisions.

Both Phase 1 and Phase 2 housing zonings are able to cater for a range of housing densities. However, some infrastructure improvements may be required and as a result, where necessary, individual sites may need to be developed in stages to keep pace with the provision of that infrastructure.

In zoning sites for housing, care is taken to ensure that these do not unduly interfere with environmentally sensitive areas, either in terms of features of the natural environment or heritage interest. However, on some sites, specific conservation and amenity interests will need to be adequately protected in designing the site layout. Key site requirements are set out for each housing zoning in Part 3 of the Plan and these should be addressed in the submission of comprehensive design schemes to accompany planning applications for the development of these sites.

Phase 1 and Phase 2 housing zonings are identified on Map Nos. 61a and 62a.
Plan Policy HOUS 2  Town Centre Housing

Protected town centre housing areas are designated in Dungannon town.

Changes of use of existing dwellings to non-residential uses will not normally be permitted within these areas. Elsewhere within the town centre, planning permission will normally be granted for residential uses above existing shops and commercial premises or as an integral part of mixed-use developments on Development Opportunity Sites.

The protected town centre housing areas based around Charlemont Street, Union Place, Circular Road/Castlefields, Park Road and Barrack Street are shown on the Dungannon Town Centre Map No. 61b. These areas contribute positively to the attractiveness, security, vitality and viability of the town centre and it is important that they are protected from pressures of other land uses. The key site requirements for many of the Development Opportunity Sites indicate that housing will be an acceptable use either in whole or as an integral part of the development in association with other uses.
Industry and Business

Introduction

Dungannon and South Tyrone Borough has a relatively large manufacturing base, set against an important but declining agricultural sector and an expanding services sector. Dominant industries were traditionally based on the Borough’s natural resources and significant employment is still provided in industries related to food processing, engineering, mineral extraction and aggregates (see Minerals section).

The greatest potential for future employment growth may be in the service sector where the proportion of employment is currently below the Northern Ireland average. The overall level of unemployment in the Borough is estimated at 3.6% compared to a Northern Ireland average of 4.1% (2001 Census).

In Dungannon, the main focus of industrial development in recent years has been at the Granville and Killyman Road Industrial Estates. In addition to the town centre, other business uses have concentrated at Dungannon Enterprise Centre and Ballysaggart Business Park.

In Coalisland, there has been relatively slow growth of the main industrial areas at Derryvale and Gortgonis Road, with significant areas remaining for expansion. In addition to the town centre, other business uses have concentrated at Coalisland Enterprise Centre and at Washingbay Road.

Outside the two main settlements, there is a large number of industrial sites and individual businesses, both in the villages and throughout the countryside.

The Department is keen to facilitate the development of new businesses on suitable sites and encourage the appropriate expansion of existing firms. The provision of serviced industrial sites is primarily the responsibility of Invest Northern Ireland (INI) which provides business support services in the Borough. INI is increasingly seeking to encourage the provision of industrial land in partnership with the private sector.

In considering applications for new industrial development, the Department will assess the nature of the industrial process together with the potential pollution impact, including water quality. Where ‘consent for discharge’ is required under the Water Act (Northern Ireland) 1972, the existing water quality and available dilution will be a major consideration. Industrial developments are also required to secure operating permits, under the Integrated Pollution Prevention & Control Regulations.
Regional Policy Context

The Regional Development Strategy (RDS) identifies a strategic network of hubs, corridors and gateways as the focus for economic activity and development opportunities. The RDS has a strong commitment to reinvigorating town centres and recognises the importance of small and medium-sized business enterprises, community enterprises and the creative industries of the arts. The RDS places an onus on Development Plans to make provision for a generous and continuous supply of land for employment purposes and provides the following guidelines:

• to promote a balanced spread of economic development opportunities across the Region focused on the Belfast Metropolitan Area (BMA), Londonderry, Craigavon and the urban hubs/clusters, as the main centres for employment and services;

• to exploit the economic development potential of the key transport corridors;

• to promote the regional gateways as economic development opportunities; and

• to create and maintain a regional portfolio of Strategic Employment Locations.

The Department’s regional planning policies for industrial development in Dungannon and South Tyrone Borough are currently set out in Planning Policy Statement 4 (PPS 4): Industrial Development. The PPS contains policies for the full range of industrial development proposals, from home working through to industries of an offensive or hazardous nature. It includes policies on non-industrial uses on zoned industrial land and the retention of existing industrial land and buildings. It also addresses rural enterprise and industrial projects in the countryside. This PPS is currently being revised and a public consultation draft PPS 4 – Industry, Business and Distribution was published in January 2003.

Directive 96/82/EC, known as the Seveso II Directive, was implemented in Northern Ireland by the Control of Major Accident Hazards Regulations (NI) 2000 and the Planning (Control of Major Accidents Hazards) Regulations (NI) 2000. These are specifically concerned with the implementation of Article 12 of the Directive, which requires that the objectives of preventing major accidents and limiting their consequences are taken into account in land-use planning policies and that these objectives are pursued through controls. There is also a requirement to set up appropriate consultation procedures to facilitate implementation of these Regulations.
The Plan does not identify new development sites for the use or storage of hazardous substances. The determination of planning permission for such proposals may entail the submission of an Environmental Statement, which may be accompanied by an application for consent to store hazardous materials on a site. Granting consent to store hazardous substances would establish a consultation distance within which Planning Service is required to consult with the Health and Safety Executive (Northern Ireland) and DOE Environment and Heritage Service on proposals for new development.

Details of such guidance and procedures for controlling development in relation to hazardous substances are contained in the Department’s publication Development Control Advice Note 12: Planning Controls for Hazardous Substances.
Plan Policy IND 1  Industry and Business

Existing industry and business use areas are identified in Dungannon at Granville, Coolhill / Killyman Road, Ballysaggart Business Complex, Dungannon Enterprise Centre, Tyrone Crystal and Tyrone Brick, and in Coalisland at the Coalisland Enterprise Centre, Washingbay Road, Farlough Road, and Gortgonis Road.

In Dungannon, 75 hectares of additional land are zoned for such purposes at Granville, Ballygawley Road, Coolhill Killyman Road, Far Circular Road and Coalisland Road. In Coalisland, 19 hectares of additional land are zoned at Farlough Road, and Gortgonis Road.

Within both existing and additional areas, planning permission will normally be granted for industry, storage and distribution, and other appropriate business uses where the development meets the key site requirements contained in Part 3 of the Plan. The introduction of inappropriate non-conforming uses that would prejudice the efficient operation of industrial and business uses will not normally be permitted.

It is in the national and local interest that adequate sites are retained for industrial development. Granville provides the Borough’s strategic location for industrial development and it is anticipated that it will meet the requirements of INI over the Plan period. It is ideally located for further expansion close to the primary road network and there is potential to strengthen its role by focusing development at this location.

In addition to identifying the requirements of INI, the Department also zones land for new industrial development to provide development opportunities for private sector enterprises over the Plan period. The principal key site requirements affecting zoned land are set out in Part 3 of the Plan. These include requirements for the provision of infrastructure, landscaping and appropriate access arrangements, as well as matters relating to the form, design and layout of development. It is considered that the range of existing sites and new zonings will provide flexibility in choice of site for developers.

There may also be potential for industrial and business use development of an appropriate scale within the villages. Proposals for such uses on unzoned land will be assessed on their merits, having regard to published guidance and policy, particularly PPS 4: Industrial Development.

Existing industrial and business areas and zonings are identified on Map Nos. 61a and 62a.
Community Uses

Education

Responsibility for the provision of educational facilities in Dungannon and South Tyrone Borough rests mainly with the Southern Education and Library Board (SELB) and the Council for Catholic Maintained Schools (CCMS), supplemented by a number of voluntary authorities. Central Government retains overall responsibility for education policy and finance.

Pre-school Education

The Government is committed to providing the opportunity of pre-school education for all children in their immediate pre-school year. This commitment will be delivered through a combination of statutory, voluntary and private sector provision co-ordinated by the Pre-School Advisory Group of the SELB.

It is anticipated that the need for additional facilities for the provision of pre-school education in Dungannon and South Tyrone Borough will be met on the sites of existing nursery and primary schools or at other appropriate locations within settlements.

Primary Education

Capital works programmes are ongoing, with plans at various stages for new and replacement schools within the Borough, including Edendork P.S., St. Peter’s Moy, St. Joseph’s Galbally, Castlecaulfield P.S., St. Patrick’s P.S. Donaghmore, Windmill Integrated Dungannon and Richmond P.S. Ballygawley. Gaelscoil Ui Neill is being established near Coalisland.

It is anticipated that there will only be a limited demand for additional land for primary education facilities in the Borough over the Plan period.
Secondary Education

A replacement school has recently been constructed at Drumglass High School and an integrated college has also been completed at Gortmerron Link Road, Dungannon. A major extension and refurbishment scheme has also been completed recently at the Royal School, Dungannon. Capital works programmes are ongoing, with plans at various stages for new, replacement schools within the Borough for St. Joseph’s Grammar School Donaghmore, St. Patrick’s Academy, Dungannon, St. Patrick’s College, Dungannon and Fivemiletown High School.

It is anticipated that there will only be a limited demand for additional land for secondary education facilities in the Borough over the Plan period. There will be some implications for disposal of residual sites.

Special Schools

Sperrinview Special School is located at Coalisland Road, Dungannon, having replaced the special school on Carland Road, Dungannon. It is not anticipated that there will be a requirement for additional land for special needs education facilities over the Plan period.

Further Education

Further Education facilities in the Borough are provided by the East Tyrone College of Further and Higher Education at its Circular Road campus in Dungannon. A new College is currently under construction at this site.

Libraries and Youth Services

The SELB is also responsible for library provision within the Borough. There are libraries in Dungannon, Coalisland, Moy and Fivemiletown and a mobile library service is provided for rural parts of the Borough. No change in respect of library facilities is anticipated over the Plan period.

The Board’s Youth Service provides youth club facilities at Fivemiletown High School, Aughnacloy High School and St. Ciaran’s High School, Ballygawley. Financial assistance is also given to a number of church and community based clubs throughout the Borough.

Health and Social Services

It is the responsibility of the Southern Health and Social Services Board to assess the health and social care needs of people living within Dungannon and South Tyrone Borough and, with General Practice Fundholders, to secure care to meet those needs - in keeping with available resources. Provision of community health and social care services rests mainly
Community Uses

with the Dungannon and Armagh Health and Social Services Trust, supplemented by a number of smaller agencies. The Department of Health, Social Services & Public Safety retains overall responsibility for policy and funding of major capital works. There is no statutory requirement to identify land for major development proposals in this sector.

Community Services

Dungannon and South Tyrone Borough Council's Development Department is responsible for co-ordinating programmes of support for community-based initiatives within the Borough. The Council assists community groups in identifying projects for their areas and provides revenue funding for community centres within the Borough.

Regional Policy Context

The Regional Development Strategy (RDS) identifies Dungannon as a main hub. It is envisaged that the town centres of hubs will be developed as locations providing employment, essential services and a range of cultural and leisure amenities. Decisions on the future location of new public sector development for a variety of functions, including health and education, will take into account the strategic role of the main towns.

The Department’s regional planning policies for community uses in Dungannon & South Tyrone Borough are currently set out in A Planning Strategy for Rural Northern Ireland.

Relevant supplementary planning guidance is contained in Development Control Advice Note 9: Residential and Nursing Homes, and Development Control Advice Note 13: Crèches, Day Nurseries and Pre-School Playgroups.
Plan Policy COM 1  Community Uses

Planning permission will normally be granted for community uses within settlement limits provided all the following criteria are met:

- there is no significant detrimental effect on amenity;
- the proposal would not prejudice comprehensive development, particularly on zoned sites, and it is not on a Phase 2 housing zoning;
- there is no significant conflict with recognised conservation interests;
- the proposals are in keeping with the size and character of the settlement and its surroundings;
- where necessary, additional infrastructure is provided by the developer;
- there are satisfactory access, parking and sewage disposal arrangements, and
- the proposal is in accordance with prevailing regional planning policies and the policies, requirements and guidance contained in the Plan.

An unforeseen demand for new community facilities may arise over the lifetime of the Plan. Accordingly, a flexible approach is required in considering such development within settlement limits in order to make the most effective use of existing facilities, infrastructure, utilities and resources.

It should be noted that community facilities will not normally be permitted on Phase 2 housing land, in the period up to the housing land review. Exceptions may be made for health and education uses where a need has been established (see Plan Policy HOUS 1).
Retailing, Services and Offices

Introduction

Dungannon is the primary commercial centre serving the Borough. It has a developed town centre with a significant concentration of retail, service and other business uses. The main shopping area stretches from Market Square through Scotch Street and the Scotch Street Centre. It is complemented by the shopping facilities on Irish Street, Church Street and Thomas Street, and the superstore at Beech Valley. The town also benefits from a District Shopping Centre at Oaks Road that provides a range of convenience shopping outlets together with some retail warehousing and a multiplex cinema. A factory outlet centre has been developed at Moygashel, reflecting the town’s traditional links with the linen and textile industry.

Dungannon is also the Borough’s administrative and financial centre. Within the town centre’s principal shopping area, there is a number of banks, building societies and other financial services operating from ground floor premises. There is also a number of other offices operating from small premises often above existing shops. The Borough Council Offices are located within the town centre, as are other government offices. Over the Plan period, it is anticipated that there is scope for increased employment opportunities within the service sector and potential exists for further commercial development.

Coalisland and the villages of Fivemiletown, Aughnacloy, and Ballygawley provide important commercial focal points for their extensive rural hinterlands. There is also a substantial number of shopping areas and isolated shops located in the other villages and wider rural area of the Borough.

Regional Policy Context

The Regional Development Strategy (RDS) emphasises the need to sustain attractive, vibrant town centres that perform a multi-functional role as prime locations for retail, services, administrative, leisure and cultural facilities. Dungannon is identified as a main hub, which has an important role to play in the life and economy of Rural Northern Ireland.

The RDS aims to:

- support the network of service centres based on main towns, small towns and villages in Rural Northern Ireland.

The Department’s regional planning policies for retailing in Dungannon & South Tyrone Borough are currently set out in Planning Policy Statement 5 (PPS 5): Retailing and Town Centres. Regional planning policies for office development in the Borough are also set out in A Planning Strategy for Rural Northern Ireland.
The Department published, in January 2003, a public consultation draft Planning Policy Statement 4 (PPS 4): Industry, Business and Distribution. The Department for Regional Development is currently revising PPS 5 and working towards publishing a public consultation draft.

Relevant supplementary planning guidance is contained in the following series of Development Control Advice Notes (DCANs):

DCAN 1  Amusement Centres;
DCAN 3  Bookmaking Offices;
DCAN 4  Restaurants, Cafes and Fast Food Outlets;
DCAN 5  Taxi Offices; and
DCAN 7  Public Houses.
Plan Policy RSO 1  Dungannon and Coalisland Town Centres

Town centres are designated for Dungannon and Coalisland.

Within the town centres, favourable consideration will normally be given to appropriate development proposals that are in accordance with prevailing regional planning policy, and the policies, requirements and guidance contained in the Part 3 of the Plan.

Dungannon town centre provides the most convenient and attractive location for a range of retailing, commercial and other facilities within the Borough. The Department considers that it is important to promote this location as the main focus for new retail and other commercial development in the town for the benefit of the community at large. A town centre is designated in Coalisland, in order to provide commercial development opportunities in keeping with the scale, character and size of the town. Within the town centres, the provisions of PPS 5: Retailing and Town Centres currently apply. The town centres are identified on the Dungannon and Coalisland Town Centre Maps, Nos. 61b and 62b respectively.

Plan Policy RSO 2  Primary Retail Core

A Primary Retail Core is designated within Dungannon town centre, in the area of Market Square and Scotch Street.

Within the Primary Retail Core, development proposals for non-retail uses will be controlled in accordance with the provisions of prevailing regional planning policy.

The Primary Retail Core consists of the town centre’s main shopping attractions. These include a supermarket and a wide variety of smaller convenience and comparison goods shops. There is also a healthy mix of professional and financial services, such as banks and building societies, which are complemented by a number of restaurants, cafes and public houses. This part of the town centre also hosts a Thursday street market and is within easy access of the town centre car parks.

In order to ensure that the town centre remains attractive and convenient to shoppers, it is important to maintain a compact and easily accessible retail core. Current policy for the control of non-retail uses within the Primary Retail Core is contained in PPS 5: Retailing and Town Centres. The Primary Retail Core is defined on the Dungannon Town Centre Map No. 61b.
**Plan Policy RSO 3  Development Opportunity Sites**

Development Opportunity Sites are designated within Dungannon and Coalisland town centres.

Within these areas, favourable consideration will normally be given to proposals for mixed use, housing and/or commercial development. Other uses will be considered on their merits. In all cases, proposals should be in accordance with prevailing regional planning policy, key site requirements and guidance contained in Part 3 of the Plan.

Development Opportunity Sites are designated in order to promote the vitality and viability of the town centres and provide opportunities for growth. These comprise a mixture of under-utilised and vacant sites, with most being considered particularly suited to mixed-use development.

The Development Opportunity Sites are identified on the Dungannon and Coalisland Town Centre Maps, Nos. 61b and 62b respectively.

**Plan Policy RSO 4  District Shopping Centre**

A District Shopping Centre is designated at Oaks Road, Dungannon. Development proposals will be determined in accordance with the provisions of prevailing regional planning policy.

The Oaks Road shopping centre provides a range of shops including convenience and comparison goods, as well as a multiplex cinema. The Department wishes to ensure that future development is controlled within the provisions of prevailing regional planning policy and that any future development does not have an adverse impact on the vitality and viability of Dungannon town centre.

**Plan Policy RSO 5  Local Shops**

Proposals for local shops will be determined in accordance with prevailing regional planning policy. The provision of local shops within those areas zoned for housing in Part 3 of the Plan will need to demonstrate that the siting and design of the shopping forms an integral part of the overall housing layout.
The Department has sought to ensure that all housing zonings in Dungannon and Coalisland are reasonably accessible to the town centres, which provide a full range of shops. Within some housing areas there may be potential to provide a shop to serve the local population. On zoned housing land, where developers can demonstrate that a shop is required and is in accordance with regional policy, the Department considers that it should be provided as part of the overall comprehensive development of the site.
Utilities

Introduction

The provision of utilities within Dungannon and South Tyrone Borough is primarily the responsibility of a number of Government departments and agencies, the Borough Council and statutory bodies. However, the role of private sector bodies as service providers is gaining in importance. Over the Plan period, factors such as advances in technology and improving standards will influence the provision of utilities.

Water and Sewerage Infrastructure

The provision of water and sewerage infrastructure in Dungannon and South Tyrone Borough is the responsibility of Water Service, within the Department for Regional Development.

The Borough’s water supply comes from four main sources: the Altmore Water Treatment Works (to be replaced by the Clonavaddy WTW), Castor Bay WTW (Lurgan), Seagahan WTW (Armagh) and Killyhevlin WTW (Enniskillen), with the Altaveedan station now being used as a storage reservoir. Use is also made of four boreholes to supplement supply. Water is fed into the Dungannon area from these plants via a number of service reservoirs, some of which are located outside the Borough. The watermain distribution system in the Clogher Valley has been upgraded in recent years. The eastern part of the Borough’s distribution system has also been assessed, highlighting necessary improvements, much of which have now been implemented. These are expected to supply the area’s needs to 2010.

Most settlements in the Borough are serviced by existing sewage treatment works. Many of these have spare capacity, whilst others are operating at or beyond design capacity. The need to maintain river water quality and the limited capacity of local streams to receive treated effluent may constrain the development of proposals, which generate significant volumes of effluent. Sewage treatment facilities in the Borough are subject to the requirements of the Urban Waste Water Treatment Directive (91/271/EEC).
Utilities

Wastewater / sewage treatment plants service most towns and villages in Dungannon Borough and during the life of the Plan upgrading and extensions works will be undertaken through the Water Service’s Capital Works Programme. This Programme is capable of expansion as demand arises and resources permit. Major future projects include improvements to Coalisland and Dungannon (Moygashel) Wastewater Treatment Works. Other schemes are programmed for Benburb, Blackwatertown, Cabragh, Castletownfield, Caledon, Killyman, Tamnamore and Clontyclay.

Before the release of Phase 2 housing zonings in Dungannon or Coalisland, consideration will need to be given to the capacity of the towns’ sewerage systems including the sewage treatment works. Where settlements are not served by a sewage treatment works, this is likely to be a significant constraint on large scale development. Further information for each village is provided where relevant in Part 3 of the Plan.

Drainage

Rivers Agency, of the Department of Agriculture and Rural Development (DARD), has responsibilities for drainage and will be consulted in relation to the following aspects of planning applications for development:

- susceptibility of land to flooding;
- discharge of storm water to watercourses; and
- requirements with regard to designated watercourses.

In the Dungannon & South Tyrone Borough, the main areas subject to flood risk lie along the Blackwater and Torrent River corridors. The main risk areas on the Blackwater are located at Augher, Caledon, Clogher and Moy, and on the Torrent River at Castletownfield, Donaghmore and Newmills. In addition to these rivers, flood risk is also present at Ballygawley from the Ballygawley River.

Land subject to flooding is highlighted in Part 3 of the Plan. Flood risk will need to be taken into account in any development proposals and may restrict the development potential of land in its vicinity. The areas of flood risk outlined are not intended to be exhaustive. The Department has published, in December 2004, a draft planning policy statement entitled PPS 15: Planning and Flood Risk.

Many existing urban drainage systems are damaging the environment and are therefore not sustainable. The government wishes to promote a move to Sustainable Urban Drainage Systems (SUDS). These provide a number of options for draining an area and fall into three broad groups that aim to:
• reduce the quantity of runoff from the site (source control techniques);

• slow the velocity of runoff to allow settlement filtering and infiltration (permanent conveyance systems); and

• provide passive treatment to collected surface water before discharging into land or to a watercourse (end of pipe systems).

In setting standards for the quality and volume of discharges from sewage treatment works and from industry to watercourses, the Department’s Environment and Heritage Service (EHS) will take account of the requirements of national policy, EC Directives, and international agreements in relation to water quality. A River Conservation Strategy for Northern Ireland was published in January 2001, by EHS.

Waste

Waste represents a potential source of pollution so minimising waste production and ensuring safe methods of disposal are of increasing importance. EU and UK legislation is currently being implemented to improve standards in waste management. In particular, the Waste and Contaminated Land (Northern Ireland) Order 1997 has introduced comprehensive measures to protect the environment through minimisation and safe management of waste. It also places a duty on Councils to formulate a plan for the recovery and disposal of waste in their areas and make provision for a system of recycling credits. Facilities necessary to landfill the irreducible minimum of waste are required to be of very high quality.

The careful management of waste is an integral part of sustainable development. It is not the purpose of the Plan to prescribe either the preferred methods of dealing with waste materials or specific sites for new facilities. These are matters to be determined by the producers, holders or processors of waste in the context of future waste management policy in Northern Ireland and the Department’s regional planning policies. The Department’s Environment and Heritage Service published a Waste Management Strategy for Northern Ireland (WMS) in March 2000. The key aim of the WMS is to achieve fully sustainable waste management through the controlled reduction in landfill, waste minimisation and a significant increase in waste recycling and recovery.

Dungannon and South Tyrone Borough Council is one of eight member councils of the South West Management Partnership (SWaMP), which has produced a Waste Management Plan that is guided by the WMS. It details proposals, targets and resource requirements to achieve the area’s waste management objectives, including co-operation with other regions.
At present, the engineered landfill site located at Tullyvar Road, Aughnacloy is used to dispose of waste products in the Borough. The facility has sufficient capacity to cater for the municipal waste disposal needs of the Borough over the Plan period.

The Borough Council has issued 5,000 households with waste bins that facilitate the separate collection of organic and inorganic waste. Significantly, the Council has recently introduced a ‘blue bin’ scheme for the collection of dry recyclables to all households within the Borough, which is expected to significantly reduce the amount of landfill. The Council operates civic amenity sites at Clogher, Coalisland, Dungannon, Fivemiletown, Moy and Tullyvar for the collection of materials suitable for reuse. Paper and bottle banks are also provided at various locations throughout the Borough.

**Telecommunications**

Telecommunication provision within the Borough is mainly the responsibility of British Telecom supplemented by a number of other providers.

**Regional Policy Context**

The Regional Development Strategy (RDS) provides the strategic environmental context for the delivery of public services and utilities and includes the following guidelines:

- to undertake or, where appropriate, facilitate a programme of infrastructure improvements essential to business needs;
- to create healthier living environments and to support healthy lifestyles; and
- to promote more prudent and efficient use of energy and resources and effective waste management.

In relation to flooding, the RDS includes the following guidelines:

- to promote an approach to building development and the use of land which is supportive to the well being and safety of people; and
- to take a precautionary approach and minimise building developments in areas considered to be at risk from flooding, coastal erosion and land instability.

Many of the Department’s regional planning policies for utilities in Dungannon and South Tyrone Borough are currently set out in A Planning
Strategy for Rural Northern Ireland. This contains policies for new infrastructure, major projects and infrastructure costs. It also addresses development at risk from flooding or land instability and includes policies on overhead cables, renewable energy and septic tanks.

Transportation

Introduction

The movement of people is essential to the functioning of any area, as is the efficient distribution of goods and services. The Department for Regional Development’s (DRD) Roads Service is the sole authority responsible for the public road system in Northern Ireland.

Within Dungannon and South Tyrone Borough, the Protected Route network consists of:

- M1 (Dungannon to Belfast);
- A4 (Dungannon to Fivemiletown);
- A5 (Omagh to Aughnacloy);
- A29 (Cookstown to Moy);
- A28 (Aughnacloy to Caledon); and
- A45 (Granville to Dungannon).

Public transport provision in the Borough is principally the responsibility of Translink, which operates both local and express bus services.
Regional Policy Context

The Regional Development Strategy (RDS) and Regional Transportation Strategy (RTS) set out the guidance, policies and proposals in seeking to meet the region’s transportation challenges. Both of these strategies share the same vision of a ‘modern, sustainable, safe transportation system which benefits society, the economy and the environment and which actively contributes to social inclusion and everyone’s quality of life’.

The major themes in the RDS relating to transportation are:

- developing a regional strategic transport network;
- extending travel choice;
- integrating land use and transportation;
- changing travel culture and contributing to healthier lifestyles; and
- a modern integrated transport system for the Belfast Metropolitan Area (BMA).

The RDS and the RTS also reflect the transportation principles set out in the Northern Ireland Transport Policy Statement, ‘Moving Forward’, published in November 1998, which provides strategic guidelines for the long-term development of the transportation network and promotes a more integrated approach to transportation and land use planning at a regional level.

The RDS identifies a core transport network of important regional and metropolitan routes known as the Regional Strategic Transportation Network (RSTN). The RSTN comprises the 5 Key Transport Corridors, the Link Corridors and the BMA Corridors, along with the remainder of the trunk road network and the Regional Gateways.

The RTS calls for three Transport Plans to be developed, the Belfast Metropolitan Transport Plan, the Regional Strategic Transport Network Transport Plan and the Sub Regional Transport Plan.

Two major roads within the Borough are identified in the RDS as part of the Key Transport Corridors in Northern Ireland:

- A4 Dungannon - Fivemiletown Road: The South Western Corridor; and
- A5 Aughnacloy - Omagh Road: The Western Corridor.

In addition, the A29 Cookstown to Moy Road is identified as part of one of three additional Link Corridors in the RTS.
The Department’s current regional planning policies on the roads aspect of transportation policy are set out in Planning Policy Statement 3 (PPS 3): Development Control - Roads Considerations. PPS 3 sets out those matters which will be taken into account in determining planning applications involving development which affects the public road network and road safety. The Department published, in December 2002, a public consultation draft revision of PPS 3, entitled Access, Movement and Parking.

The Department for Regional Development has also published draft PPS 13: Transportation and Land Use, in December 2002, which flows directly from the strategic policy guidelines within the RDS and forms part of the implementation process of the Strategy. The draft PPS recognises the significance of the RTS in delivering the transportation vision of the Strategy. Its primary objective is to promote an integrated approach to the planning of transportation and development at all levels in the formulation of policy.


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<tr>
<th>Plan Policy TRAN 1</th>
<th>New Roads and Road Improvement Schemes</th>
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<tr>
<td>A protected road-line is identified for the following proposed road scheme:</td>
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<td>• the A29 Realignment at Carland between Dungannon and Cookstown;</td>
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<tr>
<td>Development proposals that would prejudice the implementation of this road scheme will not be permitted.</td>
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The protected road-line for this scheme is shown on the Borough Map No. 1b and settlement Map No. 73.

The A29 Realignment at Carland

The existing route of the A29 at Carland includes a section with unsatisfactory horizontal alignment. It is proposed to re-align a 1.6 kilometre stretch of carriageway including the construction of a new bridge across the Torrent River.
Local Transport and Safety Measures

Local Transport and Safety Measures within the Borough will be undertaken by the Department for Regional Development over the Plan period subject to available funding, to address local problems. Roads Service will continue to consult Dungannon and South Tyrone Borough Council annually on the schemes required and their prioritisation.

A New Distributor Road for Dungannon

The A29 route is a Link Corridor in the Regional Strategic Transport Network in the Regional Transportation Strategy and the Regional Development Strategy. The Department for Regional Development is committed to the provision of a new distributor road, which will provide relief to Dungannon town centre from through traffic and improve journey times on the A29 route. The inclusion of such a proposal in the Regional Strategic Transport Network Transport Plan is still under consideration. A further transportation study will be conducted, the results of which will be subject to a statutory consultation procedure to provide opportunity for public comment. Should such a proposal emerge, it can be progressed through normal planning processes and through the Roads Service’s powers and may be implemented during the Plan period, subject to the availability of resources.

It is possible that the new distributor road could utilise the route of a former railway corridor. DRD Roads Service is carrying out an assessment of the former railway corridors in Northern Ireland to determine the feasibility of their use for future transportation purposes in line with the RDS. The RDS, RTS, draft PPS 3 and draft PPS 13 presume against developments that would prejudice the use of a former railway corridor for future transportation purposes.

Future Major Road Schemes

The DRD’s Ten-Year Forward Planning Schedule of Major Road Schemes for inclusion in the Regional Strategic Transport Network Transport Plan is currently being devised in consultation with all the District Councils. The Schedule will be periodically reviewed, at which time by-passes for towns and villages such as Moy may be considered.

The Sub Regional Transport Plan (SRTP) is also being developed and by-passes for towns and villages such as Coalisland will be considered for inclusion in the SRTP.

All road schemes and other Local Transport and Safety Measures will be undertaken as resources permit.
Plan Policy TRAN 2  Retention of Car Parks in Dungannon and Coalisland Town Centres

Car parks to be retained in Dungannon and Coalisland town centres are designated at the following locations:

Anne Street West, Anne Street East, Castle Hill, Perry Street and Scotch Street in Dungannon, and at Lineside and Cornmill in Coalisland.

Development proposals that would result in the loss of parking spaces at these car parks will normally be refused. An exception may be made where:

- a limited number of car parking spaces are to be lost due to an environmental improvement or other town centre enhancement scheme; or
- the car parking spaces are to be replaced either by a more efficient car parking arrangement or in another location that is conveniently located to the Primary Retail Core of Dungannon or the town centre of Coalisland.

Where replacement parking is permitted at another location, the Department will require that this be provided prior to the alternative use or development of any part of the existing site.

Within Dungannon and Coalisland town centres, there is a number of public car parks that help to relieve on-street car parking problems and contribute to the overall accessibility and attractiveness of the town centre. Accordingly, in the interests of the vitality and viability of the town centre, the Department considers it important to protect the identified car parks by retaining them in their current use. This policy will apply equally to existing providers and any subsequent owners or operators in the event of disposal.

Plan Policy TRAN 3  Pedestrian and Cycling Routes

Important pedestrian and cycling routes are identified on the relevant maps.

Development proposals that would prejudice the existing use or future provision of these routes will not be permitted. Where routes lie within development zonings, developers will be required to make appropriate provision for the routes as an integral part of the development.
The Department identifies a number of walkways/cycleways throughout the Borough to promote these sustainable forms of movement and in recognition of their wider recreational and health benefits. The routes include the Peripheral Cycle Route and the National Cycle Network. The Peripheral Cycle Route is identified as an important element of Dungannon and South Tyrone Borough Council's local recreation provision. It aims to connect many of the Council's strategic recreation open spaces around Dungannon town. Part of it will also be used for the National Cycle Network (NCN) being co-ordinated by Sustrans, which will eventually connect Dungannon with most of the other main towns in the region. The policy aims to retain the various linkages within Dungannon required to complete these routes. In addition, the routes can only achieve their full potential if there are adequate access points, particularly from residential areas.

The RDS proposes the creation of walking and cycling routes to schools for children. DRD Roads Service is currently promoting the ‘Travelwise Safer Routes to Schools’ initiative to encourage more children to walk or cycle to school, thus reducing the demand on the road network at peak times. A number of possible routes to schools are identified in the Borough following consultation with the Borough Council. Roads Service will consider these routes when developing the initiative with schools in the area.
Introduction

Tourism in Dungannon and South Tyrone Borough is based predominantly on the area's natural and built heritage, with Lough Neagh and the Clogher Valley providing the major focal points for a range of recreational and tourism activities. There is also a number of specific tourist attractions such as Tyrone Crystal, Peatlands Park, Parkanaur Forest Park, and the Grant Ancestral Home.

Tourism can provide a number of economic and social benefits and whilst there is considerable potential for future growth of this sector within Dungannon and South Tyrone Borough, this should not be at the expense of its environmental assets. This is in line with the approach of Northern Ireland Tourist Board, as outlined in its document ‘Tourism in Northern Ireland – A Sustainable Approach’. This sets out the principles of sustainable tourism that will be applied by the Tourist Board in assessing proposals for tourism development throughout Northern Ireland.

The promotion and marketing of tourism is primarily the responsibility of Dungannon and South Tyrone Borough Council which also operates and supports a wide range of tourism-based facilities such as picnic, caravan and amenity sites, e.g., Dungannon Park and Round Lough, Fivemiletown. Other public agencies such as Department of Agriculture and Rural Development's Forest Service and the Department’s Environment and Heritage Service have opened up historic and specialist interest sites to the public e.g. Parkanaur Forest Park, Mountjoy Castle and Knockmany Passage Tomb, and provided facilities such as walks, caravan and camping facilities. Most tourism accommodation, such as hotels and self-catering chalets, is provided by the private sector which also contributes to the provision of other tourism and associated facilities such as restaurants, cafes and craft shops.
Dungannon and South Tyrone Borough Council’s tourism development strategy recommends that the principal image for the Borough should be as ‘a clean, hospitable, quality rural area in a central location’.

**Regional Policy Context**

One of the key roles of the Regional Development Strategy (RDS) is to provide the spatial framework to accommodate changing tourism and leisure habits, whilst conserving the key assets of the natural and built environment. The RDS provides the following guidelines:

- to promote a sustainable approach to the provision of tourism infrastructure;
- to establish a world wide image for Northern Ireland, based on positive images of progress, and attractive places to visit;
- to protect and enhance a varied range of tourism development opportunities; and
- to identify Major Tourism Development Opportunities for the Private Sector to Develop ‘Destination Resort’ complexes in Northern Ireland, based on distinctive Tourism Themes.

The Department’s regional planning policies for tourism in Dungannon and South Tyrone Borough are currently set out in A Planning Strategy for Rural Northern Ireland. This contains policies for tourism development, tourism accommodation and the protection of tourism assets. It also addresses caravan and camping sites and advance directional signs.

<table>
<thead>
<tr>
<th>Plan Policy TM 1</th>
<th>Tourism Opportunity Zones</th>
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</table>

**Tourism Opportunity Zones** are designated at Mountjoy and Washingbay.

Within these zones, favourable consideration will be given to proposals for tourism and recreational development provided the proposal integrates appropriately with its surroundings, provides adequate infrastructure and will not have any significant detrimental impact on conservation interests.

Proposals for tourist accommodation in these areas will continue to be determined in accordance with the provisions of prevailing regional planning policy.
Lough Neagh, as one of the Borough’s principal natural assets, is likely to attract visitors to the area. However, the important conservation interests of the area are likely to limit tourism development opportunities. Accordingly, the Department designates locations within this area that it considers are capable of best accommodating sympathetic and sustainable tourist schemes. These Tourism Opportunity Zones are identified on the Borough Map No. 1b.

The designation of these two areas does not preclude consideration of tourist facilities in other locations throughout the Borough. Outside of the Tourism Opportunity Zones, tourism related proposals will be determined in accordance with prevailing regional planning policy.

<table>
<thead>
<tr>
<th>Plan Policy TM 2</th>
<th>Design of Tourism Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposals for new tourism development will be required to promote quality in design and meet all of the following criteria:</td>
<td></td>
</tr>
<tr>
<td>• the proposal should respect topography, the character of the local landscape and features of nature conservation or heritage interest;</td>
<td></td>
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<tr>
<td>• the form, scale, design and character of the development should be appropriate to its townscape or landscape setting;</td>
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<tr>
<td>• the proposal should make use of materials appropriate to the locality;</td>
<td></td>
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<tr>
<td>• there should be no significant detrimental impact on the amenities of any adjoining residential properties; and</td>
<td></td>
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<tr>
<td>• the proposal should meet the requirements of people with disabilities or special needs.</td>
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</tbody>
</table>

Realising the tourism potential of Dungannon and South Tyrone Borough will require investment in marketing, product development and physical facilities in terms of visitor infrastructure, especially visitor accommodation. However, since a vibrant tourism sector depends on a quality host environment, its expansion must be based on provision of quality tourism facilities and accommodation that contribute to the sustainability of the industry. Sustainability does not imply the total avoidance of environmental impact. However, development that complies with the basic principles of good design and landscaping in terms of sympathetic location, sensitive siting and respect for vernacular traditions will ensure that new facilities minimise detrimental effects whilst securing the long-term future of tourism resources.
Introduction

The provision of adequate recreational facilities within Dungannon and South Tyrone Borough is the statutory responsibility of the Borough Council. Other bodies who contribute to the provision and development of sport, recreation and open space facilities do, however, also play an important role. These include local sports clubs, educational establishments, Department of Agriculture and Rural Development’s Forest Service, the Department’s Environment and Heritage Service and the Northern Ireland Sports Council.

The Borough Council provides a range of parks and children’s play facilities. The Borough is presently well served by a wide range of formal private recreational clubs including soccer, rugby, cricket, Gaelic games and golf. The widespread provision of school playing fields throughout the Borough also offer future potential for dual use. The Borough Council is actively involved in community partnerships for the development of recreational sites.

Provision of informal open space, particularly parkland, is widespread. Dungannon Park and Windmill Wood in Dungannon, and Parkanaur Forest and Peatlands Park in the countryside are of particular importance. Throughout the remainder of the Borough, further informal recreation facilities exist in association with the natural resources of the area such as rivers, canals, lakes, heritage sites, and disused railway tracks. The Borough is also rich in terms of its potential for the further development of outdoor activities such as sailing, angling and walking, with the Clogher and Blackwater valleys and Lough Neagh providing major natural resources.
Regional Policy Context

One of the major themes in the Regional Development Strategy (RDS) is to promote ‘the Environment and Health including Recreation and Cultural Amenities’. The RDS aims to promote a greater awareness of the important links between the environment, health and well-being by:

- creating healthier living environments and to support healthy lifestyles; and
- facilitating access to a range of opportunities for recreational and cultural activities.

The Department’s regional planning policies for recreation and open space in Dungannon and South Tyrone Borough are currently set out in Planning Policy Statement 8 (PPS 8): Open Space, Sport and Outdoor Recreation. The PPS contains policies for the protection of existing open space, the provision of new areas of open space in association with residential development, and the use of land for sport and outdoor recreation. Planning Policy Statement 7 (PPS 7): Quality Residential Environments also requires adequate provision for public and private open space in new residential developments.

Plan Policy ROS 1  Recreation and Open Space Zonings

A site for recreation and open space is zoned at Castle Hill, Dungannon.

Within areas zoned for open space, proposals will be determined in accordance with the provisions of prevailing regional planning policy.

The Borough Council recognises that there is a deficiency of public open space within the heart of Dungannon and that there is a need to improve the overall attractiveness and environmental quality of its town centre. Accordingly, it proposes to provide a town park at Castle Hill (see Map No. 61b). This will provide a valuable open space for passive recreation and children’s play and could also act as a venue for outdoor events to attract people to the town centre. It is also proposed to provide a pedestrian link from the park to Circular Road and the leisure centre. Elsewhere within Dungannon and in the other settlements of the Borough, the Council also intends to improve facilities for sports and children’s play. Developers will also be required to provide adequate areas of open space within new housing schemes in accordance with PPS 7 and PPS 8.
Existing Open Space

Major areas of existing recreation and open space, such as parks, playing fields and school facilities, are shown for information on the relevant Plan maps. All existing open space will be safeguarded for open space and outdoor recreational use in accordance with PPS 8.

The open space areas are complemented by a number of walkways and cycleways and the establishment of a number of community woodlands (see Plan Policies TRAN 3 and AGRI 1). Some open spaces are designated as Local Landscape Policy Areas (LLPAs) and proposals in these cases will also be subject to Plan Policy CON 2.
Agriculture and Forestry

Agriculture

Agriculture is an important land use in Dungannon and South Tyrone Borough and one of the most important local industries, employing approximately 3,771 people on 2,035 farms. Over half of farms are involved in cattle and sheep production, while dairy farming and pig rearing also make a significant contribution to the local economy. Dungannon and South Tyrone Borough is currently the largest producer of poultry in Northern Ireland. *(Source: NI Agricultural Census 2003, DARD)*

The Borough’s strong dairying, cattle, sheep, pig and poultry production is reflected in the agri-businesses that have been established in the area, with significant concentrations of meat and poultry processing at Granville and Killyman Road.

Farm sizes tend to be very small by United Kingdom and European Union standards, with less than approximately 50% of the labour force employed full-time. The rest is either part-time or employed on a seasonal basis with farm incomes tending to be supplemented from other sources.

In common with the rest of Northern Ireland, farm incomes in the Borough are falling in real terms, leading to an increased demand for alternative employment on and off the farm. The Department accepts the need for farmers to diversify into non-agricultural activities to supplement their farming income and the Department of Agriculture and Rural Development (DARD) has a range of initiatives to support this process.

Forestry

Forestry operations in Dungannon and South Tyrone Borough are carried out by DARD’s Forest Service and the private sector. Approximately 4,700 hectares are devoted to woodland, of which 4,200 hectares are managed publicly and 500 hectares privately. Forest Service combines the commercial production of timber with both formal and informal public recreation at a number of locations, including Parkanaur and Favour Royal.

Government policy in Northern Ireland is to encourage afforestation on land where forestry is considered to be the most appropriate long-term land use. In its publication, ‘Afforestation - The DARD Statement on Environmental Policy’, the Forest Service has provided guidance on the environmental criteria to be used in considering particular afforestation proposals. The opportunity to extend afforestation onto more productive sites is also highlighted. The establishment of both broadleaf and conifer woodlands in the private sector is encouraged by grant aid from Forest Service under its Woodland Grant Scheme.
Community Woodlands

The Woodland Trust, a charitable organisation concerned with the conservation and promotion of our broad-leafed and native woodlands, has been funded by the Millennium Commission and others to create new community woods in Northern Ireland. The project ‘Woods on your Doorstep’ has involved collaboration with local organisations in identifying areas of existing or potential woodland within or close to settlements for planting. Each wood will incorporate, where appropriate, non-woodland elements such as ponds, meadows and hedges and a millennium statue or other feature chosen by local people.

Regional Policy Context

The Regional Development Strategy (RDS) seeks to create a strong, diversified and competitive rural economy by:

• maintaining a working countryside with a strong mixed-use rural economy; and

• continuing to create and sustain an attractive and unique rural environment in the interests of the rural community and the region as a whole.

The Department’s regional planning policies for agriculture and forestry development in Dungannon and South Tyrone Borough are currently set out in A Planning Strategy for Rural Northern Ireland. This contains policies for agricultural land quality, agricultural and forestry development and farm diversification. Public consultation draft Planning Policy Statement 4 (PPS 4): Industry, Business and Distribution also addresses rural enterprise and industrial projects in the countryside.
Plan Policy AGRI 1  Community Woodlands

Community Woodlands are to be established at the following locations:

- in Dungannon at Dunlea Vale and at Roskeen Road; and
- in Coalisland adjacent to Gortgonis playing fields.

Favourable consideration will be given to proposals for ancillary development at these sites that will complement or facilitate the provision of the Community Woodlands.

The Millennium Commission, in association with Dungannon and South Tyrone Borough Council, NIHE and the Woodland Trust propose to develop sites at Dunlea Vale (Lettervad Wood) and at Roskeen Road in Dungannon and at Gortgonis in Coalisland for Community Woodlands over the Plan period. The sites are identified on the relevant settlement maps.

These woodlands, to mark the millennium, are to provide a source of informal recreation, beauty, tranquillity, and quiet enjoyment for local people. The sites will also contribute to woodland biodiversity and increase the area of new native woodland. The Woodland Trust will provide and maintain paths, gates and similar facilities for public access.

The Department will be sympathetic to proposals such as appropriate amenity facilities, sensitively located car parks and interpretative signs within or adjacent to these areas that promote their use. The site at Gortgonis offers the possibility for additional public access to the adjacent Coalisland Canal footpath.
Introduction

Dungannon and South Tyrone Borough is endowed with a rich and diverse range of landscapes, wildlife habitats and heritage features that together distinguish its special character and identity.

The Borough contains a number of distinct landscapes. These include the scenic Clogher Valley landscapes, which are well contained within sandstone ridges, and the undulating landscape of high drumlins interspersed with numerous lakes and meandering incised rivers and streams in the central part of the Borough. To the east, the land falls progressively to the flat shores of Lough Neagh and the broad floodplain of the River Blackwater. A variety of landscape patterns has evolved over thousands of years, as natural and human forces have shaped and modified this natural topography. Today, each local landscape is characterised by a distinct combination of land-cover, habitat and man-made features, the result of approximately 10,000 years of human activity and change on natural resources and topography.

This interaction between people and their environment will continue to bring about change over time in response to the needs of the community. In managing the process of change and its effects on the natural and man-made landscape and townscape of the Borough, it will be important to safeguard the natural features and the archaeological and built heritage, which form part of the local identity.

Change can provide opportunities to sustain or reinforce the special character of the area and to enhance it, by improving the quality of development. In this way, each generation can ensure a rich surviving historic legacy and contribute to a healthy and attractive environment for future generations.

Landscape Quality and Character

Whilst there are currently no areas within the Borough designated as Areas of Outstanding Natural Beauty (AONB), there is a number of high quality scenic lowland landscapes, including some of the most scenic valley and drumlin landscapes in Northern Ireland. The identity, diversity and sensitivity to change of the various landscape character areas within the Borough should be an important consideration in future management.

Biodiversity

Biodiversity is the total variety of all living things and today the value of sustaining a diverse range of wildlife is being increasingly recognised. People are beginning to appreciate the vulnerability of our natural heritage and the consequences for future generations of environmental
damage. The Northern Ireland Biodiversity Strategy 2002 endorses the recommendations of the Northern Ireland Biodiversity Group as the framework for biodiversity action. The Strategy describes the main features of biodiversity in Northern Ireland, identifies the main factors affecting it and proposes a number of measures to support biodiversity conservation up to 2016.

Dungannon and South Tyrone Borough has a wide variety of wildlife habitats supporting a rich variety of plant and animal species worthy of protection. Wetland habitats, including lakes, rivers and peatlands, are of particular note, but woodland and grassland are also important. Earth science interest is also growing as research has increasingly discovered notable topographical and geological features that help to explain the evolution of today's landscapes and habitat diversity. In particular, the Clogher Valley is considered to be a fine example of a fluvio-glacial landscape and its distinctive long ridges contribute to its scenic quality and special identity.

**Natural Heritage**

Much of the protection of these wildlife habitats and earth science features is achieved through the designation of a hierarchy of sites that are of international, national and local nature conservation importance. This is primarily the responsibility of the Department’s Environment and Heritage Service (EHS). Some designations are particularly important because what they exemplify is rare and irreplaceable: such features of scientific, educational or research interest, once destroyed, cannot be recreated. Other sites are important as representative examples of their type at a local, national or international level.
Sites of International Nature Conservation Importance

These comprise sites listed under the Ramsar Convention on Wetlands of International Importance and also European Sites (Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)) designated under the Conservation (Natural Habitats, etc.) Regulations (NI) 1995. All European sites within the Borough are also Areas of Special Scientific Interest (ASSIs) confirmed under the Nature Conservation and Amenity Lands (NI) Order 1985 (as amended 1989) or The Environment (Northern Ireland) Order 2002.

Part of the Lough Neagh & Lough Beg Ramsar Site falls within the Dungannon and South Tyrone Borough, the designation aiming to promote the conservation and wise use of its wetlands and waterfowl habitats. The Lough and its shoreline is also designated as an SPA by virtue of its importance as sites for breeding, over-wintering and migrating birds. Slieve Beagh is a candidate SAC and a Ramsar site and is the largest intact expanse of upland peat in Northern Ireland. It supports an array of associated plant and animal communities including rare and unusual flora and insect species. Peatlands Park is also a candidate SAC, being important for its active raised bog and naturally regenerating cut-over raised bog.

Sites of National Nature Conservation Importance


In addition to Lough Neagh, Slieve Beagh and Peatlands Park ASSIs that are of international importance, there are also nationally important ASSIs at Benburb, Black Lough (Rehaghy), Cullentra Lough, Derrycloony Lough, Drumcrow Fen, Fardross Stream, Fymore Lough and Glenmore Wood. National Nature Reserves are located at Mullenakill and Annagarriff, within the Peatlands Park and also at the islands on Lough Neagh. Lough Neagh is also a declared Area of Scientific Interest (ASI). Sites of national conservation importance act as a constraint on mineral developments (see Plan Policy MN 1).

The Department’s Environment and Heritage Service will keep the statutory designation of sites of national or international nature conservation importance under review and new areas may be identified.

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2 These Regulations implement the provisions of the EC Directive on the Conservation of Wild Birds (The Wild Birds Directive) and the EC Directive on the Conservation of Natural Habitats and Wild Fauna and Flora (The Habitats Directive) within Northern Ireland
Sites of Local Nature Conservation Importance (SLNCIs)

Alongside the sites that are of international and national importance, the Department also recognises a variety of Local Nature Reserves and Wildlife Refuges. These sites include:

- Local Nature Reserves established by District Councils under the Nature Conservation and Amenity Lands (NI) Order 1985;
- Wildlife Refuges designated under the Wildlife Order, where special protection measures for some or all species are implemented; and
- non-statutory nature reserves managed by voluntary conservation bodies such as the Department of Agriculture and Rural Development’s Forest Service or the Ulster Wildlife Trust; and
- The Ulster Wildlife Trust manages non-statutory nature reserves at Blessingbourne, Fivemiletown (centred around Lough Fadda) and Argory Mosses, a small part of which falls within the Borough boundary. Additionally, the Forest Service has established non-statutory Forest Nature Reserves at Altadaven, Knockmany and Knockginney.

Additionally, the Plan designates a number of other sites of local nature conservation importance, identified in association with Environment and Heritage Service, which merit protection. These sites are dealt with under Plan Policy CON 1.
Sites of international and national importance are represented by symbols on Borough Map No. 94 with exact boundaries shown in Appendix 3 on Map Nos. 95 - 109. All designated sites of local nature conservation importance are identified by symbol on Borough Map Nos. 1a and 1b. Detailed descriptions of the Sites of Local Nature Conservation that are designated in this Plan are given in Appendix 4, with their exact boundaries shown on Map Nos. 2 - 52.

Archaeology and Built Heritage

The present landscape of Dungannon and South Tyrone Borough is the product of human activity and change which dates from around 8,000 BC to modern times. Evidence of the human presence is indicated by a rich variety of archaeological sites and monuments, historic and vernacular buildings, features of the industrial heritage, planned landscapes and historic townscales. While the landscape and townscape of Dungannon and South Tyrone Borough will continue to change over time in response to the needs of the community, it is important to respect and protect the archaeological and built heritage received from past generations and to improve the quality of new development. This will help ensure a rich historic legacy and attractive environment for future generations.

Archaeological Sites and Monuments

The Department’s Environment and Heritage Service (EHS) is responsible for the identification, recording and protection of all known archaeological sites and historic monuments in Northern Ireland. This includes the taking of monuments into State Care and their scheduling for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995.

There are currently 562 archaeological sites and monuments identified on the Northern Ireland Sites and Monuments Record within Dungannon and South Tyrone Borough. This includes 16 Monuments in State Care protected and managed as a public asset by the Environment and Heritage Service and 74 scheduled monuments. The relevant settlement maps indicate the location of all of the archaeological sites and monuments, while those in State Care and the Scheduled sites are also shown on Borough Map Nos. 1a and 1b. All known archaeological sites or monuments are indicated and in some cases, these features have formed the basis for or contributed to the designation of Local Landscape Policy Areas (see Plan Policy CON 2).

Because the archaeological survey is ongoing, there may be changes to the exact location of these sites. Over the Plan period, archaeological remains that had not been previously recognised, may be discovered. The existence of such remains may represent a material change that can affect the nature of development that will be permitted in respect of an area within a settlement, or in the countryside.
Buildings of Special Architectural or Historic Character

The Department’s Environment and Heritage Service (EHS) is required under the provisions of the Planning (NI) Order 1991 to compile a list of buildings of special architectural or historic interest for Northern Ireland, following consultation with the Historic Buildings Council and the relevant District Council.

At present there are over 500 buildings included in the statutory list within Dungannon and South Tyrone Borough. These ‘listed buildings’ make an important contribution to the overall character of the Borough. They are also a significant component within the Plan’s designated Areas of Townscape Character. In some cases, listed buildings have formed the basis for or contributed to the designation of Local Landscape Policy Areas (see Plan Policy CON 2).

The process of building survey and re-survey is ongoing and buildings may be added to or removed from the list. Because of the large number of such listed buildings, and because the list is subject to ongoing change, it is not feasible to detail them or to show them on the various maps. Reference should be made to the updated statutory list produced by Environment and Heritage Service.
Conservation Areas

In recognition of their special architectural and historic interest, three conservation areas have been designated in the Borough. The centres of the villages of Caledon and Moy were designated in May 1984, with Caledon being extended in 2003. The Northland area of Dungannon town centre was designated in November 1994. The Department has published conservation area booklets that provide information on the history and character of these areas together with guidance for developers. The boundaries of the conservation areas are identified on Maps 117 – 119 in Appendix 3.

Historic Parks, Gardens and Demesnes

Dungannon and South Tyrone Borough contains a number of planned landscaped parks and demesnes, such as Caledon, Parkanaur and Blessingbourne, which represent a significant historic resource and make an important contribution to the landscape character of the Borough. These important heritage features are dealt with under Plan Policy CON 4.

Other Heritage Features

Throughout Dungannon and South Tyrone Borough, there exists a wealth of other built heritage features that are of interest and that add to the distinctiveness of the various localities. Such features are numerous and may be considered to be locally important, including lime-kilns, corn, flax or beetling mills, linen mills, mine workings, brickworks, historic
Conservation

road lines, waterways and railway features, historic estates, field and settlement patterns, national schools, other older distinctive / period buildings, character areas and vernacular buildings. Some such features have already been recognised and given specific protection as listed buildings, sites and monuments, whilst other features have contributed to the designation of areas of special character. Regardless of designation, the desirability of protecting industrial and other heritage features is a material consideration when assessing development proposals. Historic waterways are specifically dealt with under Plan Policy CON 6.

Regional Policy Context

The Regional Development Strategy (RDS) deals with the issues that link the natural and the built heritage. It recognises that a range of statutory measures is appropriate, such as designations for conservation and protection, while promoting good stewardship of all our environmental resources and cultural heritage. The RDS aims to encourage appreciation and care of both the natural and man-made elements within the environment together by:

- conserving the natural environment;
- protecting and managing the Northern Ireland coastline; and
- conserving the built environment.
The Department’s regional planning policies for the protection of conservation interests in Dungannon and South Tyrone Borough are currently set out in PPS 2: Planning and Nature Conservation, and PPS 6: Planning, Archaeology and the Built Heritage. PPS 2 contains policies for the hierarchy of sites of nature conservation importance. It also addresses trees and woodlands, protection of species and peatlands. PPS 6 contains policies for archaeological sites and monuments and listed buildings, conservation areas and historic parks, gardens and demesnes. It also addresses non-listed vernacular buildings, areas of character and industrial heritage features. A public consultation draft Addendum to PPS6 relates to development proposals, including demolition, in Areas of Townscape Character.

### Plan Policy CON 1

**Sites of Local Nature Conservation Importance**

Sites of Local Nature Conservation Importance are designated at the following locations:


Special consideration will be given to the protection of nature conservation interests on or adjacent to these sites when determining planning applications. Planning permission will not normally be granted to development proposals that would have a significant detrimental effect on the intrinsic nature conservation interests of the site. 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.

Sites of Local Nature Conservation Importance are identified based on their flora, fauna or earth science interest, and are designated in the Plan, in accordance with PPS 2. In assessing development proposals on or adjacent to these sites, priority will normally be given to the
Conservation

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 mitigation 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.

These designated Sites of Local Nature Conservation Importance are detailed in Appendix 4 and are indicated by symbol on the Borough Map Nos.1a and 1b, with exact boundaries shown on Map Nos. 2 - 52.

<table>
<thead>
<tr>
<th>Plan Policy CON 2</th>
<th>Local Landscape Policy Areas</th>
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</thead>
<tbody>
<tr>
<td>Local Landscape Policy Areas are designated in and adjoining Dungannon, Coalisland and the following villages:</td>
<td></td>
</tr>
<tr>
<td>Augher, Aughnacloy, Ballygawley, Benburb, Caledon, Carnteel, Castlecaulfield, Clogher, Donaghmore, Eglish, Fivemiletown, Killyman, Moy and Newmills.</td>
<td></td>
</tr>
<tr>
<td>Planning permission will not normally be granted to development proposals that would adversely affect the intrinsic environmental value, integrity and character of these areas.</td>
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</tbody>
</table>
There is a need to respect and protect the natural and man-made environment in and adjoining Dungannon, Coalisland and the Borough’s villages where development pressures are normally greatest. Local Landscape Policy Areas (LLPAs) are those areas within or adjoining settlements that are considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development. They may include:

- archaeological sites and monuments and their surroundings;
- listed and other locally important buildings and their surroundings;
- river banks and shore lines and associated public access;
- attractive vistas, localised hills and other areas of local amenity importance; and
- areas of local nature conservation importance, including areas of woodland and important tree groups.

LLPAs within Dungannon, Coalisland and the Borough’s villages will help to ensure that new development does not dominate their distinctive landscape and townscape characteristics. They can also function as buffer zones between different uses and help reduce the likelihood of over-intensive development. LLPAs located beyond the limits of these settlements will help protect those features considered of greatest importance to the local landscape setting. The use of Tree Preservation Orders (TPOs) will be considered for those LLPAs where trees contribute significantly to visual amenity or where trees are considered under threat from development. Where river banks are included within LLPAs, as part of any development proposal, the Department will normally require provision of access to the river corridor. A landscape buffer may also be required between any development and the river corridor to maintain its intrinsic environmental value.

The boundaries of LLPAs are identified on the Dungannon Town Centre Map No. 61b and the relevant settlement maps. Further information on each LLPA is set out in Part 3 of the Plan.
Plan Policy CON 3  Areas of Archaeological Potential

Areas of Archaeological Potential are designated in Dungannon and within the following villages:

Augher, Ballygawley, Caledon, Carnteel, Castlecaulfield, Clogher, Donaghmore and Newmills.

Within these areas, developers will normally be required to submit an archaeological assessment or an archaeological evaluation in association with planning applications.

These areas indicate to developers that, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of future development or change within the area.

Within these areas, developers will therefore normally be required to provide an archaeological assessment or evaluation in support of a planning application to allow informed and reasonable decisions to be taken. Where it is decided to grant planning permission, this will normally be conditional on archaeological mitigation in accordance with regional planning policy as set out in PPS 6: Planning, Archaeology and the Built Heritage. Developers are strongly advised to liaise with the Department before submitting any proposals within these areas.

The boundaries of Areas of Archaeological Potential are identified on the relevant settlement maps.
Plan Policy CON 4  Historic Parks, Gardens and Demesnes

The following parks, gardens and demesnes of special historic interest are designated:

Aughentaine, Aughnacloy (The Thistle), Benburb (The Manor House), Blessingbourne, Caledon Estate, Clogher Park, Favour Royal and Parkanaur.

The following parks, gardens and demesnes only retain some elements of their original form and are therefore identified as supplementary sites:

Corrick, Daisy Hill, Fardross, Killybrick House, Killyfaddy Manor, Martray House and Spur Royal (Augher Castle).

Development proposals will be assessed in these areas in accordance with the provisions of prevailing regional planning policy.

The character and appearance of the landscape of Dungannon and South Tyrone Borough owes much to the division and enclosure of the landscape, and its management and planned enhancement, since the 17th Century. These designed landscapes - parks, gardens and demesnes - have been so changed by time, neglect or new uses that in many cases, their historical character may not be obvious, and indeed some sites in the Borough which are now valued for their natural heritage interest...
were originally ‘planned’ landscaping. Most of the mature individual and hedgerow trees, tree clumps and areas of ‘natural’ woodland, which are seen in the countryside today, were once planted to provide attractive surroundings and views for landowners, and timber for revenue and use on their estates. Whatever their present individual character and condition, these designed landscapes continue to contribute to the distinctive appearance and character of the local landscape of the Borough.

Within the Borough a number of parks, gardens and demesnes retain their original character and design to an extent that they are valuable for their special historic interest and these are designated by the Department. A number of additional sites retain only some elements of their original form and these are identified as supplementary sites. Part of the Demesne of The Argory (Armagh) lies within Dungannon and South Tyrone Borough and is also of historic importance. It is managed by the National Trust and is shown, by symbol only, on Map No. 1b.

These areas are detailed in a Register of Historic Parks, Gardens and Demesnes in Northern Ireland, which is published by the Department’s Environment and Heritage Service. This Register summarises the historical significance of each site and the contribution such planned features make to the local landscape. It also seeks to encourage the public, as well as owners, to value and support the protection and maintenance of such sites.

The Department’s policy for the protection of historic parks, gardens and demesnes is contained in PPS 6: Planning, Archaeology and the Built Heritage. The location of the designated sites is shown by symbol on the Borough Map Nos. 1a and 1b and on relevant settlement maps. Definitive boundaries are shown on Map Nos. 53 – 60, with the supplementary sites detailed on Map Nos. 110 - 116 in Appendix 3.

<table>
<thead>
<tr>
<th>Plan Policy CON 5</th>
<th>Areas of Townscape Character</th>
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<tbody>
<tr>
<td>Areas of Townscape Character (ATCs) are designated in Dungannon, Coalisland and the following villages:</td>
<td></td>
</tr>
<tr>
<td>Augher, Aughnacloy, Ballygawley, Benburb, Castlecaulfield, Clogher, Donaghmore, Fivemiletown, and Moy.</td>
<td></td>
</tr>
<tr>
<td>Planning permission will only be granted to development proposals in these areas where they are sympathetic to the historic built form in terms of scale, form, massing, design detailing and materials and will not detract from the overall character and appearance of the area.</td>
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</tbody>
</table>
Whilst the Department appreciates that all settlements have their own unique identity, there are certain parts of some settlements which exhibit a distinct character based on their historic built form and layout. In many of these areas, listed buildings make a significant contribution to their character. In recognition of the distinct character and intrinsic qualities present in parts of Dungannon, Coalisland and some of the villages, Areas of Townscape Character (ATCs) are designated.

The Department wishes to ensure that new development respects the character and appearance of the townscape displayed within these areas. It is also considered that the characteristic built forms displayed in these areas can help inform developers in preparing development proposals elsewhere in these settlements in order to reinforce local identity. In determining all development proposals affecting an ATC, full regard will be given to ‘Areas of Townscape Character’, the public consultation draft Addendum to PPS 6: Planning, Archaeology and the Built Heritage, or any subsequent alterations to the prevailing regional planning policy.

The boundaries of the ATCs are identified on the relevant settlement maps, with an outline of their essential characteristics contained in Part 3 of the Plan.
Plan Policy CON 6 Historic Waterways

Development proposals that would prejudice the future restoration and re-use of the Coalisland Canal will not be permitted. Development proposals adjacent to the Canal will be required to ensure provision of pedestrian access along the site frontage with the Canal.

The Plan also identifies the Blackwater River as the necessary link between any future route of the Ulster Canal and Lough Neagh. Development proposals that would prejudice the use of this waterway as the navigable link between the Ulster Canal and Lough Neagh will not be permitted.

The Coalisland Canal historically played an important though brief role in the industrial development of Coalisland. It is an important industrial heritage feature with nature conservation interest along its length and has the potential for improved public access. Much of the southern side of the canal from Coalisland Town Centre to the Torrent River to the south is already accessible on foot. In the long term, there is potential to restore the canal and, in conjunction with any future restoration of the Ulster Canal, provide a major tourist and economic resource for the area.

Part of the Canal basin has been infilled at Lineside and will need to be safeguarded from development to ensure that potential for restoration is not prejudiced. In assessing development proposals adjacent to the Canal within Coalisland, the Department will require that development fronts onto and makes use of the Canal setting, that there is a consistent landscape design approach, and that recreational interest is enhanced.

The Ulster Canal was also a significant transportation waterway, running from the Erne-Shannon system to Lough Neagh. It is an important industrial heritage feature and there is now significant support for its eventual re-opening. Whilst the most of the Ulster Canal lies beyond the Dungannon and South Tyrone Borough, an important section of the Canal was the River Blackwater – from immediately northeast of Charlemont to Lough Neagh at Maghery Canal.

Where necessary, the Department will consider withdrawing permitted development rights in order to safeguard both canal routes.

A number of zonings adjoin the Coalisland Canal and further details on the key site requirements for these zonings are set out in Part 3 of the Plan. The route of the Coalisland Canal is identified on the Borough Map No. 1b and the Coalisland Map Nos. 62a and 62b, with the River Blackwater being shown on the Borough Map No. 1b, as well as Map Nos. 77 and 91.
Plan Policy CON 7  The Protection of Trees

The Department will assess the need for a tree condition survey as part of all development proposals. Planning permission will normally only be granted to development proposals where it can be demonstrated that:

• trees identified for retention will be protected and appropriately integrated into the design and layout of the development;

• development will not significantly damage the root system and drainage of both trees being retained and new planting; and

• adequate separation distance is provided between buildings and existing and proposed trees to ensure no significant adverse effect on amenity.

Trees are a vital component of the landscape, providing visual and nature conservation interest, and creating a varied, interesting and attractive landscape. The use of trees particularly within urban areas where development pressures are normally greatest, can help assimilate new development and contribute to sustainability principles. They can provide an attractive backdrop for new development and the Department will require that adequate consideration be given to their retention, protection and integration within site layouts.

In order to avoid damage to the roots system and drainage of trees, development should be kept outside the crown spread or half the height of the trees, whichever is the greater. This is a minimum standard and in some instances, particularly for residential development, it will be necessary to maintain a greater separation distance between trees and development. This will help ensure their long-term retention, and can also help prevent potential amenity problems that may arise for occupants of properties, such as loss of light or leaf fall due to proximity to trees. In some circumstances, it may be appropriate to keep development outside the falling distance of mature trees. Further details are included in ‘Trees & Development – A Guide to Best Practice’, which is available from the Department.

Further guidelines on tree protection for zoned housing and industrial areas within Dungannon and Coalisland are contained in Part 3 of the Plan.
Minerals

Introduction

Dungannon and South Tyrone Borough is the main mineral source of the clay brick industry in Northern Ireland. Reserves of this mineral are concentrated northwest of Coalisland. In addition, building and road-stone aggregates are produced from a number of quarries in the Borough. Sand and gravel deposits are relatively more confined. One of the principal concentrations of sand and gravel is to be found north of the A4 Ballygawley to Dungannon Road. The largest concentration of hard rock quarries is located north of the village of Cappagh, while reserves of shale used in the manufacture of cement are found on the outskirts of Dungannon in the townland of Derraghadoan. Commercial peat extraction also takes place in the east of the Borough in the low-lying areas round the southwest shores of Lough Neagh.

Regional Policy Context

The Regional Development Strategy (RDS) includes the following guidelines:

- to maintain a working countryside with a strong mixed use rural economy;
- to encourage the wise use and management of environmental resources in the interest of future generations; and
- to use minerals for economic development in a sustainable manner and in a way which assesses the need to exploit the mineral resources against the need to protect and conserve environmental resources.
The Department’s regional planning policy for mineral development in Dungannon and South Tyrone Borough is set out in A Planning Strategy for Rural Northern Ireland. This contains a range of policies for the control of mineral development taking into account environmental protection, visual amenity, public safety and traffic considerations. It also includes policies for mineral reserves, valuable minerals, areas of constraint on mineral developments and restoration of mineral workings.

Planning Policy Statement 2: Planning and Nature Conservation contains the policies for protection of peatland sites. Government policy on peat extraction is also expressed in ‘Conserving Peatland in Northern Ireland - A Statement of Policy’, and is supplemented by the policies contained in A Planning Strategy for Rural Northern Ireland.

<table>
<thead>
<tr>
<th>Plan Policy MN 1</th>
<th>Areas of Constraint on Mineral Developments</th>
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<tbody>
<tr>
<td></td>
<td>The following Areas of Constraint on Mineral Developments are designated:</td>
</tr>
<tr>
<td></td>
<td>Clogher Valley, the Lough Neagh Western Shores, Benburb ASSI, Fardross Stream ASSI, Glenmore Wood ASSI and Slieve Beagh ASSI.</td>
</tr>
<tr>
<td></td>
<td>Proposals for the development of mineral resources within these areas will be determined in accordance with the provisions of prevailing regional planning policy.</td>
</tr>
</tbody>
</table>

By their nature, scale, location and duration of operation, mineral developments frequently impact more severely on the environment than any other form of development. They can damage or destroy sites of nature conservation or earth science value and sites of historic and archaeological interest. They can also have a significant visual impact on the landscape and an adverse effect on the amenity of people living nearby.

Areas of Constraint on Mineral Developments (ACMDs) are designated in order to safeguard the most valuable and vulnerable areas and features of the environment within Dungannon and South Tyrone Borough from the detrimental effects of mineral extraction. Their designation has taken account of nature conservation and earth science interest, the archaeological and built heritage, landscape quality and character and visual prominence.
The Lough Neagh Western Shores Area of Constraint on Mineral Developments coincides with the boundaries of the Lough Neagh & Lough Beg Ramsar Site within Dungannon and South Tyrone Borough. In addition to the Clogher Valley, the Plan also designates four long-established Areas of Special Scientific Interest (ASSIs) as Areas of Constraint on Mineral Developments. The Clogher Valley, Lough Neagh Western Shores and Slieve Beagh ACMDs are identified on Borough Map Nos. 1a and 1b, with the ACMDs that are related to the sites of nature conservation importance being identified on Map Nos. 95, 96, 100, 105 and 107.

It should be noted that ASSIs, as sites of national nature conservation importance, are continually under review and several new sites have been designated in recent years. Whilst this Plan does not formally designate the recent sites as ACMDs, it is likely that the conservation interests at such sites will also act as a major constraint on mineral developments. Further information on the ASSIs is included in the Conservation section of the Plan.

The Department’s regional planning policy for the control of mineral development within the ACMDs is set out in Policy MIN 3 of A Planning Strategy for Rural Northern Ireland.

Plan Policy MN 2 | Minerals Reserve Policy Areas

Minerals Reserve Policy Areas are designated to protect mineral reserves at the following locations:

- Derraghadoon - adjacent to the northern edge of Dungannon, for shale extraction to supply the cement industry; and
- Derry - adjacent to the western edge of Coalisland to supply the clay brick industry.

Surface development within these areas that would prejudice the future exploitation of these reserves will be restricted in accordance with the provisions of prevailing regional planning policy.

These designations at Dungannon and Coalisland will protect mineral reserves that are needed in the manufacture of cement and clay bricks respectively. In Coalisland, the Mineral Reserve Policy Area is located both north and south of Derry Road and west of Derryvale Road. The area south of Derry Road has received planning permission for extraction. The Departments regional planning policy for these areas is set out in Policy MIN 5 of A Planning Strategy for Rural Northern Ireland.
Plan Policy MN 3  Hydrocarbon Exploration

In the event that hydrocarbon exploration identifies the possibility of commercially viable reserves of oil or gas, applications for planning permission to sink wells for the purpose of appraising the nature or extent of the discovery will be considered in the context of the long term suitability of the site for production purposes.

Whilst no hydrocarbon exploration is currently taking place within Dungannon and South Tyrone Borough, future exploration under licence may identify deposits of oil or gas, minerals which are particularly valuable to the Northern Ireland economy. Exploitation may create environmental effects that are particular to the methods of extraction or treatment of that mineral. The Department will not therefore operate a general presumption against their exploitation in any part of the Borough, including Areas of Constraint on Mineral Developments. Rather, applications will be treated on their merits having regard to impact of the specific development on nearby residents and sites, features or areas designated for their scientific, landscape or heritage interests.
Countryside

Introduction

The countryside of Dungannon and South Tyrone Borough comprises a number of rich and diverse landscapes that are home to a significant percentage of the Borough’s population. The Department recognises the need to provide sustainable rural development opportunities whilst protecting sensitive landscapes.

Regional Policy Context

The Regional Development Strategy (RDS) aims to develop an attractive and prosperous rural area, based on a balanced and integrated approach to the development of town, village and countryside, in order to sustain a strong and vibrant rural community, contributing to the overall well-being of the Region as a whole. This will be achieved by:

- supporting the development of a strong, diversified and competitive rural economy served by the Regional Strategic Transportation Network;
- developing a living and working countryside which recognises the unique rural character of the Region and contributes to a sense-of-belonging in local rural areas;
- promoting the continuing renewal and revitalisation of towns and villages in Rural Northern Ireland;
- improving the accessibility of the rural community to employment, services and regional amenities; and
- managing and enhancing the natural and built heritage in rural areas.

The Department’s regional planning policies that apply in the countryside of Dungannon and South Tyrone Borough are currently set out in various Planning Policy Statements and A Planning Strategy for Rural Northern Ireland. Policies for nature conservation and the archaeological and built heritage, and which address access considerations, shops, rural enterprises and other industrial projects in the countryside are set out in the PPSs. The Rural Strategy contains a range of policies for a number of development types including agriculture, minerals, recreation, tourism development and houses in the countryside. In addition, there are specific policies for Areas of Outstanding Natural Beauty, Green Belts and Countryside Policy Areas. The Rural Strategy also provides the framework for considering development proposals within the countryside and establishes rural design principles.

Supplementary design guidance is provided within ‘A Design Guide for Rural Northern Ireland’.
### Plan Policy CTY 1  Dungannon and Coalisland Green Belt

A Green Belt is designated around Dungannon and Coalisland.

Development proposals within the Green Belt will be determined in accordance with the provisions of prevailing regional planning policy.

The strategic objectives of Green Belt designation are to:

- prevent the unrestricted sprawl of large built-up areas;
- prevent neighbouring settlements from merging;
- safeguard the surrounding countryside;
- protect the setting of settlements; and
- assist in urban regeneration.

The Department considers it appropriate and necessary to maintain strict planning control in those areas of countryside where development pressure is likely to be greatest. Consequently, a Green Belt is designated around Dungannon and Coalisland and nearby villages. The designated Green Belt is shown on the Borough Map Nos. 1a and 1b and the relevant settlement maps.

### Plan Policy CTY 2  Countryside Policy Areas

Countryside Policy Areas (CPAs) are designated in the following locations:

- Lough Neagh Shore and environs; and
- Martray Lough and House and adjacent landscape.

Development proposals within these Countryside Policy Areas will be determined in accordance with the provisions of prevailing regional planning policy.

The Department considers it necessary to protect the primarily rural landscapes of the Lough Neagh Shore and environs, as well as Martray Lough and House and adjacent landscape.
The Lough Neagh Shore and Environs CPA

This is a closely settled area of lowland on the western shores of Lough Neagh lying within the rural ward of Washingbay. The area enjoys relatively good access to the M1 motorway to the south. There has been significant pressure for individual dwellings in certain parts of the countryside beyond the small settlements located within the area. This has resulted in the erosion of rural character through the build-up of clusters of suburban-style dwellings and unsightly ribbon development. This is most evident along the B161 Mountjoy Road northeast of Brockagh/ Mountjoy to the boundary with Cookstown District and on other more minor roads in the Aughamullan area including Coole and Washingbay Roads and Doon Avenue.

The Department considers that additional development along these roads will further erode the rural character and landscape quality of the area, as well as having unacceptable adverse effects on the important nature conservation interests of the Lough and its shoreline. A CPA is therefore designated so as to protect the amenity of this part of the Lough Neagh Shore area. It includes the Lough Neagh shoreline and its environs, some of the land on either side of the Mountjoy and Coole Roads, part of Washingbay Road and Doon Avenue.

Martray Lough and House and Adjacent Landscape CPA

Martray Lough and House lies north of the A4 Dungannon to Ballygawley Road and provide a distinctive landscape on the approaches to Ballygawley. The house is on the Department’s Supplementary List of Historic Parks, Gardens and Demesnes. A CPA is designated to help protect the quality of this landscape from likely development pressure.

The boundaries of the CPAs are identified on the Borough Map Nos. 1a and 1b, as well as settlement Map Nos. 67 and 70.
Part 2a
Maps of Designations

Sites of Local Nature Conservation Importance

Historic Parks, Gardens and Demesnes
Part 3
Settlements

Dungannon
Coalisland

Villages
Aghaginduff/Cabragh
Annaghmore
Augher
Aughnacloy
Ballygawley
Ballynakilly
Benburb
Brockagh/Mountjoy
Caledon
Cappagh
Carland
Carnteel
Castlecaulfield
Clogher
Clonmore
Dernagh/Clonoe
Derrylee
Donaghmore
Dyan
Edendork
Eglish
Fivemiletown
Galbally
Granville
Killeen
Killyman
Moy
Newmills
Tamnamore
The Bush
Tullyallen
Dungannon

Introduction

Dungannon is the principal administrative and commercial centre for the Borough, providing a wide range of services for its population in terms of public administration, professional and commercial offices, education services and community and leisure facilities. The Regional Development Strategy (RDS) identifies the town as a main hub that will continue to provide a range of industrial, commercial, education and community services. The town will also continue to provide significant opportunities for residential growth. A Dungannon Regeneration Strategy has been completed in recent years.

The Town Centre

The town centre continues to provide the best location for retail and office uses due to its ready accessibility, by a variety of modes of transport, for all sections of the community. It is both accessible by foot to many of the residents of the town and is at the hub of the road network with a number of public car parks and parking spaces. The Ulsterbus Station at Beech Valley is located on the southern side of the town centre.

The town provides a convenient and compact centre but would benefit from an increase in the range of shops and provision of larger units. The main shopping area is centred around Market Square and those streets radiating from it, in particular Scotch and Irish Streets. There are some areas of underuse and dereliction, with particular concentrations to the west, which are detrimental to the overall environmental image of the centre. Nevertheless, the town retains an interesting historic street pattern with some notable buildings reinforced by the changes in street gradient and the distinctive hillside location.
In order to protect the vitality and viability of the town centre, a number of measures and proposals are adopted to retain and improve its attractiveness, accessibility and amenity. These include the designation of:

- a town centre boundary, inside which Development Opportunity Sites are designated (see Plan Policies RSO 1, RSO 3 and the relevant key site requirements);

- a Primary Retail Core, inside which new non-retail uses at ground floor level are controlled in accordance with the provisions of PPS 5 Retailing and Town Centres (see Plan Policy RSO 2);

- town centre public car parking facilities which are protected (see Plan Policy TRAN 2);

- an Area of Townscape Character within which the Department exercises control over the character and appearance of the area (see Plan Policy CON 5 and guidance on Area of Townscape Character in Dungannon);

- a Local Landscape Policy Area where features of intrinsic environmental value are protected (see Plan Policy CON 2);

- protected Town Centre Housing areas where existing housing is protected from pressure for non-residential uses (see Plan Policy HOUS 2); and

- areas of open space which are safeguarded from other uses (see Plan Policy ROS 1).

See Map No. 61a for details of the Dungannon settlement and Map No. 61b for Dungannon town centre.
Housing Zonings

Over the Plan period, the largest demand for development land will come from the housing market. The Plan zones 109 hectares of land as Phase 1 housing land in Dungannon town. In accordance with Plan Policy HOUS 1, favourable consideration will normally be given to the development of this land at any time over the Plan period.

The Plan also zones 148 hectares of land as Phase 2 housing land in Dungannon town. This land will be held in reserve and its development will not be permitted in the short term. Release of this land will be subject to review in 2005.

The Department will require high standards of layout and design including public open space within all housing areas, in accordance with prevailing regional planning policy.

Phase 1 Housing

109 hectares of land are zoned for Phase 1 housing land (see Plan Policy HOUS 1). The key site requirements for each of these housing zonings are as follows:

**DH 01  Land between Quarry Lane and Donaghmore Road**

This 6.2 hectare site is relatively low-lying, but rises towards its southern boundary. Development Opportunity Sites lie to the southeast of the site (see Plan designations DOS 04 and 05), with an existing private nursing home and vacant land located to the northwest and residential development along the other boundaries.
Key site requirements:

- vehicular access should be from Quarry Lane and the designated Development Opportunity Site (see DOS 05);

- pedestrian access should be provided from the site to the existing laneway at the western corner of the site and the Development Opportunity Site (see DOS 05). Pedestrian access should also be provided from the site to Donaghmore Road;

- foul sewer pumping may be required;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northwestern and southeastern boundaries;

- the layout should be designed to ensure that houses front onto Quarry Lane; and

- child's play provision should be provided and incorporated within the overall design.
### DH 02  Land south of Drumglass High School

This 3.0 hectare site is located to the south of Drumglass High School on the A29 Cookstown Road. The site benefits from mature, treed boundaries.

**Key site requirements:**

- vehicular access should be provided from the A29 Cookstown Road;
- pedestrian access should be provided to link into the existing pathway that runs south and west of Knockmore Drive; and
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout - a full planting scheme, using indigenous species, should be prepared.

### DH 03  Land north of Sperrinview Special School

This 0.6 hectare site is located south of an existing industrial development and north of Drumcoo Playing Fields. The site slopes gently towards its northwestern boundary.

**Key site requirements:**

- vehicular access should be provided from Coalisland Road; and
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared.
This 8.0 hectare site is located to the north of Dunavon and rises to a crestline at the northeastern corner.

Key site requirements:

- vehicular access should be provided from either Coalisland Road or Lurgaboy Lane;

- pedestrian access should be provided from Coalisland Road through the site to Lurgaboy Lane;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northern boundary;

- the layout should be designed to ensure that houses front onto Coalisland Road and Lurgaboy Lane; and

- child's play provision should be provided and incorporated within the overall design.
DH 05  Land southeast of Kindrum

This 0.8 hectare site is located on the crest of Mullaghadun Lane. It is a small and relatively flat site, surrounded by low-density housing.

Key site requirements:

- vehicular access should be from Mullaghadun Lane at the northern extremity of the site;
- foul sewer pumping may be required;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared; and
- the layout should be designed to ensure that houses front onto Mullaghadun Lane.

DH 06  Land south of Glenree Avenue

This 8.0 hectare site is located between Mullaghadun Lane and Glenree Avenue. It benefits from densely treed northern and eastern boundaries. A farm holding is located in the centre of the site and there is a derelict dwelling in the northeastern corner.

Key site requirements:

- vehicular access should be from both Killymeal Road and Lurgaboy Lane;
- vehicular access should link Killymeal Road with Lurgaboy Lane;
- pedestrian access should be provided through the site to link Killymeal Road, Lurgaboy Lane and Mullaghadun Lane;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;
• the layout should be designed to ensure that houses front onto Killymeal Road, Lurgaboy Lane and Mullaghadun Lane; and
• child’s play provision should be provided and incorporated within the overall design.

DH 07 Land east of Bushvale

This 5.7 hectare site is located to the east of ‘Bushvale’, Bush Road. A laneway runs along much of the southwestern boundary.

Key site requirements:

• vehicular access should be from Bushvale and Bush Road, linking through to housing zoning DH 32;
• pedestrian access should be provided from Bush Road, through the site, to link to housing zoning DH 32 and existing housing at Bushvale;
• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northeastern boundary;
• the layout should be designed to ensure that houses front onto Bush Road; and
• child’s play provision should be provided and incorporated within the overall design.

DH 08 Land south of Bushvale

This 1.1 hectare site is located to the south of ‘Bushvale’ and fronts onto the Killyman Road. The site benefits from strong, mature, tree-lined boundaries to the north, east and northwest.
Key site requirements:

- vehicular access should be from the B34 Killyman Road and should take account of the junction opposite;

- foul sewer pumping may be required;

- marginal flooding may occur adjacent to the open watercourse along the eastern boundary;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout;

- a full planting scheme, using indigenous species, should be prepared;

- adequate separation distance should be provided between any buildings and mature trees along the northeastern and northwestern boundary - this may entail development being kept outside the falling distance of mature trees; and

- the layout should be designed so that the houses front onto the B34 Killyman Road.

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**DH 09 Land north of Belmont Park**

This 1.4 hectare site is located to the north of Belmont Park and west of Dungannon Integrated College. It is surrounded by residential development.

Key site requirements:

- vehicular access should be from Gortmerron Link Road and/or Belmont Park;

- pedestrian access should be provided through the site from Gortmerron Link Road to link with Belmont Park;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;
• subject to obtaining adequate access, the tree-lined watercourse and associated vegetation within the site should be retained and incorporated into the overall design; and

• the layout should be designed to ensure that houses front onto Gortmerron Link Road.

DH 10 Land at the junction of Gortmerron Link Road and Moy Road

This 1.2 hectare site fronts onto the A29 Moy Road and Gortmerron Link Road, southeast of Windmill Wood. It rises gently towards its southwestern boundary and there is residential development to the northern and western boundaries.

Key site requirements:

• vehicular access should be from Cunninghams Lane;

• foul sewer pumping may be required;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared; and

• the layout should be designed to ensure that houses front onto the A29 Moy Road and Gortmerron Link Road.

DH 11 Land north of Dungannon Rugby Club

This 15.2 hectare site is located mostly to the north and west of Dungannon Rugby Club. Killyman Road Industrial Estate lies to the northeast of the site and an industrial zoning at Coolhill is located to the east. Gortmerron Lodge, a listed building, is located in the western part of the site.

Key site requirements:

• vehicular access should be from Gortmerron Link Road and should link through to housing zoning DH 12;
• pedestrian access should be provided through the site to link to Gortmerron Link Road, the A29 Moy Road and housing zoning DH 12;

• foul sewer pumping may be required;

• subject to obtaining adequate access, the open watercourse and associated vegetation within the site should be retained and incorporated into the overall layout;

• careful attention will need to be given to matters affecting the setting of the Listed Building (Gortmerron Lodge);

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the site boundary where it abuts existing and proposed industry (see also Plan Zoning DI 02);

• the sloping nature of the northeastern part of the site will require careful attention to matters relating to layout, siting, design and density;

• the layout should be designed to ensure that houses front onto the A29 Moy Road and Gortmerron Link Road; and

• child’s play provision should be provided and incorporated within the overall design.

DH 12 Land northeast of Ranfurly Heights

This 8.5 hectare site is located between existing residential development and zoned industrial land at Coolhill. The site rises towards a disused railway embankment along the northern boundary and a laneway bisects the site.

Key site requirements:

• vehicular access should be from Far Circular Road;
• pedestrian access should be provided from Far Circular Road linking through to housing zoning DH 11. The possibility of utilising at least part of the disused railway embankment for pedestrian access should be investigated;

• subject to obtaining adequate access, the tree-lined watercourse and associated vegetation at the eastern corner of the site should be retained and incorporated into the overall design;

• foul sewer pumping may be required;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the site boundary where it abuts zoned industrial land (see also Plan zoning DI 02);

• the layout should be designed to ensure that houses front onto Far Circular Road; and

• child’s play provision should be provided and incorporated within the overall design.

DH 13 Land northeast of ‘Moygashel Linen Green’

This 1.8 hectare site, in two plots, is located to the northeast of ‘Moygashel Linen Green’. It is relatively flat and elevated above Main Road, Moygashel. Its southwestern boundary is densely treed.

Key site requirements:

• vehicular access should be from Main Road, Moygashel at the northern extremity of the site;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared; and

• the layout should be designed to ensure that houses front onto Main Road, Moygashel.
**DH 14  Land southwest of ‘Moygashel Linen Green’**

This 0.7 hectare site is located to the southwest of ‘Moygashel Linen Green’ and east of Jacksonville Road.

**Key site requirements:**

- vehicular access should be from Jacksonville Road;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northern boundary; and
- the layout should be designed to ensure that houses front onto Jacksonville Road.

**DH 15  Land west of Hillcrest Park**

This 3.3 hectare site is located off Hillcrest Park, Moygashel. The site slopes towards its western boundary. There is a derelict dwelling and outbuildings in the eastern corner of the site and residential development to the south and southeast.

**Key site requirements:**

- vehicular access should be from Roskeen Road, and link through to housing zoning DH 35;
- foul sewer pumping may be required;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northwestern and southwestern boundaries; and
- the layout should be designed to ensure that houses front onto Roskeen Road.
DH 16  Land north of ‘Oaklin House Hotel’ (‘Finney’s Field’)

This 3.1 hectare site is located to the north of ‘Oaklin House Hotel’ and south of Windmill Wood. It is gently undulating and benefits from surrounding densely treed boundaries.

Key site requirements:

- vehicular access should be from Ranfurly Road;
- pedestrian access should be provided from the site to link to the Peripheral Cycle Route in Windmill Wood;
- foul sewer pumping may be required;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the boundary with Oaklin House Hotel;
- adequate separation distance should be provided between any buildings and mature trees - this may entail development being kept outside the falling distance of mature trees; and
- the pond in the west of the site should be retained and incorporated within the overall layout.

DH 17  Land south of Milltown Park

This 0.9 hectare site is located south of Milltown Park. A former railway embankment forms its northern boundary.

Key site requirements:

- vehicular access should be from Mullaghanagh Road;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared; and
### DH 18 Land south of Park Avenue

This 3.1 hectare site is located to the south of Ballysaggart Lough. Residential development is located to the north and northeast of the site and vacant and derelict dwellings are located in the southeastern corner. The southern boundary of the site benefits from a mature tree and hedgerow boundary.

**Key site requirements:**

- vehicular access should be from Old Eglish Road;
- foul sewer pumping may be required;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the southern boundary;
- the layout should be designed to ensure that houses front onto Old Eglish Road; and
- child’s play provision should be provided and incorporated within the overall design.

### DH 19 Land north of Manse Road

This 2.9 hectare site is located between Prospect Manse and Beech Valley Training Co. Ltd. It is low-lying and there are a number of mature deciduous trees throughout the site. A pathway runs along the northwestern boundary.

**Key site requirements:**

- vehicular access should be from Old Eglish Road;
- no vehicular access will be permitted from Manse Road;
pedestrian access should be provided from Old Eglish Road to link through to Manse Road and the footway along the northwestern boundary;

foul sewer pumping may be required;

a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the boundary with Manse Road; and

the layout should be designed to ensure that houses front onto Old Eglish Road.

DH 20 Land west of Granville Road

This 1.4 hectare site is located west of Granville Road. It rises towards its western boundary and a derelict building is located in the eastern portion of the site. Low-density residential developments border the site to the north and south.

Key site requirements:

vehicular access should be from Granville Road;

a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared; and

the layout should be designed to ensure that houses front onto Granville Road.

DH 21 Land west of Mullaghmore Park

This 5.5 hectare undulating site is located to the west of Mullaghmore Park. The proposed National Cycle Network route runs along the northern boundary of the site and residential development abuts the eastern and southeastern boundaries.
Key site requirements:

- vehicular access should be from the existing estate road at ‘Cloneen’, Ballygawley Road, Old Caulfield Road and/or Lisnahull Road;

- pedestrian access should be provided through the site to link Ballygawley Road, Lisnahull Road, Old Caulfield Road and Mullaghmore Park;

- subject to obtaining adequate access, the open watercourse and associated vegetation within the site should be retained and incorporated within the overall design;

- foul sewer pumping may be required;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;

- the sloping nature of the southwestern part of the site along Ballygawley Road and Old Caulfield Road will require careful attention to matters relating to layout, siting, design and density; and

- the layout should be designed to ensure that houses front onto Old Caulfield Road and Lisnahull Road.

**DH 22 Land north of Lisnahull Road**

This 17.3 hectare undulating site is located in the northwest of Dungannon and is adjacent to O’ Neill Park and West Park. Residential development abuts much of the site boundary to the north. A marshy area around Mullaghmore Lough is located along part of the western boundary.

Key site requirements:

- vehicular access should be from Mullaghmore Road. Access should also be from Old Caulfield Road and/or Lisnahull Road;

- vehicular access should be provided through the site to link Mullaghmore Road to Old Caulfield Road and/or Lisnahull Road;
• pedestrian access should be provided through the site to link Mullaghmore Road with Old Caulfield Road, Lisnahull Road, housing zoning DH 27 and West Park; Provision should also be made for pedestrian access from the site to the Peripheral Cycle Route on the eastern boundary;

• foul sewer pumping may be required;

• Mullaghmore Lough is a locally important wildlife area - a detailed wildlife survey will be needed and measures taken to mitigate any identified impacts on the nature conservation interests of the area – the Lough shall be retained and incorporated into the overall layout of the site;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised around Mullaghmore Lough;

• an archaeological site is located in the centre of the site – the developer should contact the Department’s Environment and Heritage Service to determine appropriate measures for the site including any potential mitigation measures; and

• the layout should be designed so that the houses front onto Lisnahull Road, Old Caulfield Road and Mullaghmore Road.

**DH 23 Land north of The Willows**

This 3.9 hectare site is located to the north of The Willows, Mullaghmore Road. The site rises from its northeastern boundary towards the centre of the site before gently sloping towards the southwest. A laneway forms the northern boundary with a farm complex located towards the western end.

**Key site requirements:**

• vehicular access should be from Mullaghmore Road and should link through to housing zoning DH 27;

• pedestrian access should be provided through the site to link Mullaghmore Road with housing zoning DH 27 and The Willows;
• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the boundary with the farm laneway along the northern boundary;

• the layout should be designed so that the houses front onto Mullaghmore Road; and

• child’s play provision should be provided and incorporated within the overall design.

DH 24 Land northwest of Hawthorne Crescent

This 1.6 hectare site is relatively flat and has a car wash business along the southern boundary. The remainder of the site is overgrown and an open watercourse runs along the eastern boundary. The former railway route along its western boundary forms part of the proposed Peripheral Cycle Route (see Plan Policy TRAN 3).

Key site requirements:

• vehicular access should be from Mullaghmore Road and should link through to housing zoning DH 28;

• pedestrian access should be provided from the site to the proposed Peripheral Cycle Route and housing zoning DH 28;

• marginal flooding may occur adjacent to the open watercourse, which flows along the eastern and northern site boundaries;

• subject to the provision of a suitable access to housing zoning DH 28, the open watercourse and associated vegetation on the eastern and northern site boundaries should be retained and incorporated within the overall design;

• foul sewer pumping may be required;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the proposed Peripheral Cycle Route; and
• the layout should be designed to ensure that houses front onto Mullaghmore Road.

DH 25  Land north of Corrainey Park

This 3.8 hectare site is relatively flat and fronts onto Mullaghmore Road and Newell Road. There is residential development to the south. The former railway embankment along its western boundary forms part of the proposed Peripheral Cycle Route (see Plan Policy TRAN 3).

Key site requirements:

• vehicular access should be from Mullaghmore Road and/or Newell Road;

• pedestrian access should be provided from the site to the proposed Peripheral Cycle Route;

• subject to obtaining adequate access, the open watercourse and associated vegetation along the southeastern boundary should be incorporated within the overall layout;

• marginal flooding may occur adjacent to the open watercourse on the southeastern boundary;

• foul sewer pumping may be required;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the western boundary with the proposed Peripheral Cycle Route;

• the layout should be designed to ensure that houses front onto Mullaghmore Road and Newell Road; and

• child’s play provision should be provided and incorporated within the overall design.
Phase 2 Housing

Approximately 148 hectares of land are zoned for Phase 2 housing land (see Plan Policy HOUS 1). The key site requirements for each of these housing zonings are as follows:

DH 26 Land at Glenadush townland

This 10.8 hectare site is located between Old Caulfield Road and Old Ballygawley Road to the west of Dungannon. The site rises towards its eastern boundary and a laneway traverses the northern portion of the site.

Key site requirements:

- vehicular access should be from Old Caulfield Road and Old Ballygawley Road;
- pedestrian access should be provided through the site to link Old Caulfield Road with Old Ballygawley Road;
- foul sewer pumping may be required;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the western boundary;
- the layout should be designed to ensure that houses front onto Old Caulfield Road and Old Ballygawley Road; and
- child’s play provision should be provided and incorporated within the overall design.

DH 27 Land at ‘Mullaghconor Glebe’

This 9.8 hectare site is located at the western extremity of Dungannon. It is a gently undulating site and a derelict dwelling is located in its eastern portion.
Key site requirements:

- vehicular access should be from Aghareany Road to link through the site to housing zoning DH 23;
- pedestrian access should be provided through the site, to link with housing zonings DH 22 and DH 23;
- foul sewer pumping may be required;
- Mullaghmore Lough is a locally important wildlife area - a detailed wildlife survey will be needed and measures taken to mitigate any identified impacts on the nature conservation interests of the area – the Lough shall be retained and incorporated into the overall layout of the site;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northern and western boundaries and around Mullaghmore Lough;
- the layout should be designed to ensure that houses front onto Aghareany Road; and
- child’s play provision should be provided and incorporated within the overall design.

DH 28 Land northwest of Drumglass High School

This 34 hectare site is located to the northwest of Dungannon. This is an undulating landscape and its western and northern boundary is for the most part defined by a disused railway route. The former railway route forms part of the proposed Peripheral Cycle Route (see Plan Policy TRAN 3).

Key site requirements:

- vehicular access should be provided through housing zone DH 24 from Mullaghmore Road;
- the need for direct access from the development to the A29 Cookstown Road will be assessed in accordance with the Department’s policy on protected routes as stated in Planning Policy Statement 3: Development Control - Roads Considerations;
• provision should be made for incorporation of the Peripheral Cycle Route within the overall layout. Pedestrian access should be provided from the site to the proposed Peripheral Cycle Route;

• marginal flooding may occur adjacent to the watercourse along the southwestern site boundary;

• the open watercourse and associated vegetation on the southwestern site boundary should be retained and incorporated within the overall design;

• foul sewer pumping may be required;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the boundary with the proposed Peripheral Cycle Route;

• the sloping nature of the central part of the site will require careful attention to matters relating to layout, siting, design and density;

• the layout should be designed to ensure that houses front onto the A29 Cookstown Road; and

• child’s play provision should be provided and incorporated within the overall design.

DH 29  Land north of Rossmore Road

This 6.8 hectare site is located at the northern extremity of Dungannon. The site rises towards its northern boundary and a laneway traverses the western portion. A farm complex and a playing pitch lie immediately to the south across Rossmore Road with mostly residential properties along the eastern boundary.

Key site requirements:

• vehicular access should be from A45 Coalisland Road and/or Rossmore Road;

• foul sewer pumping may be required;
• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northern and western boundaries;

• the sloping nature of the northern portion of the site will require careful attention to matters relating to layout, siting, design and density;

• the layout should be designed to ensure that houses front onto Rossmore Road and the A45 Coalisland Road; and

• child’s play provision should be provided and incorporated within the overall design.

DH 30  Land southeast of Lurgaboy Lane, on Killymeal Road

This 4.5 hectare site is located to the southeast of Lurgaboy Lane and fronting onto Killymeal Road. It falls from Lurgaboy Lane to the watercourse at its southeast, with a fairly flat field to Killymeal Road. Residential development borders the site along its northwestern and southwestern boundaries.

Key site requirements:

• vehicular access may be from Lurgaboy Lane via Glenree Avenue and / or from Killymeal Road, subject to normal site access requirements;

• foul sewer pumping may be required;

• the open watercourse and associated vegetation along the southeastern boundary should be retained and incorporated within the overall layout;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northeastern boundary;
• the sloping nature of this site will require careful attention to matters relating to layout, siting, design and density;

• the layout should be designed to ensure that houses front onto Killymeal Road; and

• child’s play provision should be provided and incorporated within the overall design.

**DH 31  Land at Drumhariff townland**

This 35.6 hectare site is located to the east of Dungannon. This is a gently undulating landscape that rises towards the existing residential properties along Killymeal Road to the northwest and towards the farm complex to the southwest.

**Key site requirements:**

• vehicular access should be from both Bush Road and the northern end of Kingarve Road;

• vehicular access through the site should link Bush Road with the northern end of Kingarve Road;

• pedestrian access should be provided through the site to link Bush Road with Kingarve Road;

• subject to obtaining adequate access, the open watercourses and associated vegetation along the eastern boundary and within the site should be incorporated within the overall design;

• foul sewer pumping may be required;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the eastern boundary;

• the sloping nature of the southwestern portion of the site will require careful attention to matters relating to layout, siting, design and density;
• the layout should be designed to ensure that houses front onto Bush Road and the northern end of Kingarve Road; and

• child's play provision should be provided and incorporated within the overall design.

DH 32 Land east of The Cairn

This 16.1 hectare site is located to the south and east of ‘The Cairn’, a residential area accessing onto Bush Road. It is elevated in the western portion of the site beside The Cairn and falls away to the south and east. An open watercourse traverses the northern portion of the site that also contains two dwellings and associated farm outbuildings.

Key site requirements:

• vehicular access should be from Bush Road and Killyneill Road and these accesses should link through to housing zoning DH 07;

• pedestrian access should be provided through the site to link Bush Road, Killyneill Road and housing zoning DH 07;

• subject to obtaining adequate access, the open watercourse and associated vegetation in the northern part of the site should be retained and incorporated into the overall design;

• foul sewer pumping may be required;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the southeastern and northeastern boundaries;

• the layout should be designed to ensure that houses front onto Bush Road; and

• child's play provision should be provided and incorporated within the overall design.
This 16.9 hectare site is located on the southern side of Far Circular Road and fronts onto the A29 Moy Road. It rises from Far Circular Road towards the farm complex in the southern portion of the site. The land is relatively flat where it fronts onto the A29 Moy Road.

**Key site requirements:**

- vehicular access should be from Far Circular Road;
- pedestrian access should be provided through the site from Far Circular Road to the A29 Moy Road;
- foul sewer pumping may be required;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the southwestern and eastern boundaries;
- subject to obtaining adequate access, the open watercourse and associated vegetation in the northern part of the site should be retained and incorporated into the overall design;
- marginal flooding may occur adjacent to the open watercourse in the northern part of the site;
- the sloping nature of the central part of the site to the northwest of the farm complex will require careful attention to matters relating to layout, siting, design and density;
- the layout should be designed to ensure that houses front onto Far Circular Road and the A29 Moy Road; and
- child's play provision should be provided and incorporated within the overall design.
DH 34  Land south of Syerla Road

This 4.5 hectare site is located to the south of Syerla Road and east of Main Road Moygashel. The National Cycle Network runs along the northern and eastern boundaries of the site. The site slopes gently towards the eastern boundary.

Key site requirements:

• vehicular access should be from either Main Road or Syerla Road;

• pedestrian access should be provided through the site from Main Road to Syerla Road;

• foul sewer pumping may be required;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the eastern and southern boundaries; and

• child’s play provision should be provided and incorporated within the overall design.

DH 35  Land west of Main Road, Moygashel

This 8.6 hectare site is located to the west of Main Road, Moygashel and is bounded to the south by Jakies Road, a minor country road. Much of the site is relatively flat though it falls steeply towards the northern boundary.

Key site requirements:

• vehicular access should be from Main Road, Moygashel and should link through to housing zoning DH 15. Access to adjacent farm properties to the west should be retained;

• pedestrian access should be provided through the site to link Main Road with housing zoning DH 15 and Hillcrest Park;

• foul sewer pumping may be required;
• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the western and southern boundaries;

• the sloping nature of the northern part of the site will require careful attention to matters relating to layout, siting, design and density;

• the layout should be designed to ensure that houses front onto Main Road; and

• child's play provision should be provided and incorporated within the overall design.
Industry and Business

Traditionally, industry in Dungannon developed to the south of the town centre where factories and warehousing could benefit from easy access to the railway network. With the disappearance of both the linen industry and railways, the area suffered a general decline and the focus for new industrial development moved to Granville and Killyman Road to the southwest and southeast of the town.

The southern side of Dungannon retains a strong attraction for industrial expansion, benefiting from relatively flat land with easy access to the primary road network. Granville provides the major focus for industrial development with additional land identified at Killyman Road to the southeast of the town. To the north, additional land designated at the A45 Coalisland Road with further potential designated to the west of the town at Ballygawley Road. The distribution of additional zoned industrial land and the protection of existing industrial areas within Dungannon provides a choice of locations and in some instances employment within walking distance.
Industry and Business Zonings

75 hectares of land are zoned for industrial and business use (see Plan Policy IND 1). The key site requirements for each of these zonings are as follows:

**DI 01 Land at Granville Industrial Estate**

This 40 hectare site forms an extension to the existing Granville Road Industrial Estate southwest of the town. The site is shown on the Granville settlement Map No. 86. Approximately 14 hectares of the zoning already has planning permission and has been graded and landscaped. An additional 26 hectares is zoned to the north and south of the approved site. The site’s location adjacent to the strategic transportation network, the existing uses and available infrastructure makes the area suitable for additional industrial development.

A comprehensive design scheme for the site encompassing the additional zoning will be required which takes into account the following key site requirements:

- vehicular access should be from the A45 Granville Road either via the existing industrial estate or via Eskragh Road;
- upgrading of the A4/A45 Granville Road junction should be provided to eliminate right turn movements both entering and leaving the A4 Road;
- an additional access at the A4/C646 Killyliss Road junction may be permitted provided the junction layout permits overtaking opportunities to be maximised;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;
- extensive landscaping and buffer planting of indigenous species should be provided to the road frontages and site boundaries; particular attention should be paid to the northern boundary which lies close to Eskragh Lough, the boundary to Black Lough and the boundary to the A4;
- the sloping nature of the southwestern part of the site will require careful attention to matters relating to grading, layout, siting, design and landscaping;
• a detailed wildlife survey will be required on the north western boundary to include Black Lough and measures should be taken to mitigate any identified impacts on the nature conservation interests of the area – the potential to integrate Black Lough within the overall landscape should be investigated;

• upgrading of water supply may be required; and

• foul sewer pumping and upgrading of the network will be required.

DI 02 Land at Coolhill, south of Moy Park, Killyman Road

This 15.5 hectare site is located adjacent to an existing industrial area to the southeast of Dungannon. The gently undulating nature of the site together with good road communications make it suitable for a range of industrial and business uses.

A comprehensive design scheme for this site will be required which takes into account the following key site requirements:

• vehicular access should be from Far Circular Road and/or Killyman Road;

• pedestrian access should be provided through the site to link Far Circular Road with Killyman Road and housing zoning DH 11 and DH 12;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;

• a landscaping buffer of at least 10 metres using indigenous species should be provided to the rear of the residential properties along Killyman Road;

• extensive landscaping and buffer planting of indigenous species should be provided to remaining road frontages and site boundaries;

• marginal flooding may occur adjacent to the open watercourse, which flows close to the southeastern site boundary;
subject to obtaining adequate access, the open watercourse and associated vegetation along the southeastern boundary should be retained and incorporated within the overall layout;

• foul sewer pumping may be required; and

• some regrading of the site may be required towards the centre of the site.

Dungannon

DI 03 Land at Far Circular Road

This 7.0 hectare site is located off Far Circular Road and together with DI 02 forms a significant cluster of zoned industrial land to the southeast of the town. The site is relatively flat along its northern boundary but rises gradually toward the former railway line along its southern boundary.

A comprehensive design scheme for this site will be required which takes into account the following key site requirements:

• vehicular access to the site should be from Far Circular Road;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;
• extensive landscaping and buffer planting of indigenous species will be required along the eastern boundary, the public road frontage and to the residential property along the eastern boundary;

• the former railway line and associated vegetation should be retained and augmented as necessary; and

• foul sewer pumping may be required.

### DI 04 Land adjacent to Tyrone Crystal, Coalisland Road

This 4.9 hectare site is located to the north of the town adjacent to the Tyrone Crystal factory and represents a consolidation of the existing industry in the area. There are steep slopes to the eastern and southern boundaries of the site but much of the remainder is relatively flat.

Development of this site should take account of the following key site requirements:

• vehicular access to the site should be from the A45 Coalisland Road via the existing access road;

• building should be set back from the steeply sloping land on the eastern and southern boundaries and buffer planting of indigenous species provided on these slopes; and

• extensive landscaping and buffer planting of indigenous species should be provided to the public road frontages and the site boundaries.
Dungannon

DI 05  Land at Ballygawley Road

This 7.5 hectare site is located to the west of the town and is largely surrounded by existing urban uses. It is a flat and marshy site and enjoys existing access onto the Ballygawley Road.

A comprehensive design scheme for this site will be required which takes into account the following key site requirements:

• vehicular access should be provided from Ballygawley Road;
• development should be set back from the residential properties at Ballysaggart Park and ‘Cloneen’ and a landscaping buffer of at least 10 metres using indigenous species should be provided;
• extensive landscaping and buffer planting of indigenous species should be provided to remaining public road frontages and site boundaries;
• pedestrian access should be provided through the site to link Ballygawley Road with Lisnahull Road and Ballysaggart Park;
• foul sewer pumping may be required;
• subject to obtaining adequate access, the open watercourse in the southeastern portion of the site should be retained and incorporated within the overall layout; and
• the low-lying nature of the site will require careful attention to matters relating to development levels and infilling may be required.

Development Opportunity Sites

Within the town centre (see Map No. 61b), eight Development Opportunity Sites are designated, where a range of uses in accordance with Plan Policy RSO 3 will be acceptable. The key site requirements for each of these sites are as follows:

DOS 01  Land at Linfield Street

This 0.3 hectare site is currently vacant and is bounded by Railway Park to the south and east and by a mixed commercial area to the north and west.
DOS 02  Land bounded by George’s Street, William Street, John Street and Scotch Street

This 1.0 hectare site formerly included the Courthouse and cattle auction mart. It is now largely vacant and occupies a prominent island site at the southern end of Scotch Street. The area surrounding the site has suffered general decline with the primary retail core concentrated towards the northern end of Scotch Street. A major objective for this site is to provide a landmark development that will contribute to the regeneration and vitality of this part of the town.

A comprehensive design scheme for this site will be required which takes into account the following key site requirements:

- the building form should provide for continuous frontage development along all street elevations and incorporate appropriate arrangements for access;
- a minimum height of two and preferably three storeys should be provided to reflect the general townscape character of the surrounding area;
- any parking provision should be screened behind building frontages - with mixed use schemes, the Department may adopt a flexible approach to the provision of parking in order to meet other Plan objectives; and
- development should incorporate quality materials and draw on the character of the surrounding area – modern industrial warehouse style buildings with metal sheet cladding on walls and roofs will not be acceptable.

DOS 03  Land at junction of Anne Street and William Street

This 0.5 hectare site is currently used as an informal car park and contains some vacant properties at the junction of Anne Street and William Street. The regeneration of this site in conjunction with the retail proposals would significantly improve the environmental quality of the west side of Dungannon town centre.

A comprehensive design scheme for this site will be required which takes into account the following key site requirements:

- the building form should provide for continuous frontage development along Anne Street and William Street elevations and incorporate appropriate arrangements for access;
• a minimum height of two storeys and preferably three should be provided along the Ann Street frontage to reflect the general townscape character of the surrounding area;

• special attention should be given to the treatment of the Anne Street/William street corner junction elevation where there is potential to create an architectural feature;

• particular care will need to be exercised in the relationship of any new development with existing residential uses at Fairmount Park and ‘Minardan’;

• any parking provision should be screened behind building frontages - with mixed use schemes, the Department may adopt a flexible approach to the provision of parking in order to meet other Plan objectives;

• pedestrian access should be provided from Savings Bank Street to Fairmount Park; and

• development should incorporate quality materials and draw on the character of the surrounding area - industrial warehouse style buildings with metal sheet cladding on walls and roofs will not be acceptable.

**DOS 04  Land north side of Anne Street**

This 0.9 hectare site is currently the subject of a major retail application and the detailed design and layout of the site is being progressed as part of the application. Should the site remain undeveloped the Department may give consideration to the preparation of a design brief to help guide its future development.

**DOS 05  Land west of Thomas Street / Anne Street Link and south of Woodlawn Park**

This 2.7 hectare site is currently the subject of a major retail application and the detailed design and layout of the site is being progressed as part of the application. Should the site remain undeveloped the Department may give consideration to the preparation of a design brief to help guide its future development.
DOS 06  Land at Union Place to rear of Irish Street

This small backland site lies mostly to the rear of properties along Irish Street. Access is via Union Place.

DOS 07  Land adjacent to Castle Hill Car Park

This small site forms a visually important gap site on the western side of Market Square. It also forms the end to a relatively intact terrace of properties that rise along Castle Hill. Appropriate development of the site would help enclose the square and screen views of the car park to the rear.

Any scheme for this site will be required to take account of the following key site requirements:

- ground floor retail uses should be provided;
- the development should respect the historic street pattern and front onto Market Square. There is potential to extend over the car park entrance whilst retaining access. In the absence of this, the building will be required to also front onto the car park entrance; and
- the height, scale and design should complement the existing properties on the western side of Castle Hill and take account of the design guidance for the Area of Townscape Character.

DOS 08  Former Gas Yard Site at Washingford Row

This 1.0 hectare vacant site was part of the former industrial complex to the south of the town centre. Given the former use of the site, any development proposals should clearly indicate the risks associated with development and the means by which such risks might be resolved satisfactorily.

In addition, any scheme for this site will be required to take account of the following key site requirement:

- vehicular access should be provided from Washingford Row and provision of a footway along the site frontage should be provided.
Recreation and Open Space

Dungannon has a number of local parks, which together with other smaller open spaces, will be protected over the Plan period through the provisions of Planning Policy Statement 8 (PPS 8): Open Space, Sport and Outdoor Recreation. In addition, new public open space will be required on some housing zonings under the provisions of Planning Policy Statement 7 (PPS 7): Quality Residential Environments and PPS 8.

Open Space Zoning

**DR 01 Land at Castle Hill**

This 0.6 hectare site is located to the north of the main shopping area on Castle Hill. The Borough Council propose to develop the site for use as a town park. The park will primarily be used for passive recreation and children’s play, but could also provide a focal point for community events within the town centre. The Borough Council also proposes to reuse the Bank building at 26 Market Square for community/civic use and link this to the park. There is potential to provide pedestrian links between the park and the leisure centre at Circular Road. This site is shown on Dungannon Town Centre Map No. 61b.

Community Woodlands

**DCW 01 Land at Dunlea Vale**

This 1.7 hectare site is located to the north of the town next to Oaks Park (see Map No. 61a). The proposal is to plant this area as a community woodland that can then be used for passive recreational purposes for the inhabitants of the town.

**DCW 02 Land at Roskeen Road, Moygashel**

This 0.8 hectare site in Moygashel borders existing housing and is located at the town’s development limit (see Map No. 61a). The planting of a community woodland will not only offer opportunities for passive recreational activities for local residents but will also act as a visual buffer between this part of the town and the open countryside.
Conservation

In addition to zoning land for development, the Plan also affords appropriate protection to the town’s natural and built heritage. See Plan Policies CON2, CON 3, CON5 and CON 7, and Map Nos. 61a and 61b for boundaries of the designated areas.

DAAP 01 Dungannon Area of Archaeological Potential

An Area of Archaeological Potential is designated in the town centre (see Map No. 61b). Within this area, developers will normally be expected to submit an archaeological assessment or evaluation in association with planning applications (see Plan Policy CON 3).

Local Landscape Policy Areas

Local Landscape Policy Areas (LLPAs) are designated in and adjoining Dungannon (see Map No. 61a). Policy for the control of development within Local Landscape Policy Areas is detailed in Plan Policy CON 2.

LLPA 01 Bessmount

This LLPA is designated at the hill west of Cookstown Road (Bessmount), to help protect the area’s landform, distinctive field pattern, tree coverage and visual amenity. It is a prominent local landscape feature, particularly in views from the west and south and forms a soft visual break and backdrop to existing and proposed built development.
This LLPA is designated at Gallows Hill, to help protect the area’s landform and visual amenity. This prominent hill to the west of Dungannon town centre comprises the curtilage of a number of period properties set in generous plots. The combination of large residence and mature landscaping produce an attractive and prominent vista.

This LLPA is designated at Ballysaggart Lough and adjacent landscape, to help protect the area’s visual amenity, nature conservation interest and recreational use. It is important that its banks and surrounding land are kept free from inappropriate and visually intrusive development. The northern bank of the Lough is overlooked by a localised hill, which contains significant areas of woodland around the historic ‘Manse’. The open undeveloped northern slopes of this hill are important when viewed from Dungannon town centre, providing a backdrop of mature woodland on steeply rising ground.

This LLPA is designated at land north of Killyman Road, to help protect the area’s mature vegetation, landform, nature conservation interest and visual amenity. The area comprises in the north, the steep slopes of a watercourse and in the south, a number of properties set in generous plots with mature landscaping. The watercourse to the north is accessible and as such has recreational potential. The riverbanks comprise mature vegetation and provide an important green wedge separating areas of built development. The combination of elements produces an attractive and verdant setting to this part of Dungannon.

This LLPA is designated at Miltown House, and remnants of Ranfurly and Ballynorthland Demesnes, to help protect the area’s visual amenity, tree cover, nature conservation interest, historic buildings, landscape character and existing and potential recreational interests. The combination of elements and the variety of substantially wooded landscapes make a valuable contribution to the townscape of Dungannon.

This LLPA is designated at the grounds of Drumglass House and adjacent land to west, to help protect the area’s historic buildings and associated mature woodland. Adjacent land to the west slopes down steeply to meet the Council playing fields at Drumcoo. Taken together, these areas constitute a visually attractive and historically important landscape, as well as providing a verdant setting to the recreational area at the playing fields.
This LLPA is designated at Castle Hill, to help protect the area’s open aspect and historical importance (see Map No. 61b). The elevated hill forms the central feature around which the original town of Dungannon was built. Its prominence and location endow it with considerable public amenity potential. An area adjacent to the west is envisaged by Dungannon and South Tyrone Borough Council as suitable, in the long term, for a town centre park (see Plan Policy ROS 1).

The Dungannon Area of Townscape Character (ATC) is concentrated on the southwest facing side of Castle Hill, the feature around which the original town of Dungannon was built. In the uppermost part of the Area, Market Square is the principal urban space; it is a large, elongated square dominated by the Lanyon stone-built composition of the former Belfast Bank and RIC Barracks at its head.

In assessing design requirements for new buildings or renovations, it is important to have regard for the existing character of the area. Much of Market Square is 4 storeys in height and typically 4 or 5 bays wide. Outside Market Square, terraces are usually 3 storeys in height and typically 2 or 3 bays wide. Within the area, facing material is mainly render with occasional details picked out in stone or brick. Roofs are generally slated, of 35-45 degrees pitch, with a central ridge parallel to the road. Fenestration is vertical with a bias of solid over void. Occasionally, windows have external architraves, but this is sparingly used. Frequently, brick chimneystacks occur on ridges. The level-changes are accommodated, by the stepping of facades and ridges down the slope.

Some brick buildings have been erected in recent times but brick is not a material that lends itself to the character of the area. The Department will resist the large-scale use of brick on elevational treatments and its use should be confined to highlighting particular architectural details. Policy for the control of development within the area is detailed in Plan Policy CON 5.
**Introduction**

The town grew up around the small coalfield that lies between Dungannon and Stewartstown and gained its livelihood from iron, cotton and the linen industries since its establishment as a coal mining centre in the early seventeenth century. The industrial history of Coalisland is reflected in its development growth. A fragmented pattern of residential estates, terraces and ribbons of housing interspersed with industrial activities has been established around the periphery of past and present mineral extraction areas.

This historical legacy continues to influence the present day pattern of development. Much of the land to the west of the town centre is constrained by mineral workings or mineral reserve areas whilst land to the north and northeast contains numerous former mine workings. Where significant concentrations of mine workings have been identified, land has not been zoned for any particular use as there are likely to be major constraints to comprehensive development in these areas. The possibility of mine workings within zoned land cannot however be discounted as it is based on current knowledge. The Department would advise developers to undertake any necessary further investigations and to take such measures as necessary to ensure that proposals do not sustain damage as a result of subsidence.
The Town Centre

Today Coalisland is an industrial and local service centre with many of its higher order services continuing to be provided in Dungannon. The town provides a convenient and compact centre with a range of local retail outlets complemented by restaurants, cafes, bars and services. The main shopping area is centred around Main Street and The Square with smaller concentrations at Lineside. The physical environment of the town centre has improved markedly in recent years. The rehabilitation of the former corn mill incorporating the Cornmill Heritage Centre has acted as a catalyst for the regeneration of much of the centre. This dramatic building in conjunction with the canal basin and the surrounding terraces forms the core of much of the centre’s historic interest.

In order to protect the vitality and viability of the town centre, a number of measures and proposals have been adopted to retain and improve its attractiveness, accessibility and amenity. These include the designation of:

- a town centre boundary inside which Development Opportunity Sites are designated (see Plan Policies RSO 1, RSO 3 and the relevant key site requirements);
- town centre public car parking facilities which are to be protected (see Plan Policy TRAN 2);
- an Area of Townscape Character where the Department will exercise control over the character and appearance of the area (see Plan Policy CON 5 and guidance on Area of Townscape Character in Coalisland); and
- protection of the Coalisland Canal historic waterway (see Plan Policy CON 6)

See Map No. 62a for details of the Coalisland settlement and Map No. 62b for Coalisland town centre.
Housing Zonings

Over the Plan period, the largest demand for development land will come from the housing market. The Plan zones approximately 80 hectares of land as Phase 1 housing land in Coalisland. In accordance with Plan Policy HOUS 1, favourable consideration will normally be given to the development of this land at any time over the Plan period. The Plan also zones 41 hectares of land as Phase 2 housing land in Coalisland. This land will be held in reserve and its development in the short term will not be permitted. Release of this land will be subject to review in 2005.

The Department will require high standards of layout and design including public open space within all housing areas, in accordance with prevailing regional planning policy.

Phase 1 Housing

Approximately 80 hectares of land are zoned for Phase 1 housing land (see Plan Policy HOUS 1). The key site requirements for each of these housing zonings are as follows:

<table>
<thead>
<tr>
<th>CH 01</th>
<th>Land southwest of Beechgrove House</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Development has commenced on this 0.5 hectare site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CH 02</th>
<th>Land north of Coalisland Community Golf Course</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This 2.8 hectare site is located to the northwest of Coalisland and north of Coalisland Community Golf Course. The site slopes towards its western boundary.</td>
</tr>
</tbody>
</table>

Key site requirements:

- vehicular access should be from Brackaville Road and should be located towards the northwestern corner;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared; and

- the layout should be designed to ensure that houses front onto Brackaville Road.
**CH 03  Land southeast of Shanoch, Mullaghmoyle Road**

This 0.7 hectare site is located to the southeast of Shanoch, off the Mullaghmoyle Road and to the rear of Irwin’s Row. It rises from the northwestern boundary to the southeastern boundary and is bounded by residential development on all sides.

**Key site requirements:**

- vehicular access should be from Mullaghmoyle Road via Shanoch; and
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared.

**CH 04  Land southwest of St. Joseph’s Secondary School**

Development has commenced on this 1.7 hectare site.

**CH 05  Land northwest of ‘An Tearmann’**

This 1.9 hectare site is located to the northwest of ‘An Tearmann’ and northeast of Brackaville Road. It is enclosed to the north by a steep embankment and the remainder of the site is relatively flat.

**Key site requirements:**

- vehicular access should be from Brackaville Road;
- pedestrian access should be provided from the site to link to the former railway embankment;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;
- the sloping nature of the northwestern part of the site will require careful attention to matters relating to layout, siting, design and density; and
- the layout should be designed to ensure that houses front onto Brackaville Road.
CH 06  Land north of Lisnastrane Heights, Stewartstown Road

This 2.7 hectare site is located to the north of Lisnastrane Heights, off the Stewartstown Road. It rises from its southwestern boundary to its northeastern boundary.

Key site requirements:

- vehicular access should be from Stewartstown Road;
- vehicular access should link through to housing zoning CH 24 to link Stewartstown Road with Mullaghmoyle Road;
- pedestrian access should be provided through the site to link Stewartstown Road and Mullaghmoyle Road with Mousetown Road and housing zoning CH 24;
- it is possible that a mineshaft may be located on or close to the northwestern boundary – further investigations will be required by the developer and measures taken as necessary to ensure that development does not sustain damage as a result of subsidence;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;
- the open watercourse and associated vegetation along the western boundary should be retained and incorporated into the overall layout;
- the layout should be designed to ensure that houses front onto the Stewartstown Road; and
- child’s play provision, should be provided and incorporated within the overall design.

CH 07  Land east of Mousetown Road

This 1.5 hectare site is located at the junction of Mousetown Road and Trumpher Road, to the north of Coalisland. The site rises from its northwestern to its northeastern boundary. Residential development is located to the northeast and southwest, with a reservoir to the east.
Key site requirements:

• vehicular access should be from Mousetown Road and/or Trumpher Road;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared; and

• the layout should be designed to ensure that houses front onto Mousetown Road and Trumpher Road.

CH 08 Land east of Trumpher Road

This 0.7 hectare site lies between Stewartstown Road, Mousetown Road and Trumpher Road and rises from the southern to the northwestern boundary where a reservoir is located.

Key site requirements:

• vehicular access should be from Mousetown Road and/or Trumpher Road taking account of the location of existing junctions;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northwestern boundary with the reservoir; and

• the layout should be designed to ensure that houses front onto Trumpher Road and Mousetown Road.

CH 09 Land north of Annagher Road

This 4.9 hectare site is located to the north of Annagher Road and east and north of the G.A.A. Playing Field. The site slopes from the centre of the northern portion into the northern corner.
Key site requirements:

- vehicular access should be from Annagher Road and should link through to CH 25;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northwestern boundary;
- the layout should be designed to ensure that houses front onto Annagher Road; and
- child’s play provision should be provided and incorporated within the overall design.

**CH 10  Land south of Annagher Road and north of Washing Bay Road**

This 15.1 hectare site is located to the south of Annagher Road and north of Washing Bay Road. It is relatively flat and residential development lies to the west and south.

Key site requirements:

- vehicular access should be from Annagher Road and Washing Bay Road;
- vehicular access through the site should link Annagher Road to Washing Bay Road;
- pedestrian access should be provided from Annagher Road, through the site, to link to Washing Bay Road and to existing housing at Innishmore Park and Columbas Drive;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;
- the buffer of existing emerging woodland in the northeast corner of the site should be retained - additional planting, using indigenous species, should be provided along the eastern boundary; and
• the layout should be designed to ensure that houses front onto Washing Bay Road.

CH 11 Land at ‘Clonabay’, Washing Bay Road

This 2.1 hectare site is located at ‘Clonabay’, between the Washing Bay Road and the Coalisland Canal. A watercourse runs through the centre of the site and the Coalisland Canal forms its southern boundary.

Key site requirements:

• vehicular access should be via the existing estate road at ‘Clonabay’ and should link through to housing zoning CH 12;

• pedestrian access should be provided from Washing Bay Road, through the site, to link to the Coalisland Canal and housing zoning CH 12;

• provision should be made for a pedestrian footway along the Coalisland Canal;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;

• the layout should be designed to ensure that houses front onto Washing Bay Road and the Coalisland Canal; and

• child’s play provision should be provided and incorporated within the overall design.

CH 12 Land east of ‘Clonabay’, Washing Bay Road

This 3.1 hectare site is located to the northeast of Gortgonis Playing Fields. It is a relatively flat site and abuts Coalisland Canal to the south.

Key site requirements:

• vehicular access should be from Washing Bay Road and should link through to housing zoning CH 11;

• pedestrian access should be provided from Washing Bay Road, through the site, to link to the Coalisland Canal and housing zoning CH 11;
• provision should be made for a pedestrian footway along the Coalisland Canal;

• subject to obtaining adequate access, the open watercourse and associated vegetation within the site should be retained and incorporated within the overall design;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the eastern boundary;

• the layout should be designed to ensure that houses front onto Washing Bay Road and the Coalisland Canal; and

• child’s play provision should be provided and incorporated within the overall design.

CH 13 Land at ‘Maplebrook’, Gortgonis Road

This 2.7 hectare site is located adjacent to Canal Place and Gortgonis Playing Fields. It slopes towards its northeastern boundary with the Coalisland Canal.

Key site requirements:

• vehicular access should be from Gortgonis Road via the existing estate road at ‘Maplebrook’;

• pedestrian access should be provided through the site, to link to the existing footpath along the Coalisland Canal and Gortgonis Playing Fields; and

• the layout should be designed to ensure that houses front onto the Coalisland Canal.

CH 14 Land at Gortgonis

This 17.2 hectare site is located to the north of Gortgonis Road and its eastern and northern boundaries abut the Coalisland Canal. There are electricity pylons located in the southeastern portion of this relatively flat site.
Key site requirements:

- vehicular access should be from Gortgonis Road;

- pedestrian access should be provided from Gortgonis Road, through the site, to link to the existing footpath along the Coalisland Canal and the proposed Community Woodland at Gortgonis;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;

- the layout should be designed to ensure that houses front onto Gortgonis Road and the Coalisland Canal, and

- child’s play provision should be provided and incorporated within the overall design.

CH 15  Land south of Gortevin Terrace, Gortgonis Road

This 2.0 hectare site is located to the south of Gortevin Terrace and east of Knockmoy Park. There is a pumping station located within the site.

Key site requirements:

- vehicular access should be from Gortevin Terrace; and

- pedestrian access should be provided through the site to link to housing zoning CH 16.

CH 16  Land east of Regents Court, Loughview Road

This 2.2 hectare site is located to the east of Regents Court and north of the Torrent River. Residential development is located to the north and west of the site.

Key site requirements:

- vehicular access should be from Knockmoy Park;
a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the southern boundary; and

the sloping nature of the site will require careful attention to matters relating to layout, siting, design and density.

CH 17 Land south of junction of Ballynakilly Road and Creenagh Bridge Road

This 5.7 hectare site is located between Ballynakilly Road and Creenagh Bridge Road, to the south of Coalisland. The site rises from the northeastern to the northwestern boundary. A number of access roads to residential development to the south and west of the site traverse the southeastern portion of the site.

Key site requirements:

- vehicular access should be from Ballynakilly Road and/or Creenagh Bridge Road. Access from the Ballynakilly Road should be located towards the east and access from the Creenagh Bridge Road should be located towards the southwest;

- existing access roads to the residence to the south and west of the site should be retained;

- pedestrian access should be provided from Ballynakilly Road, through the site and to link to Creenagh Bridge Road;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the southern and western boundaries;

- the sloping nature of the site will require careful attention to matters relating to layout, siting, design and density;
CH 18 Land between Creenagh Bridge Road and Torrent River

This 6.3 hectare site is located north of Creenagh Bridge Road and south of the Torrent River, to the south of Coalisland. The site slopes from its southeastern to northwestern boundary. A dwelling and outbuildings are located in the northeastern portion of the site.

**Key site requirements:**

- vehicular access should be from Creenagh Bridge Road and/or Bush Road;

- pedestrian access should be provided through the site, from Creenagh Bridge Road to link to Bush Road;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northwestern boundary;

- the sloping nature of the site will require careful attention to matters relating to layout, siting, design and density;

- the layout should be designed to ensure that houses front onto Creenagh Bridge Road; and

- child’s play provision should be provided and incorporated within the overall design.

CH 19 Land east of Bush Road

This 1.2 hectare site is located to the east of Bush Road and south of Creenagh Bridge Road. The site rises to a crestline in the centre of the site. Residential development lies to the north, south and west.
Key site requirements:

- vehicular access should be from Creenagh Bridge Road and/or Bush Road;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared;

- the sloping nature of the site will require careful attention to matters relating to layout, siting, design and density; and

- the layout should be designed to ensure that houses front onto Bush Road and Creenagh Bridge Road.

CH 20 Land west of Bush Road

This 5.7 hectare site is located to the west of Bush Road and south of Glebe Villas. A laneway runs along the eastern and northeastern boundary of this relatively flat site. Residential development lies to the north and east.

Key site requirements:

- vehicular access should be from Bush Road;

- pedestrian access should be provided through the site from Bush Road to link to the existing laneway at the northeastern corner of the site;

- the layout shall be designed at low density so as to enable the retention of the old railway line and internal hedges;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the western and southern boundaries;

- the layout should be designed to ensure that houses front onto Bush Road; and

- child’s play provision should be provided and incorporated within the overall design.
Phase 2 Housing

Approximately 41 hectares of land are zoned for Phase 2 housing land (see Plan Policy HOUS 1). The key site requirements for each of these housing zonings are as follows:

CH 21 Land west of Derryvale Road

This 1.4 hectare site is located to the west of Derryvale Road and south of Torrent Cottage, to the west of Coalisland. A Minerals Reserve Policy Area lies to the north of this relatively flat site, with residential development to the east.

Key site requirements:

- vehicular access should be from Derryvale Road;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the western boundary; and
- the layout should be designed to ensure that houses front onto Derryvale Road.

CH 22 Land between School Lane and Mullaghmoyle Road

This 10.0 hectare site is located to the north of School Lane and southeast of Mullaghmoyle Road. The site rises from the northeastern to the southwestern boundary and a dwelling and outbuildings are located in the southwestern corner.

Key site requirements:

- vehicular access should be from Mullaghmoyle Road;
- pedestrian access should be provided through the site from Mullaghmoyle Road to link to the existing laneway in the southwestern corner of the site;
a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northeastern boundary adjacent to the watercourse;

adequate separation distance should be provided between any buildings and mature trees along the northeastern boundary - this may entail development being kept outside the falling distance of mature trees;

technical attachment noting importance of vegetation and trees;

technical attachment detailing the importance of retaining, protecting and integrating existing vegetation and trees into the overall design;

technical attachment specifying the need for a detailed survey of existing vegetation and the preparation of a planting scheme using indigenous species;

CH 23  Land south of Lisnastrane Road

This 3.8 hectare site is located to the south of Lisnastrane Road and east of Mullaghmoyle Road. The site slopes from the north towards its southern boundary.

Key site requirements:

vehicular access should be from Mullaghmoyle Road. Access may also be from Lisnastrane Road;

pedestrian access should be provided from Mullaghmoyle Road, through the site to link with Lisnastrane Road;

a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the southwestern boundary adjacent to the watercourse;

adequate separation distance should be provided between any buildings and mature trees along the southwestern boundary - this may entail development being kept outside the falling distance of mature trees;
• the sloping nature of the site will require careful attention to matters relating to layout, siting, design and density;

• the layout should be designed to ensure that houses front onto Lisnastrane Road and Mullaghmoyle Road; and

• child’s play provision, should be provided and incorporated within the overall design.

CH 24  Land between Lisnastrane Road and Mousetown Road

This 20.8 hectare site is located to the north of Lisnastrane Road and south of Mousetown Road. The site slopes from its northern to southwestern boundary and residential development is located to the north and southeast.

Key site requirements:

• vehicular access should be from Mullaghmoyle Road. Access may also be from Lisnastrane Road;

• no access shall be permitted from Mousetown Road;

• vehicular access should link through to CH 06 to link Mullaghmoyle Road with Stewartstown Road;

• pedestrian access should be provided through the site to link Mullaghmoyle Road, Lisnastrane Road and Mousetown Road. Pedestrian access should also link from the site through to CH 06;

• a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the boundary with Mousetown Road;

• the sloping nature of the site will require careful attention to matters relating to layout, siting, design and density;

• the layout should be designed to ensure that houses front onto Mullaghmoyle Road, Lisnastrane Road and Mousetown Road; and

• child’s play provision, should be provided and incorporated within the overall design.
CH 25  Land north of Annagher Road

This 4.6 hectare site is located to the north of Annagher Road, to the northeast of Coalisland. An access road to the residence to the rear of the site traverses the eastern portion of this relatively flat site.

Key site requirements:

- vehicular access should be from Annagher Road;
- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northern and eastern boundaries;
- the existing access road serving the residence to the north of the site should be retained;
- the layout should be designed to ensure that houses front onto Annagher Road; and
- child’s play provision, should be provided and incorporated within the overall design.
Industry and Business

Land for existing and proposed industry and business is located at Farlough Road to the west of the town and at Gortgonis Road at the eastern side of the town, as well as close to the town centre at Coalisland Enterprise Centre and at Washingbay Road.

Industry and Business Zonings

19 hectares of land are zoned for industry and business use (see Plan Policy IND 1). The key site requirements for each of these zonings are as follows:

CI 01  Land at Farlough Road

Approximately 8.2 hectares of zoned land remain to be developed, in accordance with the following key site requirements:

- vehicular access should be from Farlough Road – the access should be positioned away from the existing junction with the Derryvale Road;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared; and

- extensive landscaping and buffer planting of indigenous trees and shrubs should be provided to the public road frontages and the site boundaries.

CI 02  Land at Gortgonis Road

A comprehensive design scheme for this 11.2 hectare site will be required which takes into account the following key site requirements:

- vehicular access should be from Gortgonis Road and/or Hackingblock Road;

- a detailed survey of existing vegetation will be required. Based on the results of this survey, existing trees and hedgerows in good condition should normally be retained, protected and appropriately integrated into the overall design and layout. A full planting scheme, using indigenous species, should be prepared and particular care should be exercised in the treatment of the northeastern boundary to Gortgonis Road;
• a landscaping buffer of at least 10 metres using indigenous species should be provided to the rear of the residential properties along Gortgonis Road; and

• extensive landscaping and buffer planting of indigenous trees and shrubs should be provided to public road frontages and site boundaries.

Development Opportunity Sites

Within the town centre, two Development Opportunity Sites are designated where a range of uses in accordance with Plan Policy RSO 3 will be acceptable. The requirements for each of these sites are:

**COS 01 Land at Ardnaskea Drive to rear of Main Street**

This 0.4 hectare site is currently vacant and is bounded by residential use at Ardnaskea Drive and Park to the north and by mostly commercial property to the south. It occupies a prime site on the edge of the main commercial area. Any commercial development should incorporate quality materials such as brick, stone or render for the walls and slate or similar for the roof. Modern industrial warehouse style buildings with metal sheet cladding on walls and roof will not be acceptable.

**COS 02 Land to rear of Numbers 8 and 10 Barrack Street**

This 0.1 hectare site is an underused backland site with potential access via Seagrave Terrace and Birney Square. It is bounded to the east by a hall and to the west by a number of public halls and a light engineering works. A high density residential development would be acceptable on this site.

Recreation and Open Space

Coalisland has two important parks at Gortgonis and Brackaville. These facilities, together with other smaller open spaces, will be protected over the Plan period through the provisions of Planning Policy Statement 8 (PPS 8): Open Space, Sport and Outdoor Recreation. In addition, new public open space will be required on some housing zonings under the provisions of Planning Policy Statement 7 (PPS 7): Quality Residential Environments and PPS 8.
Community Woodlands

A community woodland is designated at the following location:

**CCW 01 Land at Gortgonis**

This 3.1 hectare site is located between the canal and the existing playing fields at Gorgonis. It is proposed to plant this area as a community woodland for passive recreational purposes and to encourage wildlife. It is important that access is allowed to the woodland from the Canal footpath, playing fields and adjacent land designated for housing.

**Conservation**

In addition to zoning land for development, the Plan also affords appropriate protection to the town’s natural and built heritage (see Plan Policies CON 2 and CON 5 to CON 7).

**Local Landscape Policy Areas**

Local Landscape Policy Areas (LLPAs) are designated in and adjoining Coalisland. Policy for the control of development within Local Landscape Policy Areas is detailed in Policy CON 2.

**LLPA 01 Torrent River (Coalisland Canal to Gortgonis Bridge)**

This LLPA is designated along the River Torrent from the Coalisland Canal to Gortgonis Bridge, to help protect the area’s visual amenity, nature conservation interest and associated public access. This part of the river has public access along the northern bank and together with the open fields and mature hedges to the north, provides a secluded landscape on the southern fringes of the town.

**LLPA 02 Torrent River (Coalisland Canal to Bush Road)**

This LLPA is designated along the River Torrent from Gortgonis Bridge to Bush Road, to help protect the area’s visual amenity, nature conservation interest and recreation/public access potential. The northern portion adjacent to Bush Road also comprises a localised escarpment that provides an attractive landscape backdrop to the urban edge of Coalisland.
LLPA 03 Torrent River (Bush Road to north of Derryvale Road)

This LLPA is designated along the River Torrent from Bush Road to north of Derryvale Road, to help protect the area’s visual amenity, nature conservation interest, archaeological interest and recreation/public access potential. This part of the River is characterised by an elongated swathe of mature natural woodland and contains remains of the industrial archaeology of Coalisland including millraces, railway lines and mill complexes.

LLPA 04 Watercourse and valley at Crockawillin

This LLPA is designated along the watercourse and valley south of Crockawillin, to help protect the area’s visual amenity, nature conservation interest and recreational potential. The watercourse is characterised by steeply sloping valley sides with mature stands of trees along the valley bottom. The area is within the settlement limit and the land to both the north and south is designated for housing (Phase 2).

CATC 01 Coalisland Area of Townscape Character

The Coalisland Area of Townscape Character (ATC) is concentrated around the commercial core of the town centre. Notable buildings include the First Trust Bank, at the junction of Dungannon and Station Roads, St Patrick’s Hall, in Main Street and the former Cornmill at the Canal Basin, Lineside. The streets are narrow, of irregular pattern and the development appears to have taken place organically, rather than in a planned fashion. The former Coalisland Canal has left a significant legacy on the town. The 5 storey former corn mill, sited in the disused canal basin and dominating the town, greatly contrasts with the low-rise character of the town centre.

In assessing design requirements for new buildings or renovations, regard must be had for the existing character of the ATC. The majority of buildings are of a familiar, domestic scale with typical 19th century detailing, usually a forty degree-pitch roof, flush eaves and verges and one asymmetric chimney stack per terraced property, atop the ridge. Terraces are typically 2 or 3 bays wide, of 2 storeys and gable-ended, with the ridge parallel to the street that they front. Materials are mainly of render with slated roofs. The vertical fenestration has a bias of solid-over-void.

Recent buildings, using facing-brick, are inappropriate to the rendered character of Coalisland. Policy for the control of development within the ATC is detailed in Plan Policy CON 5.
Introduction

Settlement limits are designated for 31 villages. The principle of drawing a settlement limit around each village is partly to promote and partly to contain new development within that limit and so maintain the clear distinction between countryside and built-up area. This will help facilitate properly structured and appropriately scaled local growth, protect the individual character of each settlement and constrain ribbon development and urban sprawl in the surrounding countryside.

The villages vary greatly in size and form with the villages of Augher, Aughnacloy, Ballygawley, Benburb, Caledon, Castlecaulfield, Clogher, Donaghmore, Fivemiletown and Moy generally providing a greater range of facilities and services.

Land subject to flooding is described where relevant for each settlement. This will need to be taken into account in any development proposals and may restrict the development potential of land in its vicinity. The advice of Rivers Agency should be sought.
Many of the villages display considerable character. In order to safeguard nature conservation and built heritage interests and to maintain their attractiveness and amenity, a number of measures and proposals are adopted and are identified on the settlement maps:

- Areas of Townscape Character are designated in those places that have a distinct character based on their historic form (see Plan Policy CON 5);

- Local Landscape Policy Areas are designated in those locations with intrinsic environmental value (see Plan Policy CON 2);

- Areas of recreation and open space are designated (see Plan Policy ROS 1);

- Areas of Archaeological Potential are designated in Augher, Ballygawley, Caledon, Carnteel, Castlecaulfield, Clogher, Donaghmore and Newmills (see Plan Policy CON 3); and

- Areas of Constraint on Mineral Developments are designated (see Plan Policy MN 1).

Aghaginduff/Cabragh

Aghaginduff and Cabragh are located approximately 12 kilometres west of Dungannon, to the north of the A4 Dungannon to Enniskillen Road (see Map No. 63). The settlement comprises three separate clusters of development. A settlement limit is designated around the clusters to provide a visual break between them, to reflect the open rural character of the area, and to prevent the coalescence of the clusters.

Land north of Cabragh Road may be subject to flooding from the adjacent watercourse.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large-scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.
Annaghmore

Annaghmore is located approximately 2 kilometres east of Coalisland. The settlement has developed along Washing Bay Road, Annaghmore Road and Moor Road (see Map No. 64). It comprises a mixture of single dwellings, a number of housing developments and industrial activity. The settlement also has a small range of facilities, including a community centre and primary school but lacks a strong visual focus. Many of the houses in the settlement are of relatively recent construction.

The following areas may be subject to flooding from the adjacent watercourse:

- east of Annaghmore Primary School;
- north of Moor Gardens; and
- southwest of Coney Gardens.

The village has been subject to rapid large scale residential growth unrelated to the character of the settlement. Further unrestrained growth of this scale is likely to adversely alter the settlement character.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of fifteen units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially rural character of the settlement and not lead either individually or cumulatively to large-scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.
Augher

Augher is located approximately 28 kilometres southwest of Dungannon on the A4 Dungannon to Enniskillen route (see Map No. 65). The historic core of the village developed in linear form along Main Street that is intersected by the A4 Road.

In the past, the following areas have been subject to flooding:

- the eastern portion of land immediately south of Augher Central Primary School;
- the northern portion of land between Myrtle Heights and Castle Hill Gardens;
- the northeastern portion of land immediately northeast of ‘Riverview’; and
- a small portion of the western corner of land immediately south of the sewage treatment works and fronting Favour Royal Road.

An Area of Townscape Character is designated in the centre of the village, based on the quality of the built heritage. The design of development proposals within this area should be in keeping with the historic built form in terms of scale, form, massing, design detailing and materials.

Two Local Landscape Policy Areas (LLPAs) are designated at:

- the banks of the River Blackwater and Pound Burn (LLPA 1): To help protect the visual character, nature conservation interest and public access / recreation potential offered by these watercourses; and
- the landscape adjacent to Augher Castle / Spur Royal (LLPA 2): To help protect the attractive and vulnerable landscape and the remains of the demesne landscape on the western side of Knockmany Road.

Areas of Archaeological Potential are designated to the west of the village centre and west of the sewage treatment works. Within these areas, developers will normally be expected to submit an archaeological assessment or evaluation in association with planning applications.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.
In order to reinforce local identity, all residential proposals should be guided and informed by the historic built forms displayed within the designated Area of Townscape Character in the village. Standard suburban layouts or the use of designs and materials unrelated to the traditional village character will not be acceptable.

**Aughnacloy**

Aughnacloy is located approximately 18 kilometres southwest of Dungannon and 6 kilometres southeast of Ballygawley (see Map No. 66). The settlement’s growth has focused around Moore Street that has developed in a linear form. There is some in-depth development to the east of Moore Street. More recently, roadside development has taken place along the southeastern and northeastern entrances to the settlement.

The following areas may be subject to flooding from the adjacent watercourses:

- north and west of Mill View;
- northeast of St. Mary’s Primary School;
- west of playing fields on Carnteel Road;
- between Numbers 37 Lettice Street and 49 Caledon Road; and
- adjacent to Lisadavil Drain and Aughnacloy urban watercourses.

An Area of Townscape Character is designated in the centre of the village, based on the quality of the built heritage. The design of development proposals within this area should be in keeping with the historic built form in terms of scale, form, massing, design detailing and materials.
The ‘Aughnacloy Thistle’ Historic Park, Garden and Demesne is designated to the west of the settlement.

Five Local Landscape Policy Areas (LLPAs) are designated at:

- the hill to the west of Ballygawley Road (LLPA 1): To help protect views to and from the village centre and to help protect part of the ‘Aughnacloy Thistle’ and the immediate landscape to the north;

- the lower slopes of the escarpment south of Moore Street (LLPA 2): To help protect the village setting in views from the south west;

- the hill to the east of Monaghan Road (LLPA 3): To help protect the attractive backdrop to the Monaghan road edge of the village;

- the hill located to the east of Dungannon Road (LLPA 4): To help protect this substantial, prominent and open hill; and

- Old Rectory Hill (LLPA 5): To help protect the visual amenity afforded to the village by this historic landscape.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

In order to reinforce local identity, all residential proposals should be guided and informed by the historic built forms displayed within the designated Area of Townscape Character in the village. Standard suburban layouts or the use of designs and materials unrelated to the traditional village character will not be acceptable.
Ballygawley

Ballygawley is located approximately 21 kilometres southwest of Dungannon and lies to the north of the intersection of the A5 Omagh to Armagh and the A4 Dungannon to Enniskillen routes (see Map No. 67). The village has a relatively compact form, focused in an ‘L’ shape along Main Street and Church Street. There is a second cluster of development to the southwest of the village. The main cluster contains the majority of the village’s facilities, including two primary schools, a number of churches and a range of shops and services. The cluster of development to the southwest of the village contains a secondary level school and housing with a mix of single dwelling units and some in-depth developments.

The following areas may be subject to flooding from the adjacent watercourses:

- land adjacent to the Ballygawley Water;
- land to northeast of the Rectory; and
- land north of Ballygawley playing fields.

An Area of Townscape Character is designated, based on the quality of the built heritage. The design of development proposals within this area should be in keeping with the historic built form in terms of scale, form, massing, design detailing and materials.

Four Local Landscape Policy Areas (LLPAs) are designated at:

- Milltown (LLPA 1): To help protect the nature conservation, recreational, landscape and historic interest associated with the Ballygawley Water;
- the field adjacent to the A4 Dungannon Road (LLPA 2): To help protect the village setting;
- Ballygawley Water (LLPA 3): To help protect the recreational, nature conservation and landscape interest of this tree-lined watercourse which enhances the visual amenity of the village; and
- Grange Road (LLPA 4): To help protect the attractively landscaped grounds and residences which make a positive contribution to the visual amenity and character of the village in approaches from the A4 roundabout.

An Area of Archaeological Potential is designated at Milltown. Within this area, developers will normally be expected to submit an archaeological assessment or evaluation in association with planning applications.
Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

In order to reinforce local identity, all residential proposals should be guided and informed by the historic built forms displayed within the designated Area of Townscape Character in the village. Standard suburban layouts or the use of designs and materials unrelated to the traditional village character will not be acceptable.

**Ballynakilly**

Ballynakilly is located approximately 3 kilometres south of Coalisland and lies on the western side of the A45 Ballynakilly Road (see Map No. 68). The settlement comprises two public sector housing developments at the northeastern end of Coash Road and a series of single dwellings that extend in linear form along Coash Road. There are two halls and a car repair workshop in the village.

The village has been the subject of a number of recent substantial residential approvals and the character of the settlement is likely to be adversely affected if future large-scale growth is maintained.
Villages

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of fifteen units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

Benburb

Benburb is located approximately 16 kilometres south of Dungannon (see Map No. 69). The village has considerable character based on the attractive terraces on the northern side of Main Street and the mature wooded setting of the River Blackwater and Servite Priory to the south.

An Area of Townscape Character is designated in the centre of the village, based on the quality of the built heritage. The design of development proposals within this area should be in keeping with the historic built form in terms of scale, form, massing, design detailing and materials.

A Local Landscape Policy Area is designated to the south of Main Street along the River Blackwater to help protect the recreational, historical, conservation and landscape interests of the area. The substantially wooded landscape provides a verdant edge to the village and contains a number of historic buildings and the remains of Benburb Castle.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

In order to reinforce local identity, all residential proposals should be guided and informed by the historic built forms displayed within the designated Area of Townscape Character in the village. Standard suburban layouts or the use of designs and materials unrelated to the traditional village character will not be acceptable.
Brockagh/ Mountjoy

Brockagh/Mountjoy is located close to the western shores of Lough Neagh, approximately 7 kilometres east of Coalisland (see Map No. 70). The settlement is mostly comprised of single dwellings and farm buildings, although some in-depth development has recently taken place to the north of Mountjoy Road and to the west of Ballybeg Road.

Land adjacent to the Duckingstool River may be subject to flooding.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.
Caledon is located approximately 19 kilometres south of Dungannon, on the A28 Aughnacloy to Armagh Road (see Map No. 71). The settlement has largely developed in tight, nucleated form along Main Street. Housing has been developed in linear form along Church Hill Road and Minterburn Road and in-depth to the north and south of Castle Lane. Village facilities include two primary schools and three churches.

The following areas may be subject to flooding from the adjacent watercourse:

- adjacent to the River Blackwater;
- south of Kilgowney Close; and
- southwest of St. Joseph’s Primary School.

Two Local Landscape Policy Areas (LLPAs) are designated at:

- the west bank of River Blackwater (LLPA 1): To help protect the visual amenity, nature conservation interest and its potential as a riverside walk; and
- Enagh Wood (LLPA 2): To help protect the mature wooded area which contributes to the setting of the village.

The core of the village has exceptional architectural character, being designated as a Conservation Area in 1984, which was revised in 2003. The boundary of the Conservation Area is shown on the settlement Map No. 71 and Map No.118. Guidance on development within the Conservation Area is provided in the Caledon Conservation Area booklet. The guidance for this area is currently being reviewed and updated.

An Area of Archaeological Potential is designated along Church Hill Road. Within this area, developers will normally be expected to submit an archaeological assessment or evaluation in association with planning applications.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.
In order to reinforce local identity, all residential proposals should be guided and informed by the historic built forms displayed within the designated Conservation Area in the village. Standard suburban layouts or the use of designs and materials unrelated to the traditional village character will not be acceptable.

Cappagh

Cappagh is located approximately 15 kilometres northeast of Dungannon (see Map No. 72). The village has developed in a linear form along Cappagh Road with an older core of terraced properties and more recent dispersed single dwellings in the surrounding area. Local facilities are limited. There is a large engineering works to the east of the village core.

Land adjacent to the Altmore River may be subject to flooding.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

Carland

Carland is located approximately 5 kilometres north of Dungannon, adjacent to the A29 Dungannon to Cookstown Road (see Map No. 73). The settlement has developed in loose linear form along Lisnagowan Road. It comprises mainly of single dwellings and farm complexes. Local facilities are limited to a primary school on Lisnagowan Road and a restaurant and public house on the A29 Cookstown Road, to the southeast of the settlement.

The lack of sewerage facilities is an overriding constraint on growth and planning permission will not normally be granted unless a satisfactory means of sewage disposal can be effected.
It is proposed to realign the Cookstown Road to by-pass the junction at Carland Bridge. The protected road line for the route is shown on Map Nos. 1b and 73 (see also Plan Policy TRAN 1).

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

Carnteel

Carnteel is located approximately 14 kilometres southwest of Dungannon, close to the B35 Dungannon to Aughnacloy Road (see Map No. 74). The village has considerable character, due to its hilltop location and the ruins of the historic church. The settlement is focused around the crossroads at its centre and has developed in linear form to the north and south. It is comprised mainly of dwellings with a large agricultural machinery business to the north. Local facilities are limited to a shop and post office.

The lack of sewerage facilities is an overriding constraint on growth and planning permission will not normally be granted unless a satisfactory means of sewage disposal can be effected.

A Local Landscape Policy Area is designated on the western hill slopes to help protect the hilltop setting when viewed from the west.

An Area of Archaeological Potential is designated in the village centre. Within this area, developers will normally be expected to submit an archaeological assessment or evaluation in association with planning applications.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.
In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

**Castlecaulfield**

Castlecaulfield is located approximately three kilometres west of Dungannon (see Map No. 75). The historic core of the village extends in linear form along Main Street. More recent development has taken place at two nodes - at Drumreany Road to the north and Old Caulfield Road to the east. The village has a relatively small range of local facilities.

The following areas may be subject to flooding from the adjacent watercourses:

- south and west of Drumreany Gardens and south of the ‘Manse’ from the Torrent River;
- southwest of Lismonaghan Road;
- south of Castlecaulfield Primary School; and
- north and west of Castlecaulfield House.

An Area of Townscape Character is designated in the centre of the village, based on the quality of the built heritage. The design of development proposals within this area should be in keeping with the historic built form in terms of scale, form, massing, design detailing and materials.

Three Local Landscape Policy Areas (LLPAs) are designated at:

- land north of Castlecaulfield House (LLPA 1): To help protect the landscape associated with the historic property, the northern approaches into the village and the setting of the village in views from the west and north;
- Castle Caulfield ruins and Torrent River (LLPA 2): To help protect the visual amenity and historical interest associated with Castle Caulfield ruins, its prominent riverside location and the recreation potential offered by the substantially undeveloped banks of the Torrent River; and
- the Torrent River banks north of Old Caulfield Road (LLPA 3): To help protect the visual character, nature conservation interest and public access / recreation potential offered by the substantially undeveloped banks of this watercourse.
An Area of Archaeological Potential is designated in the village centre. Within this area, developers will normally be expected to submit an archaeological assessment or evaluation in association with planning applications.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

In order to reinforce local identity, all residential proposals should be guided and informed by the historic built forms displayed within the designated Area of Townscape Character in the village. Standard suburban layouts or the use of designs and materials unrelated to the traditional village character will not be acceptable.

**Clogher**

Clogher is located approximately 32 kilometres southwest of Dungannon on the A4 Dungannon to Enniskillen route (see Map No. 76). The settlement originally developed in tight linear form along Main Street. More recent development has continued in a linear form to the northeast along Carleton Road where there is some in-depth development at Ferndale and Terrew Gardens. The village has two primary schools and a range of shops and local facilities. The imposing Clogher Cathedral (St. Macartan’s Cathedral) sits on high ground to the southwest of the settlement.

In the past, land adjacent to the River Blackwater and Fury River has been affected by flooding.

An Area of Townscape Character is designated in the centre of the village, based on the quality of the built heritage. The design of development proposals within this area should be in keeping with the historic built form in terms of scale, form, massing, design detailing and materials.

Four Local Landscape Policy Areas (LLPAs) are designated at:

- the open slopes below Clogher Cathedral (LLPA 1): To help protect the visually attractive entrance to the village and prominent location of the church and adjacent buildings;

- the River Blackwater and Fury corridors (LLPA 2): To help protect the visual character, nature conservation interest and public access / recreation potential offered by these watercourses;
• Summerhill and adjacent woodland (LLPA 3): To help protect the attractively landscaped grounds and residences and adjacent woodland which make a positive contribution to the visual edge of the village; and

• the Fury River south of the A4 (Crossowen Road) (LLPA 4): To help protect the visual character, nature conservation interest and public access/recreation potential offered by this watercourse.

An Area of Archaeological Potential is designated at the western end of the village. Within this area, developers will normally be expected to submit an archaeological assessment or evaluation in association with planning applications.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

In order to reinforce local identity, all residential proposals should be guided and informed by the historic built forms displayed within the designated Area of Townscape Character in the village. Standard suburban layouts or the use of designs and materials unrelated to the traditional village character will not be acceptable.
Clonmore

Clonmore is located approximately 10 kilometres east of Dungannon (see Map No. 77). The settlement, which is made up mainly of housing, extends in loose linear form along Clonmore Road. There is a recently constructed, in-depth housing development immediately south of the Church. Nearby facilities also include a primary school and playing fields.

Land along the eastern limit of the settlement may be subject to flooding from the adjacent watercourse.

The development south of St. Columba's Church indicates the incongruous nature of large-scale residential development within this essentially rural settlement. The character of the settlement is likely to be adversely affected if future large-scale growth is maintained.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

Dernagh/Clonoe

Dernagh/Clonoe is located approximately 3 kilometres east of Coalisland to the north of the B161 Mountjoy Road (see Map No. 78). The settlement comprises mainly dwellings, the majority of which are in three housing developments to the east and west of Moor Road. There is also a small number of single dwellings along the main approach roads to the settlement. The settlement has grown substantially in recent years mostly in the form of large-scale incongruous suburban type layouts unrelated to the essentially rural nature of the settlement. Local facilities are limited and include St Patrick’s Church and a petrol filling station.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and
detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of fifteen units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially rural character of the settlement and not lead either individually or cumulatively to large-scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

**Derrylee**

Derrylee is located approximately 12 kilometres east of Dungannon (see Map No. 79). The settlement extends in loose linear form along Derrylee Road. It consists mainly of single dwellings with facilities limited to a church and a hall. Annagarriff Wood and Peatlands Park lie to the south of the settlement.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large-scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

**Donaghmore**

Donaghmore is located approximately five kilometres northwest of Dungannon (see Map No. 80). The settlement is defined in two nodes. Whilst the majority of the settlement’s housing, services and facilities are located in the main village cluster, there is also an area of housing to the southeast, at Annaghbeg. The settlement has a wide range of local facilities.

A settlement limit is designated around the two development clusters to provide a visual break between them, protecting the visual quality of the area, and to prevent the coalescence of the clusters.
In the past, land adjacent to the Mullygruen Main has been subject to flooding. Land immediately southeast of Ivypark Park may be subject to flooding from the adjacent watercourse.

An Area of Townscape Character is designated in the centre of the village, based on the quality of the built heritage. The design of development proposals within this area should be in keeping with the historic built form in terms of scale, form, massing, design detailing and materials.

Three Local Landscape Policy Areas (LLPAs) are designated at:

- the localised hill at Aghareany (LLPA 1): To help protect the visual amenity and landscape setting of the village;
- the banks of the Torrent River (LLPA 2): To help protect the visual amenity, nature conservation interest and public access/recreation potential offered by this watercourse; and
- St Joseph’s Convent Grammar School grounds, St Patrick’s Churches, cemeteries and Parochial House (LLPA 3): To help protect the landscape around these historic buildings.

Areas of Archaeological Potential are designated in the village centre and west of the sewage treatment works. Within these areas, developers will normally be expected to submit an archaeological assessment or evaluation in association with planning applications.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

In order to reinforce local identity, all residential proposals should be guided and informed by the historic built forms displayed within the designated Area of Townscape Character in the village. Standard suburban layouts or the use of designs and materials unrelated to the traditional village character will not be acceptable.

Dyan

Dyan is located approximately 14 kilometres south of Dungannon (see Map No. 81). It has developed in linear form along the B45 Dungannon to Caledon Road. The settlement has a small number of houses. Services and facilities are limited to a hall and a fuel distribution plant. The settlement has considerable character due to its mill complex that is listed.
Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large-scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

**Edendork**

Edendork is located approximately three kilometres northeast of Dungannon, on the A45 Dungannon to Coalisland road (see Map No. 82). The settlement is defined in two nodes. The eastern cluster comprises wholly of housing, with a mix of single, detached dwelling units along road frontages and developments of multiple housing. The western portion contains a small number of houses and most of the settlement’s facilities, which include a primary school, hall and church. A number of industrial activities are also located in this cluster.

A settlement limit is designated around the two development clusters to provide a visual break and to prevent the coalescence of the clusters.

Land adjacent to the watercourse east of Cullion Road may be subject to flooding.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large-scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.
**Villages**

**Eglish**

Eglish is located approximately 6 kilometres southwest of Dungannon (see Map No. 83). The village has developed in a dispersed form and has a mix of housing, industry and local services and facilities. Housing comprises mainly single dwelling units along road frontages although there is some in-depth development at Killyliss Road. There is a large concrete works to the west of Eglish Road and a fish farm at Cadian Road. Facilities include primary schools, churches, halls, playing fields and a shop.

In the past, a strip of land immediately north of the sewage treatment works has been affected by flooding from the Oona Water.

A Local Landscape Policy Area is designated along the Oona Water valley to help protect the visual character, village setting, nature conservation interest and public access/recreation potential offered by this valley and its associated watercourse.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of fifteen units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially rural character of the settlement and not lead either individually or cumulatively to large-scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

**Fivemiletown**

Fivemiletown is located approximately 43 kilometres southwest of Dungannon, on the A4 Belfast to Enniskillen route, close to the county boundary with Fermanagh District (See Map Nos. 84a and 84b). The settlement has developed in linear form along Main Street with some in-depth housing development to the north along Edfield Way and Clabby Road and to the south along Cooneen Road and Altaveedan Road. A wide range of local services including some industry is available in the settlement.

The following areas may be subject to flooding from adjacent watercourses;
south of ‘Lismoyle’;

north and south of Meadowview;

west of Cooneen Road; and

south of Walmont Terrace.

An Area of Townscape Character is designated in the centre of the village, based on the quality of the built heritage. The design of development proposals within this area should be in keeping with the historic built form in terms of scale, form, massing, design detailing and materials. (See Map No. 84b).

Three Local Landscape Policy Areas (LLPAs) are designated at:

• Ballagh Road (LLPA 1): To help protect the substantial properties in generous and attractively landscaped grounds;

• land south of Blessingbourne Estate (LLPA 2): To help protect the landscape associated with this swathe of wooded land between the estate and the village and the area around St Mary’s Cemetery; and

• Round Lough and adjacent landscape (LLPA 3): To help protect the visual quality of the landscape around the Lough.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.
In order to reinforce local identity, all residential proposals should be guided and informed by the historic built forms displayed within the designated Area of Townscape Character in the village. Standard suburban layouts or the use of designs and materials unrelated to the traditional village character will not be acceptable.

**Galbally**

Galbally is located approximately 10 kilometres northwest of Dungannon (see Map No. 85). The settlement comprises two clusters of development. The western cluster on Lurgylea Road comprises several dwellings and a football club and playing fields. The eastern portion is focused around the junction of Lurgylea Road, Gortindarragh Road and Dernanaught Road and contains dwellings and a small number of local facilities.

A settlement limit is designated around the two development clusters to provide a visual break between them, reflecting the rural character of the area, and to prevent coalescence of the clusters.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

**Granville**

Granville is located approximately 3 kilometres southwest of Dungannon, close to the A4 Belfast to Enniskillen Road (see Map No. 86). It provides the principal location for industrial land for the Borough.

The settlement is made up of three main portions; the Industrial Estate and industrial zoning (see Plan Policy IND 1); a public sector housing development to the south of Granville Road; and, an area of single dwelling units along the northern side of Granville Road and a minor road to the northwest. Local facilities are limited and include a shop and primary school.
Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

Killeen

Killeen is located approximately 10 kilometres northeast of Dungannon (see Map No. 87). The settlement has developed on the northern side of the B161 Mountjoy Road and is a mix of single dwelling units and multiple housing developments. The settlement has grown substantially in recent years with the construction of new housing to the east and west of Lisaclare Road. These are mostly in the form of large-scale incongruous suburban type layouts unrelated to the essentially rural nature of the settlement. Local facilities are limited to a small number of shops and post office.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing
development will normally be permitted provided the scale, layout and
detailed design of the development are compatible with the scale and
character of the settlement. Accordingly, residential developments in
excess of fifteen units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be
guided and informed by the traditional rural built forms in the locality.
Housing developments should reflect the essentially rural character of the
settlement and not lead either individually or cumulatively to large scale
suburban estate type layouts. The use of designs and materials unrelated
to the surrounding rural locality will not be acceptable.

**Killyman**

Killyman is located approximately 4 kilometres southeast of Dungannon,
immediately south of the M1 motorway (see Map No. 88). The settlement
has developed around a crossroads but lacks a strong visual focus.
Development within the settlement limits comprises mainly single
dwellings along Killyman, Cavan and Trewmount Roads but there is some
in-depth housing development at Watts Park and north of Killyman Road.
Local facilities include a small number of shops, primary schools and
churches.

Land adjacent to Killymeal Drain west of Watts Park may be subject to
flooding.

A Local Landscape Policy Area is designated around the former Rectory
and St. Andrew's Church to help protect the surrounding mature
landscape that provides a visually attractive local landmark and a verdant
edge to the village. The historical link to St Andrew's Church to the
southwest is still largely intact and the site as a whole makes a positive
contribution to the visual amenity of the village.

Single dwellings of an appropriate design will normally be acceptable
on suitable sites within the settlement limit provided the proposal does
not prejudice the comprehensive development of adjacent land. Housing
development will normally be permitted provided the scale, layout and
detailed design of the development are compatible with the scale and
character of the settlement. Accordingly, residential developments in
excess of fifteen units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be
guided and informed by the traditional rural built forms in the locality.
Housing developments should reflect the essentially rural character of the
settlement and not lead either individually or cumulatively to large scale
suburban estate type layouts. The use of designs and materials unrelated
to the surrounding rural locality will not be acceptable.
Moy

Moy is located approximately 8 kilometres southeast of Dungannon, on the main A29 Dungannon to Armagh road (see Map No. 89). The settlement’s core is located around the historic Diamond, and a wide range of local shops and services including two primary schools and a number of churches serve the village. In-depth housing development has taken place to the south of Dungannon Road and, to a lesser extent, to the north along Killyman Road.

In the past, the following areas adjacent to the River Blackwater have been affected by flooding;

- the southern portion of land west of Charlemont Street;
- a portion of the land southeast of Benburb Road and north of the playing fields; and
- land south of the sewage treatment works.

In addition, land adjacent to the watercourse on the southern side of Gorestown Road may be subject to flooding.

The core of the village has exceptional architectural character and was designated a Conservation Area in 1984. Development in and adjacent to the conservation area will have regard to the guidance contained in the Moy Conservation Area Booklet.
An Area of Townscape Character is designated in the centre of the village, based on the quality of the built heritage. The design of development proposals within this area should be in keeping with the historic built form in terms of scale, form, massing, design detailing and materials.

A Local Landscape Policy Area is designated along the River Blackwater to help protect the visual character, nature conservation interest and public access/recreation potential.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

In order to reinforce local identity, all residential proposals should be guided and informed by the historic built forms displayed within the designated Conservation Area in the village. Standard suburban layouts or the use of designs and materials unrelated to the traditional village character will not be acceptable.

Newmills

Newmills is located approximately 8 kilometres northeast of Dungannon (see Map No. 90). The settlement extends in a relatively dispersed form along Newmills Road, Roughan Road, Brackaville Road, Farlough Road and Annaginny Road although there are in-depth housing developments to the north and east of the village. Local services and facilities are limited and include a primary school, local shop and a number of churches.

In the past, land adjacent to the Torrent River has been affected by flooding.

Two Local Landscape Policy Areas (LLPAs) are designated at:

- the Torrent River valley (LLPA 1): To help protect the visual amenity, nature conservation interest and public access/recreation potential; and

- land north of Quintinmanus Road (LLPA 2): To help protect the visual amenity afforded by the topography and buffer of woodland on the village edge.

An Area of Archaeological Potential is designated in the village centre, extending towards Quintinmanus Road. Within this area, developers will normally be expected to submit an archaeological assessment or evaluation in association with planning applications.
Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of fifteen units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially rural character of the settlement and not lead either individually or cumulatively to large-scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

Tamnamore

Tamnamore is located approximately 8 kilometres east of Dungannon, immediately south of the M1 motorway (see Map No. 91). The village extends in loose linear form along Tamnamore Road. It comprises a mix of housing and commercial operations. Housing is mostly single dwelling units although there is some in-depth housing development to the south of Tamnamore Road. Local services and facilities include a primary school, petrol filling station and a public house.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of fifteen units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially rural character of the settlement and not lead either individually or cumulatively to large-scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.

The settlement has attracted a number of commercial operations related to its prime location beside the motorway network. The Department considers it necessary to ensure that a balance is maintained between these uses and other necessary land uses within the village. Accordingly, the following policy will apply to Tamnamore:
Plan Policy TAM 1  Area Reserved for Housing

An area of land is designated for housing. Within this area, planning permission will normally be granted to proposals for residential development and facilities that serve the housing area provided they are in accordance with other Plan policies.

General industrial and commercial activities will not normally be permitted.

The Bush

The Bush is located approximately 3 kilometres northeast of Dungannon (see Map No. 92). The settlement has developed in loose linear form along Bush Road, Mullaghteige Road and Cavan Road. It comprises mainly of single dwellings and associated farm complexes although there is some in-depth housing development at Mullaghteige Road and a furniture manufacturing factory at Cavan Road. Local services and facilities are limited.

There has been a number of recent substantial residential approvals on the western side of the village and a number of dwellings are under construction at this location. The character of the settlement is likely to be adversely affected if future large-scale growth is maintained.

Land adjacent to the watercourse between Numbers 113 and 117 Bush Road may be subject to flooding. Land on the northern side of Bush Road may also be subject to flooding from this watercourse.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the development is small scale, low density (below 15 houses per hectare) and that the layout and detailed design of the development are compatible with the scale and character of the settlement.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially informal rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.
Tullyallen

Tullyallen is situated approximately 3.5 kilometres west of Granville and lies approximately mid-way between Aghaginduff/Cabrach, to the west, and Castlecaulfield, to the northeast (see Map No. 93). The village extends west from a crossroads in a loose form and comprises a sewage treatment works, a church, a parochial house, cemetery, public house, post box and a number of detached dwellings. Topographically, the designated settlement is relatively flat and is surrounded by undulating countryside.

Single dwellings of an appropriate design will normally be acceptable on suitable sites within the settlement limit provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. Accordingly, residential developments in excess of five units will not normally be permitted.

In order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts. The use of designs and materials unrelated to the surrounding rural locality will not be acceptable.
Planning Policy Statements (PPSs)

PPS 1: General Principles (DOE, March 1998)
PPS 2: Planning and Nature Conservation (DOE, June 1997)
PPS 3: Development Control: Roads Considerations (DOE, May 1996)
PPS 3: (Revised) Access, Movement and Parking (Draft) (DOE, December 2002)
PPS 4: Industrial Development (DOE, March 1997)
PPS 4: (Revised) Industry, Business and Distribution (Draft) (DOE, January 2003)
PPS 5: Retailing and Town Centres (DOE, June 1996)
PPS 6: Planning, Archaeology and the Built Heritage (DOE, March 1999)
PPS 6: (Addendum) Planning, Archaeology and the Built Heritage (Draft) (DOE, December 2004)
PPS 7: Quality Residential Environments (DOE, June 2001)
PPS 8: Open Space, Sport and Outdoor Recreation (DOE, February 2004)
PPS 9: The Enforcement of Planning Control (DOE, March 2000)
PPS 10: Telecommunications (DOE, April 2002)
PPS 11: Planning and Waste Management (DOE, December 2002)
PPS 12: Housing in Settlements (Draft) (DRD, November 2002)
PPS 13: Transportation and Land Use (Draft) (DRD, December 2002)
PPS 14: Sustainable Development in the Countryside (Issues Paper) (DRD, June 2004)
PPS 15: Planning and Flood Risk (Draft) (DOE, December 2004)
PPS 17: Control of Outdoor Advertisements (Draft) (DOE, February 2004)
Development Control Advice Notes (DCANs)

DCAN 1: Amusement Centres
DCAN 2: Multiple Occupancy (DOE, 1983)
DCAN 3: Bookmaking Offices (DOE, 1983)
DCAN 4: Restaurants, Cafes and Fast Food Outlets (DOE, 2002)
DCAN 5: Taxi Offices (DOE, 1983)
DCAN 6: Unallocated
DCAN 7: Public Houses (DOE, 1983)
DCAN 8: Housing in Existing Urban Areas (DOE, 2002)
DCAN 9: Residential and Nursing Homes (DOE, 1987)
DCAN 10: Environmental Impact Assessment – Revised (DOE, 1999)
DCAN 11: Access for People with Disabilities (DOE, 1991)
DCAN 13: Crèches, Day Nurseries and Pre-School Playgroups (DOE, 1993)
DCAN 14: Siting and Design of Radio Telecommunications Equipment (Draft) (DOE, 2003)
APPENDIX 3

Environmental Designations Maps - Nature Conservation and Built Heritage

Ramsar Sites
Special Areas of Conservation (Candidate)
Special Protection Area
National Nature Reserve
Areas of Special Scientific Interest
Area of Scientific Interest
Historic Parks, Gardens and Demesnes – Supplementary Sites
Conservation Areas
Detailed Description of Sites of Local Nature Conservation Importance (SLNCIs) –see Plan Policy CON 1

Annaghoughan Bog – Map No. 2
Cut-over bog with fen and pools. Notable for aquatic invertebrates including the Irish damselfly.

Annaghnaboe – Map No. 3
Extensive areas of diverse bog vegetation.

Annaghroe / Annacramp – Map No. 4
Flood meadows adjacent to the River Blackwater, which are valuable feeding grounds for Greenland white fronted geese. The wet grassland is used each year by a flock of up to 100 geese and, additionally, waders and wintering wildfowl.

Ashfield Mountain Bar – Map No. 5
The exposure of the Meenymore Formation at this site provides an excellent example of the variability that is typical of this Formation throughout the north of Ireland. Ranges of environments are exhibited, and diagnostic fossils collected here support the age ascribed to the formation as a whole.

Augher Lough – Map No. 6
Diverse swamp and fen with a number of notable species. The lake is a notable feature in the scenic landscape setting of Augher castle.

Ballagh Lough – Map No. 7
Eutrophic lake (lake type 12) with an abundance of the locally rare Ceratophyllum demersum (Hornwort).

Benburb / Milltown – Map No. 8
The Milltown section of this Blackwater river site is of importance as the type section for the Triassic Milltown Conglomerate Formation and the Derrycreevy Sandstone Formation. The range of sedimentary structures are among the best in Northern Ireland. The Benburb section of the river supports a Lower Carboniferous sequence, which provides one of the most complete and highly fossiliferous successions of strata in south County Tyrone and County Armagh. It is divided into four formations and constituent Members, all of which have type sections at this site. Similarities between strata exposed here and in Fermanagh allow possible correlations to be inferred and permit environmental reconstructions over a wide area.

Black Lough (Cormullagh) – Map No. 9
The Lough is surrounded by species rich swamps and fen of local importance.

Brantry Lough – Map No. 10
Eutrophic lake (lake type 15) with a rich aquatic flora including Ranunculus circinatus.

Caledon Estate Lough – Map No. 11
Best example of lake type 12 within Tyrone, rich in aquatic flora.
Cappagh Quarry – Map No. 12
Devonian rocks are of limited outcrop in Northern Ireland and volcanic rocks of Middle-Upper Devonian age are uncommon in Ireland. Those exposed in Cappagh quarry are the only Devonian lavas whose age is known accurately. The best exposure of lavas of the Barrack Hill Member is found in the working quarry.

Carrick Lough – Map No. 13
One of the best examples of lake type 15 - *Numphar* (Yellow Water-lily) - *Elodea* (Canadian Pondweed), *Chara-algae* (Stonewort), within Tyrone. This low altitude lake generally has unenriched water chemistry.

Carrickavoy Lough – Map No. 14
Variety of fen and swamp associated with the lake.

Carricklongfield Quarry – Map No. 15
The site gives very good exposures of sandstones of the Carrickaness Sandstone Formation. The site includes abundant fossils, including the rare occurrence of large specimens of solitary corals. The fossil assemblage is evidence for the proximity of a marine environment throughout the deposition of much of the sandstone.

Coalisland Brick Pit – Map No. 16
The exposures of the Coalisland Brick Pit are the only known examples of ‘Coal Measure’ strata of Westphalin age that occur at the surface in Northern Ireland. The area has been famous for these seams since the 17th Century and the site has therefore an historical and social importance as well as being of geological significance.

Coalisland Sand Pit – Map No. 17
Disused sand pit east of Coalisland. Regenerating scrub and diverse herb layer with two areas of open water. Some 24 sandmartin nest sites in south east corner of sand pit.

Cole Bridge Stream – Map No. 18
The oldest beds of the Carboniferous sequence in County Fermanagh are only exposed north east of Enniskillen and on the north side of the Clogher Valley. The Cole Bridge stream section is probably one of the most complete through the Lower Carboniferous basal strata on the north side of the Clogher Valley. The section is the type locality for both the Ballyness and Clogher Valley formations. A variety of fossils obtained from the latter formation confirm its early age.

Crans Lough – Map No. 19
High variety of swamp, fen and wet grassland communities associated with the lake, including the notable *Carex elata* (Tufted Sedge) fen type.

Crilly House Quarry – Map No. 20
The considerable depth of exposure at this site offers a variety of rock types that in some respects are typical of the Carrickaness Sandstone Formation but also show some variation from the norm.
Derrycloony Lough – Map No. 21
Base-rich fen with a wide range of semi-natural wetland flora and fauna. Species include Carex nigra (Common Sedge), Carex diandra (Lesser Tussock-sedge), Menyanthes trifoliata (Bogbean), Mentha aquatica (Water Mint) and Hydrocotyle vulgaris (Marsh Pennywort).

Derryhubbert / Derryardry – Map No. 22
Extensive cut-over bog with a variety of swamp and semi-natural woodland communities.

Derryore – Map No. 23
Extensive areas of diverse wetland communities.

Drummond Quarry – Map No. 24
Drummond Quarry is a unique locality in Northern Ireland. It is only known quarry that is excavated solely in the Bundoran Shale formation and yields a fossil fauna that is diagnostic of age and is typical of the formation.

Edenfore – Map No. 25
Landforms of the Edenfore area are a component of the Pomeroy Complex, a series of glacio-fluvial landforms along the watershed between the Omagh and Lough Neagh basins. Deposits at Edenfore consist of a flat-topped, dissected, steep-sided delta and deeply dissected outwash.

Eskragh Lough – Map No. 26
Mesotrophic Lake (lake type 8) with a rich aquatic flora including 5 pondweed species.

Fallaghearn – Map No. 27
Fallaghearn was notable as a near-pristine complex of sand and gravel deltas dating from the end of the last Ice Age. Stepped delta surfaces showed the history of falling water levels within the impounded lake, which once occupied much of the Fintona uplands.

Favour Royal – Map No. 28
Fallow deer and mixed heronry in mixed woodland and open grassland. Under the terms of Wildlife (NI) Order a closed shooting season, for deer and heron nests must be protected at all times.

Fintona Outwash – Map No. 29
Landforms along the flanks of the Glenamuck / Blackwater River Valley are of importance in understanding the recent glacial history of Northern Ireland. The landform assemblage along the eastern assemblage of this valley consists of moraine and esker ridges and well-defined glacial terraces.

Friary Lough – Map No. 30
Eutrophic lake (lake type 16) with a rich aquatic flora including Potomogeton lucens.
Fury River – Map No. 31
The Fury is a small meandering River, which runs over carboniferous limestone. It rises in the Fardross Forest and joins the River Blackwater near Clogher. The river runs partly through coniferous plantation but downstream, has banks lined with semi-natural woodland, purple moor grass and rush pasture. In this downstream section, the river is fast flowing and the channel substrate is composed of boulder and cobble. Notable evidence of otters, crayfish and active dippers.

Golan Little – Map No. 32
Semi-natural Oak woodland of notable scientific interest.

Kedew – Map No. 33
Valuable breeding grounds for waders, in particular Snipe and Moorhen.

Lisboy – Map No. 34
Mostly covered by reed swamp and fen vegetation, this substantial site is surrounded by not too intensively managed farmland. Significant local interest.

Lough Fadda – Map No. 35
Diverse swamp/fen with a number of notable species of high conservation concern.

Lough Gunnell – Map No. 36
Eutrophic lake (lake type 16) with a rich aquatic flora, including Potamogeton praelongus.

Lough More – Map No. 37
Mesotrophic lake with a rich and diverse aquatic flora.

Lough na blaney bane – Map No. 38
Mesotrophic lake (lake type 8) with a rich aquatic flora with 5 pondweeds including Potamogeon praelongus and gramineus. The margins support a well developed swamp and fen fringe.

Mullaghdroly – Map No. 39
Sited south of Ballysaggart Lough, this site is open fen of local interest.

Mullycar Lough – Map No. 40
Mesotrophic lake (lake type 9) with rich aquatic flora including Ranunculus circinatus.

Mullygruen Lough – Map No. 41
Variety of fen and swamp communities present, including alkaline fen. Both the lake and the fen habitat are of high nature conservation value.

Plaister Quarry – Map No. 42
Plaister Quarry exposes a small thickness of limestones and shales that are typical of the upper part of the Maydown Limestone Formation and contains a prolific fossil fauna dominated by corals and brachiopods of early Asbian age.
Ravellea – Map No. 43
Wet grasslands frequented by feeding waders. Local fen interest.

Rehaghy Wood – Map No. 44
Although this woodland seems to be derived from a 200-250 year old plantation, it is in a comparatively natural state with mainly Ash, Birch, Oak and Hazel. Good ground flora, structure, etc. with several notable higher plants present. The woodland is of high conservation value.

Roughan Lough (part of) – Map No. 45
Eutrophic lake (lake type 16) with a rich aquatic flora with 5 pondweed species including *Potamogeton lucens*, *gramineus* and *filiformis*.

Round Lough – Map No. 46
The water chemistry of the lake is relatively unenriched. There is a variety of some of the best associated swamp and fen. Best example of a lake type 14 - *Nuphar* (Yellow Water-lily), *Elodea* (Canadian Pondweed), *Potamogenton alpinus* (Red Pondweed), within Tyrone.

Skea Bog – Map No. 47
Cut over bog with wet heath and species-rich acid fen around edges. Notable as a Marsh Fritillary Butterfly site.

Slatmore Quarry – Map No. 48
This isolated outcrop of the Ballyshannon Limestone Formation is the most easterly recorded in Northern Ireland and therefore provides an indication of the extent of the depositional environment of this formation.

Tircar Stream – Map No. 49
The Tircar stream section exposes the probable base of the Alderwood Mudstone Member. This section is considered to contain most lithologies that are typical of this Member, which is confined to a very small area of County Tyrone.

Torrent River (part of) – Map No. 50
The Torrent is a long meandering river, which drains the hills to the north-west of Dungannon. The underlying geology is varied and includes basal clastic, carboniferous limestone, coal and Old Red Sandstone. In the upper reaches, the river channel is shallow and narrow with pebble/cobble substrate and sandy banks. Downstream the banks are vegetated with tall grasses and native tree species. Fishing weirs add to interest. In its lower reaches, the Torrent widens and runs parallel to the Coalisland Canal.

Tullygiven Hill – Map No. 51
Species-rich neutral grassland with frog orchid and an abundance of greater butterfly orchid.

White Lough – Map No. 52
Eutrophic lake (lake type 12) with a rich aquatic flora including 5 pondweed species and *Ranunculus circinatus*. 
## Index to Planning Policies

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