



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

# Local Development Plan 2030

## Plan Strategy



## Adoption

Fermanagh and Omagh District Council adopted the Local Development Plan 2030: Plan Strategy on 16 March 2023 in accordance with section 12 of the Planning Act (Northern Ireland) 2011 and regulation 24 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015. The Plan Strategy became effective on the date of adoption.

The Plan Strategy and other associated statutory documents are available to download at [www.fermanaghomagh.com](http://www.fermanaghomagh.com).

## Alternative formats

The document can be made available in different formats upon request. If you would like this document in another format, please contact the Development Plan Team at Fermanagh and Omagh District Council, Strule House, 16 High Street, Omagh. If for any reason a particular alternative format cannot be met, other possible solutions will be explored.

Our phone number: **0300 303 1777**

Our text phone number: **028 8225 6216**

# FOREWORD

## **Foreword by the Chair of Fermanagh and Omagh District Council, Councillor Barry McElduff and Chief Executive, Alison McCullagh**

The publication and formal adoption of the Fermanagh and Omagh District Council Local Development Plan - Plan Strategy represents an important milestone for the District and constitutes a significant milestone for plan making in Local Government.

The Plan Strategy is the first of two development plan documents which will comprise our Local Development Plan. It provides a plan-led framework for making decisions to help the Council deliver sustainable growth and development including future housing, employment, retail and infrastructure across the district until 2030.

The Council is committed to and recognises the value in community engagement as a fundamental component of the plan preparation process. Consultation has been extensive and commenced at an early stage to ensure everyone has had an opportunity to participate and express their views. The Council has listened to, and carefully considered the comments received throughout the plan process. These contributions have ensured that our Plan Strategy is fully reflective of our unique district and meets the needs of our local area.

All Councillors have been actively involved in the preparation of the Plan Strategy through workshops, consultations and the cross-party Local Development Plan Steering Group which as well as coordinating the Council's overall work in this area, has provided valuable input into the development of the policies.

At its core, the Plan Strategy shares the vision of the Fermanagh and Omagh Community Plan 2030 as a *"welcoming, shared and inclusive Fermanagh and Omagh District, where people and places are healthy, safe, connected and prosperous, and where our outstanding natural, built and cultural heritage is cherished and sustainably managed"*.

The Local Development Plan aims to meet the needs of all the people of the district by creating sustainable communities through housing, job creation, enterprise promotion, tourism support, provision of services and community facilities within the context of a healthy, well planned natural and built environment.

The policies within the Plan Strategy will help to shape, create and maintain quality places with enhanced connectivity within the district. The Plan will help deliver on the Council's commitment to achieving a Net Zero District by 2042 and help tackle climate change, by enabling sustainable transport, energy and resource efficient buildings and sustainable drainage systems within all development proposals.

The Council looks forward to formally commencing the second part of the Local Development Plan, the Local Policies Plan. The Local Policies Plan is about more than zoning land, it affords the Council the opportunity, for the first time, to shape our District to reflect the needs of local communities while ensuring effective stewardship of our outstanding built and natural heritage. The Council is committed to continuing to engage with the community and wider stakeholders in Fermanagh and Omagh to enable the sustainable development of the District to meet our current challenges, maximise opportunities and to ensure the protection of the environment for future generations.

**Councillor Barry McElduff**  
Chairman  
Fermanagh and Omagh District Council

**Alison McCullagh**  
Chief Executive  
Fermanagh and Omagh District Council



**Councillor Barry  
McElduff  
Chairman  
Fermanagh and Omagh  
District Council**



**Alison McCullagh  
Chief Executive  
Fermanagh and Omagh  
District Council**

# CONTENTS

## PART ONE

### 1.0 Introduction ..... 7

### 2.0 Legal Status and Policy Context ..... 10

### 3.0 Preparation Process, Consultation and Assessments ..... 17

### 4.0 Spatial Portrait of the Fermanagh and Omagh District ..... 22

### 5.0 The Council's Vision and Strategic Objectives ..... 26

Strategic Policy SPO1 - Furthering Sustainable Development

### 6.0 The Spatial Growth Strategy ..... 32

Strategic Policy SPO2 - Settlement

Strategic Policy SPO3 - Strategic Allocation and Management of Housing Supply in our Settlements

Strategic Policy SPO4 - Strategic Allocation of Land for Industry and Business

Transport

## PART TWO

### 1.0 Introduction ..... 48

### 2.0 Development and Design ..... 49

#### Development and Design - Context and Justification ..... 49

Policy DE01 - General Amenity Requirements

Policy DE02 - Design Quality

Policy DE03 - Sustaining Rural Communities

Policy DE04 - Integration and Design of Development in the Countryside

Policy DE05 - Rural Character

Policy DE06 - The Setting of Settlements

Policy DE07 - Advertisements

Policy DE08 - Advertisements and the Historic Environment

### 3.0 People and Places ..... 61

#### Housing in Settlements - Context and Justification ..... 61

Policy HOU01 - Housing in Settlements and Windfall Sites

Policy HOU02 - Protection of Land Zoned for Housing

Policy HOU03 - Affordable Housing in Settlements

Policy HOU04 - Traveller Accommodation

Policy HOU05 - Shaping Our Houses and Homes

Policy HOU06 - Public Open Space in New Residential Developments

Policy HOU07 - Conversion and Change of Use of Existing Building to Self-Contained Flats

#### Housing in the Countryside - Context and Justification 73

Policy HOU08 - Rural Replacement Dwellings

Policy HOU09 - Replacement of Other Rural Buildings

Policy HOU10 - Redevelopment of a former site for dwelling

Policy HOU11 - Dwelling on a Farm Business

Policy HOU12 - Dwelling in association with the keeping and breeding of horses for commercial purposes

Policy HOU13 - Rounding Off and Infilling

Policy HOU14 - Dwelling to serve an existing Non-agricultural business

Policy HOU15 - Personal and Domestic Circumstances

Policy HOU16 - Affordable Housing in the Countryside

Policy HOU17 - Residential Caravans and Mobile Homes

#### Community Facilities - Context and Justification ..... 84

Policy CF01 - Community Facilities

#### Open Space, Sport and Recreation - Context and Justification ..... 85

#### Open Space Strategy ..... 85

Policy OSR01 - Protection of Open Space

Policy OSR02 - Intensive Sports Facilities

Policy OSR03 - Protection of Lough Shores

Policy OSR04 - Development Adjacent to a Main River

Policy OSR05 - Safeguarding of the Ulster Canal

Policy OSR06 - The Floodlighting of Sports and Outdoor Recreational Facilities

#### Rural Community Areas - Context and Justification ..... 91

RCA01 - Rural Community Areas

### 4.0 Economy ..... 93

#### Industry and Business - Context and Justification ..... 93

Policy IB01 - Industry and Business Development in Settlements

Policy IB02 - Loss of Industry and Business Uses

Policy IB03 - Development incompatible with Industrial and Business Uses

Policy IB04 - Industry and Business Development in the Countryside

Policy IB05 - Farm Diversification

Policy IB06 - Agricultural and Forestry Development

#### Town Centres and Retailing - Context and Justification ..... 101

#### Town Centres and Retail Strategy ..... 102

Policy TCR01 - Town Centres

Policy TCR02 - Primary Retail Frontage

Policy TCR03 - Local Neighbourhood Centres

Policy TCR04 - Villages and Small Settlements

Policy TCR05 - Petrol Filling Stations

<b>Tourism – Context and Justification</b> .....	<b>113</b>	<b>Renewable Energy – Context and Justification</b> .....	<b>163</b>
		Policy RE01 - Renewable and Low Carbon Energy Generation	
<b>The Tourism Strategy</b> .....	<b>114</b>	<b>Transportation – Context and Justification</b> .....	<b>167</b>
Policy TOU01 - Protection of Tourism Assets and Tourism Development		Policy TR01 – Land Use and Transport	
Policy TOU02 - Tourism Development		Policy TR02 – Car Parks and Service Provision	
Policy TOU03 - New Build Hotel, Guest House and Tourist Hostel outside Settlement Boundaries		Policy TR03 – Provision of Park and Ride and Park and Share car parks	
Policy TOU04 - Holiday Parks, Touring Caravan and Camping Sites		Policy TR04 – Protected Routes	
		Policy TR05 – Safeguarding New Transport Schemes	
		Policy TR06 – Disused Transport Routes	
<b>Minerals Development – Context and Justification</b> .....	<b>122</b>	<b>Public Utilities – Context and Justification</b> .....	<b>174</b>
Policy MIN01 - Minerals Development		Policy PU01 - Telecommunications	
Policy MIN02 - Restoration and Aftercare		Policy PU02 - Overhead Electricity Lines	
Policy MIN03 - Mineral Safeguarding Areas		Policy PU03 - Accommodating Future Broadband and other Public Services	
Policy MIN04 - Unconventional Hydrocarbon Extraction		Policy PU04 -Development Relying on Non-Mains Sewerage	
<b>5.0 Environment</b> .....	<b>129</b>	<b>Waste Management – Context and Justification</b> .....	<b>177</b>
<b>Historic Environment- Context and Justification</b> .....	<b>129</b>	Policy WM01 – Waste Management Facilities	
Policy HE01 –Archaeology		Policy WM02 – Waste Water Treatment Works	
Policy HE02 – Listed Buildings and their Settings		Policy WM03 – Development in the vicinity of waste management facilities	
Policy HE03 – Conservation Areas		Policy WM04 – Facilities for Recycling of Construction, Demolition and Extraction Waste	
Policy HE04 – Areas of Townscape Character (ATCs) and Areas of Village Character (AVCs)			
Policy HE05 – Historic Parks, Gardens and Demesnes		<b>7.0 Monitoring and Review</b> .....	<b>182</b>
Policy HE06 – Local Landscape Policy Areas (LLPAs)		<b>Glossary</b> .....	<b>193</b>
Policy HE07 – Enabling Development		<b>PART THREE - Appendices</b> .....	<b>202</b>
Policy HE08 – Change of Use, Conversion or Re-use of an Unlisted Locally Important Building or Vernacular Building		Appendix 1: Guidance for different Categories of Outdoor Advertisements	
<b>Natural Environment - Context and Justification</b> .....	<b>144</b>	Appendix 2: Guidance for Residential Extension and Alterations	
Policy NE01 - Nature Conservation		Appendix 3: Guidance on what constitutes a Vernacular Building	
Policy NE02 – Protected Species and their Habitats		Appendix 4: Landscape Design Considerations for Holiday Parks and Touring Caravan Sites	
Policy NE03 – Other Habitats, Species or Features of Natural Heritage Importance		Appendix 5: Requirements of a Drainage Assessment (DA) and Flood Risk Assessment (FRA)	
<b>Landscape - Context and Justification</b> .....	<b>149</b>	Appendix 6: The Landscape Wind Energy Strategy for Fermanagh and Omagh District Council	
Policy L01 – Development within the Sperrin Area of Outstanding Natural Beauty		<i>Annex 1 to Appendix 6 - Explanation Table of the Landscape Character Area Summary Tables</i>	
Policy L02 – Special Countryside Areas		<i>Annex 2 to Appendix 6 - Landscape Character Area Summary tables</i>	
Policy L03 – Areas of High Scenic Value (AoHSV)		Appendix 7: Planning Agreements, Developer Contributions, Community Benefits and Financial Guarantees	
<b>6.0 Infrastructure</b> .....	<b>154</b>	Appendix 8: Relationship between existing designations in the Fermanagh Area Plan 2007 and Omagh Area Plan 2002 and proposed designations in the Plan Strategy	
<b>Flood Risk Management – Context and Justification</b> .....	<b>154</b>		
Policy FLD01 - Development in Floodplains			
Policy FLD02 - Development affected by Surface Water Flooding outside Floodplains			
Policy FLD03 - Sustainable Drainage Systems (SuDS)			
Policy FLD04 - Protection of Flood Defences and Drainage Infrastructure			
Policy FLD05 - Artificial Modification of Watercourses			
Policy FLD06 - Development in Proximity to Controlled Reservoirs			



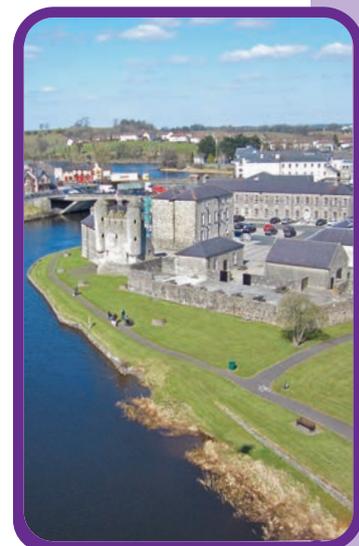
# PART ONE

# 1.0 INTRODUCTION

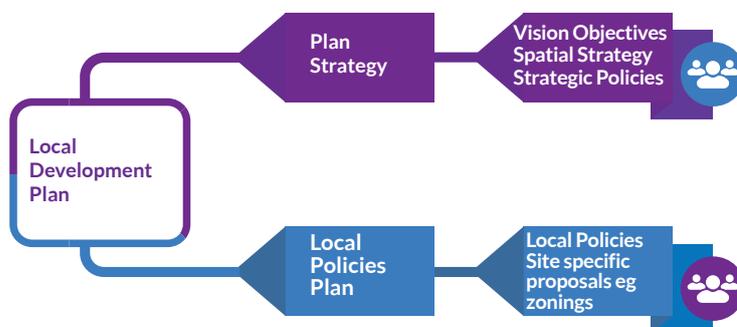
- 1.1.** The Plan Strategy for Fermanagh and Omagh Local Development Plan (LDP) sets out how the area will change and grow over the period up to 2030. It provides:
- a vision for Fermanagh and Omagh towards the end of the plan period;
  - a set of objectives to deliver the vision;
  - a strategy for the growth of the area - how much development should be provided, where it should go and where it shouldn't go;
  - a suite of strategic planning policies and detailed policies to guide development; and
  - details of how the Plan Strategy will be monitored.

This is different to the land use planning approach of the previous development plans (Omagh Area Plan 2002 and Fermanagh Area Plan 2007).

- 1.2.** The Plan Strategy is the first of two development plan documents which will comprise the LDP. It has been developed following extensive consultation and dialogue with a wide range of individuals, organisations and interest groups. Consultation began in October 2016 with the publication of the Preferred Options Paper which outlined the main issues and policy options to address them. The responses to this consultation stage have been important in developing the strategy and development management policies within the Plan Strategy. In addition, specialist studies including a Retail Capacity Study, Landscape Wind Energy Capacity Study and a Landscape Character Review have provided strong supporting evidence.



**Figure 1: Content of Local Development Plan Documents**



- 1.3.** The Plan Strategy provides a plan-led policy framework for making day-to-day decisions to help Fermanagh and Omagh District Council (herein referred to as 'the Council' or 'Council area') deliver sustainable development including future housing, employment, retail and infrastructure provision across the District.

## How to use the Plan Strategy

**1.4.** The Plan Strategy has been structured in three parts:

### PART ONE

**Introduction and Context** – including the legal and policy context; profile of the District; and the process of plan preparation.

**Vision, Objectives, Spatial Growth Strategy and Strategic Policies** – sets out the vision and objectives of the document, the spatial growth strategy, the distribution of growth as well as strategic policies.

### PART TWO

This section comprises the development management policies which will apply across the District.

**Development and Design** – sets out the policies for securing good design in all development; the setting of settlements; and advertisements;

**People and Places** – sets out the policies for housing in settlements and housing in the countryside; open space and recreation; community facilities; and Rural Community Areas;

**Economy** – includes industry and business policies to help create a more diversified and stronger economy; town centres and retailing; sustainable tourism and minerals development;

**Environment** – sets out the historic and natural environment policies and policies to protect important landscapes;

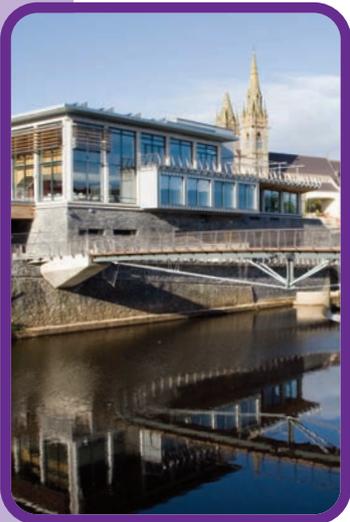
**Infrastructure** – includes policies on flood risk management; renewable energy; transport; public utilities including telecommunications; and waste management.

**Monitoring and Review** – sets out how the plan will be monitored and reviewed.

### PART THREE

This section comprises all the appendices including the Council's Landscape Wind Energy Strategy; and other areas of guidance which forms part of the Plan.

**1.5.** The whole plan must be taken into account when assessing development proposals. This includes the vision, spatial strategy, policies, proposals and all associated supplementary guidance. Certain policies or plan proposals cannot be 'cherry-picked' and used in isolation; all relevant parts of the plan must be considered.



## 1.6.

The accompanying maps comprise:

- **Overview Map** - This shows the Council area boundary as well as a diagrammatic representation of the settlements and key designations.
- **Proposals Map** - This is the spatial representation of the policies and proposals of the Plan Strategy. It is sufficiently detailed so as to enable the location of proposals for the development and use of land to be identified.

The Proposals Map shows 'designations'. The Council is responsible for these designations through the LDP process. Once adopted these should not be altered outside of the LDP process.

The Proposals Map also illustrates various other designations and features 'for information' purposes. These are not designated by the Council. They may be subject to change outside of the LDP. They are helpful for identifying designations or features relevant to policies of the LDP. This includes the Environmental Designations.

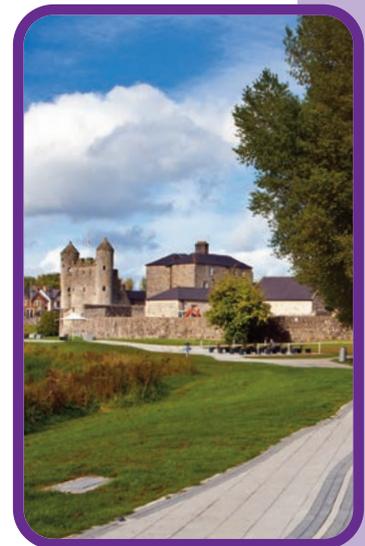
- **Landscape Wind Energy Strategy Map** - This is a spatial representation of the Landscape Wind Energy Strategy. It should be read alongside policy RE01 and Appendix 6.
- **Town Centre Maps** - These show the key designations relevant to the Council's Retail Strategy for the Main and Local towns.
- **Conservation Area Maps** - These show the extent of the Conservation Areas within the Council area.

These are published in a traditional format and an electronic format. The electronic version, which is available on the Council's website ([www.fermanaghomagh.com](http://www.fermanaghomagh.com)), combines all maps and allows the reader to zoom to view specific designations and their boundaries.

There are also various other sources to identify designations and features which are relevant to the policies of the Plan Strategy including:

**Historic Environment Map Viewer (Department for Communities):** This shows Monuments in State Care, Schedule Monuments (See Policy HE01), Archaeological remains of Local Importance (See Policy HE01) and Listed Buildings (See Policy HE02) (amongst others) within the Council area.

**Flood Maps / Reservoir Flood Maps (Department for Infrastructure):** These show the extent of floodplains, areas liable to surface water, flood defences and zones of inundation (See Policy FLD01; FLD02; FLD04; FLD06).



# 2.0 LEGAL STATUS AND POLICY CONTEXT

## The Local Development Plan

- 2.1.** The Local Development Plan (LDP) is being prepared under the provisions of the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (NI) 2015. The LDP is produced in two stages – the first being the Plan Strategy followed by the Local Policies Plan.
- 2.2.** Through the Plan Strategy, the new LDP will replace existing regional planning policy contained in Planning Policy Statements. The remaining provisions of 'A Planning Strategy for Rural Northern Ireland' will no longer apply (see also Transitional Arrangements below). The Local Policies Plan, prepared after the Plan Strategy is adopted, will set out the Council's local policies consistent with the Council's Plan Strategy and will contain site specific designations (e.g. zonings and policy areas), associated policy criteria and key site requirements.
- 2.3.** Once both documents of the LDP are adopted, they will replace the current Fermanagh Area Plan 2007 and Omagh Area Plan 2002. In compliance with legislation, planning decisions must be taken in accordance with the Local Development Plan. Proposed development that conflicts with the LDP will be refused unless other material considerations indicate otherwise. The key stages of the plan preparation process are outlined in Figure 2.
- 2.4.** The LDP is required to take account of the regional context set by the Northern Ireland Executive and Central Government Departments which includes amongst others, the Regional Development Strategy 2035 (RDS), the Sustainable Development Strategy for Northern Ireland (SDS) and the Strategic Planning Policy Statement (SPPS). Furthermore, the LDP must be prepared within the context of the Council's Corporate Plan and take account of the Council's Community Plan and other Council policies and strategies.

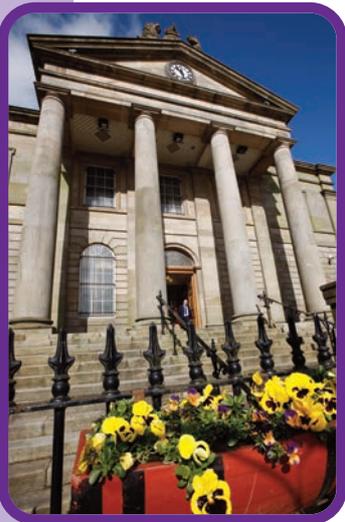
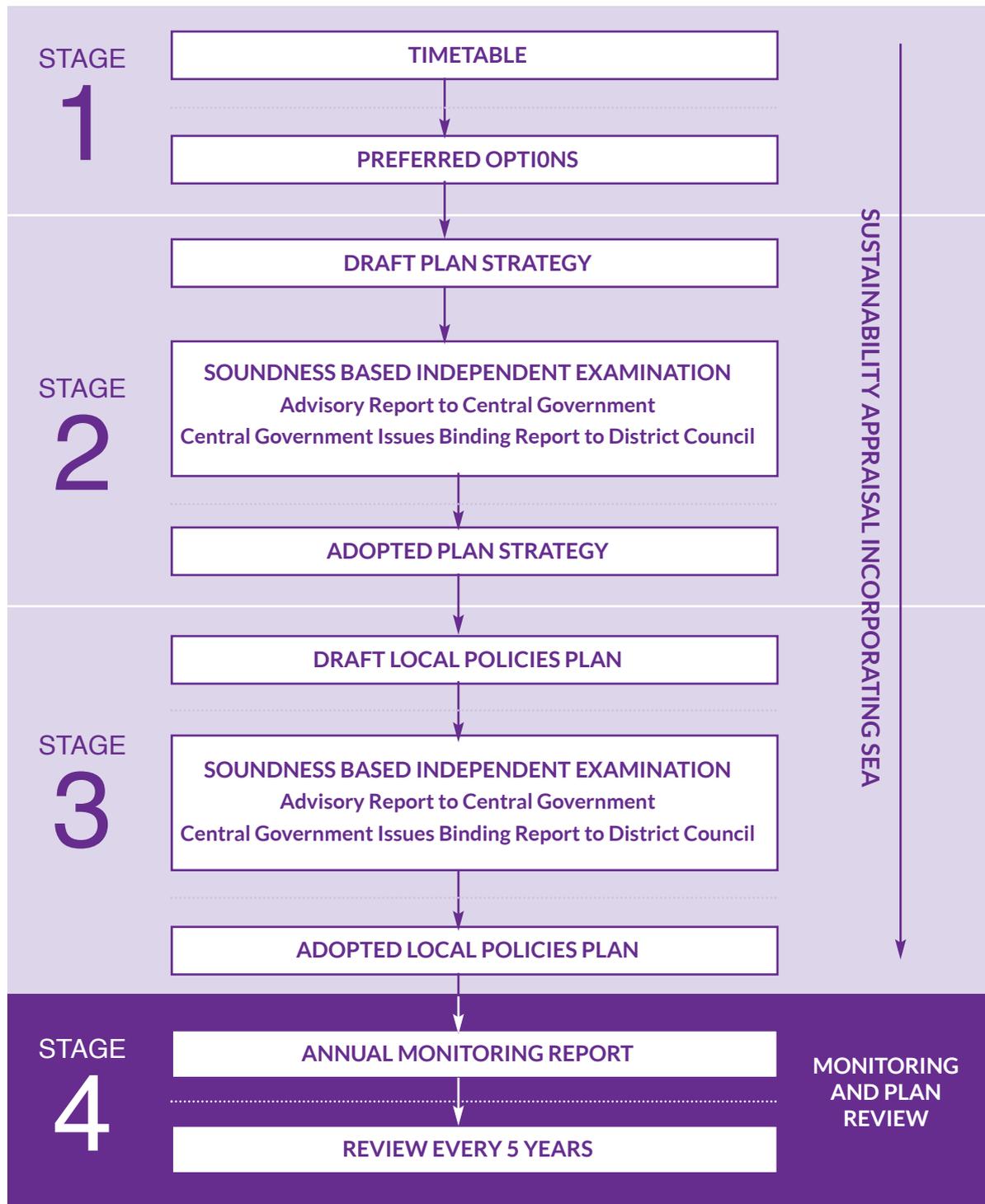


Figure 2: LDP Plan Preparation Process





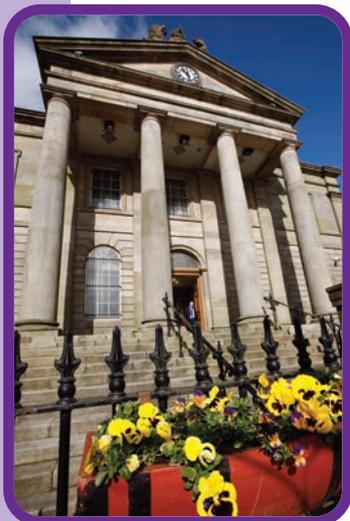
**Figure 3: Relationship of LDP to other plans.**



### The Community Plan

2.5.

The Local Government Act introduces a statutory link between the Community Plan and the LDP, in that the preparation of the LDP must ‘take account of’ the Community Plan. The LDP has adopted the same vision as the Community Plan which is also the Council’s corporate vision. The vision is underpinned by three themes and eight shared outcomes (Figure 4) which relate to the three sustainable development pillars i.e. social, economic and environment. Work on the LDP to date has sought to ensure that it is working towards helping to realise these outcomes of the Community Plan. The Community Plan is a long term, strategic Partnership Plan focused on service provision across the District to 2030 which has been developed within the context of the draft Programme for Government, other regional strategies and taking account of local evidenced based needs and priorities.



**Figure 4: Community Planning Themes and Outcomes**

## The Council's Corporate Plan 2015-2019 (Under review)

**2.6.** Our Corporate Plan sets out our ambitions and aims for the Council area over a 4-year timeframe. It sets out the Council's priorities and how the Council will meet its commitments in the Community Plan. Three of its four themes are shared with the Community Plan:

1. People and Communities;
2. Economy, Infrastructure and Skills;
3. Environment; and
4. Supporting Service Delivery

Progress of the Local Development Plan is identified as a Council Action under Theme 3: Environment, linked to Community Plan Outcome 8 (Our District is an attractive and accessible place) as well having links to Outcome 5 (Our economy is thriving, expanding and outward looking).

## The Sustainable Development Strategy 2010

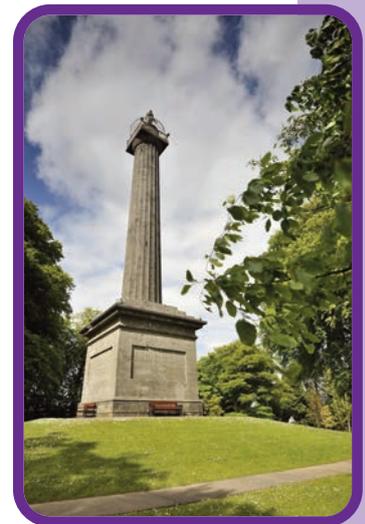
**2.7.** The Sustainable Development Strategy 2010 brings forward a vision of Northern Ireland developing in a sustainable way. The Strategy is based on aims to build a future which is characterised by economic prosperity, equality and social cohesion; strong, confident communities and a high-quality environment. Sustainable development will be at the heart of the LDP. Furthering sustainable development within our Council area means balancing social, economic and environmental objectives, all of which are considerations in the planning for, and management of, development.

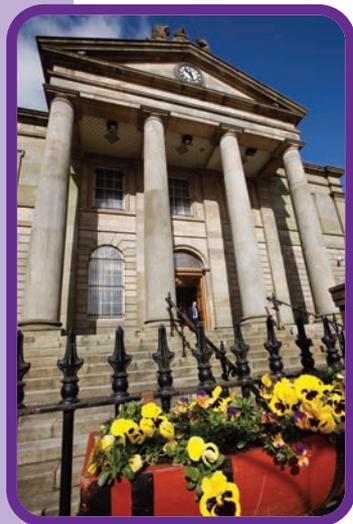
**2.8.** The delivery of the Strategy is based on six guiding principles:

- living within environmental limits;
- ensuring a strong, healthy, just and equal society;
- achieving a sustainable economy;
- using sound science responsibly;
- promoting opportunity and innovation;
- promoting good governance

## The Regional Development Strategy (RDS) 2035

**2.9.** The Regional Development Strategy (RDS) 2035 sets out the strategic, long-term vision for Northern Ireland. It complements the Sustainable Development Strategy in aiming to achieve sustainable development throughout the region. The RDS contains an overarching spatial





framework and regional guidance which provides policy direction in relation to economic, social and environmental matters. It sets the context in which to make development decisions in order to achieve sustainable development throughout the region. Of significant importance is that the Planning Act requires that the LDP should take account of the RDS which represents a test of the soundness of the LDP.

- 2.10.** The RDS identifies Enniskillen and Omagh as main hubs, with Enniskillen also recognised as a gateway to the Republic of Ireland with strategic links to Sligo. Both towns hold central positions within their respective hinterlands.

### **Ensuring a Sustainable Transport Future (ESTF): A New Approach to Regional Transportation**

- 2.11.** Published in March 2012, this document complements the RDS and contains high level aims and strategic objectives to support the growth of the economy, enhance the quality of life for all and reduce the environmental impact of transport. The document sets out the approach to regional transportation and is used to guide strategic investment decisions beyond 2015.

### **'Sustainable Water – A Long Term Water Strategy for Northern Ireland' 2015-2040**

- 2.12.** The Sustainable Water Strategy, published in March 2016, provides a framework for action which will facilitate implementation of a range of initiatives aimed at delivering the long term vision to have a sustainable water sector in Northern Ireland. It encourages a sustainable and integrated approach to managing all our different water needs in a way which promotes regional development without compromising the environment or increasing flood risk.

### **The Strategic Planning Policy Statement (SPPS) - Planning for Sustainable Development (September 2015)**

- 2.13.** The Strategic Planning Policy Statement (SPPS) has been one of the most important planning documents in shaping the policy context of the Plan Strategy as it must be taken into account in the preparation of Local Development Plans and its provisions are material to all decisions on individual planning applications and appeals. It therefore sets the strategic

direction for new Councils to bring forward detailed operational policies within LDPs. It provides a set of overarching core planning principles to underpin delivery of the two-tier planning system with the aim of delivering sustainable development. These core planning principles are:

- Improving health and well-being;
- Creating and enhancing shared space;
- Supporting the economy;
- Supporting good design and positive place-making;
- Preserving and improving the built and natural environment

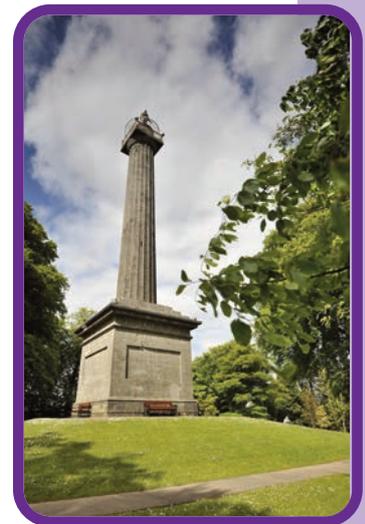
#### **2.14. The UK Marine Policy Statement (UK MPS)**

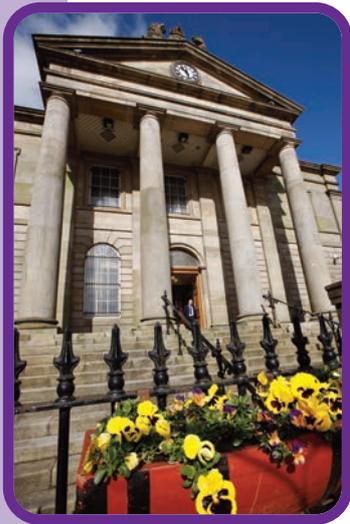
The UK Marine Policy Statement (MPS) provides the policy framework for the marine planning system and taking decisions affecting the marine environment. This includes, for example, decisions on proposals that are not located near the coast, but which might impact on the marine area. In addition, any function (e.g. LDP preparation) capable of affecting (or which might affect) the marine area must also have regard to the appropriate marine policy documents.

The UK MPS is a material consideration and is of equivalent standing to terrestrial policy documents, such as the Regional Development Strategy (RDS) and the Strategic Planning Policy Statement (SPPS). It also provides the high-level policy context for the preparation of Marine Plans.

#### **Transitional Arrangements**

- 2.15.** The existing suite of Planning Policy Statements (PPSs) and the remaining provisions of 'A Planning Strategy for Rural Northern Ireland' (PSRNI) no longer applies within the Fermanagh and Omagh District Council area following adoption of the LDP Plan Strategy on the 16th March 2023. Appendix 8 outlines the existing Policy Designations in the Fermanagh Area Plan 2007 and Omagh Area Plan 2002 which will no longer apply following adoption of the Plan Strategy. Any relevant supplementary and best practice guidance which reflect the Council's policies will continue to apply.





## Supplementary Guidance

**2.16.** The following supplementary documents produced by Central Government support the wider regional policies relevant to our Council area:

- ***Living Places – An Urban Stewardship and Design Guide (2014)***. It aims to clearly establish the key principles behind good place-making;
- ***Building on Tradition – A Sustainable Design Guide for the NI Countryside (2012)***. The guide promotes quality and sustainable building design in the countryside;
- ***Creating Places (May 2000)*** – provides guidance to improve the design, character and layout of new housing developments.

## Other Council Plans and Strategies

**2.17.** As well as the Community Plan and Corporate Plan, the Plan Strategy has considered and taken account of other Council plans and strategies when formulating policy and these include:

- Enniskillen Town Centre Masterplan (2011);
- Omagh Town Centre Masterplan (2015);
- Economic Development Plan (2016-2019);
- Tourism Development Strategy (2016-2019).

# 3.0 PREPARATION PROCESS, CONSULTATION AND ASSESSMENTS

## Evidence Base

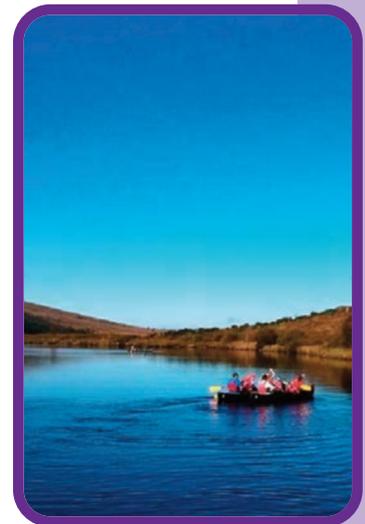
- 3.1.** The LDP has been prepared using a comprehensive evidence base. The evidence includes research on housing, industry and business, retail, renewable energy, the historic and natural environment, tourism and minerals. These background papers and studies are available online at [www.fermanaghmagh.com](http://www.fermanaghmagh.com).

## Consultation

- 3.2.** Community engagement is an important part of the plan preparation process and the Council has undertaken extensive consultation and encouraged participation on issues relating to the future of the Council area, in accordance with the Council's agreed Statement of Community Involvement (SCI). A 'Preferred Options Paper' consultation took place in October and November 2016. In response to this, 893 representations were received from members of the public, key stakeholders and other organisations and interest groups. A series of four pre-consultation newsletters were distributed at a range of venues and via email and thirteen workshops were held across the Council area over the eight-week consultation period.

- 3.3.** When we consulted the public, stakeholders and interested parties on the Preferred Options Paper (POP), we identified a series of main issues arranged by topic with corresponding options and a preferred option which the Council considered was the most appropriate to address these issues in the Plan. These issues were as follows:

- Spatial Growth Strategy
- Housing Allocation
- Economic (Industry and Business) Land Allocation
- Sustaining Rural Communities
- Economic Development, Industry and Commerce
- Minerals Development
- Renewable Energy
- Tourism
- Supporting Good Design and Place Making.



**3.4.** The public consultation process drew a wide range of comment with strong opposing views offered on some of the issues such as minerals development and renewable energy. A summary of the responses received to the Preferred Options Paper was provided in a Public Consultation Report (January 2017) along with the key areas which needed to be considered and addressed when preparing the draft Plan Strategy.

**3.5.** How we have taken into account the representations on the Preferred Options Paper is detailed in our paper 'Consideration of Representations received to the Preferred Options Paper'.

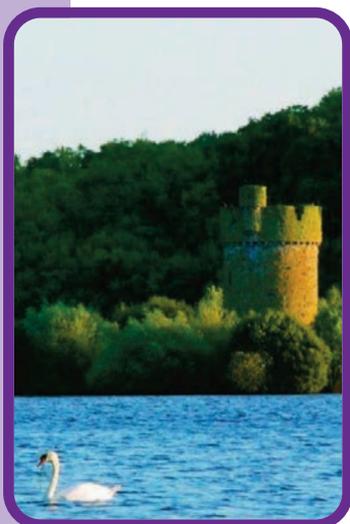
**3.6.** The Draft Plan Strategy was published for consultation from October to December 2018 for 8 weeks. The Council received 322 representations raising 652 issues from statutory consultees, interested groups, organisations and individuals. Following detailed consideration of the representations received, the Council proposed a number of changes to the Draft Plan Strategy.

**3.7.** Following the guidance of DPPN 10, and to ensure that those interested persons who made representations were not disadvantaged, the Council consulted on all the proposed changes (including focussed changes and minor changes) from 8 October to 3 December 2020. At the conclusion of that exercise, the Council received 27 comments. These were submitted along with a 'Draft Plan Strategy Consultation Report' Dec 2020, the 'Schedule of Proposed Changes' Oct 2020 and all relevant documents for consideration to the Planning Appeal Commission for an Independent Examination which took place from January 2022 until March 2022.

**3.8.** Following Independent Examination of the draft Plan Strategy 2030, the Planning Appeal Commission's (PAC) report and a Direction was issued from the Department for Infrastructure (DfI) on 20 January 2023. The Direction was to adopt the Plan Strategy with modifications under section 12(1)(b) of the Planning Act.

**3.9.** The Council was also directed by DfI to update the statutory assessments including

- The Sustainability Appraisal
- Habitats Regulations Assessment
- Equality Impact Assessment
- Rural Needs Impact Assessment

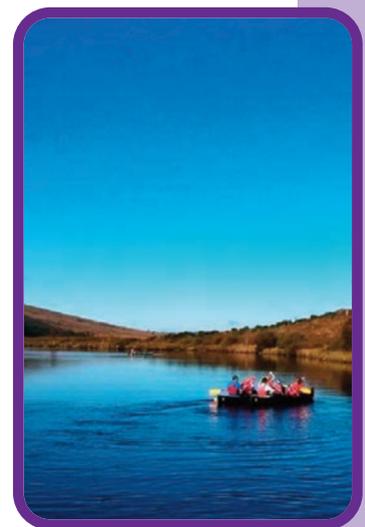


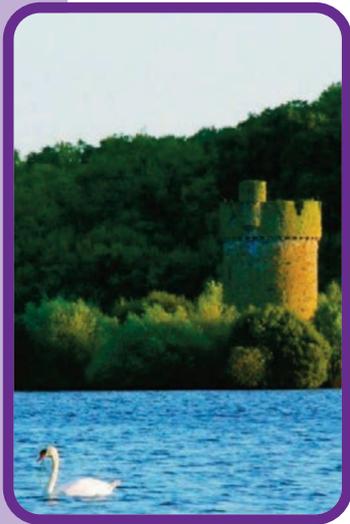
These documents were published for public consultation in February 2023. In response to this, 18 representations were received and a further 2 were received after the consultation period closed. A summary of the responses was provided in the Consultation Report March 2023 including key areas which were taken account of when finalising the statutory documents.

### **Working with other Local Authorities**

**3.10.** The Plan Strategy needs to take account of wider challenges, issues and opportunities affecting neighbouring areas. The Council area borders four counties in the Republic of Ireland, namely Donegal, Cavan, Monaghan and Leitrim, as well as bordering two local authority Districts - Derry City and Strabane, and Mid Ulster. Our Council area contains part of the Sperrin Area of Outstanding Natural Beauty (AONB) which is also shared with these latter two Districts along with Causeway Coast and Glens. It is also recognised that the Council area is adjacent or connected to a number of international environmental designated sites in neighbouring areas and these have been taken into account in the preparation of the LDP.

**3.11.** The Plan Strategy must ensure through its planning policies and joint working with the respective councils, a consistency of approach to development within areas where there are shared boundaries. Cross-boundary working through forums such as the Sperrin Forum and Cross Border Forum set up by Mid Ulster District Council has taken place during the preparation of the Plan Strategy. Members of these forums are committed to providing appropriate policies and/or designations to address issues of common ground including wind energy development and minerals development in sensitive landscapes such as the Sperrin AONB; improving transport infrastructure and improving digital communications infrastructure e.g. broadband and mobile provision. In addition to these forums, the Council has ongoing liaison with neighbouring authorities and ongoing review of proposals within adjoining local plans and other Development Plan documents.





### **Sustainability Appraisal (SA) & Strategic Environmental Assessment (SEA)**

- 3.12.** To ensure that the policies set out in the LDP Plan Strategy are in line with the objectives of sustainable development, a Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment has been prepared. The appraisal is intended to assess the impact of planning policies in terms of their social, economic and environmental impacts. The SA addresses the requirements of the European Directive 2001/42/EC on the Assessment of Effects of Certain Plans and Programmes on the Environment (the SEA Directive). The SEA Directive is transposed into Northern Ireland legislation through the Environmental Assessments of Plans and Programmes Regulations (Northern Ireland) 2004 (the EAPP (NI) Regulations). The SA is an iterative part of the LDP process and has helped inform the production and development of LDP policies.

### **Habitats Regulation Assessment (HRA)**

- 3.13.** Our Plan Strategy has been subject to and informed by a Habitats Regulation Assessment as required by The Conservation (Natural Habitats, etc.) Regulations (NI) 1995 (as amended). This transposes the Birds and Habitat Directives into NI legislation. The HRA relates to Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. SACs and SPAs are designations which afford protection to habitats and species listed in the Habitats and Birds Directives. A Ramsar site is listed under the Ramsar Convention to protect wetlands of international importance. Collectively these are known as the Natura 2000 network. HRA aims to assess possible adverse effects on Natura 2000 sites as a result of the implementation of policies and proposals contained in the Plan Strategy and later the Local Policies Plan of the LDP.

### **Equality Impact Assessment (EqIA)**

- 3.14.** Section 75 of the Northern Ireland Act 1998, Equality of Opportunity, places a statutory requirement on the Council to carry out their functions with due regard to the need to promote equality of opportunity and to promote good relations between persons of different religious belief, political opinion or racial group.

**3.15.** To ensure that the LDP's Plan Strategy was prepared in accordance with Section 75 statutory obligations, the Council carried out an Equality Screening exercise to determine if there would be any potential impacts on Section 75 groups as a result of the policies and proposals contained in the Plan Strategy.

### **Rural Needs Impact Assessment (RNIA)**

**3.16.** A Rural Needs Impact Assessment has been completed for the Plan Strategy in accordance with The Rural Needs Act (Northern Ireland) 2016. This ensures fair and equitable treatment of rural communities as part of the LDP policy making process and that a policy does not indirectly have a detrimental impact on rural dwellers and rural communities. Equitable means policies in the LDP should treat rural areas in a fair or reasonable way and be proportionate to need.

### **Monitoring and Review**

**3.17.** Monitoring and review are essential in establishing how the objectives in the local development plan are being achieved and whether any changes are required. Regular monitoring will be undertaken using key indicators such as housing and employment land and an annual monitoring report submitted to the Department. Details of our monitoring framework are contained in Part Two, chapter 7. The Council will also carry out a review of its LDP every 5 years and no later than 5 years from the date of adoption of the Local Policies Plan.



# 4.0 SPATIAL PORTRAIT OF THE FERMANAGH AND OMAGH DISTRICT

**4.1.** The strategy for future growth is based on an understanding of the unique and distinguishing features of our Council area. This section describes some of the key characteristics and features of our Council area which provide the context for the LDP. It draws from a detailed evidence base which underpins both the LDP and the Community Plan. The topics covered are:

- Population and Society
- Housing
- Economy
- Environment
- Infrastructure

The spatial portrait is designed to be an overview.

## Spatial Characteristics

**4.2.** The Council area covers 3,000 km<sup>2</sup> and is the largest Council area in terms of land mass and the smallest in terms of population. A high proportion of the population reside across a wide rural area in villages, small settlements and single dwellings. The two main towns of Enniskillen and Omagh are recognised as hubs in the Regional Development Strategy.

**4.3.** The Council area comprises a mixture of landscapes, containing the Sperrins Area of Outstanding Natural Beauty, Fermanagh Lakelands and Marble Arch Caves UNESCO Global Geopark.

## Population and Society

**4.4.** The Council area is home to approximately 116,000 people. The population has grown since the turn of the century, driven by strong inward migration in the early 2000s. However, projected population growth has been consistently revised downward in previous sub-national population projections. The current 2016 based projections suggest population growth of 3% over the next decade (Northern Ireland average = 4.2%).

**4.5.** The population of the Council area is ageing. In 2011, less than 15% of the population were aged 65 years or above; this is projected to increase to over 20% by 2030 and further thereafter. Evidence suggests approximately 11% of the population provide unpaid care to a relative/neighbour. It is likely this figure will increase as the population ages.



**4.6.** The number of children (those aged under 16 years) has remained consistent at around 22% of the population. A decrease in the number of children is projected.

**4.7.** The Northern Ireland Multiple Deprivation Measures 2017 (NIMDM) which measures the spatial distribution of deprivation in Northern Ireland, identifies three Super Output Areas<sup>1</sup> (SOAs) in the Council area within the 100 most deprived in Northern Ireland: Devenish, Lisanelly 1 and Lisanelly 2. Of the seven distinct types or domains of deprivation, income deprivation is prevalent in Rosslea. Five of the top ten SOAs with access to service issues are also located in the Council area: Belcoo and Garrison, Rosslea, Trillick, Sixmilecross and Owenkillew.

**4.8.** Educational achievement in the Council area has traditionally been strong, with attainment levels at GCSE and A-Level consistently above the NI average. However, children entitled to free school meals and boys have lower educational outcomes.

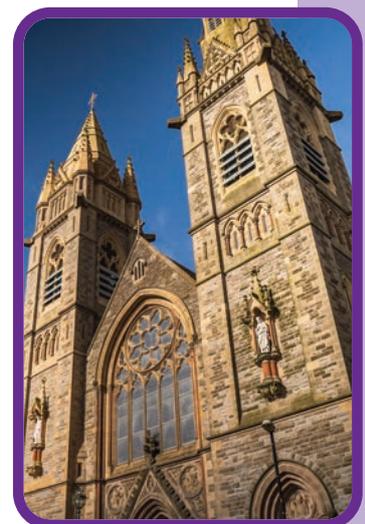
**4.9.** Community identity is strong in the Council area, with residents having an affinity with the village/settlement/townland in which they reside.

## Housing

**4.10.** The number of households has grown in the Council area, particularly in rural areas (i.e. those outside settlements). The proportion of households classified as single person has been increasing and currently sits above 25%.

**4.11.** Owner-occupiers account for just less than three-quarters of all housing, a slight decrease since the turn of the century. The private rented sector has proportionately increased over the same period, to just below 20% of all housing.

**4.12.** The social rented sector accounts for 10% of all houses. Representations made to the Council suggest the private rented sector is compensating for a lack of social housing development. However, it is not possible to discern this statistically.



<sup>1</sup> Northern Ireland is split into 890 spatial areas known as Super Output Areas (SOAs), with an average population of around 2,100 people. (Source: NIMDM 2017, NISRA)



## Economy

- 4.13.** Over 1-in-10 businesses in Northern Ireland are located in the Council area. The majority of businesses in the Council area are micro, employing fewer than 5 people and/or with a turnover of less than £50k per annum.
- 4.14.** The majority of jobs are in the services sector. Health, education, retail and construction are amongst the largest employing sectors. Self-employment is prominent in the Council area, with the proportion of people self-employed above the NI average.
- 4.15.** Primary industry is an important facet of the Council area's economy, with a vibrant agriculture sector and minerals development industry. This supports industries such as engineering and construction.
- 4.16.** The tourism economy makes an important contribution in the Council area. Tourism expenditure per head is typically above many other Council areas. Specific tourist attractions include Belleek Pottery, the Ulster American Folk Park, Cuilcagh boardwalk and the Marble Arch Caves UNESCO Global Geopark.
- 4.17.** Average wages are below the NI average, typically by as much as 10-15%.
- 4.18.** The economic activity rate is usually lower in the Council area than the Northern Ireland average. However, the unemployment rate is typically equal to or below the Northern Ireland average.
- 4.19.** Skill levels among the working age population have been increasing over time, with almost one-quarter of the working age population having a level 4 qualification or above. Nevertheless, a similar percentage have no formal qualifications.

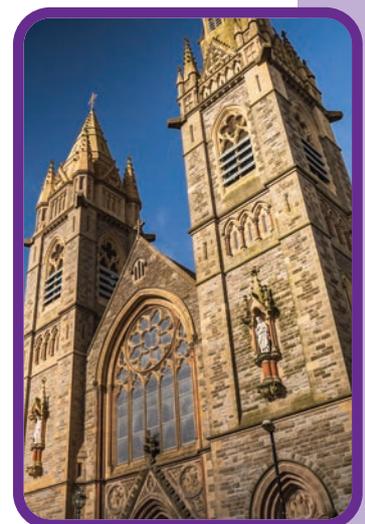
## Environment

- 4.20.** The Council area comprises a mixture of landscapes which provide a rich resource of productive agricultural land, habitats for nature conservation, archaeological and historical features and remains.
- 4.21.** The rich natural environment, a source of great pride, is recognised in the significant number of international and regionally designated sites.
- 4.22.** The built heritage of the Council area includes archaeological sites and monuments, historic buildings, industrial and military remains, historic gardens and parks. There are in excess of 800 Listed Buildings, but also a number of buildings on the 'at risk' register.

- 4.23.** Rivers have played a distinctive role in the development of many of the towns and settlements. As a result, land and property in these settlements are at risk of flooding.

### **Energy and Infrastructure**

- 4.24.** The A4 and A5, both Key Transport Corridors, are the primary focus of road infrastructure in Fermanagh and Omagh. These are supported by the A32 and A505, with an extensive network of B and C class roads throughout the Council area.
- 4.25.** The Council area has the longest length of roads of any local government District in Northern Ireland, with over 80% classed as 'C' Roads or 'Unclassified'.
- 4.26.** Over four out of every five households have access to a car or van. This is in excess of the Northern Ireland average, due to the rural nature of the Council area. Approximately 76% of the working population use a car/van for commuting to work. Public transport provision includes a network of bus routes connecting residents to destinations within the District and beyond, including Belfast, Derry~Londonderry, Dungannon and Dublin.
- 4.27.** The Council recognises the wider benefits of renewable energy and the Council area is a major contributor to the production and generation of renewable energy through primarily wind energy resources. Currently it produces more wind energy than any other Council area in Northern Ireland.
- 4.28.** Deficiencies in both mobile infrastructure and broadband is a genuine frustration to both domestic and business users, particularly in rural parts of the Council area. The Super Output Areas of Clanabogan, Fairy Water and Newtownsaville are amongst the top 10 areas in Northern Ireland with the lowest proportion of premises able to access broadband in excess of 10Mbps.
- 4.29.** There is a network of popular walkways and cycle paths across the Council area, ranging from urban areas to rural paths, through forest parks and alongside rivers.
- 4.30.** NI Water are responsible for the provision of waste water treatment within the Council area. It has been identified that some settlements have no remaining capacity within the waste water treatment infrastructure.



# 5.0 THE COUNCIL'S VISION AND STRATEGIC OBJECTIVES

**5.1.** The Local Development Plan (LDP) responds to the aims, needs and ambitions of the people, businesses and key organisations which have a stake in the Council area's future. Overall, the Plan aims to improve the quality of life of those who live, work and visit the Council area for the benefit of both existing and future generations. A sustainable approach to social, economic and environmental issues is therefore at the heart of the LDP, reflecting the objectives of regional planning policy.

**5.2.** The Vision adopts the Council's Community Plan Vision which is also the Council's corporate vision. The LDP gives the spatial interpretation and direction to the delivery of this vision, setting the place shaping framework for the Council area up to 2030. This vision has been informed by extensive consultation with the local community and targeted workshops with stakeholders.

**5.3.** The Vision for the Council area is:

*"Our Vision is of a welcoming, shared and inclusive Fermanagh and Omagh District, where people and places are healthy, safe, connected and prosperous, and where our outstanding natural, built and cultural heritage is cherished and sustainably managed."*

**5.4.** The Vision is a positive statement of how the Council would like the area to be in 2030. It reflects the desire for the Council area to be an active place with strong communities and which recognises that the rural area is a home to many people. By 2030, the quality of life for people will have significantly improved and the Council area will have become a better place in which to live and work.

**5.5.** A sustainable pattern of development will have been promoted and successfully delivered to help communities become more resilient, confident and sustainable. This will have been achieved by a carefully focused spatial strategy which recognises the distinctive roles of our two main towns, smaller towns and villages and the countryside and by promoting balanced growth.

**5.6.** The Vision aspires to having a thriving, diversified economy that will have been strengthened and grown through embracing new technologies and encouraging investment in higher paying industries. It will have raised its profile as a recognised tourism destination, capitalising on its unique landscapes and heritage assets without damaging their value for residents and visitors.



**5.7.**

The Council area will be a welcoming place with a diverse and prosperous culture with improved access to healthy lifestyle choices, good education and lifelong learning facilities. It will be a better connected place by road and through digital communications. Improvements to transport infrastructure will have taken place to widen transport choices and help reduce car dependency, improving accessibility and connectivity both within and beyond the Council area. Broadband infrastructure will also have been improved.

**5.8.**

Our towns and villages and smaller rural settlements will retain their individual identities and heritage assets and their distinctive features will be protected, enhanced and promoted. New development of a scale and location appropriate to the size, role and function of each settlement will have delivered significant community benefit, helping places to be more sustainable. The Council will continue to support a vibrant, sustainable countryside, recognising the needs of rural dwellers and those who make a living there whilst at the same time protecting the environment.

**5.9.**

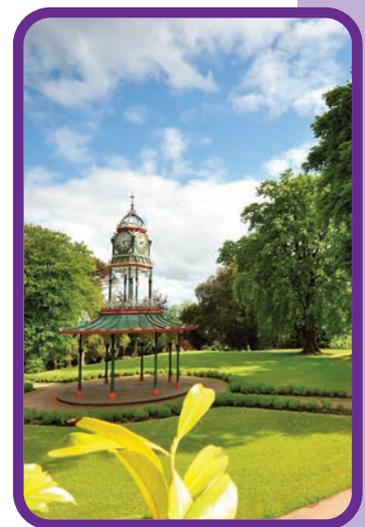
The character, quality and diversity of the Council area's natural and historic environment - its greatest asset - will have been protected, restored and enhanced. The quality of the landscape, geodiversity and biodiversity including areas such as the Sperrin AONB, the Marble Arch Caves UNESCO Global Geopark and Lough Erne will have been maintained and managed. Both designated and non-designated historic buildings, sites and landscape will be recognised for their importance to the Council area's character, communities, economy and sense of place.

**5.10.**

Sufficient open space and indoor and outdoor recreational facilities will be provided and any negative effects of climate change brought about by increased energy use will be minimised, with a greater reliance on renewable and low carbon sources. Green infrastructure within towns and villages with links to the surrounding countryside, will, where possible, provide opportunities for recreation, assist in flood management and help improve biodiversity.

**5.11.**

To meet the local needs and aspirations of all households, including the elderly, sufficient levels of housing of an appropriate type and mix, high quality design and using sustainable building methods, will be located in suitable locations. Proportionate to the delivery of new homes will be employment growth, supported by the necessary facilities, services, infrastructure and access to modern telecommunications.



**5.12.** In bringing forward this vision, the LDP will contribute positively to making the Council area a high quality, sustainable place in which to live, invest, work and spend leisure time.

### Strategic Objectives

**5.13.** Our objectives to achieve our spatial vision provide the broad direction for our spatial approach and the individual policies that make up the Plan Strategy. They will be used to help measure the success of its implementation and delivery. They have taken account of the Community Plan's themes and outcomes to ensure that the LDP and the Community Plan will effectively embed an integrated place shaping approach across our District. The 18 objectives (Table 1) are aligned under the three sustainability themes of social, economic and environmental.



**Table 1 – Strategic Objectives**

Plan Strategy Objectives		Link to Community Plan
Social		People and Communities
1	Develop the roles of Enniskillen and Omagh as economic, transportation and cultural hubs providing the main focus for new housing, employment, shops, leisure activities, public administrative and community services including health and education.	Aim: To improve the wellbeing of our citizens and develop thriving rural and urban communities  1. Our people are healthy and well – physically, mentally and emotionally
2	Protect and sustain the role of local towns and villages so that they act as local centres for shops and community services meeting the daily needs of their rural hinterlands.	
3	Provide for vibrant rural communities whilst protecting the countryside in which they live by accommodating sustainable development.	2. Older people lead more independent, engaged and socially connected lives
4	Provide for 4,300 <sup>2</sup> new homes by 2030 across a range of housing types and tenures capable of meeting the needs of all sections of the community at locations accessible to existing and new community (including education) services, employment, leisure and recreational facilities.	3. Our communities are inclusive, safe, resilient and empowered

<sup>2</sup>The Revised Housing Growth Indicator for FODC for the period 2016-2030 is 4,300 (calendar year). This translates to 4,300 dwellings for the plan period 1st April 2015 to 31st March 2030 (financial year).

**Table 1 – Strategic Objectives (cont'd)**

Plan Strategy Objectives		Link to Community Plan
<b>Social</b>		<b>People and Communities</b>
5	Facilitate the development of new social, community and recreational services at locations accessible to existing communities and new housing developments, through a variety of modes of transportation e.g. public, active travel <sup>3</sup> and community.	4. Our people have the best start in life with lifelong opportunities to fulfil their potential
6	Provide for environments that are safe, healthy and connected and which enhance opportunities for shared space for all.	
<b>Economic</b>		<b>Economy, Infrastructure and Skills</b>
7	Promote sustainable economic development and growth by facilitating the creation of 4,875 <sup>4</sup> new jobs by 2030 and providing a sufficient supply of economic development land through a range and choice of sites, taking into account accessibility by public transport and active travel modes.	Aim: To improve employment opportunities for all by supporting the development and growth of a more sustainable local economy and better connected area.
8	Promote inward investment, diversify the local economy, assist with economic regeneration and physical renewal, and help generate skilled, well paid employment opportunities and improve employability in the most deprived areas.	
9	Recognise and accommodate the micro business base including rural entrepreneurship, self-employment and home working.	5. Our economy is thriving, expanding and outward looking
10	Support the provision of an accessible, integrated, safe and sustainable transport network and locate development to improve accessibility by public transport, cycling and walking, help reduce car dependency and the impact of traffic on local communities and the environment.	6. Our District is a connected place
11	Improve digital connectivity which both meets the needs of business and private households whilst reducing the need to travel.	



<sup>3</sup> Active travel is defined as personal travel involving some element of physical activity, mainly walking and cycling  
<sup>4</sup> LDP Background Paper - FODC208 – Employment, Industry and Business October 2018, p18, available at [www.fermanaghmagh.com](http://www.fermanaghmagh.com)

**Table 1 – Strategic Objectives (cont'd)**

Plan Strategy Objectives		Link to Community Plan
<b>Economic</b>		<b>Economy, Infrastructure and Skills</b>
<b>12</b>	Develop the Council area as a destination for quality leisure visits and sustainable tourism by enabling the provision of new, as well as enhancement of existing tourism infrastructure in appropriate locations.	
<b>Environmental</b>		<b>Environment</b>
<b>13</b>	Conserve, sustain and enhance the area's environmental qualities, local distinctiveness including special landscapes, and sites of environmental importance in terms of biodiversity, wildlife and habitats, local landscape character, townscape, traditional settlement patterns, and historic environment.	Aim: To promote positive action on climate change, sustainable management and enhancement of the natural, built and cultural environment.
<b>14</b>	Follow the principles of sustainability and high quality design standards in all developments to assist with meeting Climate Change targets and place-making.	
<b>15</b>	Sustainably manage and safeguard, where appropriate, our natural resources including minerals and water, protecting the environment and public health, and providing sustainable services including effective and sustainable waste management to meet population needs.	7. Our outstanding natural environment and built and cultural heritage is sustainably managed and, where possible, enhanced.
<b>16</b>	Support renewables infrastructure whilst affording protection to the environment including impacts on landscapes from wind energy developments.	8. Our District is an attractive and accessible place.
<b>17</b>	Prevent inappropriate new development in areas known to be at risk of flooding or that may increase the flood risk elsewhere and put in place measures to assist in flood risk management.	
<b>18</b>	Protect and enhance the local green infrastructure network such as open space and green wildlife corridors whilst contributing to the enhancement of community health and well-being.	

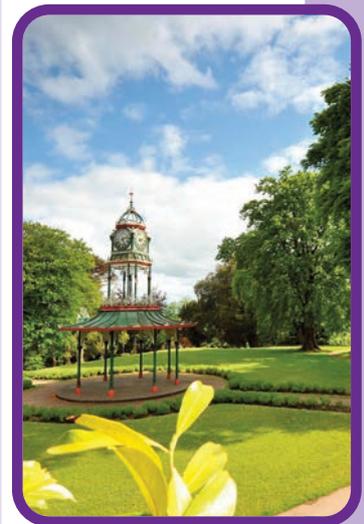


## Sustainable Development

- 5.14.** Sustainable development is the core principle underpinning planning, the purpose of which is to meet the needs of the present without compromising the ability of future generations to meet their own needs.
- 5.15.** The three pillars of sustainable development are social, economic and environmental factors. Furthering sustainable development requires the balancing of these factors when considering development proposals. The Council's approach is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.
- 5.16.** In considering development proposals, the Council recognises the importance of promoting the three pillars of sustainable development and the need to exercise planning judgement in the relative weight to be given to these factors in decision making.
- 5.17.** A central challenge to furthering sustainable development is mitigating and adapting to climate change, whilst improving air quality. Planning has a key role to play in addressing the causes (through mitigation) of climate change and dealing with its effects (through adaptation). New developments will in themselves result in increased carbon emissions however there are opportunities to minimise this through sustainably located and designed developments which utilise measures such as those for energy efficiency to reduce their impact. Adaptation includes addressing flood risk and the use of Sustainable Urban Drainage Systems. Securing and building upon existing green and blue infrastructure provides an opportunity to both mitigate against and adapt to climate change.

### Strategic Policy SP01 - Furthering Sustainable Development

The Council will permit development proposals which further sustainable development and promote measures to mitigate and adapt to climate change, and which have regard to the Local Development Plan and other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. In such cases, planning permission should be refused.



# 6.0 THE SPATIAL GROWTH STRATEGY

**6.1.** Our Spatial Growth Strategy is based on the RDS which aims to achieve balanced and sustainable growth and recognises that outside of Belfast and Derry/Londonderry, the Main (and Local) Hubs have a strategic role as centres of growth and investment facilitated by their position on key transportation corridors. Both Enniskillen and Omagh are identified as Hubs with Enniskillen also identified as the South West Gateway with strategic links to Sligo.

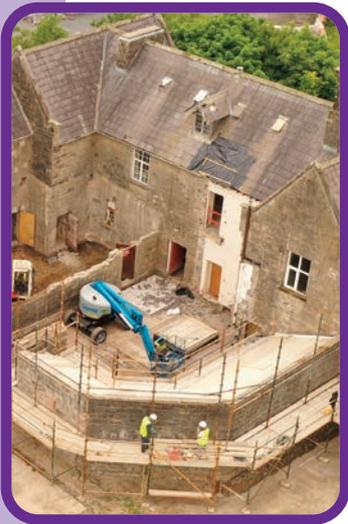
**6.2.** Outside of the Hubs is the Rural Area comprising local towns, villages and small settlements and the countryside. The RDS supports the development of a strong, diversified and competitive rural economy and a living, working countryside. It also promotes the continuing renewal and revitalisation of towns and villages, improving accessibility of the rural community, and managing and enhancing the natural and historic environment.

**6.3.** A key component of the Spatial Growth Strategy is the identification of a Settlement Hierarchy in order to deliver development in a more sustainable manner.

## Settlement Hierarchy

**6.4.** In defining where each settlement sits in the hierarchy, account has been taken of a wide range of factors, including the RDS spatial framework, the population of individual settlements and an assessment of the role or function of settlements, including retail base, employment opportunities and community services (e.g. social, religious, educational, recreational) and existing physical infrastructure (e.g. sewerage provision) including spare capacity and public transport provision.

**6.5.** A Strategic Settlement Evaluation of all settlements against the RDS Evaluation Framework and the Hierarchy of Settlements and Infrastructure was carried out in 2015. The evaluation confirmed Enniskillen and Omagh as the main towns of the Council area, supported by a network of local towns, villages and smaller settlements (Table 2).



## Settlement Overview

### Main Towns

**6.6.** Enniskillen and Omagh are the principal towns in the Council area, with Omagh being the largest in terms of population and household numbers. Both towns offer an extensive range of administrative, educational, health, community, retail and leisure services and facilities. Enniskillen holds a central position between Upper and Lower Lough Erne in the south west of the Council area and this location with associated features such as the Marble Arch Caves UNESCO Global Geopark, make it an attractive tourist destination. This is aided by its proximity to the Republic of Ireland with Sligo being only 1 hours' drive away. It also has a private aviation facility at St Angelo airport.

**6.7.** Omagh holds a dominant position within the north east of the Council area and is strategically located on the Western Economic Corridor that connects Omagh northwards to Derry/Londonderry, eastwards to Belfast and southwards to Dublin. The Sperrin AONB is within a 20-minute drive offering the opportunity for the town to expand and enhance its contribution to tourism.

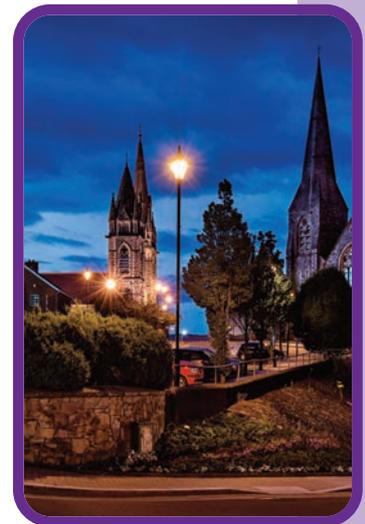
**6.8.** Both towns have Conservation Areas in recognition of their historic town cores.

### Local Towns

**6.9.** The Council area is served by five Local Towns which are important locally for service provision in their respective rural hinterlands. These are Carrickmore, Dromore, Fintona, Irvinestown and Lisnaskea.

**6.10.** Lisnaskea is the third largest town after Omagh and Enniskillen and functions as an important local service centre for its hinterland in the south of the Council area. A large part of its town centre is designated as a Conservation Area. It has a vibrant town centre though heavily trafficked due to its position on the A34 Enniskillen-Clones Road.

**6.11.** Irvinestown lies along the A32 road between Enniskillen and Omagh. In addition to its range of retail and offices uses within its compact town centre, it has a hotel, leisure centre and two primary schools.



**6.12.** As a local town, Fintona functions as a small market and service centre for the surrounding hinterland. Whilst there are a number of vibrant businesses operating within the town centre, there is also evidence of a considerable number of derelict properties and gap sites.

**6.13.** Dromore is situated along the A32 road between Enniskillen and Omagh and has grown over the years with significant housing development occurring along the Omagh Road. It provides a varied range of shops and services including a doctor's surgery, an agricultural machinery dealership and two primary schools.

**6.14.** Whilst Carrickmore is the smallest of the local towns, it services a peripheral rural area and despite its size, provides a secondary school and health centre for the local population.

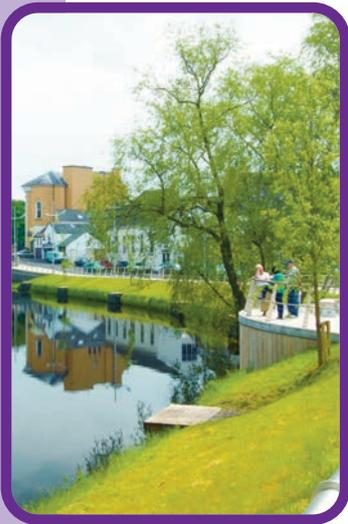
### Villages

**6.15.** Villages comprise the third tier of the hierarchy and whilst they vary greatly in size, they will frequently have 'sustainable' services such as a convenience or local shop, a pub, school and church facilities and other services important to serving the needs of the immediate local population. They will also have a readily identifiable 'village core' within which retail services will be found.

**6.16.** As part of the settlement evaluation process, it was concluded that some villages should be re-designated as small settlements due to their size and limited level of service provision.

### Small Settlements

**6.17.** The fourth settlement tier comprises small settlements. Typically, a small settlement contains a number of single, private occupied dwellings and small housing groups (either private or public). Most contain social facilities and services including a sewage treatment works. They provide additional choice for residential location and help to retain and strengthen rural communities.



## Open Countryside

**6.18.** Outside of defined settlements in the four tiers of our settlement hierarchy is the 'open countryside'. Mostly comprising of individual dwellings including farm dwellings and small groups, this is where 46% of our District population lives and approximately 41% of households. To ensure that our Council area continues to sustain vibrant rural areas and communities, the Plan Strategy provides policies which will allow opportunities for appropriate development in the countryside.

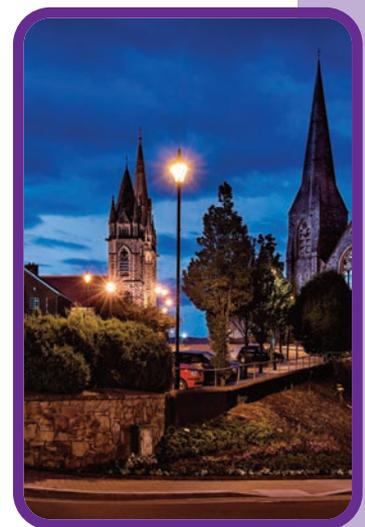
## Conclusions

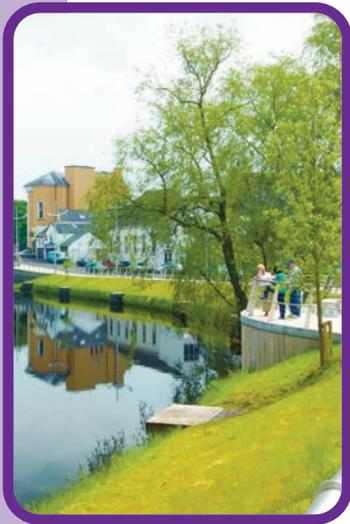
**6.19.** Given their positions respectively on the key transport corridors of the A4 and A5, Enniskillen and Omagh will be the focus for future housing, retail, tourism and employment opportunities in the Council area with Enniskillen also acting as a strategically important gateway with links to Sligo. Given that some 70% of the population lives outside the two main towns, the Plan's growth strategy seeks to provide for balanced growth across the smaller towns, villages and small settlements whilst also recognising the needs of people living in the open countryside.

## The Spatial Growth Strategy

**6.20.** Taking into account the RDS and the Settlement Evaluation, the Plan's Spatial Growth Strategy seeks to:

- manage growth based on sustainable patterns of development balanced across the Council area, with settlement limits defined for all settlements to provide compact urban forms and to protect the setting of individual settlements;
- focus major population and economic growth within the two main hubs of Enniskillen and Omagh and strengthen their roles as the main administrative, trade, employment and residential centres within the District;
- sustain the role of the small towns of Carrickmore, Dromore, Fintona, Irvinestown and Lisnaskea as important local service centres for their rural hinterlands, providing appropriate development opportunities for housing, retail, employment and leisure/cultural activities, in keeping with the scale and character of these settlements;





- sustain the role of the villages as small, local service centres to meet the daily needs of the rural area, providing opportunity for housing, employment and leisure activities in keeping with the scale and character of individual settlements;
- sustain small settlements which act as focal points for the rural community, by providing development opportunities appropriate to their size and scale, allowing for single houses and/or small groups of houses (no more than 6) and small rural businesses;
- support and sustain vibrant, rural communities by accommodating appropriate development which is sensitive to the environment and safeguards our natural and built heritage;
- promote a balanced approach to transport infrastructure and encourage improvements to public and private transportation provision;
- facilitate the protection of vulnerable landscapes and conservation interests, from inappropriate and over dominant development while promoting adequate provision of open space and landscaping integrated with broader green and blue infrastructure.

### Strategic Policy SP02 - Settlement

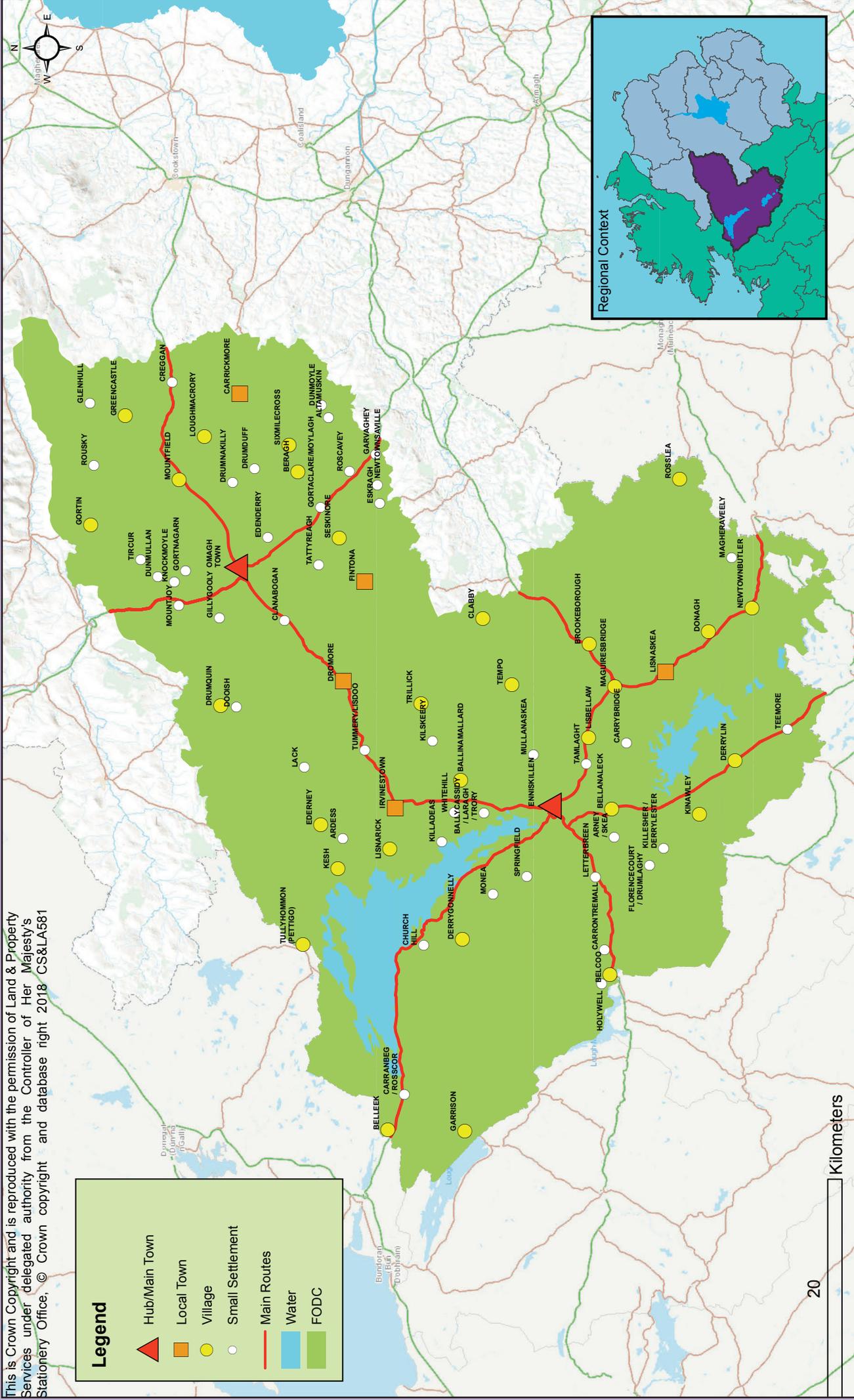
The Settlement Hierarchy as set out below and amplified in Tables 2 and 3 will be used in determining the scale of development appropriate to a particular location:

Settlement Type	Description
<b>Main Towns</b>	Focal point for employment, shopping, housing, leisure, cultural and social facilities
<b>Local Towns</b>	Smaller towns providing a small range of goods, services, leisure and cultural facilities.
<b>Villages</b>	Local service centres which provide for opportunities for housing, employment and community/leisure facilities appropriate to their scale and character.
<b>Small Settlements</b>	Settlements with few or minimal facilities and infrastructure.

The existing Settlement Limits are shown on the main Proposals Map.

**Table 2: Settlement Hierarchy Classification**

<b>Settlement Type</b>	<b>Scale and level of existing facilities</b>	<b>Settlements</b>	
<b>Main Town</b>	Focal point for employment, shopping, housing, leisure, cultural and social facilities	Enniskillen Omagh	
<b>Local Towns</b>	Smaller towns providing a small range of goods, services, leisure and cultural facilities.	Fintona, Dromore, Carrickmore, Irvinestown, Lisnaskea	
<b>Villages</b>	Local service centres which provide for opportunities for housing, employment and community/leisure facilities appropriate to their scale and character.	Ballinamallard Belcoo Bellanaleck Belleek Beragh Brookeborough Clabby Derrygonnelly Derrylin Donagh Drumquin Ederney Garrison Greencastle Gortin	Kesh Kinawley Lisbellaw Lisnarick Loughmacrory Maguiresbridge Mountfield Newtownbutler Tullyhummon (part of Pettigo) Rosslea Seskinore Sixmilecross Tempo Trillick
<b>Small Settlements</b>	Settlements with few or minimal facilities and infrastructure.	Ardess Arney/Skea Altamuskin Ballycassidy/Laragh/Troy Carranbeg/Rosscor Carrontremall Carrybridge Church Hill Clanabogan Creggan Dooish Drumduff Drumnakilly Dunmoyle Dunmullan Edenderry Eskragh Florencecourt/ Drumlaghy Garvaghey Gillygooley Glenhull Gortaclare/Moylagh	Gortnagarn Holywell Killadeas Killesher/Derrylester Kilskeery Knockmoyle Lack Letterbreen Magheraveely Mullanaska Monea Mountjoy Newtownsaville Roscavey Rousky Springfield Tamlaght Tattyreagh Teemore Tircur Tummery Whitehill



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

## Settlement Hierarchy

20

Kilometers

**Table 3: Summary – Scale of Development Appropriate to Each Tier of the Settlement Hierarchy**

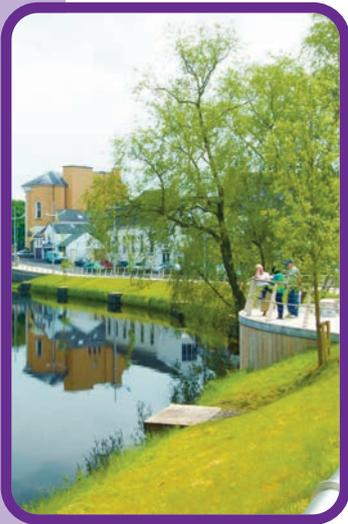
Housing	Industry and Business	Retail
<b>Main Towns</b>		
Allocations for large scale housing development and with an emphasis on brownfield sites within the Urban Footprint.	<p>Allocations of large scale sites to meet strategic employment needs.</p> <p>Range of general and local employment opportunities.</p> <p>Emphasis on retention of existing employment land to provide opportunities both for expansion and re-use.</p>	<p>Town centres – focus of a range of provision – large scale retail, leisure, community, cultural</p> <p>Local Neighbourhood Centres – to be identified</p> <p>Emphasis on protecting existing centres</p>
<b>Local Towns</b>		
<p>Allocations for small scale housing development. Within the defined physical limits development to be permitted in the form of:</p> <ul style="list-style-type: none"> <li>(i) modest sized estates where consistent with local scale and character;</li> <li>(ii) groups;</li> <li>(iii) infill</li> </ul>	<p>Allocations of small scale sites to meet local needs.</p> <p>Emphasis on local employment/small rural businesses.</p> <p>Where provision exists, emphasis will be on retention to provide opportunities for expansion and start-up.</p>	<p>Depending on size of settlement, provide a small range of goods, services, leisure and cultural facilities.</p> <p>Emphasis will be on retaining range of provision to meet the needs of the town and its rural hinterland whilst supporting their role as local service centres.</p>
<b>Villages</b>		
<p>Within the defined physical limits of development as appropriate to scale and character, normally in the form of:</p> <ul style="list-style-type: none"> <li>(i) small housing estates;</li> <li>(ii) small groups;</li> <li>(iii) infill</li> </ul>	<p>Emphasis on local employment/small rural businesses</p> <p>Where provision exists emphasis will be on retention. Potential for expansion likely to be limited due to environmental and infrastructural limitations.</p> <p>New provision most likely to be provided through conversion/re-use of existing buildings and have tangible links to the local area.</p>	<p>Convenience shopping mainly to meet daily needs.</p>

**Table 3: Summary – Scale of Development Appropriate to Each Tier of the Settlement Hierarchy (cont'd)**

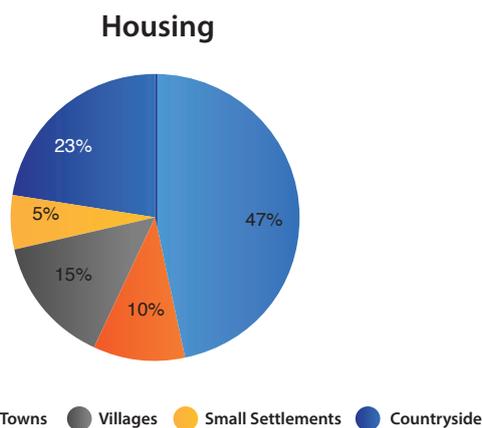
Housing	Industry and Business	Retail
<b>Small Settlements</b>		
Within the defined physical limits as appropriate normally in the form of: <ul style="list-style-type: none"> <li>(i) small groups;</li> <li>(ii) infill of single dwellings</li> </ul>	Existing employment where it exists is linked predominantly to agricultural industry or other rural businesses.	A small convenience shop to meet local need.

### Strategic Allocation of Land for Housing

- 6.21.** The RDS emphasises a sustainable approach to housing growth and sets a regional target of 60% of new housing to be located in appropriate “brownfield” sites within the urban footprints of settlements greater than 5000 population. In the Council area, this applies to the towns of Enniskillen and Omagh.
- 6.22.** The RDS identifies regional housing needs as Housing Growth Indicators (HGI) across Northern Ireland. The HGI figures issued by central government cover the period 2016-2030 (calendar year) and assigned 4,300 dwellings to our Council area which establishes a housing target of 4,300 dwellings for the period 1st April 2015 to 31st March 2030.
- 6.23.** In line with the Spatial Growth Strategy, housing growth will be focused at the two main settlements in the Council area as they possess the existing infrastructure and range of services to accommodate development, with a proportion of new development directed to the small towns and villages to support rural housing needs, local services and facilities and the rural economy. Sustainable growth in the villages will be related to the settlement hierarchy, reflecting the size, function and physical capacity of the settlement so as not to result in unsustainable spatial patterns to the detriment of the wider area. A proportion of new development is also allocated in order to sustain rural communities living in the open countryside with a small proportion allocated to small settlements, acknowledging their role in rural living. The proportions of the HGI to be allocated across the settlement hierarchy are shown in Figure 5.
- 6.24.** The majority of new strategic growth in the settlements will be delivered through existing housing sites under construction or with current planning permission (i.e. commitments).



**Figure 5: Housing Allocation**

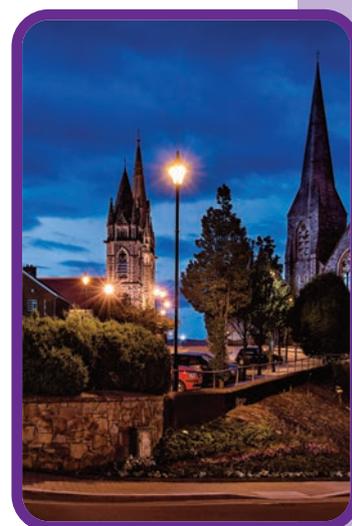


**6.25.** The scale, type, uses and form of development in settlements will reflect their role as employment, retail and service centres, their level of accessibility, and environmental and infrastructure constraints. Table 4 (below) indicates the overall strategic allocation of land for housing within our settlements to meet our housing need. Taking into account completions since 2015, this leaves a balance as of April 2019 of 2,608 of the 4,300 new homes provision by 2030.

**Table 4: Strategic Allocation of Land for Housing**

Status	Settlement	Housing Need (2019-2030)
		Dwellings
<b>Main Towns</b>	Enniskillen	693
	Omagh	939
	<b>Total</b>	<b>1632</b>
<b>Local Towns</b>	Carrickmore	15
	Dromore	61
	Fintona	58
	Irvinestown	70
	Lisnaskea	117
	<b>Total</b>	<b>321</b>
<b>Villages and Small Settlements</b>	<b>Total</b>	<b>655</b>

**6.26.** It should be noted that Table 4 is currently an indicative strategic allocation for our settlements. At the LPP stage more detailed analysis of current growth rates and any short-term infrastructure capacity limitations (including the forward programme for wastewater treatment works) will be accounted for and adjustments may be made to the allocation.



### **Strategic Policy SP03 – Strategic Allocation and Management of Housing Supply in our Settlements.**

The Plan Strategy will make provision for at least 2,608 new homes within our settlements in the period 2019-2030.

#### **(a) Main and Local Towns**

To manage the housing supply over the plan period, zoned housing land within the main towns and local towns will be released in two phases.

A criteria-based approach to selecting sites for each phase will be undertaken. The selection criteria will take account of several factors including; Accessibility Analysis; the prioritisation of brownfield land within the Urban Footprint; the ability to deliver affordable housing where a need exists; topography; flooding and other constraints to development including waste water network and treatment capacity. Sites will only be allocated where it can be shown that they can accommodate at least 10 dwellings.

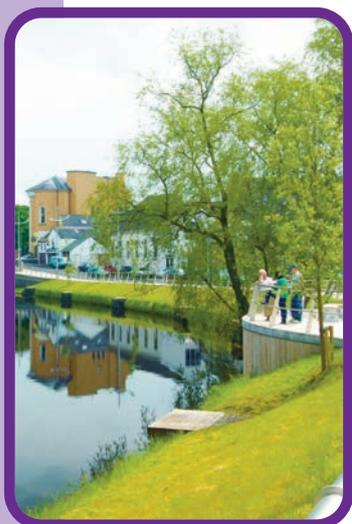
The Phase 1 and Phase 2 sites will be identified within the Local Policies Plan along with the key site requirements to guide their development. Until such time that the Local Policies Plan is adopted land will be zoned for housing as indicated within the Fermanagh Area Plan and the Omagh Area Plan.

#### **Phase 1 Sites**

Phase 1 sites will be identified to meet any remaining housing need over the plan period once committed housing sites with extant planning permissions or sites which are under development have been taken into account.

#### **Phase 2 Sites**

Phase 2 Sites will be identified for allocation beyond the plan period (i.e. after 2030). These will only be released at an earlier time within the plan period (i.e. before 2030) where it is evident through either monitoring or the re-appraisal of future housing need that these housing sites will be required to meet housing need within the plan period. The exact criteria and mechanism for how these sites could be released will be outlined within the Local Policies Plan.



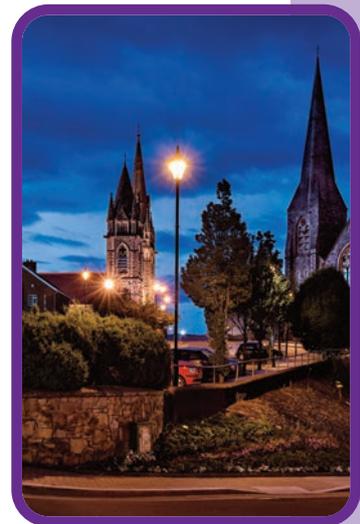
## Strategic Policy SP03 – Strategic Allocation and Management of Housing Supply in our Settlements. (cont'd)

### (b) Villages and Small Settlements

Within the Villages and Small Settlements, Housing Policy Areas (HPAs) may be identified in the LPP. These will indicate where most new housing within these settlements will be located. The HPAs will be identified following a detailed analysis and character appraisal of the settlement and will focus on providing housing in locations where it is most likely to integrate into the character of the settlement. The HPAs will also be commensurate with the scale of, and the future housing need of, the individual settlement and after committed housing sites with extant planning permissions or sites which are under development have been taken into account.

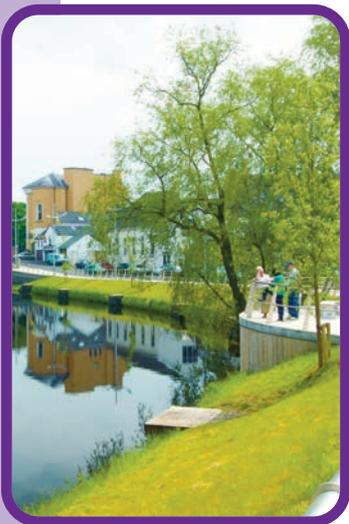
### Strategic Allocation of Land for Industry and Business

**6.27.** The role of the Plan Strategy is to provide the framework within which business can operate including an indication of the scale of new industry and business land to be provided through the Local Policies Plan. Provision of new jobs is expected to occur over a wide variety of economic sectors including sustainable energy, ICT/Digital, Agri-food, tourism, engineering and construction. An assessment of future employment needs suggests that 4,875 jobs will be created by 2030 (Employment, Industry and Business Paper 03). Based on an average of 50 jobs per hectare of operational industrial land, these 4,875 jobs would require a minimum of 90 hectares of industry and business land over the plan period. The majority of these jobs are expected to be created within the services sector and for which zoned development land is not normally required unlike uses such as manufacturing, research and development as well as storage and distribution. Therefore, the 90 hectares represents a generous supply of land which offers flexibility and a choice of sites at different locations and of different sizes.



**6.28.**

Evidence relating to the uptake of zoned industry and business land suggests that there is a large supply remaining which would be sufficient to provide the necessary jobs. Uptake has only been high where accessible serviced sites have been provided particularly at Invest NI sites at Doogary in Omagh and at Lackaboy and Carran Industrial Estates in Enniskillen. There are several sites which have had no development at all whilst others are affected by flood risk. Additional land will therefore be needed to replace sites affected by flood risk in Lisnaskea and Omagh. Preliminary investigations indicate that potential locations for additional land in Omagh lie just outside the settlement limits to the south of the town and, in Lisnaskea, at Maguiresbridge Road adjacent to an existing zoning. Details of industry and business land supply are contained in the Employment, Industry and Business Paper 03.



**Strategic Policy SP04 - Strategic Allocation of Land for Industry and Business**

The Plan Strategy will make allocations of circa 90 hectares of industry and business land within the Council area in support of business and industry and to help facilitate the provision of new jobs. This will include new and carried forward undeveloped zoned industry and business land. The total allocation of industry and business land will be distributed between the two main towns and five local towns as follows:

<b>Settlement</b>	<b>Area (hectares)</b>
Omagh	42.00
Enniskillen	30.00
Lisnaskea	6.30
Irvinestown	4.88
Fintona	2.46
Dromore	1.96
Carrickmore	2.22

The strategy of providing zoned business and industry land will be complemented by one of protecting existing industry and business sites.

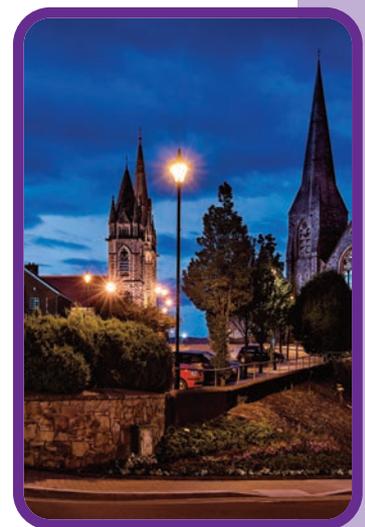
**6.29.** Industry and Business uses comprise Business (Class B1), Light Industrial (Class B2), General Industrial (Class B3) and Storage or Distribution (Class B4). Class B1: Business uses should normally locate within town centres. Class B2: Light Industrial and Class B4: Storage and Distribution uses will normally be acceptable on land zoned for business and industry or existing industrial areas. Class B3: General Industrial uses will only be acceptable where the carrying out of any proposed industrial process is compatible with adjacent uses (See Plan Policies IB01 and IB03).

### Transport

**6.30.** Having good transportation links, a choice of sustainable transport modes and improving accessibility to all, are important to furthering sustainable development and improving the economic vitality and attractiveness of the Council area as a place to live, work and visit. The goal of improving accessibility for all modes of transport and for all people is part of transport policies and planning in communities.

**6.31.** Our settlements, and in particular our main towns, offer the greatest opportunity to improving accessibility by public transport and active travel modes and thereby reducing car dependency. However, the Council area is a predominantly rural District with currently 70% of the population living outside the two main towns of Enniskillen and Omagh and there is high reliance on the private car. Its rural nature and dispersed population supports limited bus services which are supplemented by community transport and other rural public transport schemes. For those living outside the towns and without access to a car, rural public transport has an important role in reducing isolation and social exclusion, improving accessibility to the major transport corridors and providing connections to essential services such as doctors, shops and banks.

**6.32.** One of the outcomes of the Community Plan is that 'our District is a connected place', be it physical, digital or mobile. Whilst the towns of Enniskillen and Omagh are currently well connected by road to Belfast, Derry/Londonderry and the transport gateways by the Key Transport Corridors, there are issues with journey time reliability, due to slow travel speeds on account of the towns' locations and predominantly single carriageway roads. Enniskillen also has a role as an inter-regional gateway to Sligo and therefore addressing problems to the transport corridors serving these and other towns as well as other cross-border inter-urban links is viewed as an important driver for economic growth in the Border Area<sup>5</sup>.



<sup>5</sup>Improvements to the N16/A4 Sligo to Ballygawley and N2/A5 Monaghan to Letterkenny Transport Corridors, ICBAN, October 2012.

**6.33.**

To further sustainable development, the Plan Strategy's approach to transportation is to:

- optimise opportunities for integrating land uses with transportation;
- offer greater choice of alternative transport modes to the private car;
- improve connectivity and road safety; reduce travel times and improve public transport services between our main centres and elsewhere in the region;
- reduce congestion and improve access in our towns by sustainable modes; and
- improve access in rural areas to essential services by viable and sustainable public transport services to reduce social exclusion.

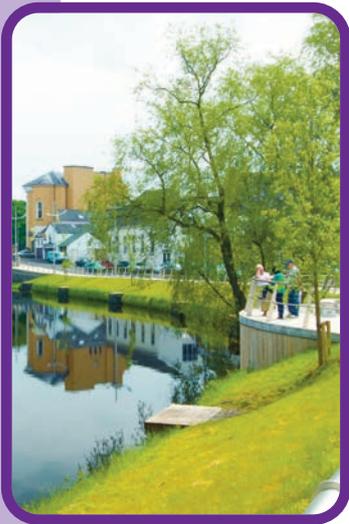
**6.34.**

The LDP is supported by a Local Transport Study (LTS) prepared by the Department for Infrastructure (DfI). This document will be subject to a separate public consultation exercise undertaken by DfI. The LTS will seek to ensure that the transport network and transport needs of the Council area are taken into account in planning for its future development. The transport vision for the Council area is:

*"A safe and resilient transport network that provides access for all people to key services and supports the long term sustainable economic growth of the Fermanagh and Omagh District Council area."*

The draft LTS will contain a range of measures for walking, cycling, public transport, roads and parking for the plan period, in addition to the linkages with the Regional Strategic Transport Network Transport Plan (RSTNTP).

The detail and specific schemes will be added at the Local Policies Plan stage when land use zonings are identified. Part Two of the Plan contains other supporting transportation policies that set out the main considerations when assessing, for example, the provision made for access in proposals for new development; proposals for car parks; proposals affecting protected routes; protection of disused routes.





**PART TWO**

# 1.0 INTRODUCTION

## The Purpose of Planning



- 1.1.** The purpose of planning is to secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being. It's about creating high quality sustainable places to live, invest, work and spend leisure time in. It's about balancing social and economic needs with the careful management of our built and natural environments.
- 1.2.** The central concerns of the planning system are to determine what kind of development is appropriate, how much is desirable, where it should best be located and what it looks like. It operates in the public interest of local communities and does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases.
- 1.3.** The Planning Act 2011 establishes a plan-led system which gives primacy to the Local Development Plan in the determination of planning applications unless other material considerations indicate otherwise. The Council will be guided by the precautionary approach and where there are significant risks of damage to the environment, its protection will generally be paramount, unless there are imperative reasons of overriding public interest. Our Plan Strategy provides the plan-led policy framework for day-to-day decisions to help realise the Council's Vision and Objectives and deliver sustainable development including future housing, employment, retail and infrastructure provision across the Council area.
- 1.4.** In this section, we have set out the suite of development management policies which will be used in determining planning applications and appeals.  
For each policy topic there is:
  - (i) an explanatory text that sets out the justification for the policies relating it to the local situation; and
  - (ii) clarification of how each policy will be applied.

These policies should be read in conjunction with the SPPS and the RDS.

# 2.0 DEVELOPMENT AND DESIGN

## Development and Design – Context and Justification

2.1.

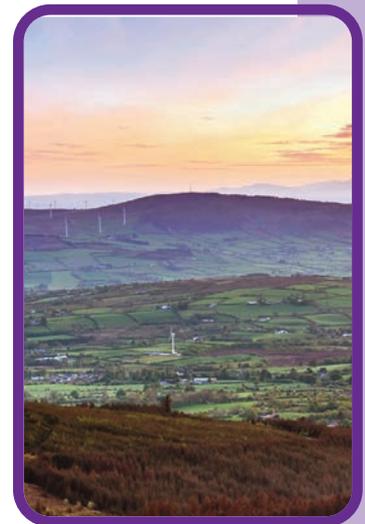
The high quality of our environment, both historic and natural, makes an important contribution to our sense of place, history and cultural identity. Our Council area has a rich and diverse archaeological and built heritage as well as distinctive and unique landscapes which play an important role in supporting our local economy. It is therefore particularly important that the unique character of the District is protected through the application of consistent design principles.

2.2.

Good design should ensure that new development is visually attractive, responsive to local character, helps promote healthy communities and creates buildings which are durable, adaptable and function well within the surrounding area to create a safe and accessible environment. Good design goes beyond visual appearance and the architecture of individual buildings, but through place-making improves connections between people and places and should integrate new development into the natural, built and historic environment. This reflects the SPPS and the benefits of good design and place making which can create more successful places to live, bring communities together and attract business investment. This process can be supported by the development of Design and Access Statements. The SPPS also refers to the need for LDP policies “to promote or reinforce local distinctiveness”.

2.3.

Good design applies across the whole Council area from our towns, villages, small settlements and our countryside, which is home to many of our people. Whilst it is important that we can continue to provide development opportunities for those who live and work there, it is equally important that we ensure that the character and quality of new development in our countryside is sited, designed and integrated into its surroundings and maintains its rural character. In keeping with the SPPS, our policy approach for development in the countryside is to cluster, consolidate and group new development with existing established buildings.



### Policy DE01 - General Amenity Requirements

The Council will not support development proposals where they would unacceptably affect: 1) the amenities of the area or the residential amenity of nearby properties or sensitive receptors; and 2) the existing use of land and buildings, public safety (including road safety) and visual amenity ought to be protected in the public interest. These include:

- a) overlooking and/or loss of privacy;
- b) dominance or overshadowing;
- c) odour, noise, vibration or other forms of disturbance;
- d) forms of pollution; and
- e) general disturbance.

### Policy Clarification

#### 2.4.

Amenity is generally defined as a positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity. The residential amenity impact relates to the development's effect upon a neighbour's outlook, privacy, sunlight/daylight and any noise and disruption likely to arise directly or indirectly as a result of the development. This is not an exhaustive list and other impacts may arise in different circumstances. The planning system does not exist to protect the private interests of one person against the activities of another, although the private interests may coincide with the public interest in some cases. It can be difficult to distinguish between public and private interests but this may be necessary on occasion.

#### 2.5.

In assessing planning applications, the basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposals would unacceptably affect amenities and the existing use of land and buildings, public safety or visual amenity, that ought to be protected in the public interest. Public safety is considered to include matters such as roads safety and land stability. The yardsticks against which development proposals will be measured include, inter alia, good neighbourliness and fairness.



## Policy DE02 - Design Quality

The Council will support development proposals which demonstrate a high quality built environment in relation to:

- a) architectural style, use of materials and detailed design features;
- b) siting, layout, orientation and density; and,
- c) height, scale, size, form, massing and proportion.

And which:

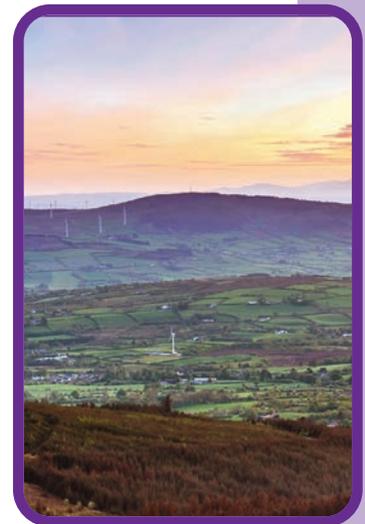
- d) create or enhance a sense of local identity and distinctiveness;
- e) integrate sustainable modes of transport including walking and cycling and minimise the impact of car parking;
- f) protect and enhance features and assets of the natural and historic environment and landscape;
- g) are accessible to all and incorporate design measures to provide adaptable accommodation and reduce social exclusion, the risk of crime, and the fear of crime;
- h) protect and retain any established rights of way, permissive paths and other important access routes;
- i) protect and provide sufficient and usable open space and link to and integrate with green and blue infrastructure where possible;
- j) provide new tree planting in-keeping with the character of the area and to allow the integration of the development within the surrounding area;
- k) are energy and resource efficient and minimise their impact on the environment; and
- l) are sited and designed so as not to have an adverse impact on public safety.

Account must be taken of 'Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside' and 'Living Places Urban Stewardship and Design Guide'.

### Policy Clarification

#### 2.6.

The Council is committed to working positively to improve the quality of our environment and our sense of place. With this in mind, proposals must result in a high quality built environment, irrespective of location, which is well designed and is sensitive to the LDP designations within the Council area.





- 2.7.** All development proposals are required to take account of and be integrated with the local context and built form. Development proposals should have no adverse impact on the local environment, seeking instead to improve and enhance the locality by responding to the local context. This includes, for example, the role of the settlement and its character resulting in the need for different sustainable approaches and design solutions across the Council area.
- 2.8.** Where a development proposal is adjacent or close to our historic or natural assets it will be required to respect this setting, and to reflect and respond to the asset's importance, character and local context. Innovative design and construction solutions will be considered where appropriate. This should include proposals to reduce the dominance of motor vehicles within public areas. Additionally, care must be taken in the overall design and layout of car-parking spaces to ensure that it is integrated in a manner which does not dominate or adversely impact on either the proposed development or the surrounding environs.
- 2.9.** Inclusive, accessible and adaptable design should seek to reduce social exclusion within the Council area and seek to improve people's access to housing, employment and required services and facilities throughout all stages of life. Inclusive design ensures that the pedestrian environment is accessible for all members of society regardless of ability.
- 2.10.** There is a need to ensure that measures are put in place to address the impacts of climate change including; adaptation, avoiding development in flood risk areas, reducing greenhouse emissions and design. A development's impact on the environment can be minimised through adopting sustainable building practices, and by integrating renewable energy technology including micro-generation and Passive Solar Design (PSD) into their layout, siting and design to help achieve energy gains.
- 2.11.** It is important to promote sustainable modes of transport whilst seeking to ensure that road safety is maintained and that there is safe and efficient movement of traffic. The Council recognises the importance of ensuring that all new developments within our settlements are well connected to existing public transport, cycling and walking routes, as well as providing facilities such as cycle parking and shower facilities to facilitate those using sustainable modes of transport.

### 2.12.

Open space can be in the form of private and public amenity space. Along with parks, river corridors, lough shores, gardens, street trees, woodland and other areas of the natural environment, it forms part of a network of green and blue infrastructure that is integrated with the built environment. The protection and provision of green and blue infrastructure as part, and a continuation, of open space allows for the connection of open space and habitats in and around settlements.

### 2.13

It is important to protect the integrity, function and recreational value of dedicated, recreational walkways and cycleways. Some may involve portions which include Public Rights of Way and Permissive Paths.

## Policy DE03 – Sustaining Rural Communities

Outside Special Countryside Areas (SCAs), the Council will support a range of types of development in the countryside which sustain rural communities while protecting and improving the environment. Details of these are set out below.

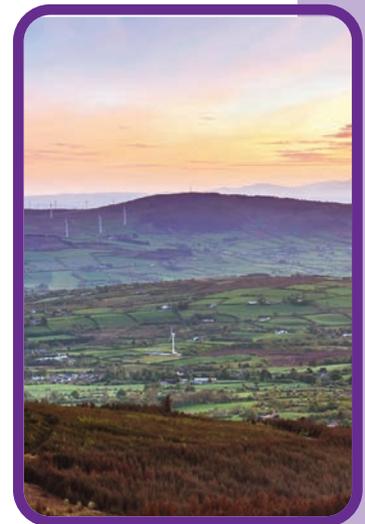
All proposals for development in the countryside must comply with the following Development and Design policies: -

- DE04 – Integration and Design of Buildings in the Countryside;
- DE05 – Rural Character;
- DE06 – The Setting of Settlements;

## Housing Development

Planning permission will be granted for an individual dwelling house in the countryside:

- HOU08 – Rural Replacement Dwellings;
- HOU09 – Replacement of Other Rural Buildings;
- HOU10 – Redevelopment of Former site for Dwelling;
- HOU11 – Dwelling on a farm business;
- HOU12 - Dwelling in association with the keeping and breeding of horses for commercial purposes;
- HOU13 – Rounding off and infilling;
- HOU14 – Dwelling to serve an existing non-agricultural business;
- HOU15 – Personal and Domestic Circumstances;





### Policy DE03 – Sustaining Rural Communities (cont'd)

Planning permission will also be granted in the countryside for:

- the provision of affordable housing in accordance with policy HOU16;
- a residential caravan or mobile home in accordance with policy HOU17;
- the conversion of a listed building to residential accommodation in accordance with policy HE02;
- the reuse of an existing unlisted locally important building or vernacular building in accordance with policy HE08;
- an extension to a dwelling house in accordance with HOU05;
- Traveller Accommodation where this is in accordance with policy HOU04.

### Non-Residential Development

Planning permission will be granted for non-residential development in the countryside in the following cases:

- industry and business uses in accordance with policies IB04 and RCA01
- farm diversification proposals in accordance with policy IB05
- agricultural and forestry development in accordance with policy IB06
- outdoor sport and recreational uses in accordance with policy OSR06
- Park and Ride and Park and Share car parks in accordance with policy TR03
- tourism development in accordance with policies TOU02, TOU03 and TOU04
- minerals development in accordance with policies MIN01 to MIN04
- renewable energy projects in accordance with policy RE01
- a necessary community facility in accordance with policies CF01 and RCA01
- a waste management facility in accordance with policies WM01 and WM04
- telecommunications, other utilities and non-mains sewerage provision in accordance with policies PU01- PU04
- the reuse of an existing unlisted locally important building or vernacular building in accordance with policies HE08 and IB04

Other types of development will only be permitted in accordance with other policies in the LDP.

All development proposals for buildings in the countryside must cluster, consolidate and group new development with existing established buildings.

## Policy Clarification

- 2.14.** In order to sustain the rural area and rural communities, there are certain types of development which, subject to policies within the Plan Strategy, would be acceptable in the countryside and would contribute to the aims of sustainable development.
- 2.15.** Clustering, consolidating and grouping new development with existing established buildings in the countryside facilitates new development which can benefit from the utilisation of existing services such as access and drainage. This can simultaneously mitigate the potential adverse impacts upon rural amenity and scenic landscapes arising from cumulative effect of one-off, sporadic development.

### Policy DE04 - Integration and Design of Development in the Countryside

The Council will support proposals for development in the countryside, including replacement buildings, where it can be demonstrated that:

- a) the proposed site has the capacity to absorb the building without adverse impact on visual amenity;
- b) it can be visually integrated into the surrounding landscape through the use and retention of established boundaries and landscaping and does not rely on new substantial landscaping for integration;
- c) the design of the building is of an appropriate scale and massing for the site and the locality;
- d) it will not result in a prominent or obtrusive feature in the landscape, including skyline or top of slope/ridge locations, when assessed from critical views; and
- e) it does not rely on significant and/or inappropriate earth works for integration.

All development proposals in the countryside must demonstrate how account has been taken of 'Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.'





### Policy Clarification

- 2.16.** Where the form, scale and massing of the proposed development exceed the capacity of the site, this can result in development which no longer integrates and which is prominent or obtrusive in the landscape.
- 2.17.** Development includes new accesses, new laneways and associated boundary treatments and these have the potential, in themselves, to be prominent or obtrusive. Ancillary works such as accesses and services should use the field boundaries/hedgerows and the landform alongside additional landscaping measures to aid integration and to mitigate the impact of the development. Suburban style gardens and sweeping laneways can also result in prominent and obtrusive development.
- 2.18.** The assessment of integration will be judged from critical views along stretches of the public road network; shared private lane-ways serving existing or approved dwellings; public rights of way and other areas of general public access and assembly, e.g. a car park. There may also be occasions where combined views from individual private laneways, located in close proximity to each other, will be relevant in assessing integration. Where a site cannot be readily identified from critical viewpoints, it does not obviate the need for careful site selection to ensure the proposed building blends into its surrounding and is of a high standard of design.
- 2.19.** Development proposals must include details of proposals for site works, spot levels, retention of curtilage/boundaries, hedges and boundary treatment, including walls and fences, and details of new landscaping.

### Policy DE05 - Rural Character

A development proposal in the countryside will be permitted where it does not cause detrimental change to, or further erode, the rural character of an area and would meet the following criteria:

- a) it is not unduly prominent in the landscape;
- b) it does not result in a suburban style build-up of development when considered with existing and approved buildings;
- c) it respects the traditional pattern of settlement exhibited in that area; and
- d) it does not create or add to a ribbon of development.

## Policy Clarification

- 2.20.** It is important to ensure that the rural character of our area does not become suburbanised and built-up as a result of the cumulative effect of ongoing development. New buildings and any associated ancillary works should seek to maintain and protect the special qualities and unique character of the Council area's countryside.
- 2.21.** Development in the countryside - including ancillary works such as boundary treatment - can individually, by reason of prominence, or cumulatively when viewed with other existing and approved development as build-up, be significant and lead to the gradual erosion of the rural character of an area. How visible a proposed development is when viewed with existing and approved development needs to be considered along with the vulnerability of the landscape and its capacity to absorb further development. The siting, scale and design of the proposed development is key to determining its cumulative impact on rural character.
- 2.22.** New development should also seek to reflect and build on the traditional pattern of settlement within that locality in bringing forward development proposals. This settlement pattern has evolved over time with scattered farm groups and small holdings which may be sited close to a public road or set back a distance from the road and accessed by laneways. This pattern has been augmented by new houses in more recent times. Proposals which add to or create ribbon development are considered detrimental to rural character. Ribbon development is a line of buildings, served by individual accesses, extending along a road, without accompanying development to the rear. A ribbon does not necessarily have a continuous or uniform building line. Buildings sited back from a road, staggered or at angles to the road and with gaps between them can represent ribbon development if they are visually linked when viewed from critical viewpoints.
- 2.23.** The assessment of the impact of new development on rural character will be judged from critical views along stretches of the public road network; shared private lane-ways serving existing or approved dwellings; public rights of way and other areas of general public access and assembly.



## Policy DE06 - The Setting of Settlements

The Council will not support development proposals, outside of existing settlement limits, which mar the distinction between a settlement and the surrounding countryside or that otherwise results in urban sprawl.

### Policy Clarification

- 2.24.** A settlement's identity can be as much a result of its setting within the surrounding countryside, as the quality of its buildings, streets and places. Landscapes around settlements have a special role to play in maintaining the distinction between town and country, in preventing coalescence between adjacent built-up areas and in providing a rural setting to the built up area.
- 2.25.** The principle of drawing a settlement limit is partly to promote and partly to contain new development within that limit and so maintain a clear distinction between the built-up area and surrounding countryside. Proposals that would mar, i.e. spoil or blur this distinction or create urban sprawl, will therefore be unacceptable.

## Policy DE07 - Advertisements

The Council will give consent for the display of an advertisement where:

- (a) it does not detract from the character and amenity of the area; and
- (b) it does not prejudice public safety.

Signs outside the curtilage of an existing business in the countryside will not be permitted unless they are directional signs.

The guidance set out in Appendix 1 for different categories of outdoor advertisement will be taken into account in assessing proposals.



## Policy Clarification

**2.26.** An advertisement is defined as:  
“any word, letter, model, sign, placard, board, notice, awning, blind, device, or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of advertisement, announcement or direction, and (without prejudice to the preceding provisions of this definition) includes any hoarding or similar structure used, or designed or adapted for use, and anything else principally used, or designed or adapted principally for use, for the display of advertisements, and references to the display of advertisements shall be constructed accordingly”. *Planning Act (Northern Ireland) 2011.*

**2.27.** Advertisements, displayed on buildings as part of shop fronts, on business premises and on freestanding hoardings, play an important role in identifying what is ‘on offer’ within our Council area, and in particular within our town centres. However, poorly sited and designed advertisements detract significantly from the character of an area.

**2.28.** The Council will seek to ensure that the display of outdoor advertisements does not prejudice public safety, including road safety, or amenity, with an emphasis on the need to enhance and respect the general character of the area and buildings. All advertisement proposals will be required to consider the design and character of the specific location and surrounding area.

### Policy DE08 – Advertisements and the Historic Environment

The Council will only give consent for the display of advertisements or signs on heritage assets or affecting the setting of heritage assets when the following criteria are met:

- a) Signage to a listed building must be carefully designed and located to respect the architectural form and detailing of the building;
- b) signage in or close to a conservation area will not adversely affect the overall character, appearance or setting of the area;
- c) signage in an area of townscape character must maintain the overall character and appearance and built form of the area; where it is physically affixed to an asset, it does not cause irreparable damage to the asset and is reversible.



## Policy Clarification

**2.29.** Outdoor advertisements can have a significant impact on the integrity of the historic environment and particular consideration will be given to their design, scale, material and method of illumination. Outdoor advertisements for standard corporate shop fronts; internal illumination, plastic signs /fascia boxes; will not normally be supported where they are affixed or within the setting of a listed building or within the protected area of a scheduled monument or State Care monument. Additional Guidance on the display of Advertisements on Listed Buildings and/or State Care Monuments and Scheduled Monuments can be obtained from HED.

**2.30.** Many heritage assets are in commercial use and already display signs or advertisements of some sort. These in themselves may be of historic interest or of some artistic quality, and where this is the case the Council will not normally permit their removal or significant alteration.

**2.31.** Advertisements and/or signage should be designed to complement the age and architectural style of the building. They should also be carefully located and should not obscure, overlap or cut into any architectural detailing or structural divisions of the building. Projecting signs can often adversely affect the appearance and character of heritage assets and will therefore require very careful consideration. Where their presence is considered acceptable, particular attention will be paid to size, design and materials. Signage on upper floors of buildings will not normally be acceptable.

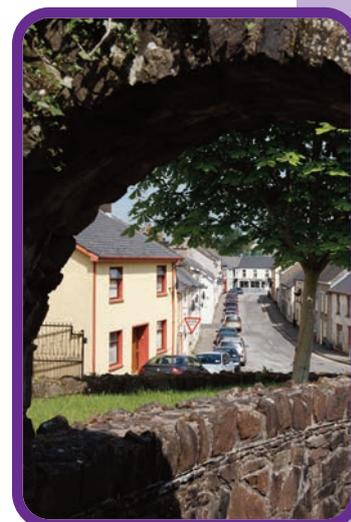
**2.32.** In most situations signs and advertisements displayed on listed buildings should not be illuminated. Where illumination is justified it should be achieved unobtrusively. Proposals for large advertisement hoardings or which would result in a proliferation of signs can seriously harm the character and appearance of a conservation area and will therefore normally be refused consent. Additional guidance for the display of advertisements in particular conservation areas is available within the relevant Conservation Area booklets/design guides.



# 3.0 PEOPLE AND PLACES

## Housing in Settlements – Context and Justification

- 3.1.** The policy approach of the SPPS is to facilitate an adequate and available supply of quality housing to meet the needs of everyone; promote more sustainable housing development within existing urban areas; and the provision of mixed housing development with homes in a range of sizes and tenures. This means locating housing of good design which meets different needs, and where there is existing infrastructure and which can integrate with other uses such as centres of employment, schools, community facilities and public transport.
- 3.2.** Housing provision in our settlements will be reflective of our overall Spatial Growth Strategy and Settlement Hierarchy and Strategic Objective 4 outlines that 4,300 new homes need to be provided by 2030. In many of our settlements the number of existing Phase 1 housing commitments (permissions) is sufficient to meet our housing requirement up to 2030 and even beyond. It will only be after these commitments are delivered that a requirement will emerge for the phased release of allocated sites for housing. As such, the on-going monitoring of housing delivery will be vital to allow for the proper phased and managed release of allocated Phase 2 sites.
- 3.3.** The profile of the Council area over the plan period is indicating an ageing population and the trend is towards smaller households, thus there will be a greater requirement for smaller units. To meet the needs of all residents, the Council will seek a range of types of accommodation. As well as the provision of private market housing, this will include affordable housing, supported housing and accommodation for travellers.
- 3.4.** A potential issue with so much of our housing being delivered through existing commitments is that there may be limited opportunities for the plan to deliver a supply of affordable housing to meet need. As such, and to supplement provision of affordable housing beyond policy requirements for new sites, developers and landowners who have sites with outline planning permission for residential development, are encouraged to engage with NIHE to discuss affordable housing need and the potential provision of affordable housing, as part of any subsequent full or reserved matters application.



### 3.5.

The allocation of sites for housing will be confirmed and shown within our Local Policies Plan. The selection of sites, as well as development of the key site requirements to inform their development, will be guided by our Spatial Growth Strategy for housing. Amongst other matters this seeks to ensure that new housing development will be located on brownfield sites or land already allocated for housing within the plan process. Sites selected for new housing development will also reflect a range of other issues and policies, for example, the need to provide high-quality open space and green and blue infrastructure, the need to protect, conserve and enhance our historic and natural environment, selecting the most accessible sites and ensuring that there is sufficient infrastructure to support the development (e.g. water and sewerage).

#### Policy HOU01 – Housing in Settlements and Windfall Sites

##### (a) Main and Local Towns

The Council will support proposals for housing on sites zoned for housing within the towns and on brownfield land within the urban footprint of towns.

The Council will only permit housing on unzoned greenfield land within the settlement limits of a main or local town where either:

- i) the future housing need exceeds the number of existing commitments and there is no evidence of this housing need being met through sites zoned for housing; or
- ii) it is demonstrated within the Housing Need Assessment that there is an unmet need for Affordable Housing which cannot be met through any existing commitments or on sites zoned for housing.

##### (b) Villages and Small Settlements

Within villages and small settlements, housing will be permitted within Housing Policy Areas and on brownfield land and where it is of a size and scale which is in-keeping with the size and scale of the settlement.

The Council will only permit housing on unzoned greenfield land within the settlement limits of a village or small settlement where either:

- i) The future housing need exceeds the number of existing commitments and there is no evidence of this housing need being met on sites within any Housing Policy Areas; or
- ii) it is demonstrated within the Housing Need Assessment that there is an unmet need for Affordable Housing which cannot be met through any existing commitments or on sites within any Housing Policy Areas.



## Policy Clarification

**3.6.** The Council will promote the provision of housing in settlements where it will be most sustainably located and beneficial to future occupiers. As such, the Council will ensure new housing is directed towards areas with the best access to facilities and infrastructure such as shops, schools and jobs. The priority for any new housing developments that come forward for housing within our towns will be on zoned land and brownfield sites. To enable such a strategy to be successful it will therefore be necessary to prevent the proliferation of less sustainable development ahead of these zoned and brownfield sites. As such, applications which seek the development of greenfield land for housing within the towns will not normally be supported where it is shown that existing commitments exceed housing need and demand. The Council's Annual Housing Monitor will be the key tool and indicator to inform decisions on this matter, and thus is a material consideration when assessing any such applications.

**3.7.** Brownfield refers to land that is or was occupied by a permanent structure within a defined settlement limit. It may encompass vacant or derelict lands, infill sites, land occupied by redundant or underused buildings, a piece of industrial or commercial property that is abandoned or underused and often environmentally contaminated. It does not include the gardens of dwellings and apartments (broadly defined as those areas within the curtilage of a dwelling which do not contain any buildings).

**3.8.** For the purposes of this policy 'existing commitments' means the total of any extant planning permissions or sites which are currently under development as recorded in the most recent Annual Monitoring Report. 'Sites zoned for housing' means, prior to the adoption of the LPP, sites zoned in the Area Plans, and after the adoption of the LPP, Phase 1 and Phase 2 sites.

**3.9.** The Annual Monitoring Report will provide an update on any sites zoned for housing (including HPAs) to provide an indication of likelihood of development progressing. The policy will also apply to lapsed permission. Therefore, any lapsed permission on unzoned greenfield land within settlements limits will need to comply with points (i) or (ii).



**3.10.** Housing Policy Areas (HPAs) differ from a housing zoning as other uses may be considered. In many cases, the proposed HPAs may relate to sites with extant planning permissions.

**3.11.** This policy will apply to all types of housing including supported housing (see glossary).

### Policy HOU02 - Protection of Land Zoned for Housing

Development of non-residential uses on land zoned for housing will only be permitted where:

- a) it meets an identified demonstrable community need and no other sites are available in the settlements; or
- b) it forms part of a major<sup>6</sup> housing development and remains ancillary and integral to it.

### Policy Clarification

**3.12.** It is recognised that a demand for new community (including education and health) or recreation facilities may arise over the lifetime of the Plan. In the interests of sustainable development, and also to reduce the use of Greenfield land for housing, land zoned for housing should only be considered for such non-residential uses in limited instances. Facilities which may be deemed to meet such a need include: community halls, health centres, leisure centres, schools, crèches and play facilities.

**3.13.** Major housing developments may be of a scale which leads to a need for new community facilities or shops to serve them. In such cases the loss of part of the zoned housing land to make provision for such uses will be acceptable and where it is ancillary and integral to the housing development.

<sup>6</sup>The Planning (Development Management) Regulations (Northern Ireland) 2015 (Statutory Rules 2015 No. 71).



### Policy HOU03 - Affordable Housing in Settlements

Where a need for Affordable Housing is established by the Housing Needs Assessment, proposals for residential developments of 10 housing units or more, or on a site of 0.5 hectares or more, will only be permitted where at least 10% of the units are affordable housing.

Residential schemes should be designed to integrate seamlessly and with no distinguishable design differences (generally consistent in materials, style and detailing) between the market and affordable housing.

Development proposals will not be supported which contain less than 10 housing units where lands have been artificially divided for the purposes of circumventing the policy requirements.

Where it is demonstrated that a development is not viable a reduced or alternative provision of affordable housing may be acceptable.

#### Policy Clarification

- 3.14.** Affordable housing includes social rented housing and intermediate housing (see Glossary). In applying this policy, the Housing Needs Assessment (HNA) will be a material consideration. Where it is shown that there is an unmet need for affordable housing in a settlement, there will be a requirement for all housing schemes to provide affordable housing in line with this policy. In those circumstances where the number of affordable housing units required by this policy would exceed the need, a lower number of units will be acceptable.
- 3.15.** The positioning of affordable housing within the layout of a residential scheme should also not distinguish housing as being affordable and therefore affordable housing units should be dispersed throughout the development.
- 3.16.** Where there is a phased approach to the development of a site, this should be discussed with the Council at the outset to ensure that the overall delivery of affordable housing can be managed in a comprehensive way. The delivery of affordable housing will be secured by planning conditions or by legal planning agreement.



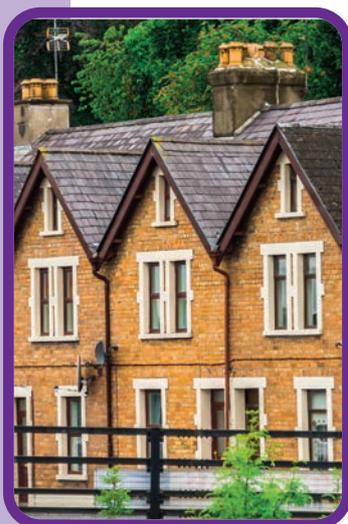
## Policy HOU04 - Traveller Accommodation

Where a need for Travellers' specific accommodation is established by the Housing Needs Assessment a development proposal for a suitable facility which meets this need will be permitted. This may be provided through either a grouped housing scheme, a serviced site or a transit site where all the following criteria are met:

- a) adequate landscaping is provided;
- b) the development is compatible with existing and proposed buildings; and structures in the area paying particular regard to environmental amenity
- c) workspace, play space and visitor parking is provided.

Where a need for a transit site or a serviced site cannot be met in a settlement development proposals will be assessed against policy HOU17.

Note: this policy also applies to Housing in the Countryside



## Policy Clarification

- 3.17.** Travellers have distinctive needs which will be assessed as part of the local Housing Needs Assessment (HNA) and which may be met in a number of ways including: grouped housing schemes, serviced sites or transit sites (see Glossary). As with other forms of housing the priority will be for travellers' accommodation to be located within settlements.

## Policy HOU05 - Shaping Our Houses and Homes

The Council will support development proposals for residential development where it is demonstrated that the proposals will create a quality and sustainable residential environment which meets all of the following criteria:

- a) they retain or enhance the positive aspects of the character and appearance of the surrounding area;
- b) they would not result in unacceptable damage to the local character, environmental quality or residential amenity of established residential areas;
- c) they provide a mix of housing to meet the needs of everyone, including a range of dwelling types, sizes and tenures;
- d) they maintain and provide useable garden space which is proportionate to the proposed residential development;

### Policy HOU05 - Shaping Our Houses and Homes (cont'd)

- e) all buildings are located and orientated to front onto existing and proposed roads;
- f) they provide detailed plans of the boundary treatment, including appropriate hedge planting, walls or railings. The use of close boarded fencing will be limited to the rear of dwellings where there is no aspect onto a public road;
- g) where necessary, adequate provision, is made for local neighbourhood facilities as an integral part of the development;
- h) they demonstrate that secure-by-design principles have been applied;
- i) they provide reasonable separation distances from overhead power lines and sub-stations; and
- j) where either: (i) for a development of 20 units or more, or (ii) where the development is within a smaller settlement, a development of 10 units or more; at least 10% of all units are wheelchair standard units.

All development proposals for residential development are required to submit a Design Concept Statement and/or a Concept Master Plan (for developments of 100 dwellings or more or for development of sites measuring either in part or full, 5 hectares or more).

Any proposal for residential development that would result in unsatisfactory piecemeal development will not be permitted even on land identified for residential use in a development plan.

#### Alterations and Extensions

Development proposals to extend and/or alter an existing dwelling will be permitted where:

- i) the scale, massing and design respect the character of the existing dwelling, neighbouring properties, setting and context; and
- ii) the proposal retains sufficient space within the curtilage of the property for recreational and domestic purposes including car parking and manoeuvring of vehicles.

Note: this policy also applies to Housing in the Countryside



## Policy Clarification

**3.18.** The positive aspects of the character and appearance of the surrounding area should be drawn upon to inform the basis of the design and layout of the proposed residential development and this part of the design process shall be shown in supporting documents (e.g. Design Concept Statement). For small housing schemes involving the development of a site of up to 0.25 of a hectare or 5 dwellings or less, a short written statement and a diagrammatic layout will suffice.

**3.19.** Within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents. Particular regard will be given to proposed development which has the potential to affect heritage assets, such as Conservation Areas and Areas of Townscape Character. Where a Concept Master Plan is required, this will need to indicate a scheme for the redevelopment of the whole area, and include a written statement, detailed appraisals, sketches, plans and other illustrative materials to address all other relevant matters. A Concept Master Plan should also clearly demonstrate how it is intended to implement the scheme.

**3.20.** Garden sizes should be sufficient to operate effectively as outdoor recreational space and provide for such things as storage of bikes, garden furniture and equipment. Rear garden space should facilitate this as well as being private and regularly shaped, level and directly accessible to the dwelling. Consideration may be given to removing householders permitted development rights when approving residential development where any future development of garden land would result in gardens being of insufficient size, particularly in environmentally sensitive areas and those of valued character, or which would adversely impact on the amenity of neighbouring properties.

**3.21.** Communal open space should be shown to continue to deliver long-term benefit to the resident community, allowing social interaction and wellbeing, and creating attractive and diverse places.



**3.22.**

Residential extensions and alterations can have a significant impact on the character and appearance of an area. Consideration must be given to the impact of extensions in terms of design, siting, size, scale and appropriateness of alterations. The cumulative impact of minor changes has the ability to erode the character of an area over time. It is necessary that the detail of applications for residential extensions and alterations are considered within the specifics of the site, neighbouring properties and character of the area. This includes the need to ensure that development proposals to extend or alter a dwelling is sensitive to its setting.

**3.23.**

The guidance set out in Appendix 2 will be taken into account when assessing proposals for house extensions and/or alterations against criteria (i) and (ii). In assessing development proposals for both residential developments including householder development, consideration must be given to the potential full implementation of Permitted Development Rights within the proposed site and additionally, to any other existing or approved development.

### **Policy HOU06 – Public Open Space in New Residential Developments**

The Council will support new residential developments of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development. In smaller residential schemes the need to provide public open space will be considered on its individual merits.

An exception to the requirement of providing public open space will be permitted in the case of apartment developments or specialised housing where a reasonable level of private communal open space is being provided. An exception will also be considered in cases where residential development is designed to integrate with and make use of adjoining public open space.

Where the provision of public open space is required under this policy, the precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to the following:

- a) open space accounts for at least 10% of the total site area;
- b) for residential development of 300 units or more, or for development sites of 15 hectares or more, a normal expectation will be around 15% of the total site area; and
- c) provision at a rate less than 10% of the total site area may be acceptable where the residential development:



### Policy HOU06 – Public Open Space in New Residential Developments (cont'd)

- is located within a town centre; or
- it is demonstrated that there are exceptional circumstances.

For residential development of 100 units or more, or for development sites of 5 hectares or more, an equipped children's play area will be required as an integral part of the development. The Council will consider an exception to this requirement where an equipped children's play area exists within reasonable walking distance (generally around 400 metres) of the majority of the units within the development scheme.

Public open space required by this policy will be expected to conform to all the following criteria:

- i) it is designed in a comprehensive and linked way as an integral part of the development and is overlooked by the front of nearby dwellings;
- ii) it is of demonstrable recreational or amenity value;
- iii) it is designed, wherever possible, to be multi-functional;
- iv) it provides easy and safe access for the residents of the dwellings that it is designed to serve;
- v) its design, location and appearance take into account the amenity of nearby residents and the needs of people with disabilities;
- vi) it retains important landscape and heritage features and incorporates and protects these in an appropriate fashion; and
- vii) suitable arrangements are put in place by the developer for the future management and maintenance in perpetuity of areas of public open space.

Note: this policy also applies to Housing in the Countryside

### Policy Clarification

**3.24.** When assessing residential development, the Council must take into account the provision of adequate public amenity space.

**3.25.** It can be provided in a variety of forms ranging from amenity green space including informal recreation spaces, communal green spaces in and around housing, kick about areas, equipped play areas and sports pitches. The creation or retention of woodland area or other natural or semi-natural



areas of open space can provide valuable habitats for wildlife and promote biodiversity. Through careful design, multi-functional areas combining activities can often be successfully created. To provide for maximum surveillance, areas of open space are best located where they are overlooked by the fronts of nearby dwellings.

**3.26.** When considering the need for an equipped play area, a distance of 400m equates to an indicative walking time of 5 minutes. It should be noted that in applying this test, impediments to pedestrian and cycle movement and safety, such as main roads and large traffic junctions, should be taken into account.

**3.27.** Any planning approvals will include conditions to address the management and maintenance of the open space in perpetuity, in accordance with an agreed management and maintenance schedule and appointed Management Company. Details of the Management Company undertaking the maintenance of the open spaces must also be agreed by the Council.

**3.28.** Arrangements acceptable to the Council include the following:

- (i) a legal agreement transferring ownership of and responsibility for the open space to a charitable trust registered by the Charity Commission or a management company supported by a trust; or
- (ii) a legal agreement transferring ownership of and responsibility for the open space to a properly constituted residents' association with associated management arrangements.

### **Policy HOU07 – Conversion and Change of Use of Existing Building to Self-Contained Flats**

The Council will support development proposals for the conversion or change of use of an existing building to self-contained flats will be permitted where:

- a) the original property is greater than 150 square metres gross internal floorspace and the flats exceed the space standards set out in Table 5;
- b) all flats are self-contained (i.e. having separate bathroom, WC and kitchen for use by the occupiers);
- c) all residential units have access to the public street through the front of the building, unless there are other material considerations that out-weigh this requirement; and,
- d) adequate provision is made for waste and recycling storage.





### Policy Clarification

**3.29.** The conversion or change of use of an existing building to residential units is considered to be a sustainable form of development. Consideration must be given to the impact of the creation of additional residential units on the local character of the area, the amount of amenity space, and on the amenity of adjoining residents.

**3.30.** This policy also applies to the conversion of space above shops and business premises for residential use.

**Table 5 - Space Standards<sup>7</sup> (all sq.metres)**

Type	Single Storey/ Flat	Two Storey	Three Storey
1-Person / Bedsit	30 /35	-	-
1-Person / 1-Bedroom	35 /40	-	-
2-Person / 1-Bedroom	50 /55	-	-
3-Person / 2-Bedroom	60 /65	70 /75	-
4-Person / 2-Bedroom	70 /75	75 /80	-
4-Person / 3-Bedroom	75 /80	80 /85	-
5-Person / 3-Bedroom	80 /85	90 /95	95 /100
6-Person / 3-Bedroom	85 /90	95 /100	100 /105
6-Person / 4-Bedroom	90 /95	100 /105	105 /110
7-Person / 4-Bedroom	105 /110	115 /120	115 /120

<sup>7</sup> Measurements relate to internal floorspace

## Housing in the Countryside – Context and Justification

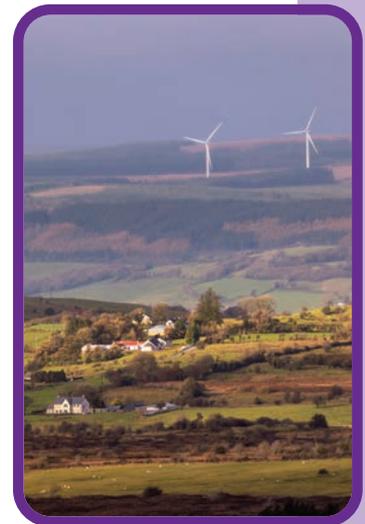
**3.31.** The SPPS provides the policy context for facilitating a range of different types of residential development in the countryside including new dwellings in existing clusters, farm dwellings, infill/ribbon development, conversion and re-use of existing buildings and social/affordable housing. As with housing in settlements, growth must be managed in order to achieve appropriate and sustainable patterns of development.

**3.32.** The Council views facilitating new residential development in the countryside as playing a key role in addressing the need to sustain our rural communities. In doing so, we are aware that we must respect the local, social, economic and environmental circumstances of the plan area. The Council area does differ from all other Council areas in the geographical extent of our rural area, and the high number of farms and the related substantial agricultural workforce – both of which rank highest across Northern Ireland local government Districts. This is reflected in the high number of households and people living within the countryside and in the strong ties to communities there.

**3.33.** Another essential part of the landscapes of the Council area are the traditional or vernacular buildings that exist within them. Amongst these are examples of former dwellings which, whilst possibly having had an intervening use, their existence, including their curtilage is considered to be a physical commitment on the landscape which are an intrinsic part of the rural character of our area. Their continued deterioration and loss has the potential to impact significantly on the rural character of our area in addition to the loss of cultural heritage.

**3.34.** Some of these buildings may have deteriorated to a degree where they are no longer capable of retention with adaptation and/or extensions and neither would they meet the normal tests for a replacement dwelling. However, they still sit as a visual entity in the landscape and are often sited within mature boundaries. The Council considers that such sites (see Policy HOU10) offer additional opportunities for a dwelling in the countryside which is more sustainable and, by re-using previously used sites, is still in keeping with the aim of the SPPS.

**3.35.** The basis of providing for housing in the countryside is the clustering, consolidating and grouping of new development with existing established buildings or the reuse of previously used buildings or sites which have existing services.



## Policy HOU08 – Rural Replacement Dwellings

The Council will support the replacement of an existing dwelling where all the following criteria are met:

- a) The dwelling to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact;
- b) It is located within the curtilage surrounding the original dwelling. Exceptionally an alternative location in a position nearby may be acceptable where there is a demonstrable benefit in doing so;
- c) The replacement dwelling must not have a visual impact significantly greater than the existing building; and
- d) The existing building is not suitable for conversion under HE08.

Proposals involving the replacement of an unlisted vernacular dwelling will only be permitted where it is demonstrated that the building is structurally unsound and incapable of conversion or sympathetic refurbishment with adaptation. In such cases the design of the proposed dwelling must incorporate elements of the design and layout of the original vernacular dwelling and comply with criteria (a) - (d) above. For the purposes of this policy all references to 'dwellings' will include buildings previously used as dwellings.

This policy will not apply where planning permission has previously been granted for a replacement dwelling and a condition was imposed restricting the future use of the original dwelling, or where the building is immune from enforcement action as a result of non-compliance with a condition to demolish.

### Policy Clarification

- 3.36.** The re-use of the existing settlement pattern within the Council area through the replacement of existing dwellings is viewed as an opportunity to up-grade our housing stock, whilst safeguarding the visual impact on the landscape. This includes the protection of existing trees, hedgerows and other forms of boundary treatments used to define the curtilages of dwellings which contribute to existing rural character.



**3.37.** Replacement of existing dwellings, where they are not considered to be vernacular and worthy of retention, can help to revitalise our rural landscape and retain a connection to our past whilst acknowledging the need for replacement. Replacement opportunities often present mature sites which integrate well into our countryside and contribute to our rural character. For the purposes of this policy “all external structural walls are substantially intact” will mean either that the external walls are whole or there are only small areas missing and it would take only minor repair work to reinstate them as whole.

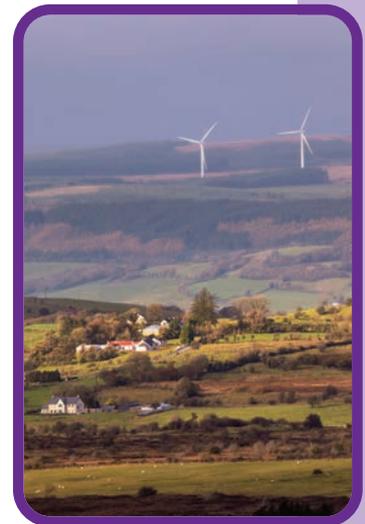
**3.38.** Where the replacement of an unlisted vernacular dwelling is considered acceptable in principle, the encouragement provided in this policy is to retain and incorporate the existing structure into the overall layout of the development scheme and is intended to promote imaginative design solutions that will help retain a visual link with the past.

**3.39.** Demonstrable benefits include the protection of interests of acknowledged importance and enabling relocation away from a flood plain. These may also include a small-scale extension to the existing curtilage to enable the retention and incorporation of a non-listed vernacular dwelling into a replacement scheme where this does not result in a significantly greater visual impact. Demonstrable benefits will not include impact on the residential amenity of adjoining properties which the dwelling to be replaced pre-dates.

**3.40.** It is important that reports submitted on the structural soundness of the building for retention and/or improvement to secure the retention of the building is from an accredited source. This includes conservation architects, building surveyors or engineers.

**3.41.** Curtilage is defined as the immediate, usually defined and enclosed area surrounding an existing or former dwelling house.

**3.42.** Guidance on what constitutes a vernacular building is available in Appendix 3.



## Policy HOU09 – Replacement of Other Rural Buildings

The Council will support the replacement of an intact redundant, non-residential building with a dwelling where all the following criteria are met:

- a) The existing building is not suitable for conversion under policy HE08;
- b) It would result in significant environmental benefits including visual amenity and positively contributing to the landscape setting of the site;
- c) The building is not a vernacular building which is capable of reuse and does not make an important contribution to the heritage, appearance or character of the area;
- d) There are existing services on site;
- e) The proposed dwelling does not create a visual impact which is significantly greater than that of the existing building; and,
- f) It is located within the curtilage of the building to be replaced;

The following types of buildings will not be permitted for replacement under this policy:

- i) domestic ancillary buildings;
- ii) steel framed buildings designed for agricultural use;
- iii) a building of a temporary construction; and
- iv) a building formerly used for industry or business<sup>8</sup>.

Buildings and their curtilage which are considered to have been purposely neglected to meet the policy tests will not be considered for replacement.

Applicants must demonstrate that the lawful use is no longer viable.

### Policy Clarification

**3.43.** The replacement of buildings and associated curtilages in the countryside which are either visually or environmentally intrusive due to their physical appearance and condition, provide opportunities for significant environmental benefits on the character of the rural area in terms of design, appearance and landscape setting combined with the reuse of an existing site and services.

**3.44.** Existing services on the site include pedestrian and vehicular access, water, electricity and sewage disposal.

<sup>8</sup> Industry and business uses refer to those currently defined in Part B 'Industrial and Business Uses' of the Planning (Use Classes) Order (Northern Ireland) 2015. "Business" includes: offices, call centres, and research and development. "Industry" includes: light industrial, general industrial, and storage and distribution uses.



- 3.45.** Development proposals must be accompanied by a statement setting out the history of previous land uses or activities, and, where relevant, a scheme of investigation and remediation for dealing with contaminated land.

### **Policy HOU10 – Redevelopment of a former site for dwelling**

The Council will support the redevelopment of a former site for a dwelling where all the following criteria are met:

- a) evidence is submitted to demonstrate the previous residential use of the site;
- b) the site has long established boundaries defining an existing curtilage which allows the resulting new dwelling to be integrated into the landscape. Where the size of the dwelling may be constrained by the size of the existing site, removal of established mature planting on the boundaries to facilitate the dwelling will not be permitted;
- c) there are a minimum of three external structural walls which are substantially intact, or where there are two external walls which are substantially intact and are visible from critical views from public vantage points; and,
- d) there are existing services on site.

This policy will not apply where planning permission has previously been granted for a replacement dwelling and a condition has been imposed restricting the future use of the original dwelling, or where the building is immune from enforcement action as a result of non-compliance with a condition to demolish.

### **Policy Clarification**

- 3.46.** The reuse of an established site with existing landscaping such as hedgerows and trees, and services in place, which is already a commitment in the landscape, is considered to be a sustainable approach whilst protecting rural amenity and landscape character. Increases in the curtilage of such a site would inevitably diminish the visual benefits of the site and so will not be permitted.
- 3.47.** The evidence submitted to demonstrate the previous residential use of the site includes historical maps and photographs.
- 3.48.** Existing services on the site include pedestrian and vehicular access, water, electricity and sewage disposal.



### Policy HOU11 - Dwelling on a Farm Business

The Council will support applications for a new dwelling on a farm business which is currently active and has been established for a minimum of 6 years.

The site for the new dwelling must be visually linked or sited to cluster with an established group of buildings on the farm holding unless the farm activities would significantly affect the amenity of the new dwelling or there are verifiable plans to expand the farm and there are no alternative sites at another farm group on the farm. In these cases, the new building must be located on a site which is as close as possible to the existing group of buildings and which visually integrates into the landscape.

A new dwelling for the farm business will only be granted once every 10 years. No dwellings or development opportunities shall have been sold off or transferred from the farm holding within 10 years of the date of the application.

### Policy Clarification

- 3.49.** For the purposes of the policy, a farm business is one that demonstrates that it enjoys the decision-making power, benefits and financial risks in relation to the agricultural activity on the land. One of the clearest ways of demonstrating that a farm business is currently active is by providing an active DAERA Business ID Number and evidence of receipt of entitlements in support of an application. Where applicants do not have a Business ID Number or evidence of receipt of entitlements, then the applicant must submit full accounts/details of any agreement which are clearly linked to the farm business. In all cases this must cover a minimum 6 year period.
- 3.50.** For the purposes of this policy 'agricultural activity' is as defined by Article 4 of the European Council Regulations (EC) No 1307/2013. A "farm holding" is the economic unit under a single management engaged in agricultural activities. It includes land that has been owned or taken as conacre. The application site should be located on the farm holding that has formed part of the farm business for a minimum of 6 years from the date of the application.
- 3.51.** Where there is a break in the farm business, for example, due to a bereavement, or a change in Business Numbers, then evidence of the historical farm business number along with details of the current farming activity must accompany the application.



**3.52.** “Sold-off” or “transfer” of a dwelling or development opportunity from the farm excludes where the transfer has resulted from the division of an estate amongst benefactors provided it can be demonstrated that the farm holding remains in the family ownership or through the ‘gifting’ of a site to a family member for a nominal fee.

**3.53.** “Visually linked” means that the proposed dwelling will read with existing buildings with little appreciation of any physical separation that may exist between them and when viewed from surrounding vantage points. This depends on careful siting and the degree of existing landscaping at the building group.

### **Policy HOU12 - Dwelling in association with the keeping and breeding of horses for commercial purposes**

The Council will support applications for a dwelling in association with the keeping and breeding of horses for commercial purposes where it has been demonstrated that all the following criteria can be met:

- a) the development is essential and could not be located within a settlement;
- b) the applicant has been keeping and breeding horses for a minimum of 6 years; and,
- c) the applicant’s keeping and breeding of horses constitutes a commercial enterprise.

The keeping of horses and/or ponies for hobby purposes will not satisfy the requirements of this policy.

### **Policy Clarification**

**3.54.** Applicants will be required to provide sufficient information to demonstrate a level of commercial activity over a period of six years.

**3.55.** This will require clear evidence of financial transactions and turnover which would equate with a commercial enterprise. This should include:

- a statement of commercial rateable history for the business;
- copies of appropriate insurances;
- copies of ‘Horse Passports’ (if applicable); and
- any other information considered relevant to the particular case.



### Policy HOU13 – Rounding Off and Infilling

1. The development of a new dwelling as a rounding off will be permitted where all the following criteria are met:
  - a) The proposed dwelling will result in the rounding off of a gap within an existing group of buildings which are sited outside a farm;
  - b) The existing group of buildings appears as a focal point at a junction of roads or on the landscape when viewed from a public vantage point;
  - c) The proposed dwelling is visually linked with an existing group of buildings constituting a minimum number of 4 buildings, 3 of which must be dwellings each within their own defined curtilage;
  - d) The site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster;
  - e) The proposed dwelling does not result in the coalescence of two visually distinct groups of buildings;
  - f) The proposed development can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character, or visually intrude into the open countryside;
  - g) The proposal will not create or add to a ribbon development; and,
  - h) The proposed development will not result in any further development opportunities.
  
2. Infilling will be permitted within a line of buildings where the proposed site is a small gap suitable to accommodate only two dwellings within an otherwise substantial and continuously built up frontage which will not detract from the rural character. For the purposes of this policy, a substantial and continuously built up frontage is a line of at least 3 buildings, each with their own defined curtilage.

Permission will not be granted where the proposed site is an important visual break between existing buildings on the landscape, or where the proposed development will result in a suburban style of build-up of development when viewed with existing and approved buildings.

#### Policy Clarification

- 3.56.** The careful positioning of an additional dwelling within an existing group of buildings has the potential benefit of reinforcing locally distinctive settlement patterns and local identity without detracting from rural character.



**3.57.** Temporary buildings or caravans are not considered to constitute a building.

**3.58.** A building is a permanent structure with a roof and walls, such as a house or school.

#### **Policy HOU14 – Dwelling to serve an existing Non-agricultural business**

The Council will support a development proposal for a new dwelling in connection with an established non-agricultural business, located beside or within the boundaries of the business enterprise, where:

- a) it is demonstrated that there is a site specific need that makes it essential for an employee to live at the site of their work;
- b) there are no alternative development opportunities available under any other policy; and,
- c) there are no reasonable alternative solutions to meet the particular circumstances of the case.

Planning permission granted under this policy will be subject to a condition restricting occupation of the dwelling for the use of the business.

#### **Policy Clarification**

**3.59.** Existing businesses, which have been operating without residential accommodation must demonstrate why a dwelling is now considered necessary in order to allow the business enterprise to function properly. The need for increased or improved security from theft or vandalism is unlikely on its own to warrant the permission of a dwelling at the site.

#### **Policy HOU15 – Personal and Domestic Circumstances**

Development proposals for a new dwelling to provide for the long-term needs of an individual, where there are no alternative development opportunities available under any other policy and where there are compelling and site specific, personal or domestic circumstances, will be permitted providing the following criteria are met:

- a) The applicant can provide satisfactory evidence that separate accommodation is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused.

All permission granted under this policy will be subject to a condition restricting the occupation of the dwelling to a named individual and their dependents.





### Policy Clarification

- 3.60.** It will be necessary for applicants to provide sufficient information to allow a proper assessment of each specific case. Such information should include:
- a statement detailing the special personal or domestic circumstances supported if appropriate by medical evidence from a medical or health professional.
  - details of the level of care required in relation to any medical condition again supported by the appropriate health professional, the identity of the main carer, their current address and occupation.
  - an explanation of why care can only be provided at the specific location and how genuine hardship would be caused if planning permission were refused.
  - details of what alternatives to a new dwelling have been considered and why these are not considered practical to meet the site specific need including:
    - a) the use of a mobile home for a limited period of three years;
    - b) an extension/annex to an existing dwelling;
    - c) The conversion or reuse of another building within the existing curtilage;
  - any other information considered relevant to the particular case.

### Policy HOU16 - Affordable Housing in the Countryside

Development proposals for a group of no more than 8 dwellings adjacent to or near a village or small settlement to provide affordable housing to meet the needs of the rural community will be permitted where:

- a) the application is made by a registered Housing Association; and
- b) a demonstrable need has been identified which cannot readily be met within an existing settlement in the locality.

In assessing the acceptability of sites outside a village or small settlement, the following sequential test in terms of location will be applied:

- i) land adjacent to the existing settlement limit, subject to amenity and environmental considerations;
- ii) a site close to the settlement limits which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment;
- iii) an undeveloped site in close proximity to the settlement where the development could be visually integrated into the landscape;
- iv) a site within a Rural Community Area.

### Policy Clarification

**3.61.** It is the Council's position that development proposals for groups of dwellings should be located within the settlements. This policy provides for the exceptional circumstance where a specific need for affordable housing has been established and identified and that identified need cannot otherwise be facilitated within development limits. Such proposals will need to be accompanied by information demonstrating that the potential to locate the necessary housing within settlement limits has been explored, and that no suitable sites are available.

**3.62.** Within a Rural Community Area, any proposed site should be located at an existing focal point such as a church, hall, school or community facility. Where necessary, a planning condition or legal planning agreement will be imposed in order to ensure that the housing is retained either as social rented accommodation or shared ownership housing to serve the needs of local people.

### Policy HOU17 – Residential Caravans and Mobile Homes

Exceptionally planning applications for a residential caravan or mobile home will be permitted, for a temporary period only, pending the development of an approved permanent dwelling or to provide for the needs of an individual (and their dependents) in conjunction with Policy HOU15 – Personal and Domestic Circumstances.

All permissions will be subject to a three-year time limit. Planning permission will not be granted for a permanently sited residential caravan or mobile home in the countryside except where it complies with Policy HOU04 Traveller Accommodation.

### Policy Clarification

**3.63.** The temporary approval may be extended, by further application, having regard to the particular circumstances of the case.





## Community Facilities – Context and Justification

**3.64.** Community facilities are essential to ensure and maintain a high quality of life for those that live, work and visit our Council area. The Council seeks to support viable and necessary community facilities which play an important role in social interaction and community cohesion. Whilst the Local Policies Plan may identify sites for community facilities where definite proposals exist for them, this policy seeks to accommodate a demand for new community facilities which may arise over the lifetime of the Plan. Community facilities would include: community halls, health centres, leisure centres, schools, crèches and play facilities. This policy also applies to residential care homes and nursing homes.

### Policy CF01 - Community Facilities

Development of new or enhanced community facilities will be permitted within a settlement or, in association with a Rural Community Area, where there is a clear community need for such a facility and they are appropriate in scale to the needs of the local community and reflect the character of the location.

In the case of a facility in association with an RCA, the use will be limited to a community hall only.

#### Protection of community facilities

Proposals involving a change of use or redevelopment of an existing community facility for a non-community use will only be supported where it can be demonstrated that

- a) the building is no longer needed and is not economically viable for an alternative community use, and
- b) the alternative use is compatible with the surrounding uses.

In the countryside, acceptable alternative uses will be limited to those where the nature and scale of the proposed use is non-residential and would be appropriate to its countryside location in accordance with other policies in the Plan.

### Policy Clarification

**3.65.** Proposals for community facilities which are also town centre uses will be expected to accord with the provisions of Policy TCR01. Outside town centres, local need for such facilities may arise within local neighbourhoods, villages and the rural area.

**3.66.** Where a proposal involves change of use or redevelopment of an existing community facility for a non-community use, evidence must be provided to confirm that the property has been marketed for a meaningful period and that there is no realistic interest in its retention for the current use or for an alternative community use.

### **Open Space, Sport and Recreation – Context and Justification**

**3.67.** In the context of the Local Development Plan, open space means all open space of public value, including not just land, but also inland bodies of water such as rivers, canals, and lakes which offer important opportunities for sport and outdoor recreation. These open spaces help meet the needs of the community, encouraging sustainable, healthy and active lifestyles, improving well-being and tackling inequality. They do this by facilitating play, sporting activities, passive activity, informal amenity and interaction with others.

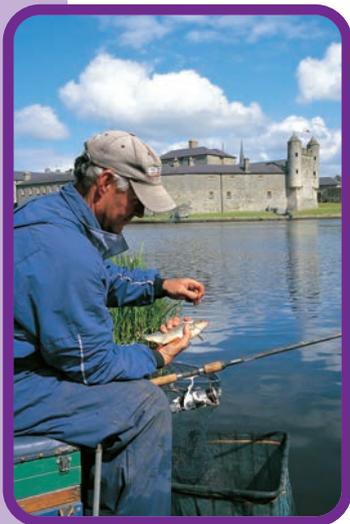
**3.68.** The Council is proactive in our responsibility, alongside others, in providing recreational facilities. Our towns, particularly Omagh and Enniskillen, enjoy a wide range of facilities and open spaces which vary from modern leisure centres and sports grounds, playing pitches, and numerous children's play facilities, to parks and walkways, including riverside walks. Sporting activities like bowling, tennis, soccer, hockey, rugby and gaelic games can be enjoyed in many of our larger settlements. Town parks are available for the enjoyment of the residents and visitors and provide landscaped amenity spaces within the urban setting.

**3.69.** In the countryside, open space may form part of the setting, character and understanding of our important heritage assets. The countryside also offers a vital role in improving health with activities such as hill walking, climbing, cycling and mountain biking. Water based recreational pursuits on the loughs and waterways, renowned assets of our Council area, include boating, canoeing, fishing and tourist sightseeing. Country/forest parks can be found across the District. Gaelic and other sports can also be found in the countryside offering additional activity opportunities for rural communities.

### **Open Space Strategy**

**3.70.** The Local Development Plan's Open Space Strategy, which draws from the objectives and policy approach of the SPPS, aims to improve the health and wellbeing of its residents by improving access to, and participation in, active and creative pursuits across all sections of society. The objectives are to:





- safeguard existing open space and sites identified for future provision as open space;
- ensure that areas of open space are provided as an integral part of new residential development and that appropriate arrangements are made for their management and maintenance in perpetuity;
- encourage healthier communities through providing for convenient community access to amenities such as parks, open spaces and physical recreation activity to all members of society, particularly children, older people and those with disabilities;
- facilitate appropriate outdoor recreational activities in the countryside that work to support and sustain existing rural communities and which do not negatively impact on the amenity of existing residents;
- address community needs and opportunities for the provision of open space and related recreational facilities to address instances of limited local provision;
- work to improve the distribution, function, quality and accessibility of open space in the Council area;
- achieve high standards of siting, design and landscaping for all new open space areas and sporting facilities; and,
- ensure that the provision of new open space areas and sporting facilities is in keeping with the principles of conserving, protecting and enhancing the natural and historic environment and helps to sustain and enhance biodiversity.

**3.71.** Good quality in terms of planning, design, maintenance and management of existing and new open space is vital to delivering sustainable open spaces that can offer multi-functional open space that can continue to address the needs of our community over time.

**3.72.** The Council will encourage active participation in the provision, use and management of open space in order to build stronger communities. Active use by communities helps maximise the benefits of open space, encourages interaction and can help reduce crime and the perceptions of crime.

### **Policy OSR01 - Protection of Open Space**

The Council will only support the loss of existing or future open space, irrespective of its physical condition or appearance, to alternative uses in the following circumstances:

- a) where it is demonstrated that the proposal will bring substantial community benefits that outweigh the loss of the open space; or

### Policy OSR01 - Protection of Open Space (cont'd)

- b) where it is demonstrated that there will be no significant detrimental impact on amenity, character or biodiversity of an area and either:
  - i) for an area of open space which is 2 hectares in size or less, alternative provision is made by the developer which is at least as accessible to current users and at least equivalent in terms of size, usefulness, attractiveness, safety and quality; or
  - ii) the retention and enhancement of existing playing fields and sports pitches within a settlement can only be achieved by the development of an area, not more than 10% of the overall area, and there is no adverse impact on the functional provision of the facility or overall amenity value of the open space. This exception can only be exercised once.

### Policy Clarification

**3.73.** The Council considers open space to be a valuable resource which should be retained. Substantial community benefits may include the provision of affordable or social housing in an area where there is a shortfall in provision or a community facility which has the support of the wider community. It is also recognised that development can on occasion provide an opportunity to recreate open space or outdoor recreational facilities in an alternative location to substitute for the loss of an existing open space facility.

**3.74.** Where an exchange is acceptable in principle the Council will secure this through use of planning conditions or, where appropriate, a Planning Agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This will tie redevelopment to the provision of the new facility and ensure that this is capable of being maintained adequately through appropriate management agreements.

**3.75.** In relation to playing fields and sports pitches in urban areas, there may be exceptional circumstances where it is demonstrated that the retention and enhancement of the facility can only be achieved by the redevelopment of a part of the area. This can, however, be detrimental to the quality and value of such facilities and call into question their overall viability. Consideration will therefore only be given to redevelopment proposals that are judged to have no adverse effect on the sporting potential or overall amenity value of the open space and which are restricted to an area no greater than 10% of the total site. This exception will be applied only once to guard against the piecemeal erosion of playing fields and sports pitches by a succession of small developments, possibly over a long period of time.



### Policy OSR02 - Intensive Sports Facilities

The Council will support proposals for intensive sports facilities where they are located within settlements.

An intensive sports facility may be permitted outside a settlement, where the following can be demonstrated:

- a) there is no alternative site within a settlement which can accommodate the development;
- b) the proposed site is located close to the edge of the settlement and is visually linked with the settlement;
- c) the scale and design of the development is in keeping with the size of the settlement.

Development proposals to extend an existing intensive sports facility must demonstrate that it is a necessary response to a demonstrated need and be in keeping with the scale and character of the existing facilities.

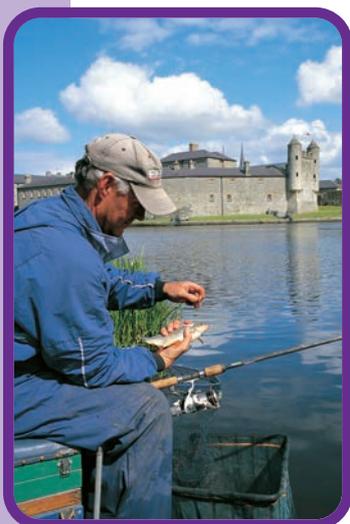
### Policy Clarification

- 3.76.** An intensive sport facility is a purpose built indoor or outdoor resource which facilitates one or more activity fundamental to maintaining individual health and fitness. This may include stadia, sports halls, leisure centres, swimming pools, and other indoor (and outdoor) sports facilities.

### Policy OSR03 - Protection of Lough Shores

To protect the lough shores from excessive or inappropriate development, the Council will only support water-based development proposals requiring lough shore access and minor works such as walkways and cycle-ways where all the following criteria are met:

- a) there is no adverse impact on the natural environment, including biodiversity and landscape character;
- b) the proposal, either individually or cumulatively when considered with other existing and proposed development in the area, will not adversely impact on the character and visual amenity of the area when viewed from public vantage points such as public roads, loughs and islands;
- c) it does not result in a proliferation of access points along the shoreline; and
- d) it will be demonstrated that there is no conflict with the provisions of any local management plan.



### Policy Clarification

- 3.77.** It is evident that the lough shores are often, by their nature, unspoilt areas and some are European or Ramsar sites. It is important to conserve the environmental quality and character of the lough shores as well as the inland water bodies. For the purposes of this policy, 'lough shore' is the area set back from the fringes of the shoreline of the lough. It will contain both areas of undisturbed woodland and wetland as well as existing access points associated with recreational activities such as fishing, boating, sailing, canoeing and marinas and it will also include existing walking and cycling trails. The site selection features for designated sites could be impacted directly by development or indirectly through the proliferation of access points and increase in recreation.

### Policy OSR04 - Development Adjacent to a Main River

The Council will only support development proposals on sites adjacent to a main river where all the following criteria are met:

- a) a biodiversity strip of at least 10 metres from the edge of the river is provided and accompanied with an appropriate landscape management proposal;
- b) public access and recreation provision is provided where appropriate; and
- c) where a future riverside walk has been identified, the development incorporates its provision into the design or sets aside a sufficient area to accommodate its future provision.

### Policy Clarification

- 3.78.** The water environment, as well as providing recreation opportunities, provides important and unique, valuable habitats for nature. The provision of a buffer strip establishes a continuous green link, immediately adjacent to and parallel to the water, providing an area of undisturbed refuge for wildlife.
- 3.79.** Where any development site is located adjacent to a main river, the Council will require that public access is provided to and along the river corridor. Access for maintenance purposes shall also be safeguarded for DfI Rivers under Policy FLD04 – Protection of Flood Defences and Drainage Infrastructure.



- 3.80.** For the purposes of this policy, Main Rivers are those Designated Watercourses which are defined as Main watercourses by the Drainage Council (NI). These can be viewed online on the DfI map 'Designations approved by the Drainage Council (NI)':

#### **Policy OSR05 - Safeguarding of the Ulster Canal**

The Council will not support any development which would prejudice the future development or restoration of the Ulster Canal.

#### **Policy Clarification**

- 3.81.** The Ulster Canal runs from Fermanagh through Counties Monaghan and Armagh linking the River Finn and the River Blackwater. As it constitutes an important industrial heritage feature which not only provides the opportunity to establish a navigational link between the Shannon-Erne Waterway and Lough Neagh but also recreational opportunities. The Council will therefore seek to ensure that the future restoration of the canal is not prejudiced.

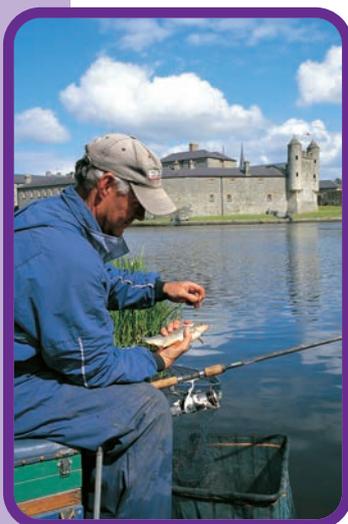
#### **Policy OSR06 - The Floodlighting of Sports and Outdoor Recreational Facilities**

The Council will only support floodlighting of sports and outdoor recreational facilities where all the following criteria are met:

- a) there is no unacceptable impact on the amenities of people living nearby;
- b) there is no unacceptable impact on visual amenity or character of the locality;
- and
- c) public safety is not prejudiced.

#### **Policy Clarification**

- 3.82.** The Council may impose conditions on planning approvals addressing all of the following:
- limiting the hours during which the floodlights may be operated;
  - the frequency of their use;
  - restricting the luminance or brightness of the lights;
  - the installation of appropriate shielding.



**3.83.** The impact of floodlighting on the visual character of the existing landscape and built environment shall include the effect on sky-lines, key views and landscape character. The design and size of the floodlighting structures will impact on visual amenity and character of the wider area. Particular care therefore needs to be exercised in the countryside and in areas designated for their landscape, townscape or heritage value.

**3.84.** When considering public safety, the Council will have regard to its effect upon the safe use of traffic or transport on land, on or over water or in the air. Glare from excessively bright or poorly aimed floodlighting can cause dazzle with negative implications for transport users and pedestrians. Care should be taken to ensure that the proposal does not facilitate an unacceptable intensification of use of the application site.

### **Rural Community Areas – Context and Justification**

**3.85.** For small rural communities to be sustained and to function well there is a need to support community infrastructures, such as a community hall or local farm shop. A high number of small and very small farms within the Council area which generate only part-time work mean that many families are reliant on a second job as a source of additional income. Reducing the need for travel to our settlements is considered to be a sustainable response to a local rural need to assist rural communities in their regeneration and local job creation.

**3.86.** Rural Community Areas (RCAs) are those areas in the countryside which have a strong community identity and where existing social, community and recreational facilities such as a church hall, school, community centre or sports club act as a focal point for local community activity.

**3.87.** RCAs will allow for new build small scale rural enterprise or community development, adjacent to the local community hall/facility and where it is of an appropriate scale and rural design. Development proposals will be expected to cluster, consolidate and integrate with existing community hall/facilities.



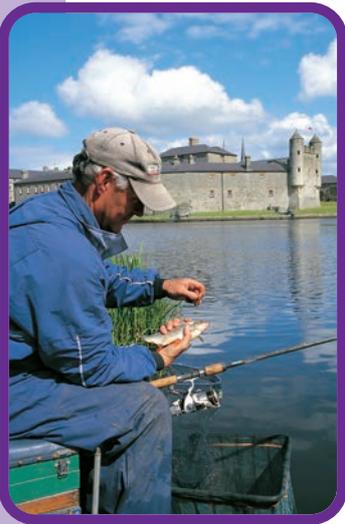
### Policy RCA01 – Rural Community Areas

Within a Rural Community Area, small scale, rural start-up project or community development will be permitted adjacent to an existing facility or where the following have been demonstrated: -

- a) an identified local community need;
- b) there is insufficient alternative provision in the locality;
- c) justification for the site chosen; and
- d) the proposed development is sited to cluster with existing building(s).

### Policy Clarification

- 3.88.** Examples of such types of development include and are not limited to:
- workspace/business start-up units, which include agricultural based, food production and machinery repairs;
  - community/social enterprise, recreational space;
  - community facilities;
  - sites for community based renewable energy production; and
  - sites for community based telecommunication apparatus (such as satellites).
- 3.89.** Retailing, general industry, storage or distribution will not be permitted under this policy.



# 4.0 ECONOMY

## Industry and Business – Context and Justification

- 4.1.** The RDS provides a framework for strong sustainable economic growth across the region. Whilst there is focus on further economic growth in the Belfast Metropolitan Area and Derry/Londonderry, the framework also aims to exploit the economic potential of the strategic network of hubs, key transport corridors and regional gateways and to provide for a diversified and competitive rural economy. The SPPS aims to facilitate this in ways which are consistent with the protection of the environment and the principles of sustainable development.
- 4.2.** The Council area's economy comprises employment in high quality manufacturing, construction, business, and light and general industry, as well as sectors such as education, health, retail and tourism. All these sectors make a positive contribution to the local and regional economy.
- 4.3.** Our economy is also characterised by small and medium enterprises (SMEs), and in particular, micro businesses which employ five staff or fewer. One of our key strengths is our strong entrepreneurial base, with relatively high levels of self-employment and low levels of unemployment.
- 4.4.** Economy, Infrastructure and Skills is one of the evidence based priorities identified in the Fermanagh & Omagh Community Plan 2030. The key aim of Economy, Infrastructure and Skills is 'to improve employment opportunities for all by supporting the development and growth of a more sustainable local economy and better-connected area'. The Council is keen to provide a responsive and flexible approach that secures, strengthens, modernises and, where appropriate, diversifies the Council area's economy. In keeping with the SPPS, this will be achieved through the delivery of zoned land for industry and business in our towns, appropriate scaled industry and business in our villages and small settlements, and by the retention and reuse of land and buildings for industry and business which are well located and suited to such purposes so as to ensure a sufficient ongoing supply.
- 4.5.** In recognition of our vibrant rural economy and to continue to support our rural communities as set out in the SPPS, there will also be provision for industry and business proposals in the countryside through, for example, farm diversification proposals, the re-use of rural buildings and appropriate redevelopment and expansion proposals. Such proposals will be expected to protect or enhance rural character and the environment consistent with other policies in the Plan Strategy.



- 4.6.** For the purposes of the following policies, industry and business uses refer to those currently defined in Part B 'Industrial and Business Uses' of the Planning (Use Classes) Order (Northern Ireland) 2015. "Business" includes: offices, call centres, and research and development. "Industry" includes: light industrial, general industrial, and storage and distribution uses.

### **Policy IB01 - Industry and Business Development in Settlements**

The Council will support industry and business uses in settlements as follows:

#### **(a) Towns:**

Development proposals for industry, will be permitted: -

- i) on land zoned for such purposes in the Local Development Plan; or
- ii) within an existing industrial area where it is compatible with adjacent and nearby uses and is of a scale, nature and form in keeping with the industrial area.

Development proposals for business will be permitted: -

- i) in a town centre; or
- ii) on land zoned for such purposes in the Local Development Plan; or
- iii) elsewhere in towns, where it is a firm (rather than speculative) proposal and it can be demonstrated that no suitable sites exist within the town centre or to the edge of a town centre.

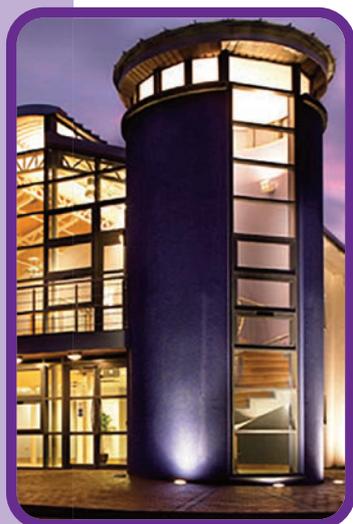
#### **(b) Villages and Small Settlements:**

Development proposals for industry and business will be permitted where:

- i) the scale, nature and design of the proposal are in-keeping with the character and setting of the settlement; and,
- ii) the proposal is compatible with adjacent and nearby land uses, including residential uses.

### **Policy Clarification**

- 4.7.** Generally, land for industry and business uses will only be zoned for that purpose in our towns and no specific sites will be zoned in our villages and small settlements.



**4.8.** Within the towns, new industry should be located in zoned areas. However, there may be existing industrial areas, including vacant buildings and sites, which could accommodate new industry through new development, redevelopment or change of use. However, some industrial uses may, by their nature, result in the creation of air or noise pollution. Such uses will only be acceptable where the carrying out of any proposed industrial process is compatible with adjacent uses.

**4.9.** New business uses should locate within town centre boundaries first, or specific locations zoned for business use. Outside of these areas business uses will be considered where it has been demonstrated that a need exists for a definitive end user and, through a sequential assessment, that there are no suitable, viable or available sites located within the town centre boundary or to the edge of the centre.

### Policy IB02 - Loss of Industry and Business Uses

#### (a) Zoned Land

Alternative uses on land zoned for industry and business uses will not be permitted.

The reallocation of land zoned for industry and business should only occur through the Local Development Plan process.

#### (b) Unzoned Land

Development proposals which result in the loss of land and floorspace used, or last used, for industry or business use will only be permitted where:

- i) it is from industry to a business use (excluding offices) or other comparable employment-generating use; or
- ii) redevelopment for a mixed-use development which retains or incorporates into the scheme a significant element of the industry or business use, and which will otherwise result in community or environmental benefits; or
- iii) it is demonstrated that the present use is unsuitable for modern industry or business purposes and there is no market interest in the site following one year of continuous active marketing.



- 4.10.** Industry and business uses across the District, both on zoned and unzoned sites, should be protected so sufficient land for employment uses is maintained.

#### **Policy Clarification**

- 4.11.** In relation to unzoned land, if a business use is proposed within an existing industrial area this would still need to comply with Policy IB01 and the 'town centre first principle'. Another suitable alternative use may also include a 'sui generis' use that supports employment or wider economic development such as a builders' yard or a waste management facility. In all cases it would still need to be shown that such a use is compatible with neighbouring and nearby uses (and as per Policy IB04).

- 4.12.** If a mixed use is proposed on unzoned land, the early delivery of the industry or business use would be required. It should also be clearly demonstrated that this would not significantly reduce the potential for delivery of employment at the site.

- 4.13.** Examples of alternative community or environmental benefits may include the provision of a community facility or the making-good of heavily contaminated land.

- 4.14.** To demonstrate 'continuous active marketing' the following may be required: (a) how long has the site been vacant; (b) who has marketed the site; (c) what the marketing exercise entailed including evidence that it was carried out; and (d) a summary and analysis of the response/s to the marketing exercise.

#### **Policy IB03 - Development incompatible with Industrial and Business Uses**

A development proposal in the vicinity of an existing or approved industry and/or business use may not be permitted where it would be incompatible with or would prejudice the future operations of the industry or business.

#### **Policy Clarification**

- 4.15.** Some proposed developments may be incompatible with nearby industries or businesses, either already operating or approved. For example, activities giving rise to emissions such as dust, odour or micro-organisms may be incompatible with industrial enterprises requiring a particularly clean and contaminant free environment (e.g. pharmaceuticals, medical products, food products and research and development). New residential development may



be incompatible in proximity to an existing or approved industry or business development which would be likely to cause nuisance, for example through noise, pollution or traffic disturbance.

- 4.16.** Where it is clearly demonstrated that a proposal for new or expanded development would prejudice the future operation of an established or approved economic development use, then it will normally be appropriate to refuse the application. However, it is incumbent on the planning authority to explore all means of mitigation with the developer and the established enterprise prior to determining the application.

#### Policy IB04 - Industry and Business Development in the Countryside

The Council will support proposals for industry and business uses where it is a firm (rather than speculative) proposal and there is a requirement for the industry or business to be located in the countryside, and in the following circumstances:

- a) the redevelopment of an established industry or business use (excluding where this would be the redevelopment of an established industry or business use for storage or distribution purposes); or
- b) the expansion of an established industry or business use where there is no substantive increase in the site area of the enterprise. Exceptionally, expansion beyond the existing curtilage may be acceptable where it is demonstrated that relocation of the enterprise is not possible for operational or employment reasons and the proposal would make a significant contribution to the local economy; or
- c) the development of an enterprise park/centre specifically for rural start-up projects, where it can be demonstrated that there is an unmet need and there is no suitable site within nearby settlements; or
- d) re-use of an existing building for a rural start-up project where it can be demonstrated that there is no suitable site within nearby settlements and there are site specific reasons for the proposed location; or
- e) the development is for a major<sup>9</sup> industrial proposal which requires a countryside location due to its size or site-specific requirements and it can be demonstrated that it would significantly contribute to the regional economy.

New offices and call centres will not be permitted in the countryside except where offices are ancillary to the main use.



<sup>9</sup>The Planning (Development Management) Regulations (Northern Ireland) 2015 (Statutory Rules 2015 No. 71).



## Policy Clarification

- 4.17.** This policy makes provision for new or expanded industry or business uses within the countryside and to sustain the rural economy. In all cases, the end-user and the nature of the activity to be undertaken must be known. This is so it can be clearly demonstrated that the proposed use is appropriate within the countryside, and could not be accommodated within a settlement. Examples of uses which may be appropriate in the countryside include agricultural-based or linked activities such as food production, machinery repairs, manufacture of goods or products to support agriculture, horticulture, forestry, etc.
- 4.18.** For the purposes of this policy, 'established' means that the use is lawful, and any development (e.g. buildings, site access, engineering works) that facilitates the use is also lawful. In terms of the redevelopment of an established industry or business, any replacement buildings should not have a significantly greater visual impact or impact on the wider rural character and there should also be environmental benefits associated with the redevelopment, such as improvements to the character of the area. Whilst the redevelopment of an established storage or distribution site for continuing storage or distribution use will be acceptable, the redevelopment of other industrial or business uses to a storage or distribution use will not be acceptable due to the likely greater impact on rural amenity.
- 4.19.** Where proposals are seeking to expand an established industry or business it should be shown why this could not be accommodated through the reuse of existing buildings on site. Otherwise, any extensions to existing buildings or new buildings should be kept to the minimum level necessary to allow for the growth of the business.
- 4.20.** Where the policy outlines a sequential approach, searches of lands in nearby settlements should demonstrate they have investigated all unused sites of similar size, use, availability etc. Where the Council accepts the reasoning behind the need to locate in the countryside, an edge of settlement site will be favoured over other sites.
- 4.21.** In addition to the provision of this policy it should be noted that policy HE08 (Change of Use, Conversion or Re-use of an Unlisted Locally Important or Vernacular) may allow for the provision of industry and business uses within the countryside.

## Policy IB05 – Farm Diversification

The Council will support the re-use or adaptation of existing farm buildings for farm diversification run in conjunction with the agricultural operations of a farm where:

- (a) The farm business is currently active and has been established for at least 6 years;
- (b) The character and scale of operation does not impact adversely on its location; and,
- (c) It does not have an adverse impact on the workings of the existing farm business.

Exceptionally, where it has been demonstrated, through submitted information, that existing buildings are not available to accommodate the development proposal or are clearly unsuitable for adaptation and re-use, a new building may be permitted. Any new building permitted will be required to cluster, consolidate and integrate with the existing group of farm buildings. Any new buildings away from the farm group will not be permitted.

All permissions will have a planning condition linking the approved use to the farm business.

### Policy Clarification

- 4.22.** The diversification of existing farm buildings or, in exceptional cases, a new building will not be acceptable unless the existing farming business is established and active. The applicant will therefore be required to provide the farm's DAERA business ID along with other evidence to prove active farming over the required period.
- 4.23.** For the purposes of this policy 'agricultural activity' is as defined by Article 4 of the European Council Regulations (EC) No 1307/2013.
- 4.24.** This policy aims to promote forms of diversification that are sustainable in the countryside, including suitable tourism or agri-tourism schemes which are of a scale and nature appropriate to a countryside location.
- 4.25.** Appropriate diversification could include the following: processing of agricultural produce ancillary to the main farm; manufacture of craft items; 'pick your own'; tourist accommodation; and livery for horses and ponies.



## Policy IB06 – Agricultural and Forestry Development

The Council will support proposals for agricultural and forestry development where it has been demonstrated that:

- (a) The farm or forestry business is currently active and has been established for at least 6 years;
- (b) It is necessary for the efficient use of the agricultural holding or forestry enterprise;
- (c) It will not result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution;
- (d) The proposal is sited beside the existing farm or forestry buildings; and
- (e) The design and materials used are sympathetic to the locality and adjacent buildings.

Where development proposals include a new building, applicants must demonstrate, that there are no suitable existing buildings on the holding or enterprise that can be used.

Exceptionally an alternative site away from existing buildings on the holding or enterprise may be acceptable where it is demonstrated that there is:

- i) a verifiable, site specific health and safety reason; or
- ii) the siting of the proposed development immediately adjacent to the group of existing buildings would prevent the future expansion of the farm in line with a submitted finance/bank approved business plan.

Development proposals for intensive farming or animal husbandry must demonstrate that it does not result in any significant adverse environmental effects, particularly through increased ammonia emissions.

Ammonia ( $\text{NH}_3$ ) is a gas emitted into the air as a result of many farming activities such as the housing of livestock, the storage and spreading of animal manures and slurries and the use of chemical fertiliser. Air pollution related to ammonia, and the associated nitrogen deposition, is known to have a damaging impact on sensitive habitats, wider biodiversity and ecosystem resilience, as well as human health. As such, applicants are recommended to make contact with DAERA for further information and advice prior to submission of a planning application.



## Policy Clarification

- 4.26.** The agricultural and forestry sector is vitally important to the economy of the Council area and it is important that the operational needs of those working in these areas are supported.
- 4.27.** The detail of site specific health and safety reasons for an alternative site away from the existing buildings will be considered on a case by case basis and on the veracity of the information supplied. Those exceptional proposals relating to the future expansion of the farm must be accompanied by a full business plan which has been agreed for finance by a bank or building society. Where finance is not required a full business plan must still be submitted.
- 4.28.** Evidence must be provided to demonstrate that the potential for the renovation, alteration or redevelopment of existing 'non-suitable' buildings has been fully considered. Applicants must also demonstrate that the design and materials used are sympathetic to the locality and adjacent buildings, and that the proposal is sited beside the existing farm or forestry buildings.

## Town Centres and Retailing – Context and Justification

- 4.29.** Town centres provide a wide range of retailing and related facilities, including employment, leisure and cultural uses and play an important role in fostering civic pride, creating a sense of community and attracting visitors. Town centres are changing and offer not only locations for retail but for social activity and recreation. Both the RDS and SPPS recognise this important role and the promotion of established town centres as the first choice location of retailing and other complementary functions.
- 4.30.** The main town centres of Enniskillen and Omagh provide the largest retail offer in the Council area, with well-established traditional high streets supported by modern shopping centres. The Council area is also characterised by a small number of local towns and a large number of villages which have varying levels of retail provision, predominantly within the village centres.
- 4.31.** Both towns have a diverse range of shops, retail services, offices and other businesses complemented by their roles as educational and cultural centres. The presence of local independent retailers is an attraction to many shoppers, both local and visiting. When there are favourable exchange rates, Enniskillen also benefits from cross border trade from the Republic of Ireland.



**4.32.** While the condition of retail provision is generally good across the Council area, the Town Centre Health Checks for Enniskillen and Omagh suggest a need to manage and closely monitor the provision of retail within these town centres to ensure their future attractiveness, viability and vitality. The Fermanagh and Omagh District Retail and Leisure Capacity Study (FODC, 2017) concluded that there was no capacity for additional convenience floorspace and only a modest capacity for comparison goods from 2025 onwards. This is largely a factor of the Council area's small and relatively stable population, with only limited growth predicted through to 2030.

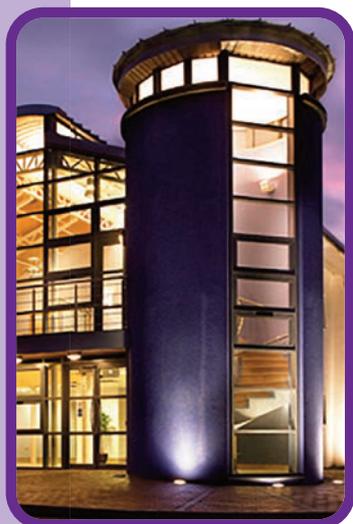
### Town Centres and Retail Strategy

**4.33.** In recognition of their respective roles within the settlement hierarchy, the principal focus for retail growth and other town centre uses shall be within Enniskillen and Omagh town centres. Whilst the five local towns vary greatly in size and provision of services, they contain centres which perform an important function in meeting both the daily and weekly needs of surrounding residents. Retaining and enhancing these facilities will therefore be important to local communities. Therefore, in keeping with the SPPS and to support and sustain these centres as vibrant town centres, the Plan adopts a town centre first approach for retail and other main town centres uses<sup>10</sup>.

**4.34.** Additionally, to maintain compact, lively and attractive centres within Enniskillen and Omagh, Primary Retail Cores are designated within these two towns which encompass the traditional concentration of shops. Proposals for retail development will therefore be directed towards the Primary Retail Core in the first instance.

**4.35.** The importance of the retail hierarchy across the District is also recognised in that retail facilities in the villages and at local level can complement the main town centres. Thus, opportunities for small scale growth in line with a town centre first approach and of a scale and nature appropriate to the character of a settlement which helps meet the daily shopping needs of local residents and adds to the vitality of the small towns and villages through the creation of local services e.g. financial/professional and cafes and restaurants, shall be encouraged in appropriate locations. Retaining and enhancing these facilities will therefore be important to local communities.

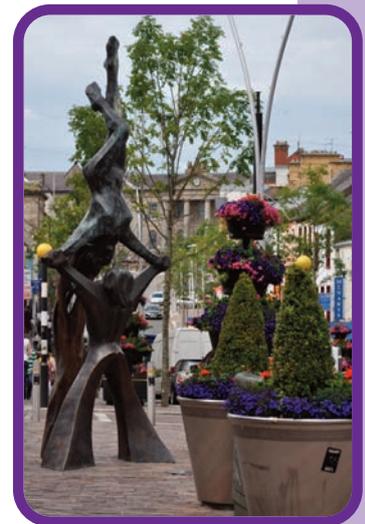
<sup>10</sup> Other main town centre uses include cultural and community facilities, leisure, entertainment and businesses

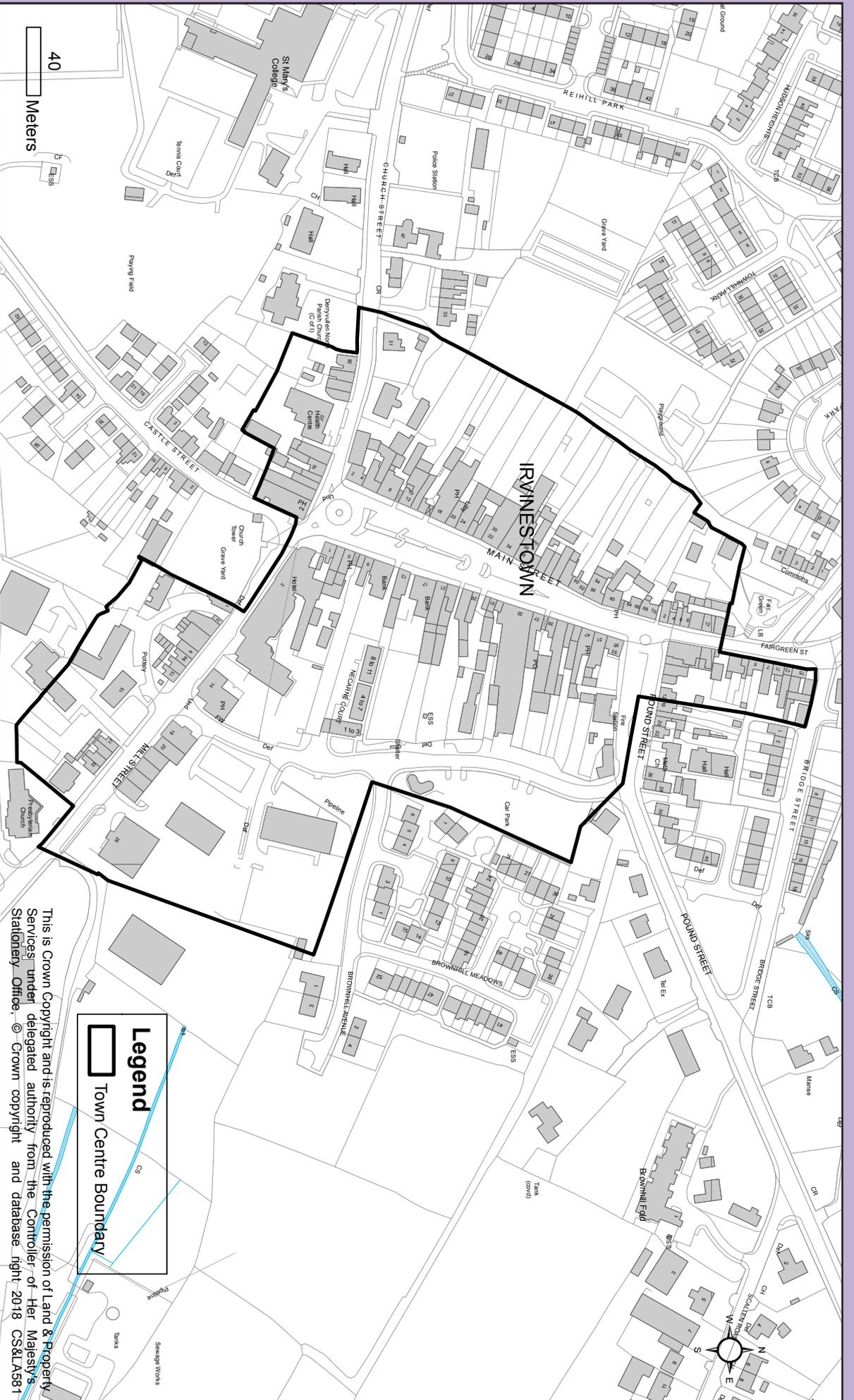


**4.36.** For the purposes of this policy references to ‘Retail’ uses include those which fall within Use Class A1 – Shops. Class A1 includes use for the retail sale of goods other than hot food; post office; sale of tickets or as a travel agency; hairdressers; for the display of goods for retail sale; for the hiring out of domestic or personal goods or articles or for the reception of goods including clothes or fabrics to be washed, cleaned or repaired either on or off the premises, where the sale, display or service is to visiting members of the public. ‘Non-retail’ uses includes any other use such as financial, professional and other services (Use Class A2), the sale of food and drink for consumption on the premises (e.g. pubs, restaurants and cafes), or for the sale of food for consumption off the premises (e.g. take-away restaurants).

**Table 6: Town Centres and Retail Strategy for Fermanagh and Omagh**

Hierarchy	Location	Purpose
<b>Town Centres</b>		
- Main Towns	Enniskillen Omagh	To provide for a wide range of retail (both convenience and comparison) and other main town centre uses.
- Local Towns	Carrickmore Dromore Fintona Irvinestown Lisnaskea	To provide a range of uses to meet the needs of these smaller towns and their rural hinterlands.
<b>Local Neighbourhood Centres</b>	Within the existing settlement boundaries of the Main Towns	To provide limited retail, mainly for the sale of convenience goods, and related uses to meet the daily needs of local residents within a neighbourhood.
<b>Villages and Small Settlements</b>	Within existing settlement boundaries	To provide limited retail and related uses to meet the daily needs of local residents.
<b>Rural Shops</b>	Countryside	Farm shops, craft shops and shops incidental to tourism or recreational facilities





**Legend**

 Town Centre Boundary

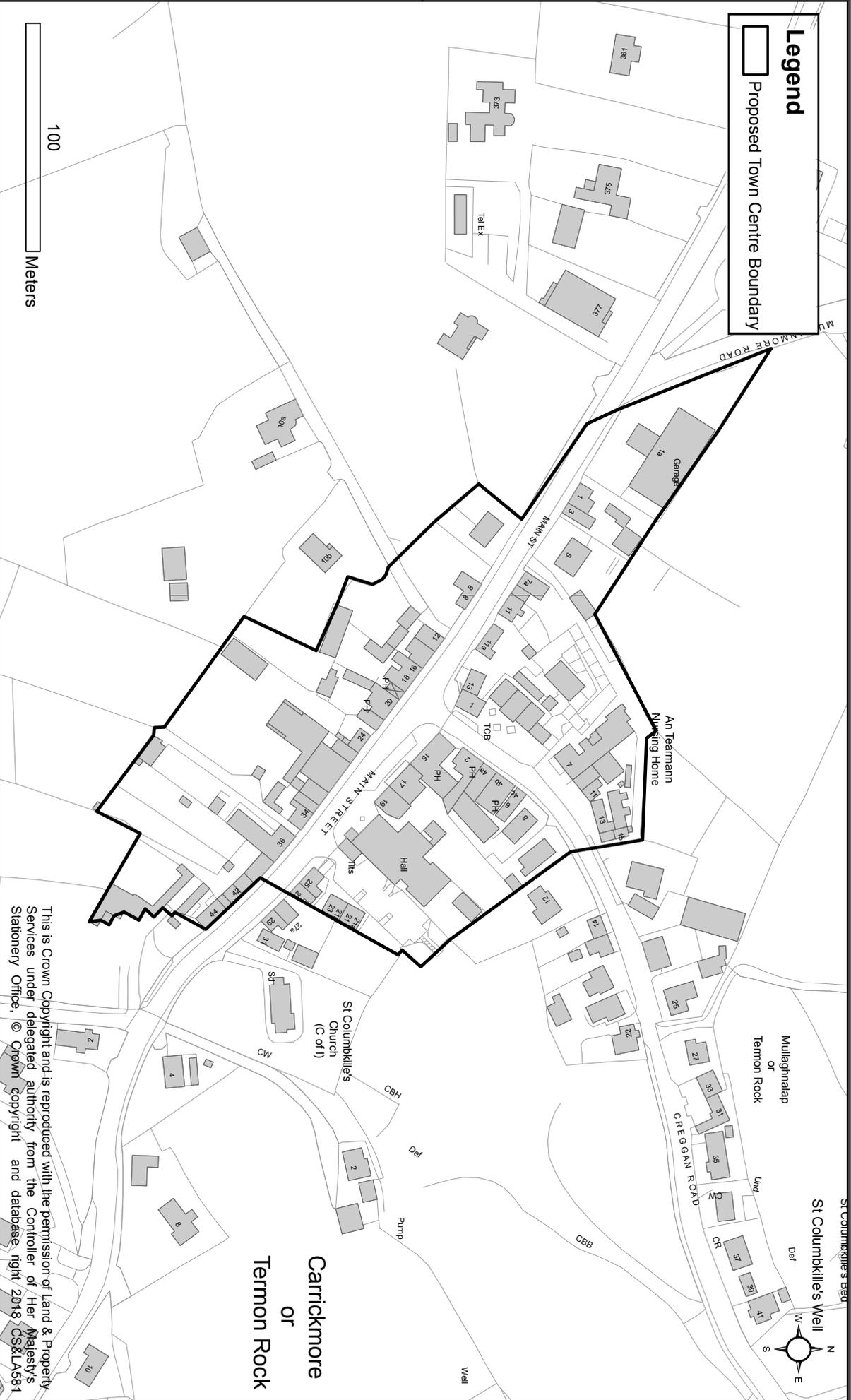
This is Crown Copyright and is reproduced with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office. © Crown copyright and database right 2018 CS&LA581

**Irvinestown Town Centre Boundary**



**Legend**

 Proposed Town Centre Boundary



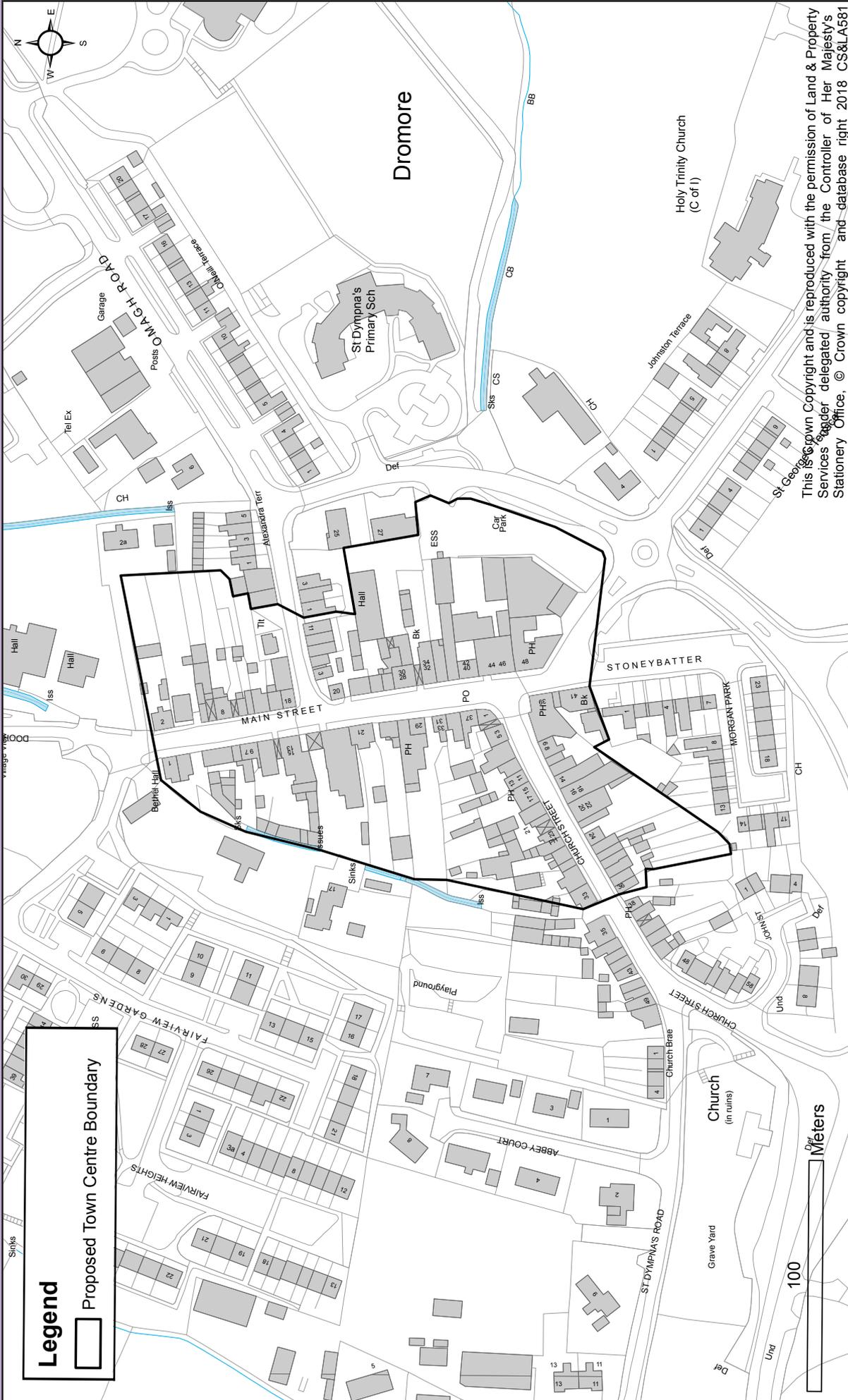
**Carrickmore  
OR  
Termon Rock**

This is Crown Copyright and is reproduced with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, © Crown copyright and database right 2018 CS&LA581



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

**Proposed Carrickmore Town Centre**

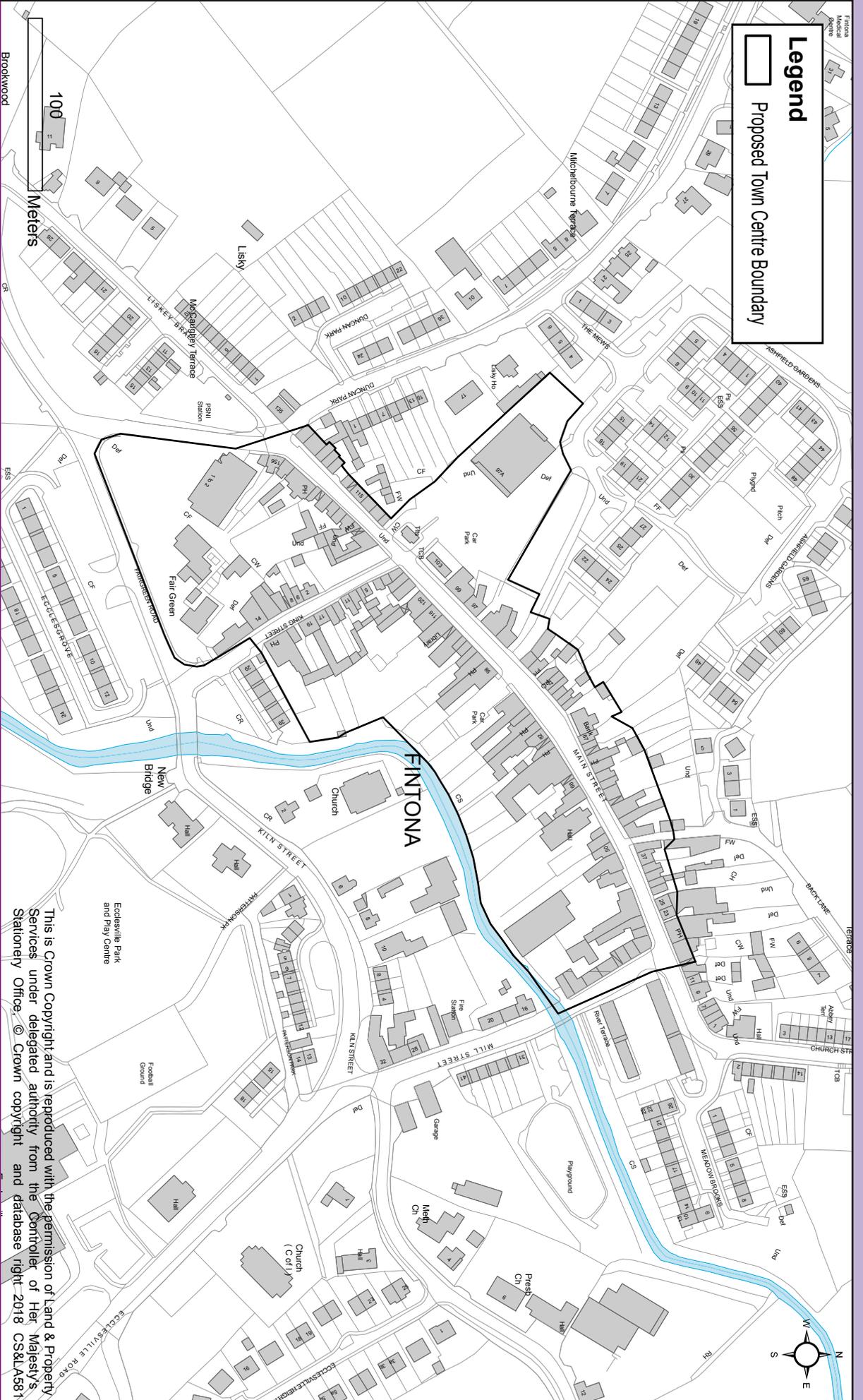


## Proposed Dromore Town Centre



Fernanagh & Omagh  
District Council  
Comhairle Ceantair  
Fhear Manach agus na hOmaí

# Proposed Fintona Town Centre



This is Crown Copyright and is reproduced with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office. © Crown copyright and database right 2018 CS&LA581

## Policy TCR01 – Town Centres

The Council will support proposals for new retail development within the Primary Retail Core (PRC) where defined. For other locations, a sequential approach to site selection will be applied in the following order of preference:

- a) Within the Town Centre Boundary;
- b) Edge of Town Centre Boundary (i.e. adjoining it); and
- c) Out of centre locations (i.e. outside the Town Centre Boundary) where sites are accessible by walking, cycling and public transport.

Proposals for other town centre uses (cultural and community facilities, leisure, entertainment and businesses) shall follow the sequential order (a) to (c).

All applications including extensions<sup>11</sup> for retail development and town centre uses above a threshold of 500m<sup>2</sup> gross external area which are outside the Primary Retail Core shall be accompanied by:

- a) a full assessment of retail impact as well as need; or
- b) in the case of a Local Town, a full assessment of retail impact in relation to the relevant Main Town centre within its catchment area.

Outside town centres, permission may be granted for a small scale convenience shop<sup>12</sup> where it can be demonstrated that:

- a) it meets a defined local need which cannot be met within an existing centre;
- b) it will not adversely affect the vitality and viability of existing centres within its catchment; and
- c) it does not exceed 200m<sup>2</sup> gross retail floorspace.

### Policy Clarification

**4.37.** In order to protect the viability and vitality of existing town centres, applications for retail and other town centres uses will only be considered outside the town centre when the sequential test has been undertaken. As the average unit size in Enniskillen and Omagh town centres in 2016 was 276m<sup>2</sup> and 197m<sup>2</sup> respectively<sup>13</sup>, an upper limit of 500m<sup>2</sup> is deemed to be in keeping with the existing scale of retail development within the Council area. Such sites shall be accessible by a choice of good public transport modes and have capacity for necessary infrastructure such as waste water treatment works.

<sup>11</sup> This includes mezzanine floors.

<sup>12</sup> Convenience shops are those selling goods such as food, drinks, newspapers, tobacco, magazines, cleaning materials, toiletries etc.

<sup>13</sup> Fermanagh & Omagh Retail and Commercial Leisure Needs Assessment March 2017 – Nexus Planning.



- 4.38.** A full assessment of retail impact as well as need, shall demonstrate that:
- the scale of development will not have a negative impact on the existing role and function of the town centres within the proposal's catchment;
  - the impact of the proposal on trade and turnover for both convenience and comparison goods traders, and the impact on town centre turnover overall for all centres within the catchment of the proposal;
  - the impact on the vitality and viability of existing centres including consideration of the local context. This should take into account existing retail mix and the diversity of other facilities and activities; and
  - the cumulative impact of the proposals taking account of committed and planned development, including plan commitments within the town centre and wider area.

The areas designated as:

- Town Centre Boundaries are shown on the insert Proposals Map.

- 4.39.** Local shops can deliver an important service for the community by providing locally accessible, every day shopping needs. By their very nature, local shops are small scale convenience shops, often providing a secondary 'top-up' shopping function. The Council therefore considers a restriction on the floor space is necessary to restrict the impact of these shops on the existing town centres.

### Policy TCR02 – Primary Retail Frontage

Proposals for non-retail uses at ground floor level within the Primary Retail Frontage (PRF) will only be permitted where they do not:

- a) create a new continuous frontage of three or more non-retail units; or
- b) result in unacceptable loss of retail floorspace ; or
- c) undermine the shopping function of the PRF as a result of the accumulation of non-retail uses; and
- d) they contribute to the daytime economy; and
- e) retain an active shop window display i.e. shop window display for goods, not dominated by large generic stickers/poster displays.



## Policy Clarification

- 4.40.** It is recognised that our main towns function as shopping, leisure and cultural destinations and this depends on the continued enhancement and consolidation of the town centres. As shopping underpins their vitality and viability, the Council will seek to focus new retail development within the Primary Retail Frontage and protect these areas from non-retail development where possible. This will ensure the main shopping function and character of our towns is preserved.

The areas designated as:

- Primary Retail Frontage are shown on the insert Proposals Map.

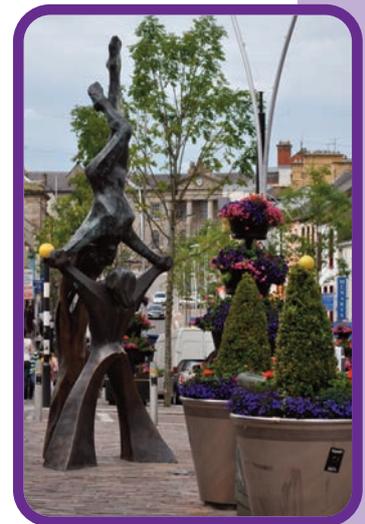
## Policy TCR03 – Local Neighbourhood Centres

Within existing local neighbourhood centres, additional retail provision either through replacement or expansion will be permitted provided:

- a) it is not for the sale of comparison goods<sup>14</sup>;
- b) it does not exceed 100m<sup>2</sup> gross retail sales floor area; and
- c) there would be no adverse impact on town centres in the catchment.

## Policy Clarification

- 4.41.** Local neighbourhood centres perform an important function within the two main towns, providing shopping, and frequently other community facilities and services for local neighbourhoods. Typically, they comprise a small group or stand of convenience shops such as a small supermarket, bakery or pharmacy and may also include small-scale non-retail service uses such as a hairdresser's or hot food takeaway. They primarily provide readily accessible convenience shopping which meets people's everyday needs and where good pedestrian accessibility is important. Comparison goods shopping would not be appropriate as this can potentially damage the retail function of the Primary Retail Core of the main town centre.



<sup>14</sup> Comparison goods includes clothes, shoes, televisions, major appliances etc which are purchased infrequently.

### Policy TCR04 - Villages and Small Settlements

Proposals for new retail development within villages and small settlements will be permitted provided:

- a) it is to meet a local need and which sustains rural communities;
- b) it is in keeping with the size and character of the settlement; and
- c) it would not have an adverse impact on town centres within the catchment.

#### Policy Clarification

**4.42.** Village shops along with other services perform an important role in serving the local day-to-day needs of people living in rural areas as well as providing a sense of community. In small settlements, the presence of a small convenience shop, for example, can be a lifeline for local people who have limited or no access to transport. Our villages and small settlements act to support and sustain rural communities and indigenous industries, such as the agri-business base. In all cases, the scale, form and design of any proposed retail development shall be appropriate to the character and size of the settlement.

### Policy TCR05 – Petrol Filling Stations

The Council will support a proposal for a petrol filling station which is inside the settlement limits and outside town centres and where any proposed shop is:

- a) limited to a single shop ancillary to the use as a petrol filling station; and
- b) not in excess of 200m<sup>2</sup> gross retail floorspace.

Outside settlement limits, a proposal for a petrol filling station will only be supported in the following circumstances:

- a) it is located along a dual carriageway route which is not currently served by existing petrol filling stations;
- b) a clear and compelling need and safety case can be demonstrated;
- c) there is no adverse impact on town centres within the catchment;
- d) any shop ancillary to a petrol filling station will be limited to 200m<sup>2</sup> gross retail floorspace; and
- e) where it has been demonstrated to the satisfaction of the Council that there exists a need for a petrol filling station outside settlement limits and the proposal has been accompanied by a full assessment of retail impact as well as need in relation to existing settlements within its catchment. Shops ancillary to a petrol filling station outside settlements will be limited to 200m<sup>2</sup> gross retail floorspace; and
- f) proposals would be permitted provided it has been demonstrated there is no adverse impact on town centres within the catchment.

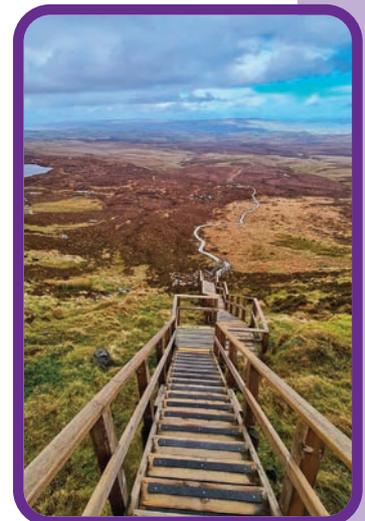


## Policy Clarification

- 4.43.** Modern petrol filling stations have an important role to play in terms of the service function they provide. It is important this service function does not become an attraction in its own right. Their historic role, primarily as a source of petrol/diesel sales, is becoming increasingly secondary to other service provision such as toilet provision, refreshments, food and rest areas, sales of fast food, alcohol and solid fuels.
- 4.44.** Stand-alone retail units such as fast food units, florists and off-licenses are also often associated with larger petrol filling station development. This new retail provision has the potential to harm the vitality and vibrancy of our town centres. Therefore, the Council considers that proposals up to 200m<sup>2</sup> gross retail floorspace are of such a scale and nature so as not to cause a significant impact on other centres.
- 4.45.** In normal circumstances, it is considered reasonable to expect a driver to travel at least 12 miles along a dual carriageway before reaching a petrol filling station. Where there is currently no provision of a petrol filling station along a dual carriageway, individual cases will be treated on their merits taking into account the distance to other facilities and any genuine safety-related need for the proposed facilities.

## Tourism – Context and Justification

- 4.46.** Both the RDS and SPPS promote a sustainable approach to tourism development. This requires policies which facilitate appropriate development opportunities and safeguard tourism assets from harmful development. Sustainable tourism development includes tourist accommodation and tourist amenities.
- 4.47.** The tourism product across our Council area is well defined in terms of attractions. The Council area is home to the Marble Arch Caves UNESCO Global Geopark which is the world's first cross border Global Geopark, Cuilcagh Mountain, the Ulster American Folk Park, Devenish Island, the Fermanagh Lakelands and Belleek Pottery. It includes part of the Sperrin Area of Outstanding Natural Beauty (AONB), one of the most unique landscapes in Northern Ireland.



**4.48.** Our outstanding natural environment enables a range of outdoor activities such as hiking, mountain bike riding, cruising, and other water-based activities to be undertaken which differentiates the Council area from other destinations. It also has a rich historic environment which includes country parks and historic houses.

**4.49.** Tourism plays an integral part of rural regeneration and diversification and is also important to our towns and villages helping to sustain local attractions such as museums, galleries, festivals and art and craft workshops through contributing to economic development, conservation and urban regeneration. A wide range of tourist accommodation which includes hotels, guest houses, caravan parks and camping sites is available across the Council area. Holiday parks, touring caravan and camping sites make an important contribution to the economy and the overall provision of tourist accommodation within the Council area.

**4.50.** While the Council area has tourism strengths and is attractive to many visitors there are several challenges such as its seasonality with the majority of visits and value from tourism experienced in the four summer months. Within Omagh there is a limited accommodation supply such as hotels and accommodation suited to 'activity' tourism such as hostels.

### **The Tourism Strategy**

**4.51.** To establish the Council area as a 'Must Visit' destination, the Council aims to sustain and increase the number of visitors to the area, and to capitalise upon and further develop the area's tourism assets, facilities and infrastructure in a sustainable manner without adversely impacting upon the landscape, historic environment and built environment. For example, appropriate protection will be afforded to Cuilcagh Mountain and the unspoilt upland areas of the Sperrin AONB.

**4.52.** It is anticipated that promotion of key tourism assets such as the unique lakelands which are rich in terms of both natural and heritage assets, the Marble Arch Caves UNESCO Global Geopark and the Sperrins will result in increased visitor numbers and in turn, create increased demand for sustainable tourism development which includes tourist accommodation and tourist amenities. In keeping with the Plan's Growth Strategy the best locations for new accommodation and facilities are within the settlements, particularly Enniskillen and Omagh whilst contributing to economic development, conservation and urban regeneration. These main towns also provide the focus for shopping and entertainment.



**4.53.** Outside of settlements, tourism development will be directed towards tourism hubs. A Tourism Hub is located at a recognised significant tourism attraction which clusters with other related or complementary forms of sustainable tourism development which work together to provide an overall tourism product and/or experience. Examples of Tourism Hubs within the Fermanagh and Omagh District Council area: South of Lisnaskea to Crom Estate; Belleek/Castle Caldwell; An-Creagán; Gortin Glens; Marble Arch Caves/Cuilcagh/Belcoo; and Killadeas/Lisnarick/Kesh area (includes Castle Archdale). Tourism hubs are areas throughout our Council area where clusters of existing tourism development have become established or are likely to be provided as a result of tourism initiatives. The Plan Strategy seeks to consolidate and build upon existing tourism assets, amenities and attractions by enabling complementary forms of sustainable tourism development. This will act to enhance the tourism offer and experience in the Council Area by linking our valuable natural, built and cultural heritage and other tourism assets at a more local level.

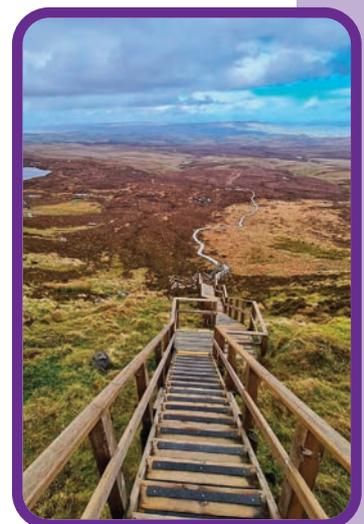
**4.54.** In the remaining countryside, we will support our rural communities and the rural economy by facilitating appropriately sited and designed tourism development through farm diversification schemes, the re-use of rural buildings and appropriate redevelopment and expansion proposals for tourism proposals. Extensions will be supported where they are in keeping with the nature and scale of existing tourist amenities and the landscape has the capacity to absorb the proposed development.

**4.55.** Alongside promoting growth in the tourism sector, the Council will seek to protect existing tourism provision in the Council area and safeguard our tourism assets and accommodation from inappropriate development or from a change of use to non-tourism uses.

## **Policy TOU01 - Protection of Tourism Assets and Tourism Development**

### **a) Tourism Assets**

The Council will not permit any form of development that would, in itself or in combination with existing or approved development, have an adverse impact on the intrinsic character or quality of a tourism asset or any part thereof, or diminish its tourism value, or part thereof.



## Policy TOU01 - Protection of Tourism Assets and Tourism Development (cont'd)

### b) Tourism Development

The Council will only permit the loss of any tourism amenity, or any development intrinsically linked to tourism, where it has been demonstrated that there is a sufficient supply of amenities within the area to satisfy demand and /or the facility has been marketed and proven to be no longer viable.

Planning permission will not be granted for the change of use of tourist accommodation into a dwelling unless it can be demonstrated that the building is no longer viable for a tourism use.



### Policy Clarification

- 4.56.** Within the context of this policy, the Council considers a tourism asset to be any feature associated with the built or natural environment which is of intrinsic interest to tourists. Tourism assets within the Council area are of prime importance to the tourism industry and the safeguarding of these assets from inappropriate development is vital in securing a viable and sustainable tourism industry.
- 4.57.** This policy is applicable to all forms of development which would impact on a tourism asset. Whilst harm and the determination of its extent will be material considerations this may include unacceptable visual impact, compatibility or through other sources such as odour, noise, dust or pollution of air or watercourses.
- 4.58.** Tourism Development includes tourist amenities and tourist accommodation. A tourism amenity is an amenity, facility or service provided primarily for tourists, but does not include accommodation. Tourist accommodation is overnight sleeping accommodation for tourists provided by way of trade or business. Where these are lost to competing land uses it would have an adverse impact on the tourism industry in that locality.

**4.59.** Applicants should demonstrate that the facility has been marketed and that it is no longer economically viable. This should be in the form of a marketing statement and include the following information:

- Independent valuation;
- Sales marketing materials and responses;
- Use/number of visitors/achieved room rate data;
- Business plans;
- Marketing plan, schedule and brochures;
- Investment schedule and plans;
- Details of plans to up-grade/re-position with full costing;
- It is demonstrated that it cannot be used for an alternative tourism use.

Appropriate marketing should be undertaken for a reasonable period of time before a planning application for a change of use or redevelopment of an existing tourism/leisure facility is considered. The Council considers that a period of 12 months is an appropriate period, and applicants are advised to submit their planning application within 3 months of completing the marketing exercise to avoid outdated evidence.

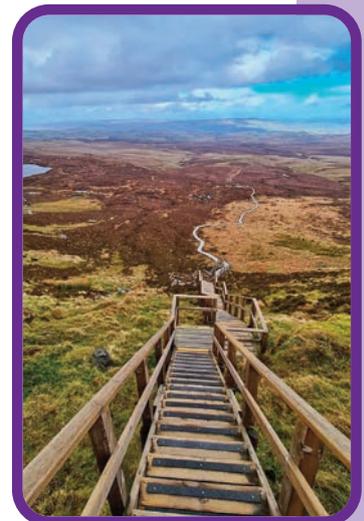
#### **Policy TOU02 - Tourism Development**

The Council will support a proposal for tourism development within settlement boundaries which is of a nature, size, scale and design appropriate to the site, the surrounding area and the settlement.

Sustainable tourism facilities and self-catering accommodation in the countryside, outside of Special Countryside Areas and the Lough shores, will be supported in any of the following circumstances:

- a) It is in association with and located at an existing and established tourism hub;
- b) It is demonstrated that the development is to be run in association with the tourism amenity or asset;
- c) It would result in the replacement of a visually obtrusive development, when viewed from the Islands Special Countryside Area and lough shores, to an alternative location in a position nearby with the new development similar in size and scale to the existing development and there being substantial visual, landscape and/or heritage benefits;
- d) The building is suitable for reuse or adaption under IBO5.

Proposals for tourist accommodation should be subsidiary in scale and ancillary to the overall tourism hub and the layout, size and design of the units should deter permanent residential use.



## Policy TOU02 - Tourism Development (cont'd)

Exceptionally a major tourism development will be supported which will be of exceptional benefit to the tourism industry within the Fermanagh and Omagh Council area, which requires a countryside location due to its size, site specific or functional requirements and will be of sustainable benefit to the locality.

All proposals including the expansion or extension of an existing tourism development should convert, reuse and or extend an existing building where possible. Where new building/s are justified these must be sited and designed to consolidate with the tourist amenity and/or tourism asset part of the overall tourism hub or attraction.



### Policy Clarification

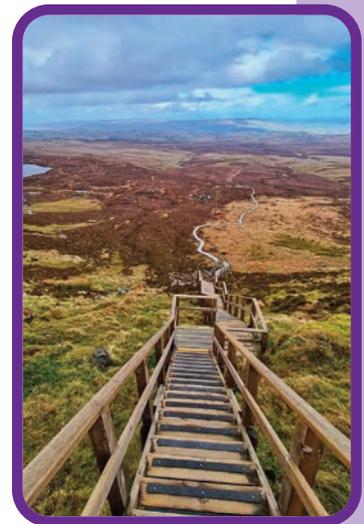
- 4.60.** In keeping with the Plan's Growth Strategy the best locations for new tourism development are within the settlements as tourism benefits from the synergy arising through the concentration of complimentary uses and transport hubs within town and village centres. Border villages also provide opportunities for tourism to flourish.
- 4.61.** Tourism is also beneficial for urban areas, it supports existing services and facilities such as retail, catering, entertainment, leisure, and transport as well as promoting a sense of urban vitality. In specific locations tourism can provide a focus for regeneration schemes or may be a key component of mixed use development.
- 4.62.** While the policy will provide for tourism development within settlements, account will be taken of the nature, size, scale and design of the development and its impact on the appearance and character of the surrounding area particularly within Conservation Areas and Areas of Townscape Character and the impact on neighbouring residential amenity.
- 4.63.** Major tourism development projects are those that offer exceptional benefit to the tourism industry within the Council area. The ability of the proposal to attract tourists to Fermanagh and Omagh will be significant in assessing whether it will offer exceptional benefit to the tourism industry. A further consideration will be the extent to which the proposed development meets or addresses any weaknesses within the tourism industry within the Council area as outlined within this document or the Tourism Strategy.

**4.64.** Any tourism benefit statement must include details on the value of the proposal in terms of tourism revenue and employment, increased visitor numbers to the Council area, how current weaknesses in the Council area are to be addressed, evidence to demonstrate how realistic the proposal is and what sources of finance are available to sustain the project.

**4.65.** Within the countryside the policy facilitates sustainable tourist development at tourism hubs and other appropriate locations in accordance with our Tourism Strategy. This approach will safeguard our assets and the character of our countryside. For the purposes of this policy 'lough shore' is the area set back from the fringes of the shoreline of the lough. It will contain both areas of undisturbed woodland and wetland as well as existing access points associated with recreational activities such as fishing, boating, sailing canoeing and marinas and it will also include existing walking and cycling trails.

**4.66.** Tourism development in the context of this policy includes tourism amenities and self-catering accommodation but excludes hotels, guest houses and tourist hostels which are provided for in policy TOU03 and holiday parks, touring caravan and camping sites which are provided for in policy TOU04.

**4.67.** Permanent residential use of tourism accommodation should be deterred through design, and units will be required to demonstrate an informal site layout with communal open space only and an informal road layout with designated car parking arrangements. Individual units must be of appropriate design for holiday use such as rural cottages with restrictions on floorspace and building height. Plot divisions between units by means of fences or walls will be prevented with the removal of permitted development rights. In addition, the owners/operators are expected to maintain an up-to-date register of the name of all owners/occupiers of individual self-catering units and/or caravans on the site, and their main home addresses and shall make this information available at all reasonable times to the Council.



### Policy TOU03 - New Build Hotel, Guest House and Tourist Hostel outside Settlement Boundaries

The Council will only support a proposal for a hotel, guest house or tourist hostel in the countryside in the following circumstances:

- a) In line with policy HE08 the change of use, re use or conversion of an unlisted locally important building or vernacular building;
- b) the replacement of an existing unlisted and non-vernacular rural building which is of permanent construction within or at a tourism hub, excluding ancillary domestic buildings or agricultural buildings. The existing building and its replacement should both be of sufficient size to facilitate the proposed use;
- c) where it would result in the replacement of a visually obtrusive development, when viewed from the Islands Special Countryside Area and lough shores, to an alternative location in a position nearby with the new development similar in size and scale to the existing development and there being substantial visual, landscape and/or heritage benefits;
- d) a new build proposal on the periphery of a settlement where a supporting statement demonstrates that it is a firm rather than speculative scheme and there is no suitable site within the settlement or any nearby settlement.

Where a site on the periphery of a settlement is permitted the Council will require sites that are in a degraded or derelict state or which contain existing buildings to be redeveloped in the first instance.

Any proposal on a greenfield site will only be permitted where this will not dominate the settlement or have a detrimental impact on rural character.

The extension or expansion of an existing hotel, guest house or tourist hostel will be supported where the proposal will not result in the major extension of the existing curtilage and any extension or new buildings are subordinate to the existing buildings and integrate as part of the overall development.

#### Policy Clarification

- 4.68.** New hotels, guest houses and tourist hostels should normally be located within settlement boundaries. However, where a firm proposal exists and it is demonstrated that there is a lack of suitable land within the settlement, a site in the periphery may be considered. The periphery is defined as the outer limits or edge of a defined settlement. In the interests of sustainability, it is important that sites that are in a degraded or derelict state or which contain buildings are considered in the first instance.



**4.69.** Where a supporting statement is required to demonstrate how firm or realistic the proposal is it should include contractual agreements, what sources of finance are available to sustain the project, detailed information on the exhaustive search to illustrate that there is no reasonable prospect of securing a site within the settlement boundary or other nearby settlement and justification for the site chosen.

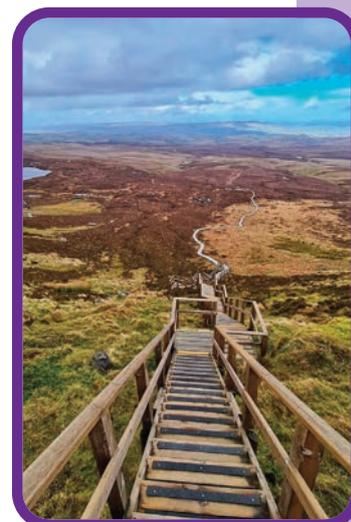
**4.70.** Guidance on what constitutes a vernacular building is available in Appendix 3.

#### **Policy TOU04 - Holiday Parks, Touring Caravan and Camping Sites**

The Council will support a proposal for a new holiday park or touring caravan and camping site outside of Special Countryside Areas and the lough shore in the following circumstances;

- a) the proposal is located at a tourism hub;
- b) where it would result in the replacement of a visually obtrusive development, when viewed from the Islands Special Countryside Area and the lough shore, to an alternative location in a position nearby with the new development similar in size and scale to the existing development and there being substantial visual, landscape and/or heritage benefits;
- c) exceptionally, where it has been demonstrated through submitted information that existing buildings are unsuitable for adaptation and re use, a new building which is similar in size and scale to the existing buildings may be permitted;
- d) adequate provision is made for communal open space (normally around 25% of the site area) as an integral part of the development;
- e) all proposals should provide for varied range and type of accommodation;
- f) any ancillary buildings are of a scale, size and design reflective of the rural character of the locality and form an integral part of the overall development;
- g) where the development will provide a high quality layout, design and landscaping in accordance with Appendix 4.

Proposals should be subsidiary in scale and ancillary to the overall tourism hub and any extension to an existing facility should not result in the major expansion of the existing curtilage and must be subordinate in scale and ancillary to the existing development on site.



#### Policy TOU04 - Holiday Parks, Touring Caravan and Camping Sites (cont'd)

A condition will be attached to any approval for touring caravan and camping sites to limit the use for touring purposes only. Any planning approval for a holiday park which includes caravans and self-catering units will be subject to conditions restricting the units for holiday purposes only and not to be occupied as a person's sole, or main place of residence.

#### Policy Clarification

- 4.71. The integration of these developments is often difficult due to their nature, scale and layout especially when viewed from the loughs and so they will be directed towards tourism hubs. A high quality design, layout and landscaping to assist in integrating a proposal into the countryside is also important.
- 4.72. In preparing a layout and landscaping plan there should be an informal layout of caravan units/motorhomes/chalets/glamping pods and of any other units by the use of small informal clusters separated by appropriate landscaping and the avoidance of rows of units that typically result in a detrimental impact.

#### Minerals Development – Context and Justification

- 4.73. As acknowledged in the SPPS, the minerals industry makes an essential contribution to the economy and to our quality of life. Minerals are important natural resources which are vital for the construction, manufacturing and energy industries. An adequate and steady supply is essential to support sustainable economic growth. Minerals includes “all minerals and substances in or under land of a kind ordinarily worked for removal by underground or surface working except that it does not include turf (peat) cut for purposes other than sale”. Aggregates such as sand, gravel and limestone are widespread within the Council area and can often be found in areas of high scenic value and environmental sensitivity. Valuable minerals such as gold, silver, lead and copper are also present but are more limited in occurrence.
- 4.74. Peatland as a resource is of enormous importance to our environment, creating distinctive upland and lowland landscapes, conserving biodiversity and affecting river catchment hydrology. There are extensive areas of peat in the Council area and in some localities it is commercially extracted. There is also a potential resource of hydrocarbons (gas).



**4.75.** Whilst the benefits of minerals to the economy are recognised, the extraction of minerals can affect communities and the environment. Therefore, the Council's approach is to promote the sustainable development of mineral resources in a way that protects the environment and communities, and at the same time supports sustainable economic growth. This means minimising and mitigating effects on communities; identifying and protecting sensitive environmental assets and landscapes from minerals development and ensuring sites are restored to a high standard and enhance the value of the wider environment. The Council also recognises that mineral resources are finite and those that are of economic or conservation value should be safeguarded to allow for future exploitation. When more robust evidence is made available, these areas will be identified at the Local Policies Plan stage.

#### **Policy MIN01 - Minerals Development**

The Council will support proposals for minerals development where it is demonstrated that they do not have an unacceptable adverse impact upon:-

- a) the natural environment;
- b) the landscape and visual amenity;
- c) the historic environment;
- d) the water environment;
- e) public safety, human health and amenity of people living or working nearby;
- f) road safety and convenience of road users; and
- g) In all cases, the cumulative effects of such proposals on a) to f) have been assessed for all minerals development regardless of whether those developments are classed as permitted or temporary development.

In considering a proposal for the extraction of valuable minerals including metalliferous minerals, where the site is within a designated area in the Local Development Plan, due weight will be given to the reason for the statutory zoning. There will be a presumption against all mineral development within designated Special Countryside Areas.

Within Areas of Constraint on Mineral Development, there is a presumption against mineral development unless one or more of the following criteria can be met in addition to a) to g):

- h) the proposal involves an extension to an existing minerals development; or
- i) the minerals development will provide building materials that are substantially for the restoration and repair of built conservation interest in the local area; or



### Policy MIN01 - Minerals Development (cont'd)

- j) the mineral is valuable; or
- k) the mineral is of limited occurrence and there is no reasonable alternative source outside the ACMD; and
- l) the development is for less than 15 years duration.

#### Commercial Peat Extraction

Commercial peat extraction, including proposals for new or extended sites or renewal of extant permissions, shall not be permitted.

All minerals development applications must include the proposed details of restoration and aftercare of the site in accordance with Policy MIN02. Applications for new and extended quarries within ACMDs must be accompanied by a landscape and visual impact assessment.

#### Policy Clarification

- 4.76.** The water environment is made up of ground water, surface water and watercourses. It also has an important role to play in biodiversity, supporting a variety of wildlife, including protected species, birds and aquatic species. Where applicable, measures designed to prevent pollution of rivers, lakes, reservoirs, watercourses and ground water should be included in applications for mineral extraction and processing plant, including settlement ponds.
- 4.77.** To minimise their visual impact in the landscape, mineral development should, where possible, be located to take advantage of existing landforms and features. Particular regard will be paid to the preservation of skylines and to the proposed location of plant, stockpiles and overburden/waste within the working.
- 4.78.** The amenity of people living and working nearby a minerals development can be adversely impacted upon as result of the generation of noise, vibration, dust, air and light pollution arising through excavation, processing or transporting of materials and particularly where they affect sensitive land uses including dwellings, recreation facilities and business. Where such impacts are judged to be incompatible with standards of amenity acceptable to the Council, planning permission will be refused, unless the developer can demonstrate adequate means of mitigation.



**4.79.** Significant adverse transport impacts on local communities could result from an unacceptable volume of traffic or by vibration, dust or noise associated with the transportation of materials. Therefore, when considering proposals for mineral development, an assessment of the local transport network is essential. Such an assessment will also need to take account of any cumulative impact arising from the proposed development when related to other minerals developments. Where traffic from such a development would prejudice the safety and convenience of road users, planning permission will normally be refused unless the access road and/or local road network can be satisfactorily improved.

**4.80.** Areas of Constraint on Mineral Development protect our most valuable and special landscapes, which are also important to tourism and recreation, from the effects of further mineral development.

The areas designated as:

- Areas of Constraint on Mineral Development are shown on the main Proposals Map.

**4.81.** To minimise the impact of mineral development, the Council considers that only those proposals which are of short term duration – less than 15 years – should be permitted within an ACMD. This time limit will include the construction, operation, decommissioning and restoration of the site. However, if during the extraction phase, a mineral resource is found to be more extensive than originally indicated, the Council will consider a new planning application to extend the life of the quarry/mine. This will be subject to the policy criteria set out above including h) to l), and the provision of the necessary supporting evidence and environmental information. In such incidences, the use of progressive restoration measures will be the most appropriate means of mitigating the effects of mineral extraction.

**4.82.** Peat is an unconsolidated deposit formed by decaying organic matter which accumulates in a water saturated environment such as a bog or moss. Bogs occur in areas of high rainfall or in sedimentary basins such as former lakes. Commercial peat extraction refers to the removal of peat for sale usually for energy or horticulture. As the process of commercial peat extraction decimates extensive areas, damaging its biodiversity and water storage functions and releasing the carbon stored in the peat, the Council considers that this practice should no longer be permitted in the interests of nature conservation and climate change.



**4.83.** Valuable minerals refer to high value metalliferous minerals such as gold, silver, lead, copper and diamonds. Exploitation may create environmental effects which are particular to the methods of extraction or treatment of that mineral. In considering a proposal where the site is within a designated site or in close proximity to an area that has been designated or is proposed for designation, due weight will be given to the reason for the designation.

**4.84.** There will not be a presumption against their exploitation in any area apart from within designated Special Countryside Areas. Exploration for such high value metalliferous minerals can usually be carried out under the current permitted development legislation. However, where planning permission is required, full consideration will be given to the potential environmental impacts and any risks posed to safety or human health.

#### **Policy MIN02 - Restoration and Aftercare**

All applications for mineral development must be accompanied by satisfactory proposals for:

- a) the final restoration scheme and proposed future land use;
- b) timescales for completion of restoration including details of completion of individual phases of restoration where a progressive scheme is proposed;
- c) aftercare arrangements once restoration is complete; and
- d) site management arrangements including security during and after the process of restoration.

A restoration and aftercare bond or other financial provision will be required to ensure full restoration and reinstatement of the site should the developer fail to implement the previously agreed restoration plan. All materials used should be overburden and materials taken from within the site. The importation of materials to fill and restore sites will not normally be permitted.

#### **Policy Clarification**

**4.85.** Restoration of mineral development sites presents the opportunity to improve the landscape, encourage biodiversity and create recreational opportunities for local communities. This can only be achieved if the application includes high quality and, if appropriate, innovative restoration and aftercare proposals. Where appropriate, the progressive restoration of mineral extraction sites will be required to reduce the effect of the workings and to return the land to productive and beneficial use.



**4.86.** The preferred types of restoration and after-use depend on a number of factors, including the characteristics of the deposits, nature of excavation, the surrounding landscape and the needs of the local community and the potential for nature conservation on the site. Traditionally, sand and gravel sites have been restored back to agricultural land whilst hard rock quarries should usually not be filled. However, any opportunities for enhancing biodiversity, local environment, European sites and ecological value of the site, the setting of historic assets or community recreation and access should be considered.

**4.87.** To ensure that restoration and aftercare proposals are carried out, the Council will require developers to provide a financial guarantee bond or make other financial provision.

### Policy MIN03 - Mineral Safeguarding Areas

Mineral Safeguarding Areas (MSAs) will be defined around all mineral reserves/resources in Fermanagh and Omagh that are considered to be of economic or conservation importance. Surface development which would prejudice future exploitation of these mineral resources will not be permitted.

#### Policy Clarification

**4.88.** As mineral resources are finite, they must be protected to give future generations the best possible chance of meeting their own needs. The mineral resources of the Council area include aggregates (e.g. sand, gravel, limestone, basalt and sandstone), valuable minerals (e.g. gold, lead, copper, zinc) and energy minerals and hydrocarbons (e.g. gas). The broad extent of mineral resources that occur in the area are shown on the Mineral Resources Map of Northern Ireland.

**4.89.** Access to mineral resources can be prevented or restricted (sterilised) by non-mineral development and the process of 'mineral safeguarding' ensures that this does not occur unnecessarily when planning applications are determined.

**4.90.** Detailed boundaries of MSAs will be defined in the Local Policies Plan which will also contain policy on how applications within MSAs will be treated. The identification of the physical extent of MSAs will be undertaken using current available geological and mineral resource information and in discussion with the minerals industry.



- 4.91.** The following types of development will be exempt from the policy:
- applications for householder development;
  - applications for alterations and extensions to existing non-residential buildings and for change of use of existing development, unless intensifying activity on the site;
  - applications for advertisement consent;
  - applications for reserved matters, including subsequent applications after outline consent has been granted;
  - Certificates of Lawful Use or Development (CLUD)
  - applications for works to trees protected under a Tree Preservation Order (TPO);
  - applications for temporary planning permission.

#### **Policy MIN04 - Unconventional Hydrocarbon Extraction**

The Council will not permit exploitation of unconventional hydrocarbon extraction until it is proved that there would be no adverse effects on the environment or public health.

Exploratory works for unconventional hydrocarbon which do require planning permission will be considered under Policy MIN01.

#### **Policy Clarification**

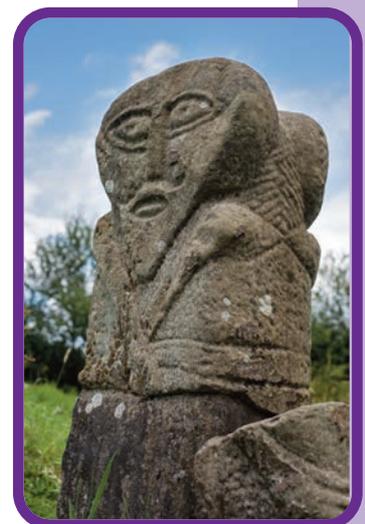
- 4.92.** The Council is aware of a significant and growing concern in respect to the social, public health, economic and environmental impacts that may be associated with unconventional hydrocarbon extraction, also known as hydraulic fracturing or fracking. Given the potential adverse impacts on the environment and human health associated with the process, the Council's position, in the absence of government evidence, is to adopt a presumption against the granting of planning permission for the extraction of unconventional hydrocarbon. This process means the generation of mechanical fractures in rock below the surfaces by means of the physical process of pumping fluid at high pressure into the rock via a petroleum wellbore for the purpose of enhancing the flow of all hydrocarbons between the rock and the wellbore.



# 5.0 ENVIRONMENT

## Historic Environment- Context and Justification

- 5.1.** Our Council area has a rich historic environment comprised of built and archaeological assets including buildings, structures, monuments, sites, places, areas and landscapes which together have influenced how our District and place has evolved. It has shaped and informed the nature and character of our towns, villages, townlands, and parishes, as well as our rural, upland and lakeland settings. Our historic environment is also a record of the social and economic history of the Council area and is displayed in the settlement patterns, agricultural land uses, and industrial and commercial activities. Many of our heritage assets are also important for cultural, historic and/or architectural reasons. The significance of some of our heritage assets extends beyond our own District and will be of interest within the context of Northern Ireland or even an international context.
- 5.2.** Our Council area is noted for its lakelands, the heritage of which has been uniquely influenced by and evolved through the use of waterways as highways in the past. Its features also include many crannogs and islands, some of which have a rich historical culture, for example, there are numerous ruins from different time periods of Christianity the earliest of which dates back to the 6th century. To the north east of the Council area, there are areas with significant archaeological remains, with numerous stone circles, standing stones and Neolithic tombs. At the more local level, conservation areas have been designated in the towns of Enniskillen, Omagh and Lisnaskea which are focused on their historic cores.
- 5.3.** Our historic environment is particularly vulnerable to change and for this reason a cautious approach to its management and protection is required to ensure its worth and integrity is preserved. Heritage assets contribute to our daily lives as integral parts of our townscapes and landscapes, but also to our economy (e.g. the film industry) and tourism industry as attractions for visitors.
- 5.4.** In keeping with the SPPS, the Council's role is to ensure these assets and the integrity of their setting, are protected, conserved and where possible, enhanced through the promotion of sustainable development and environmental stewardship. We recognise the need to balance opportunities for investment and development which benefits our local economy and communities with the overriding need to safeguard the historic and architectural integrity of our assets. The Council will always recognise and



realise the positive contribution of heritage assets - they should not be viewed as a constraint –and their respectful enhancement will be supported. The Historic Environment Division (HED) has a role in both identifying assets and maintaining a record of assets (for example, the Historic Environment Map Viewer, the Northern Ireland Buildings Database or the State Care Monuments of Northern Ireland) and is a statutory consultee on certain applications. HED also produces a range of guidance documents which are relevant considerations for development proposals which may affect heritage assets.

### Policy HE01 – Archaeology

#### **(a) Archaeological Remains of Regional Importance and their settings**

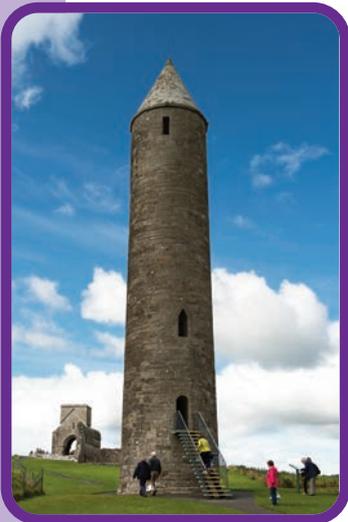
Development proposals which would adversely affect archaeological remains of regional importance or the integrity of their settings, including those that would merit scheduling and candidate ASAs, will only be permitted in exceptional circumstances and where the proposal is of overriding importance in Northern Ireland. Such proposals must be accompanied by sufficient and robust information to allow an assessment and evaluation of the extent of the remains and their significance.

#### **(b) Archaeological Remains of Local Importance and their Setting**

Development proposals which would adversely affect archaeological remains of local importance or their settings will only be permitted where it is adequately demonstrated that the need for the proposed development clearly outweighs the value of the remains and/or their settings.

Within the LPP, specific policies will be developed for each of the ASAs within the Council Area which will recognise and respond to their unique characteristics. The policies for specific ASAs will build on the Statement of Significance, which will themselves be a material consideration in assessing the impacts of development proposals on these landscapes.

The Council will review existing and identify new Areas of Archaeological Potential (AAP) in the District in the Local Policies Plan.



## Policy HE01 – Archaeology (cont'd)

- (c) The Council will seek all necessary information from applicants to allow well informed planning judgements, particularly where the impact of a development proposal on archaeological remains is unclear, or the relative significance of such remains is uncertain. Should an applicant fail to provide a suitable assessment or evaluation on request, the Council will adopt a precautionary approach and refuse planning permission.
- (d) Where the Council is minded to grant planning permission for development which will affect sites known or likely to contain archaeological remains, it will ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts of the development. The preferred treatment of archaeological remains affected by development will be considered in the following order:
- Preservation of remains in situ;
  - Licensed excavation, recording, examination and archiving of archaeology by way of condition.

### Policy Clarification

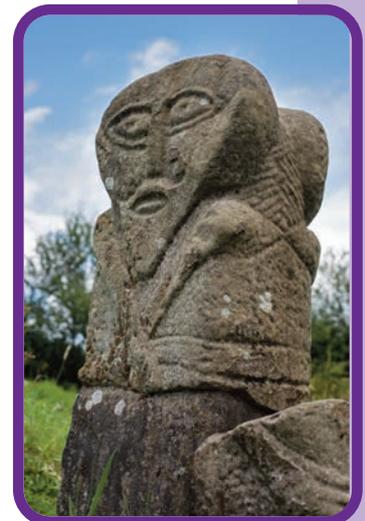
**5.5.** Archaeological remains of regional importance include monuments in State Care, Scheduled Monuments and Areas of Significant Archaeological Interest (ASAs). Such sites (or constituent parts of them) are statutorily protected.

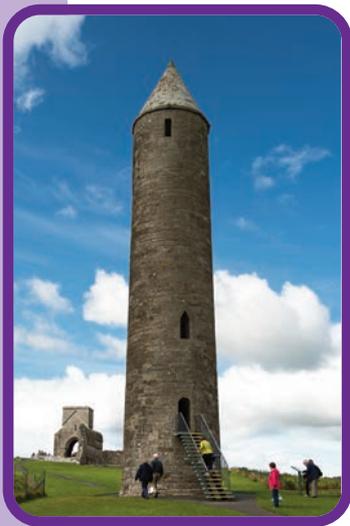
**5.6.** ASAs are areas of particularly distinctive historic landscape. They are likely to contain a number of individual and related sites and monuments and may be distinguished by their landscape character and topography. In order to protect and preserve their integrity it is important that they and their settings are protected.

The areas designated as:

- Areas of Significant Archaeological Interest are shown on the main Proposals Map.

**5.7.** Within ASAs, and candidate ASAs, development proposals will not be permitted unless it is demonstrated that it will not adversely affect the individual character, visual amenity and appearance of the distinctive historic landscapes.





**5.8.** Generally, it is unlikely that ASAs will be able to accommodate large scale development such as quarrying or mining operations, turbines or wind farms, waste disposal, industrial units or major tourism schemes or proposals for the erection of telecommunications masts or pylons and as it is likely that the overall impact of such proposals could be particularly damaging to the distinct appearance, character and historic environment of the area.

**5.9.** The majority of archaeological sites and monuments in Northern Ireland are not scheduled but still provide insight into our past. Archaeological Remains of Local Importance are those which, as well as being archaeologically important in the local context, may also be valued by the community and require safeguarding through the planning process. These can include sites and monuments that are not scheduled, buildings and structures of Industrial Heritage or Defence Heritage, as well as battle sites.

**5.10.** The factors below may be included as indicators to aid in assessing the local significance in a wider judgement based on the individual circumstances of a case:

- appearance: distinctive features in the landscape/townscape or local landmarks;
- quality: well-preserved or extensive buried remains;
- folklore/historical interest: association with a person or event in local tradition or legend;
- group value: one of a number of locally important sites; and
- rarity: a locally rare example.

ASAs are also identified as:

- Areas of Constraint on Mineral Development.

**5.11.** Areas of Archaeological Potential (AAP) which have been reviewed or identified as new, will be in areas within the settlement limits, where, based on current knowledge, it is likely that archaeological remains will be encountered during development and change.

## Policy HE02 – Listed Buildings and their Settings

### 1. Change of Use, Alterations and Extensions to a Listed Building and development in the setting of a Listed Building

The Council will only permit development proposals that affect listed buildings and their settings where it can be demonstrated that all of the following criteria are met:

- a) the essential character, its special architectural and/or historical interest, integrity and setting of the listed building will be protected, conserved and enhanced;
- b) the proposal makes use of quality materials and techniques (traditional and/or sympathetic) in keeping with architectural details of the listed building;
- c) the detailed design respects the character and appearance of the listed building and its setting in terms of scale, height, massing, proportion and alignment;
- d) where a change of use is proposed, the use is compatible with the fabric, appearance, setting and character of the building; and it secures the ongoing viability and upkeep of the listed building; and
- e) the alteration is desirable or necessary.

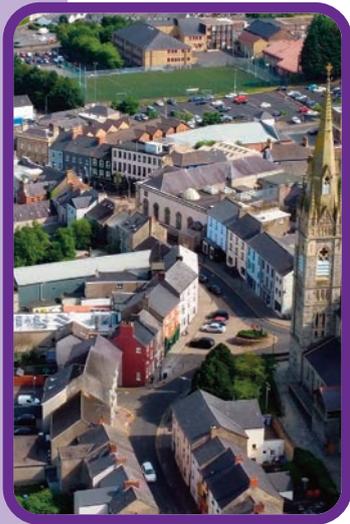
### 2. Demolition of a Listed Building

There will be a presumption in favour of retaining listed buildings. The total or part demolition of a Listed Building will only be permitted in exceptional circumstances where it is demonstrated that:

- a) it cannot be retained in its original or reasonably modified form; and
- b) demolition is necessary, justified by clear and convincing evidence with conservation expertise.

In such cases, appropriate arrangements must be in place for recording the building prior to demolition and for the timely redevelopment of the site. Where consent for the total demolition of a listed building, or any significant part of it, is granted, this will be conditional on prior agreement for the redevelopment of the site.





## Policy Clarification

- 5.12.** Listed Buildings are buildings or structures (including walls or bridges) of special architectural or historic interest. Prior to undertaking any development proposal affecting a listed building or its setting, it is important that there is a full knowledge and understanding of the building's significance and that this has been informed by both an appropriate level of expertise (such as a suitability accredited conservation architect, building surveyor or engineer) and a heritage-led approach to any alteration or extension.
- 5.13.** Furthermore, where development is permitted this will be conditional on appropriate arrangements being in place for the recording of any alterations to, or loss of, the original fabric or layout of the listed building prior to the commencement of the works.

## Policy HE03 – Conservation Areas

### 1. Development within or adjoining a Conservation Area

In the interests of enhancing or preserving the character of a Conservation Area, development proposals including those which may impact upon its setting, will only be permitted where all of the following criteria are met:

- a) the development is in sympathy with the built form of the area and respects the characteristics of adjoining buildings in terms of scale, form, materials and detailing;
- b) the development respects the layout, open space, trees and other landscape features that contribute to the character of the area; and,
- c) important views within, into and out of the area are protected and retained.

### 2. Demolition of an Unlisted Building in a Conservation Area

Development proposals involving the demolition of an Unlisted Building in a Conservation Area will only be permitted in exceptional circumstances where it is demonstrated that the building makes no material contribution to the character or appearance of the area; and where it is demonstrated that the new building enhances the character or appearance of the area.

## Policy Clarification

**5.14.** Within Conservation Areas the guiding principle will be to enhance where an opportunity to do so exists or, preserve its character and appearance in cases where an opportunity for enhancing does not exist. Also, an emphasis must be placed on the careful and positive management of change. Measures that may conserve, preserve or enhance the character or appearance of the Conservation Area include:

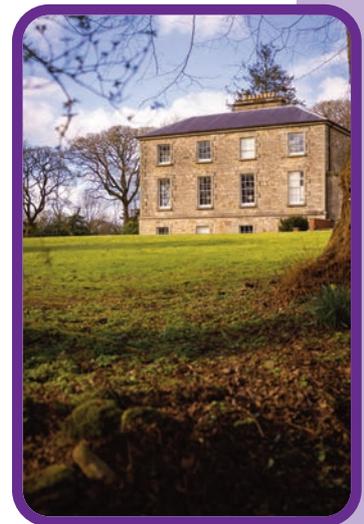
- Restoring original building features;
- Removing inappropriate additions or alterations to buildings;
- Restoring or re-establishing appropriate paving, railings or walls;
- Protecting and maintaining green spaces and important trees, particularly where they are intrinsic to the history and character of the area;
- Sympathetic landscaping and planting;
- Reducing visual clutter caused by negative factors, such as satellite dishes, unnecessary street furniture and advertisements.

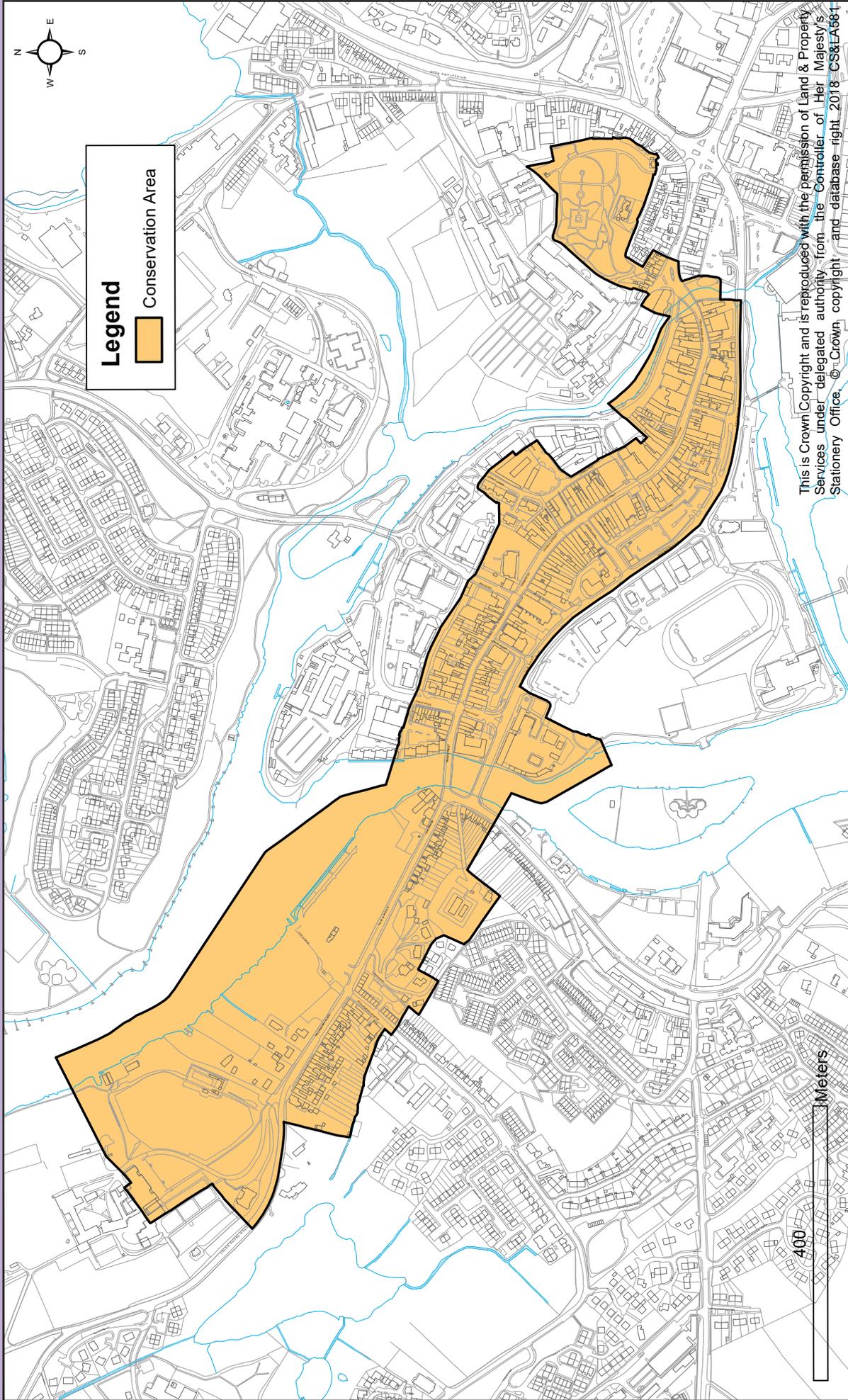
**5.15.** Whilst there will be a general presumption against the demolition of Unlisted Buildings in a Conservation Area, the Council recognises that there may be occasions where it is justified through the provision of sufficient evidence.

**5.16.** Each Conservation Area has a Design Guide which sets out how its unique style and character led to the designation of the conservation area, and identifies specific assets and features that merit protection, conservation or enhancement. These Design Guides will be a material consideration when assessing proposals under this policy and should be a starting reference point when formulating proposals that may impact on the character or appearance of a conservation area.

The existing areas designated as:

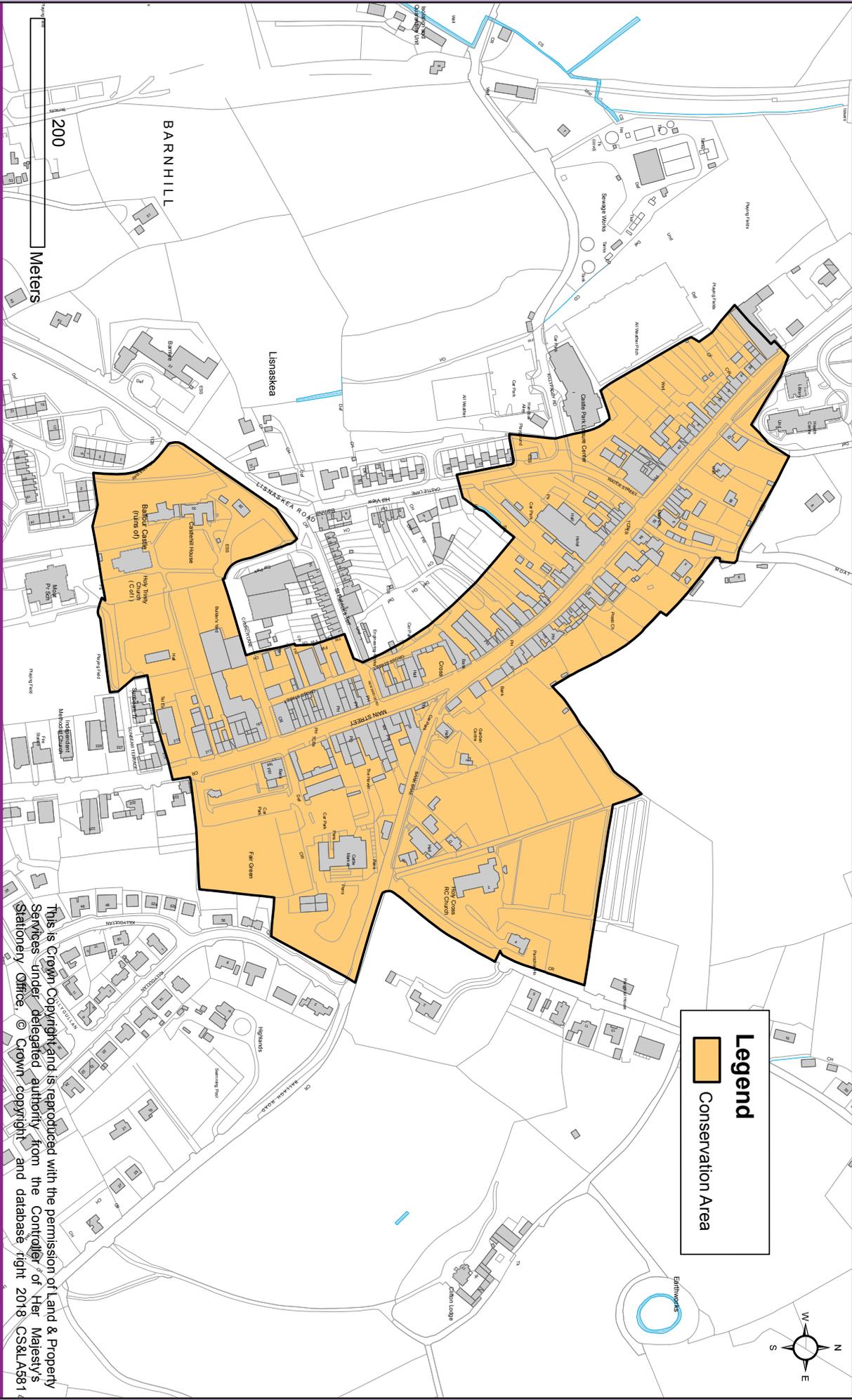
- Conservation Areas are shown on the insert Proposals Map.





## Enniskillen Conservation Area

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

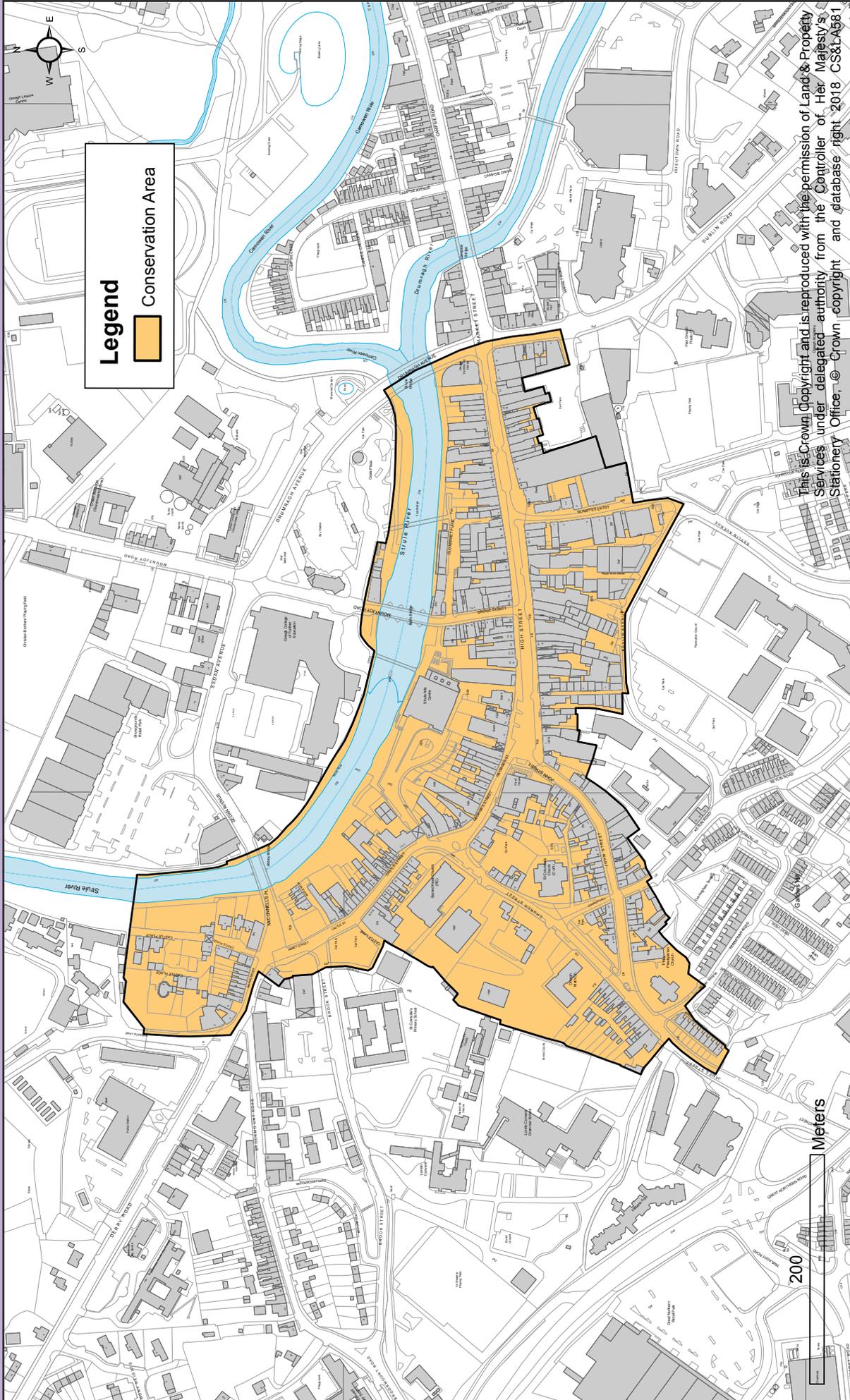


This is Crown Copyright and is reproduced with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office. © Crown copyright and database right 2018. CS&LA581

**Lisnaska Conservation Area**



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



## Omagh Conservation Area

## Policy HE04– Areas of Townscape Character (ATCs) and Areas of Village Character (AVCs)

### (a) Development within or adjoining an ATC or AVC

The Council will only permit development proposals within an Area of Townscape Character or Village Character, where all the following criteria are met:

- i) the character and unique identity, including the historic built form, of the ATC or AVC is maintained or enhanced; and
- ii) any trees, or other landscape features are protected and satisfactorily integrated into the design and layout of the development.

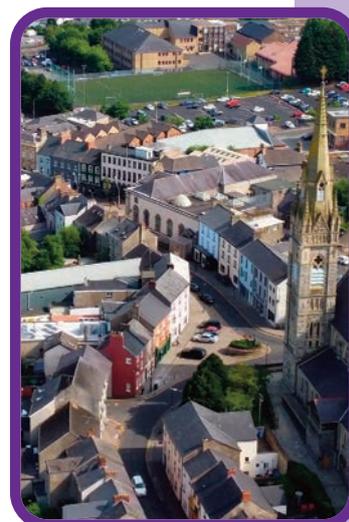
### (b) Demolition of an Unlisted Building in an ATC or AVC

The demolition of an Unlisted Building in an Area of Townscape Character or Village Character will only be permitted where the building makes no material contribution to the distinctive character or appearance of the area and appropriate arrangements are put in place for the redevelopment of the site.

## Policy Clarification

**5.17.** Areas of Townscape Character and Areas of Village Character are designated on the basis of the contribution the historic built form makes to the distinct character of a settlement. This distinctive character stems from the buildings; their form, setting, landscape and other important features. For this reason it is important that the design, scale, massing and finishes of any development proposal maintain or enhance the unique character of the ATC/AVC.

**5.18.** The loss of an unlisted building through demolition can significantly impact on the overall character and appearance of an ATC/AVC and on the integrity of the designation as a whole. In such cases, in order to maintain or enhance the existing unique identity of the ATC/AVC the proposed redevelopment must be sympathetic in scale, massing and design to the remainder of the ATC/AVC.



### Policy HE05 – Historic Parks, Gardens and Demesnes

The Council will only permit development proposals within Historic Parks, Gardens or Demesnes, or which may impact upon their settings, where it can be demonstrated that all of the following criteria are met:

- a) the development would not lead to the loss of, or cause harm to, the overall character, principal components or setting of the Historic Park, Garden or Demesne, including landscaping and distinct boundary features; and,
- b) the development would not adversely impact on the integrity and overall quality, understanding, experience and enjoyment of the Historic Park, Garden or Demesne.

#### Policy Clarification

- 5.19.** The Council recognises the important contribution that Historic Parks, Gardens or Demesnes of special historic interest make to the heritage of the District. Particular account shall be taken of the impact of the proposal on the archaeological, historical, and botanical interest of the site. Where development is permitted, this will be conditional on appropriate arrangements being in place prior to the commencement of the development for the recording of any features of interest which will be lost.

### Policy HE06 – Local Landscape Policy Areas (LLPAs)

The Council will only permit development proposals within or adjoining an LLPA where it is demonstrated that they do not adversely impact on their intrinsic landscape quality, amenity value, and environmental value and character.

#### Policy Clarification

- 5.20.** Our settlements possess a range of historic and environmental assets which contribute to their distinctive character, views, setting, sense of place and local identity. LLPAs are designated to help protect these assets and where they are within or adjoining settlements. This could be for one or more of the following:
- 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.

**5.21.** Sometimes LLPAs can also assist in creating 'buffers' between different land uses and will assist in retaining visual breaks within urban areas.

**5.22.** It should be noted that in most cases the existing use of the LLPA should be retained and there are likely to be limited opportunities for new buildings or structures within them. However, there may be occasions where the alteration, extension or redevelopment of an existing building within an LLPA could be accommodated sensitively within the landscape and where the overall scale of development is modest. Detailed development guidance for individual LLPAs will be included in the Local Policies Plan.

**5.23.** Where LLPAs contain significant parts of historic parks, gardens or demesnes, conservation areas, listed buildings and archaeological monuments, this policy will apply in addition to and without prejudice to any other statutory provision or development plan policy relating to these assets.

### Policy HE07 – Enabling Development

The Council will only permit 'Enabling Development' relating to the conservation, refurbishments and re-use of a Heritage Asset in exceptional circumstances where it will not materially harm its heritage value or setting. It must be demonstrated through a Statement of Justification that all of the following criteria will be met:

- a) It will not materially harm the heritage values of the place or its setting;
- b) It avoids detrimental fragmentation of management of the place;
- c) It will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose;
- d) It is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid;
- e) Sufficient subsidy is not available from any other source;
- f) It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests;



### Policy HE07 – Enabling Development (cont’d)

- g) The impact of the enabling development is precisely defined at the outset; and
- h) The public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the dis-benefits of departing from the normal policy presumption of the local development plan.

#### Policy Clarification

- 5.24.** The decision to permit enabling development in accordance with this policy should only be in exceptional circumstances and as a last resort when all other options to secure the future of a heritage asset in the public interest have been explored and found unfeasible. Where a preliminary assessment indicates that the development proposals would not result in public benefit this policy should not be applied.
- 5.25.** A Statement of Justification should also include sufficient, detailed financial information as is necessary to allow the Council, to make an informed decision upon the application. The Statement of Justification should be informed by appropriately qualified expertise and should be informed by an understanding of the asset and its significance. In particular, the information provided on the enabling development component should be sufficiently detailed to allow the planning authority to validate the need for and assess the scale of the enabling development; and consider the impact on private concerns where this coincides with the public interest. The onus is on the developer to demonstrate that sufficient funds are not available from any other source. Enabling development must always be justified by the inherent lack of viability of the heritage asset, not an owner’s inability to fund a commercially viable scheme.
- 5.26.** Planning permission for enabling development may be subject to planning conditions to ensure that public benefits are delivered or alternatively a planning agreement may be required.



### Policy HE08 – Change of Use, conversion or re-use of an unlisted locally important building or vernacular building

The change of use, sympathetic conversion or re-use of an unlisted locally important building or unlisted vernacular building will be encouraged. Proposals will be required to secure its upkeep and retention and ensure that no significant harm or loss is caused to the appearance or character of the building and its setting. The following criteria must be met:

- a) Maintain or enhance the form, character, architectural features and setting of the existing building and not have an adverse effect on the character or appearance of the locality; and
- b) Any new extensions, alterations or adaptations are sympathetic to the scale, massing and architectural style of the building and should not significantly alter the appearance or character of the building.

The effect of an application on the significance of a non-designated asset such as an unlisted vernacular building or historic building of local importance should be taken into account in determining the application.

#### Policy Clarification

**5.27.** Locally Important Buildings are buildings which have a degree of significance (architectural or historic) meriting consideration in a planning decision but which are not formally designated. They can include buildings such as former school houses and churches and older traditional barns and outbuildings; or past records of industry, such as mills or former banks.

**5.28.** Vernacular buildings tend to be houses or farm buildings that were built by local people without the intervention of formally trained architects. They were built with traditional techniques and the design responded to the climate and availability of materials, often with a simple form and plan. Further guidance on what constitutes a vernacular building is available at Appendix 3. Vernacular buildings (which are not formally designated) can also be Locally Important Buildings where they are regarded as having a degree of significance. However, as vernacular buildings are identified by their typical characteristics, rather than their significance, this is not always the case.



**5.29.** Sometimes these unlisted locally important and vernacular buildings lie within Conservation Areas or Areas of Townscape/Village Character where other policies of the plan would normally seek their retention (see HE03 (b) and HE04 (b) above). However, outside of these areas, retention of these types of buildings is encouraged as these heritage assets represent a continued understanding of the history of our District at a local level. As such, all development proposals for the sympathetic conversion of a locally important and/or vernacular building should involve the minimum of work and should maintain or enhance the existing character of the building and its setting.

**5.30.** As such, this policy allows for further opportunities for their re-use, when balanced against other policies of the plan, and where it can be demonstrated this will secure the building's upkeep and retention in the long-term. An example of this may include the reuse of an unlisted locally important building or vernacular building in the countryside for a small-scale rural project, tourism accommodation or residential unit.

### Natural Environment - Context and Justification

**5.31.** The importance of the natural environment with its diversity of habitats, species, landscapes and earth science features is recognised in both the RDS and SPPS. Our Council area is rich in habitats and species. In recognition of the unique and special natural attributes that it has to offer, there have been a variety of important protections bestowed upon areas and these include internationally important designations made under the auspices of the Birds Directive (which protects wild birds and their habitats) and the Habitats Directive (which protects habitats and other species of animal and plants).

**5.32.** The Natural Environment of our Council area is of upmost importance to our residents and visitors. This is reflected in the Fermanagh and Omagh 2030 Community Plan, where the natural environment is captured in outcome 7: 'our outstanding natural environment and built and cultural heritage is sustainably managed and, where possible, enhanced'. The natural environment contributes towards our growing tourism market, economic development, and the associated health benefits our natural world affords us. A pristine environment both from the valley floors to the high mountains, affords us with a wealth of abundant plants and animals upon which we depend for our future prosperity and survival. As our area has much to offer in terms of the natural environment, it is important that we protect, conserve, enhance and restore it and seek to halt the loss of biodiversity and habitats.



- 5.33.** Many of our natural environment assets are not constrained by lines on a map nor borders, so there is an onus on us to ensure the safe transit of important species, throughout our District and beyond, via protected areas such as existing designated areas both where there is a threat to the natural environment and/or where it is thriving.

## Policy NE01 - Nature Conservation

### 1. Internationally Important Sites

The Council will only support development that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on an existing or proposed SPA, existing or candidate SAC, Sites of Community Importance, or a listed or proposed RAMSAR site.

Where a development proposal is likely to have a significant effect (either alone or in combination) or a reasonable scientific doubt remains, the Council shall make an appropriate assessment of the implications for the site in view of the site's conservation objectives. Only after having ascertained that it will not adversely affect the integrity of the site, can the Council agree to the development and impose appropriate mitigation measures in the form of planning conditions or a planning agreement.

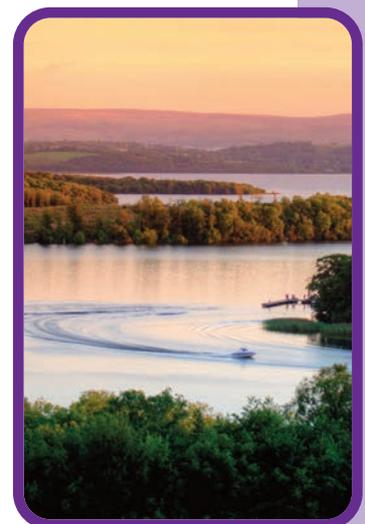
A development proposal which could adversely affect the integrity of an international site may only be permitted in exceptional circumstances and where:

- a) there are no alternative solutions; and
- b) the proposed development is required for imperative reasons of overriding public interest; and
- c) compensatory measures are agreed and fully secured through conditions or a planning agreement.

### 2. Nationally Important Sites

Development affecting an ASSI, National Nature Reserve or Nature Reserve will only be permitted where:

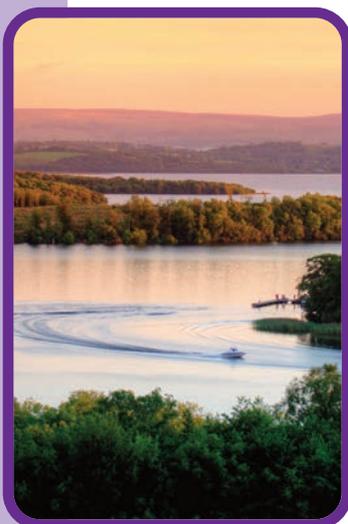
- a) it is not likely to adversely affect the integrity of the area, including the value of the site to the habitat network or the features for which it has been designated; or
- b) any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance. In such cases, appropriate mitigation and/or compensatory measures will be required.



## Policy NE01 - Nature Conservation (cont'd)

### 3. Locally important Sites

The Council will only support development likely to have a significant adverse impact on areas or features of local importance for nature conservation including Wildlife Refuges and, Local Nature Reserves where local public benefits clearly outweigh the nature conservation value of the site and there is a specific locational requirement for the development. In such cases, appropriate mitigation and/or compensatory measures will be required.



### Policy Clarification

- 5.34.** Where development proposals have the potential to impact upon our natural environment assets, it will be necessary to ensure that the legislation is complied with since these sites are afforded the highest forms of statutory protection. SACs, SPAs and Ramsar sites are designated under European law whilst ASSIs, national nature reserves and nature reserves are designated under UK law. Sites which are being considered for designation as a SPA or SAC are referred to as pSPA (proposed) or cSAC (candidate). ASSIs underpin most areas that are designated as SPAs or SACs.
- 5.35.** In relation to development proposals likely to have a significant effect on a SAC, SPA or Ramsar site (either alone or in combination with effects from other plans or projects) or where reasonable scientific doubt remains, the Council will carry out an appropriate assessment of the implications for the site in view of the site's conservation objectives. Only after having ascertained that it will not adversely affect the integrity of the site, can the Council agree to the development and impose appropriate mitigation measures in the form of planning conditions. An adverse effect on the integrity of a SAC, SPA or Ramsar site means an affect which would undermine the achievement of the conservation objectives for that site.
- 5.36.** Local Nature Reserves and Wildlife Refuges are designations that the Council can establish in order to enrich the network of important natural heritage assets in the District. Sites of Local Nature Conservation Importance (SLNCIs) are areas rich in biodiversity and contribute to the overall network of natural environment sites in our Council area. SLNCIs will be designated through the Local Policies Plan.

**5.37.** Further information in relation to the designations we have within our District is held by the Department of Agriculture, Environment and Rural Affairs (DAERA).

International and European sites (RAMSARs, SACs, and SPAs); Areas of Special Scientific Interest (ASSIs); and, National Nature Reserves are also identified as:

- Areas of Constraint on Mineral Development.

International and European sites (RAMSARs, SACs, and SPAs); Areas of Special Scientific Interest (ASSIs); and, National Nature Reserves are shown on the main Proposals Map for information.

## Policy NE02 – Protected Species and their Habitats

### European Protected Species

Development that is likely to harm a European Protected species will not be permitted unless it can be demonstrated that:

- (a) there is no satisfactory alternative;
- (b) the development is required in the interest of public health or public safety, or for other imperative reasons of over-riding public interest, including those of a social and economic nature and beneficial consequences of primary importance to the environment;
- (c) there is no detriment to the maintenance of the population of the species at a favourable conservation status; and
- (d) mitigation and compensatory measures are agreed and their delivery secured.

### Other Protected Species

The Council will only permit development that is not likely to harm any statutorily protected species and where any impact arising can be adequately mitigated or compensated against.

## Policy Clarification

**5.38.** Development proposals must be sensitive to all protected species, and sited and designed to protect them and their habitats and prevent deterioration and destruction of their breeding sites or resting places. The planning and design of any development which has the potential to impact on a protected species will require to take into account the level of protection afforded by legislation and any impacts must be fully considered.



- 5.39.** In addition, seasonal factors should be taken into account when assessing development proposals that could impact upon protected species for example nesting seasons. This is also important in determining when surveys should be carried out to establish the presence of a species on site.

### Policy NE03 – Other Habitats, Species or Features of Natural Heritage Importance

The Council will only permit development likely to result in an unacceptable adverse impact on, or damage to, habitats, species or the features listed below, where the benefits of the development outweigh the value of the habitat, species or feature. In such cases, appropriate mitigation and/or compensatory measures will be required.

- a) priority habitats
- b) priority species;
- c) active peatland;
- d) ancient and long established woodland;
- e) features of earth science conservation importance;
- f) features of the landscape which are of major importance for wild flora and fauna;
- g) rare or threatened native species;
- h) wetlands (including river corridors); or
- i) other natural heritage features worthy of protection, including trees and woodland.

Where there is potential that a habitat, species or other feature of natural heritage importance exists on a site or is likely to be impacted by development, the developer will be required to carry out an appropriate survey of the site's interests and undertake a suitable ecological appraisal.

### Policy Clarification

- 5.40** Priority habitats and species may fall within and beyond designated sites. They include both European (as identified under Annex I and II of the Habitats Directive and Annex I of the Birds Directive) and Northern Ireland priority habitats and species identified through the Northern Ireland Biodiversity Strategy (NIBS) (to achieve the statutory duties under the Wildlife and Natural Environment (NI) Act 2011).



## Landscape - Context and Justification

- 5.41.** As acknowledged in the SPPS, our natural and cultural landscapes are an essential aspect of our sense of place and belonging and are part of our national and community identity. The Council area has a variety of unique and special landscapes, and there are some areas which are designated primarily for this reason. The Sperrin Area of Outstanding Natural Beauty (AONB) is a largely mountainous area which occupies a significant portion of the north east of the Council area. This designation seeks to protect and enhance natural beauty whilst also recognising the needs of the local community and economy. In the south of the Council area lies the Marble Arch Caves Global Geopark which is home to a variety of geology, natural landscapes and historic relics. The important lakelands of the Council area, primarily comprising Upper and Lower Lough Erne, also contain a wealth of habitats and species dependent upon them.
- 5.42.** The Sperrin Mountains form a back drop to the north east of our Council area, stretching from the Strule Valley in the west to the perimeter of the Lough Neagh low lands in the east. The area presents vast expanses of moorland with the mountain valleys of the Glenelly and Owenkillev rivers lying below. They are widely recognised as the largest, most unspoilt and least explored mountain range in Northern Ireland, including a particularly diverse range of landscape types.
- 5.43.** Scenically the area has much to offer, such as Mullaghcarn and Gortin which are a much-visited part of the AONB and lie within our Council area. The core mountain areas are relatively isolated, bringing a strong sense of wildness and tranquillity. The AONB is also an area of outstanding geological interest, including resources of gold and other valuable minerals, and contains stretches of intact blanket bog such as Black Bog, a European protected habitat. There are examples of many distinctive archaeological features including Stone Age megalithic tombs and Bronze Age landscapes. For these reasons, it is important to protect the integrity of the portion of the Sperrin AONB that lies within our Council area whilst at the same time recognising the needs of rural communities living there.



**5.44.** There are also other areas of commonly recognised landscape quality which are not currently included within any form of landscape designation. These landscapes are a major asset, contributing to tourism and recreation, enhancing the quality of people’s lives and providing attractive settings. It is important that we manage change in these landscapes, maintaining their distinctive cultural and natural character.

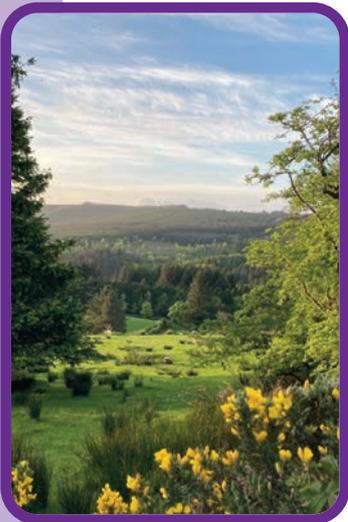
**5.45.** The Council undertook a Landscape Character Review for Fermanagh and Omagh as part of its evidence base. It also undertook a Landscape Designation Review for Fermanagh and Omagh. These documents informed the designations made in this part of the plan strategy. The Council has designated three Special Countryside Areas (SCAs). These are exceptional landscapes, wherein the quality of the landscape and unique amenity value is such that they require protection from inappropriate development. They are:

- (i) Cuilcagh Mountain;
- (ii) The High Summits of the Sperrins; and
- (iii) The Islands of Lough Erne, Lough Macnean and Lough Melvin.

Additionally, the Council has designated three Areas of High Scenic Value (AoHSVs). These are those parts of the countryside that are of a relatively unspoilt nature, and which provide an attractive setting of local importance. They are:

- (i) Cuilcagh, Marlbank and Lower Lough Macnean;
- (ii) Upper Lough Erne; and
- (iii) Lower Lough Erne.

Further details are found in L02 (SCAs) and L03 (AoHSV).



## Policy L01 – Development within the Sperrin Area of Outstanding Natural Beauty

Development proposals which adversely affect or work to erode the distinctive special character including landscape character, visual amenity, natural, historic or cultural heritage of the Sperrin AONB, its views or setting, when considered individually or cumulatively alongside existing or approved development, will not be permitted.

Account must be taken of the Landscape Character Assessments and any other relevant guidance including an AONB Management Plan and local design guides.

Development proposals must be accompanied by a Landscape and Visual Impact Assessment.

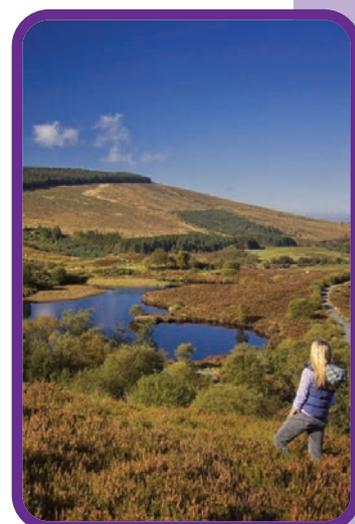
### Policy Clarification

**5.46.** The Council recognises that there is a need to protect against any development which could be likely to adversely affect the scenic quality of the AONB and to protect against the piecemeal erosion of the distinctive character of the Sperrin AONB. This requires higher standards of design to ensure new development conserves and enhances the natural beauty of the Sperrin AONB while accommodating the needs of its local communities.

The Sperrin Area of Outstanding Natural Beauty is shown on the main Proposals Map for information.

**5.47.** Therefore, development proposals within the Sperrin AONB, or those which could affect its setting, should be sensitive to the distinctive landscape character of the area and the quality of the landscape, historic environment and wildlife. Furthermore, they should reflect the traditional settlement and siting patterns within the locality and reflect the design characteristics of local vernacular buildings. Applicants should seek to minimise the visual impact of proposed development on the landscape and provide appropriate mitigation measures including landscape proposals to ensure the landscape and visual integration of the proposed development within the AONB.

**5.48.** Proposals must be able to demonstrate that they have sought to protect, enhance and conserve the distinctive special character of the area and quality of landscape, heritage and wildlife within it.



## Policy L02 – Special Countryside Areas

Within Special Countryside Areas, planning permission will not be granted for development proposals unless they do not threaten the landscape character and unique amenity value of the area and, exceptionally, are:

- a) of such national or regional importance, as to outweigh any potential detrimental impact on the unique qualities of the upland, outstanding vistas, or island environment; or
- b) minor works or improvements to infrastructure such as walking and cycle-ways, fishing and canoe stands; or
- c) providing tourism accommodation or facilities through the re-use of existing vernacular buildings whilst being sympathetic to the landscape and nature conservation interests.

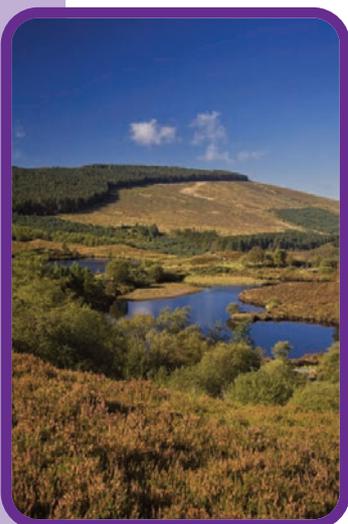
Development proposals must be accompanied by a Landscape and Visual Impact Assessment.

### Policy Clarification

**5.49.** The exceptional landscapes contained within our Council area require protection from inappropriate or unnecessary development which could erode their unique quality and amenity value. Cuilcagh Mountain, the high summits of the Sperrins, and the islands of Lough Erne, Lough Macnean and Lough Melvin are particular examples of relatively unspoilt, unique areas which should be preserved in order to retain both their special environmental benefits and their aesthetic qualities, thus development should be limited to those exceptional circumstances listed above. Recognition should be given to the interdependency between special qualities of the landscape and the natural functioning of the environment, taking into account internationally and nationally important nature conservation sites and associated ecosystems, species and habitats.

The areas designated as:

- Special Countryside Areas are shown on the main Proposals Map.



### Policy L03 – Areas of High Scenic Value (AoHSV)

Proposals for development within Areas of High Scenic Value will only be permitted where it is demonstrated that they would not adversely affect or change either the quality or character of the landscape or the settings of the loughs. All proposals must have regard to siting, massing, shape, design, finishes and landscaping in order that they may be integrated into the landscape. Exceptional consideration will be given to the provision of pathways and informal recreational facilities of an appropriate scale and in a suitable location.

Within these areas, a site-specific landscape and visual impact assessment (LVIA) will be required for all large-scale development as part of a planning application.

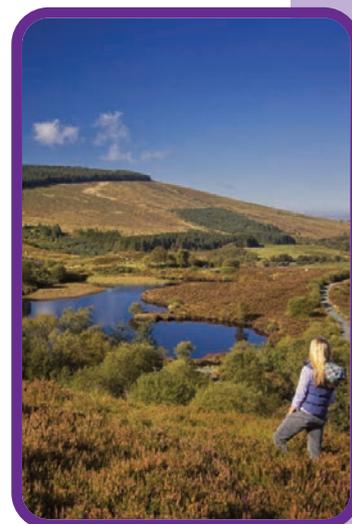
#### Policy Clarification

**5.50.** Areas of High Scenic Value are those parts of the countryside that are of a relatively unspoilt nature and provide an attractive setting of local importance. This policy seeks to protect such areas from development which may damage the integrity of these landscapes.

The areas designated as:

- Areas of High Scenic Value are shown on the main Proposals Map.

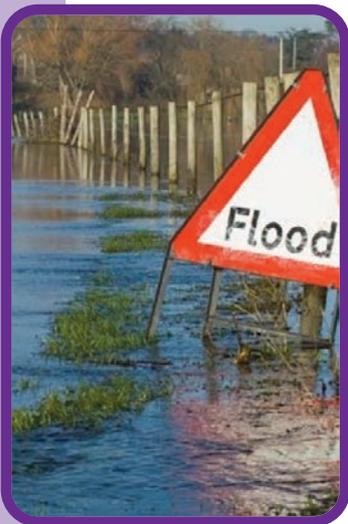
**5.51.** Development proposals should take into account the findings of the Fermanagh and Omagh Landscape Character Assessment (LCA) (2018), in particular the statement of importance which outlines the significance of each area and opportunities for change. Any analysis to assess the potential landscape and visual effects of the sensitivity of the landscape, should include consideration of the sensitivity of the landscape, the cumulative impacts of development and the capacity of the Area of High Scenic Value to absorb the development proposal.



# 6.0 INFRASTRUCTURE

## Flood Risk Management – Context and Justification

- 6.1.** Climate change and global warming are resulting in sea levels rising at an accelerating rate and more periods of heavy rainfall and intense storms. Both can lead to flooding through increase in peak river flows and surface water flooding. Problems from flooding such as erosion and land instability can result in danger to life, damage to property and wasteful expenditure of public and private resources on remedial works.
- 6.2.** Parts of the Council area are potentially at risk of fluvial (from a river) flooding with settlements such as Enniskillen, Omagh, Beragh and Fintona all affected by flooding from a river at some time or another. Therefore, the impact of flooding needs to be carefully managed in relation to protecting existing properties and future development. However, for the majority of areas, the largest risk of flooding is pluvial (from surface water) and groundwater. In addition, controlled reservoirs constitute a potential source of flood risk that can have serious consequences in the event of a breach or over topping. This type of flooding is liable to be sudden with a response time likely to be short and so can potentially have devastating consequences. In keeping with the SPPS, the aim of the LDP is to prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere.
- 6.3.** In order to properly manage development, the latest available flood risk information will be used. DfI Rivers defines the extent of floodplains in Northern Ireland and are the competent authority to provide up to date information for areas at risk of flooding and also to confirm the structural adequacy of flood defences. Current information on present day floodplains and those which take account of climate change predictions, is available from Flood Maps NI. One of the main purposes of the flood maps is to highlight the areas that are prone to flooding and to inform anyone applying for planning permission if flooding is likely to be an important consideration. DfI Rivers and Water and Drainage Policy Division, as consultees, can provide advice prior to the submission of documents such as Drainage assessments or Flood Risk Assessments.



## Policy FLD01 - Development in Floodplains

The Council will not permit development within the floodplain unless it falls within one of the following exceptions (1) to (3):

**1. Defended Areas** – defined as previously developed land protected by flood defences but which excludes the following:

- a) essential infrastructure such as power supply and emergency services;
- b) storage of hazardous substances;
- c) accommodation for vulnerable groups such as schools, residential/nursing homes, sheltered housing;
- d) any development within 10 metres of flood defences.

Proposals involving significant intensification of use will be considered on their individual merits. Developments within greenfield sites in defended areas will not be permitted.

**2. Undefended Areas:**

- a) replacement buildings (subject to provision of flood proofing measures).  
Proposals that include essential infrastructure or bespoke accommodation for vulnerable groups or that involve significant intensification of use will not be acceptable;
- b) development for agriculture use, transport and utilities infrastructure which are required for operational reasons to be located in the flood plain;
- c) water compatible development which would not adversely affect water quality, such as boating, navigation and water based recreational use which are required for operational reasons to be located in the flood plain;
- d) the use of land for sport or outdoor recreation, amenity open space (but excluding children's playgrounds) or for nature conservation purposes, including ancillary buildings (but excluding club houses and social facilities);
- e) the extraction of mineral deposits and necessary ancillary development.

**3. Development which is of overriding regional or sub-regional economic importance where it is demonstrated that:**

- a) there is exceptional benefit to the regional or sub-regional economy; or
- b) the proposal requires a location within the flood plain and there are no suitable alternative sites outside the flood plain.



### Policy FLD01 - Development in Floodplains (cont'd)

Where a proposal falls within one of the exceptions (1 - 3) or is minor development it must be demonstrated that:

- i). all sources of flood risk to and from the proposed development have been identified; and
- ii). there are adequate measures to manage and mitigate any increase in flood risk to the proposed development or elsewhere; and
- iii). flood proofing measures are incorporated into the design of the building.

Land raising, new flood defences or flood compensation storage works will not be acceptable except where carried out by the relevant statutory authority.



### Policy Clarification

- 6.4.** A flood plain is an area that stores and conveys water during times of flood from a watercourse. They are generally flat areas adjacent to a watercourse where water flows in a flood, or would flow, but for the presence of flood defences. The limits of the floodplain are defined by the peak water level of an appropriate return period event defined as being with a 1 in 100-year probability (Annual Exceedance Probability (AEP)) of 1% plus an up-to-date climate change prediction, in accordance with the latest guidance published by DfI.
- 6.5.** A defended area is an area of the flood plain where flooding would normally occur except for the presence of flood defences which usually consist of new hard engineered or earthen bank flood defences. The location of the flood defences and the areas benefiting from their protection are shown on the Flood Maps NI. DfI Rivers, as the competent authority, need to confirm that flood defences are structurally adequate and provide the minimum standard of 1% Annual Exceedance Probability fluvial flood protection.
- 6.6.** An undefended area is an area of the flood plain that is not protected by flood defences. These areas are at much higher flood risk than defended areas, although the flooded areas are usually more predictable and flood water usually recedes more quickly.

**6.7.** When considering proposals for sport or outdoor recreation, synthetic sports surfaces should be avoided. Where a residential development is adjacent to or partially within a flood plain, it will normally be acceptable to utilise the flood plain for public open space associated with the housing development.

**6.8.** 'Minor development', for the purpose of flood risk, includes:

- a) Non-residential: extensions (Industrial/Commercial/Leisure etc.) with a footprint less than 150 sq. metres;
- b) Alterations: development that does not increase the size of buildings, e.g. alterations to external finishes;
- c) 'Householder' development: e.g. sheds, garages, games rooms etc. within the curtilage of the existing dwelling in addition to extensions to the existing dwelling. This excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of a dwelling house into flats.

**6.9.** Where the principle of development within the flood plain is accepted, in line with the above exceptions, a Flood Risk Assessment (FRA) will be required and with the aim of demonstrating compliance with criteria (i) and (ii). A FRA may also be required when a site is close to the margins of the flood plain as depicted on the Strategic Flood Map and a more accurate definition of the extent of potential flooding is needed. Appendix 5 provides details of what a FRA should contain.

### **Policy FLD02 - Development affected by Surface Water Flooding outside Floodplains**

The Council will not support new development at risk from surface water flooding or which would increase the risk of flooding elsewhere unless it is demonstrated through a drainage assessment that adequate drainage measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere.

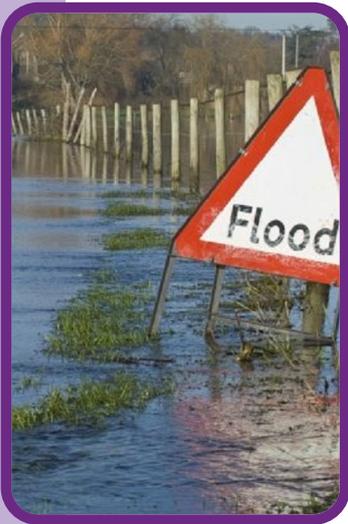
All new development proposals for new building(s) and the change of use of buildings within an area at risk from surface water flooding must incorporate flood proofing measures.



## Policy FLD02 - Development affected by Surface Water Flooding outside Floodplains (cont'd)

A Drainage Assessment must accompany applications for the following types of development as these have the potential to create surface flooding elsewhere:

- a) a residential development comprising of 10 or more dwelling units;
- b) a development site in excess of 1 hectare;
- c) a change of use involving new buildings and/or hard surfacing exceeding 1000 square metres in area;
- d) where a proposed development (excluding minor development) is located in an area where there is evidence of a history of surface water flooding;
- e) where surface water run-off from the development may adversely impact upon other development or features of the Natural and Historic Environment (unless it falls within one of the categories (1 to 3) of Policy FLD01).



### Policy Clarification

- 6.10.** Surface water flooding occurs as a result of high intensity rainfall which overwhelms natural or man-made drainage systems resulting in water flowing overland and ponding. As this type of flooding is on the increase due to the expansion of urban areas, new development proposals that are at risk of surface water flooding must demonstrate through a drainage assessment that the flood risk can be effectively controlled and mitigated against and that it will not create greater potential for surface water flooding elsewhere. In some areas there may be potential for surface water flooding, as opposed to a known history of this type of flooding. Where there is potential for surface water flooding, for example as indicated by the surface water layer of the Flood maps NI, the onus should rest upon the developer to assess the flood risk and drainage impact and to mitigate the risk to the development and any adverse impacts beyond the site.
- 6.11.** Where a Drainage Assessment is acceptable, suitable long term management and maintenance of the infrastructure should be in place. (Refer to Appendix 6 for details to be submitted in a Drainage Assessment).

### Policy FLD03 - Sustainable Drainage Systems (SuDS)

All development proposals must, where practicable, include proposals for Sustainable Drainage Systems.

#### Policy Clarification

- 6.12.** The use of SuDS as a drainage solution is preferable as they tend to manage surface water at or close to its source. They can also maintain local water balances, treat water pollution, support wildlife and deliver attractive community spaces.
- 6.13.** A proposal for SuDS should be in the form of a sustainable drainage design strategy and should include detail of measures to capture, use, delay and absorb rainwater as close as possible to source and so as to mimic natural dispersal. Lands susceptible to surface water flooding are identified on Flood Maps NI.
- 6.14.** Sustainable drainage systems (SuDS) as a drainage solution has an aim to “slow the flow”. Such systems are widely used in other areas and have been shown to be more effective than traditional piped drainage in reducing surface water flooding as well as providing other environmental, economic and social benefits. SuDS can provide for more permeable materials for hard landscaped surfaces in new developments as this prevents soil sealing and allowing for a slower run off rate and should be applied to all developments except for those developments that are minor in nature or where it is not practicable to do so.
- 6.15.** SuDS techniques can include: green roofs (as a source control measures to deal with run-off at, or close to, the surface where rainfall lands), permeable surfaces; water storage (e.g. ponds), swales (shallow drainage channels), wetlands and groundwater infiltration. In some cases it is best that these techniques are used in combination to secure maximum benefit.
- 6.16.** Where a proposal is acceptable, the Council will need to be satisfied that suitable arrangements are in place with regard to the long term management and maintenance of the infrastructure on which mitigation depends.



## Policy FLD04 - Protection of Flood Defences and Drainage Infrastructure

Development proposals located beside a flood defence, control structure or any watercourse<sup>15</sup> must provide a minimum of 5 metres working strip adjacent to all designated watercourses and flood defence and drainage infrastructure. Any development proposal which would impede an existing working strip will not be permitted.

### Policy Clarification

- 6.17.** Flood defence and drainage infrastructure are critical in providing a level of flood protection to people and property and adequate land drainage. Where a new development proposal is located beside a flood defence, control structure or designated watercourse, it is essential that access to these for their future maintenance by DfI Rivers or other statutory undertaker or the landowners is not impeded. These working strips (areas in which mechanical equipment can operate easily) may be up to 10m in width, or as may be agreed with DfI Rivers. It will be a requirement that clear access and egress is provided at all times.

## Policy FLD05 - Artificial Modification of Watercourses

The Council will only permit the artificial modification of a watercourse in exceptional circumstances where:

- a) the culverting of a short length (no more than 10m) of watercourse is necessary to provide access to a development site or part thereof, and a clear span bridge cannot be provided; or
- b) it can be demonstrated that a specific length of watercourse needs to be culverted for engineering reasons unconnected with any development proposal and that there are no reasonable or practicable alternative courses of action.

The erection of buildings or other structures over the line of a culverted watercourse will not be permitted.

<sup>15</sup> A Watercourse - is a river, stream, canal, ditch or culvert as defined in the Drainage (Northern Ireland) Order 1973.



## Policy Clarification

- 6.18.** The artificial modification of watercourses is likely to have impacts which run contrary to the objectives of sustainable development as embodied in the Water Framework Directive, the Floods Directive, the Northern Ireland Sustainable Development Strategy and Sustainable Water – A Long-term Water Strategy. Such operations can adversely impact upon visual amenity in the built and historic environment and can damage or impair the landscape quality, ecological integrity and biodiversity of watercourses. Whilst culverting may in some instances alleviate local flood risk, it can increase flood risk downstream by the accumulation of higher flows.
- 6.19.** The adoption of Sustainable Drainage Solutions (SuDs) in accordance with Policy FLD03 SuDs should be considered as the first option for the disposal of storm water as such solutions can reduce the need for flood alleviation/culverting works downstream and any associated maintenance. Even where there are instances of inherent structural problems such as slope stability and land slippage and culverting appears unavoidable, other solutions such as bank reinforcement, gabion wall construction and underpinning should be considered first.
- 6.20.** The retention of open watercourses as amenity features through good design and layout will be encouraged.

### Policy FLD06 - Development in Proximity to Controlled Reservoirs

Where a proposal for new development lies within the flood inundation area of a controlled reservoir, the Council will grant permission where it can be demonstrated that the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance, provided by a suitably qualified engineer regarding reservoir safety.

Where assurance on the condition, management and maintenance regime of the relevant reservoir/s is not demonstrated, the application must be accompanied by a Flood Risk Assessment, or other analysis, which assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed.



## Policy FLD06 - Development in Proximity to Controlled Reservoirs (cont'd)

There will be a presumption against development within the potential flood inundation area for proposals that include:

- a) essential infrastructure;
- b) storage of hazardous substances;
- c) accommodation for vulnerable groups; and
- d) for any development located in areas where the FRA indicates potential for an unacceptable combination of depth and velocity.

### Policy Clarification

- 6.21.** Controlled reservoirs (or dams as they are often referred to) have a potential risk of flooding as they are capable of holding 10,000m<sup>3</sup> or more of water above the natural level of any part of the surrounding land (as defined in the Reservoirs Act (Northern Ireland) 2015). It is therefore necessary that proposals within the inundation area are accompanied by an assessment of reservoir safety and assurance from a suitably qualified engineer<sup>16</sup>. Where assurance is not demonstrated there is a requirement for a FRA which demonstrates an assessment of the downstream flood risk in the event of:
- a controlled release of water;
  - an uncontrolled release of water due to reservoir failure;
  - a change in flow paths as a result of the proposed development; and
  - that there are suitable measures to manage and mitigate the identified flood risk, including details of emergency evacuation procedures.

Controlled reservoirs with flood inundation area which affect development within the Council area are as follows:-

- Ballydoolagh
- Derrykeeghan
- Killyfole
- Glenhordial
- Lough-a- Tirrive
- Lough Fingrean
- Lough Bradan
- Lough Eyes

- 6.22.** Maps showing the zones of inundation are available to view on the Department for Infrastructure's Mapping Portal.

<sup>16</sup> Suitably qualified engineer' is an All Reservoirs Panel Engineer.



## Renewable Energy – Context and Justification

- 6.23.** In accordance with the SPPS, the overall aim in relation to renewable energy is to facilitate the siting of renewable and energy generating low carbon facilities in appropriate locations within the built and natural environment and to realise the benefits of renewable energy without compromising other environmental assets of acknowledged importance. Renewable and low carbon energy sources can include wind, sun (solar energy), moving water (hydropower), heat extracted from air, ground and water (including geothermal energy) and biomass (wood, biodegradable waste and energy crops such as those for use in an Anaerobic Digester).
- 6.24.** In the Council area onshore wind is the most significant renewable energy sector due to topography and wind speeds. In recognition of this, the Council commissioned a Landscape Wind Energy Capacity Study to assess the overall capacity of our different landscapes to support further wind farm developments and identify areas where there is no longer capacity. The findings of this study have informed our approach on how wind energy proposals should be considered. The identified capacity does not take account of environmental designations.
- 6.25.** The Council aims to support a diverse range of renewable energy development whilst at the same time taking into consideration environmental, landscape, visual and amenity impacts.

### Policy RE01 - Renewable and Low Carbon Energy Generation

The Council will permit proposals for the generation of energy from renewable or low carbon sources and any associated buildings and infrastructure, where it can be demonstrated that there will be no unacceptable adverse impact upon:

- a) public safety, human health, or residential amenity;
- b) visual amenity and landscape character;
- c) biodiversity, nature conservation or historic environment and their settings;
- d) local natural resources, such as air quality or water quality and quantity;
- e) the safety of public footpaths, highways;
- f) aviation interests, broadcasting installations and all other telecommunications;
- g) public access to the countryside and/or recreational/tourist use of the area;
- h) flood risk;





### Policy RE01 - Renewable and Low Carbon Energy Generation (cont'd)

- i) any renewable energy development on active peatland will not be permitted unless there are imperative reasons of overriding public interest; and
- j) they do not create unacceptable cumulative impacts when viewed in conjunction with other operational and approved, and those which are currently the subject of valid but undetermined applications for renewable and low carbon energy generation developments.

#### Wind Energy Proposals

In addition to criteria (a) - (j) above, all proposals for wind energy development including single turbines and wind farms, extensions and repowering will be required to comply with the Fermanagh and Omagh Landscape Wind Energy Strategy (Appendix 6) and demonstrate that:

- k) they do not result in unacceptable impacts on nearby residential properties and/or any sensitive receptors in terms of noise, visual dominance, shadow flicker, ice throw or reflective light;
- l) the development will not create a significant risk of landslide or bog burst;
- m) the proposed entrance is adequate for both the construction and operation phase of the development along with the local access road network to facilitate construction of the proposal and transportation of large machinery and turbine parts to site;
- n) a separation distance of 10 times rotor diameter to an occupied, temporarily unoccupied or approved property can be achieved, with a minimum distance not less than 500m will generally apply to wind farms with single turbine proposals assessed on a case by case basis; and
- o) the above-ground redundant plant (including turbines), buildings and associated infrastructure shall be removed and the site restored as per the agreed Decommissioning and final Restoration Plan which should include details of the final restoration scheme and proposed future land use. The Plan should include the following:
  - i) timescales for completion of individual phases of restoration where a progressive scheme is proposed;
  - ii) aftercare arrangements once restoration is complete.
- p) All wind turbines should be set back at least fall distance plus 10% from the edge of any public road or public right of way.

## Policy RE01 - Renewable and Low Carbon Energy Generation (cont'd)

### Ground Mounted Solar PV installations

Ground mounted solar PV installations i.e. solar farms will not be permitted within the Sperrin AONB, Special Countryside Areas (SCAs) and Areas of High Scenic Value (AoHSV).

Outside the Sperrin AONB, Special Countryside Areas (SCAs) and Areas of High Scenic Value (AoHSV), we will support proposals for large scale solar farms which meet criteria (a) – (j) above and the following criteria;

- q) they do not result in unacceptable impacts on nearby residential properties and/or any sensitive receptors.
- r) The proposed entrance is adequate for both the construction and operation phase of the development along with the local access road network to facilitate construction of the proposal and transportation of machinery and part to the site.

### Policy Clarification

**6.26.** This policy applies to all renewable and low carbon energy sources which include wind, sun (solar energy), moving water (hydropower), heat extracted from air, ground and water (including geothermal energy) and biomass (wood, biodegradable waste and energy crops such as use in an Anaerobic Digester).

**6.27.** Sensitive receptors are defined as habitable residential accommodation (although not necessarily occupied, can include temporarily unoccupied dwellings capable of immediate occupation), hospitals, schools and churches. With regards to the future decommissioning and proposals for site restoration in the event that the site becomes redundant and is no longer generating energy, the Council will use planning conditions (or a legal agreement where appropriate) to ensure the works necessary to restore the site to an agreed standard are undertaken.

**6.28.** The Council's Landscape Wind Energy Strategy identifies four categories of area based on underlying landscape capacity for wind energy development, as follows:

- 1) Areas with Highest Underlying Landscape Capacity
- 2) Areas with Limited Underlying Landscape Capacity
- 3) Areas with No Underlying Capacity
- 4) Areas of Significant Cumulative Development



**6.29.** Active peatland is of particular importance to Northern Ireland for its biodiversity, water and carbon storage qualities. Any renewable energy development on active peatland will not be permitted unless there are imperative reasons of overriding public interest as defined under The Conservation (Natural habitats, etc.) Regulations (Northern Ireland) 1995 as amended.

**6.30.** The Landscape Wind Energy Strategy sets out the type of development that may be appropriate within these areas.

The areas identified as:

- Areas with Highest Underlying Landscape Capacity
- Areas with Limited Underlying Landscape Capacity
- Areas with No Underlying Capacity
- Areas of Significant Cumulative Development are shown on the insert Proposals Map.

**6.31.** Repowering offers the opportunity to rearrange the location of the turbines in order to better integrate them into the existing landscape. The ability to re-use part of the infrastructure already developed on site such as roads and grid connection also means less capital investment than is required for a new site. However, the potential benefits of repowering need to be balanced against the appropriateness of a likely increase in turbine size and height and whether such a change can be comfortably accommodated within the original footprint. The Landscape Wind Energy Strategy provides guidance on this matter.

**6.32.** Any associated buildings and infrastructure may include substations and energy storage systems/housing. Energy storage allows for energy to be absorbed and released when required. It offers flexibility during times of fluctuating energy generation and demand, which make energy storage technologies an important part of a low carbon future and also have economic benefits such as allowing the energy to be stored and sold to the National Grid.

**6.33.** The landscape and visual effects of wind energy developments, solar PV farms and other renewable energy developments will vary on a case by case basis according to the type of development, its location and the landscape setting of the proposed development. Some of the effects may be minimised through appropriate siting, design and landscaping schemes, depending on the size and type of development proposed. In relation to wind energy development the number, scale, size and siting of turbines may have an unacceptable impact on visual amenity or landscape character. Proposals should be accompanied by a Landscape and Visual Impact Assessment.



**6.34.** Renewable energy production can have direct or indirect impacts on a European or Ramsar designated site. For example, wind energy proposals can have an impact on supporting habitat for birds such as hen harrier; anaerobic digestion may be a source of ammonia; hydro power may lead to changes to flows of watercourses through abstraction. Therefore, the impacts of renewable energy proposals on designated sites will also be a priority consideration and proposals will require particular scrutiny through Environmental Impact Assessment (EIA) and Habitats Regulations Assessment (HRA) where applicable.

**6.35.** There is currently no guidance available on the appropriate location and design of solar farms. However, there are a number of examples of such guidance in other jurisdictions and these will be utilised in the assessment of any applications, for example, 'Planning guidance for the development of large scale ground mounted solar PV systems' produced by BRE National Solar Centre and Cornwall Council in the UK.

### **Transportation – Context and Justification**

**6.36.** Greater use of sustainable transport modes such as walking and cycling, improved integration of transportation with land-use planning and facilitating safe and efficient access, movement and parking are fundamental to the RDS and A New Approach to Regional Transportation.

**6.37.** The Council area is heavily reliant on motorised transport and uses a road network characterised by numerous 'B' class and minor roads which, along with 'A' roads, link settlements across an extensive rural area. None of the 'A' roads have any dual carriageways influencing travel times for those travelling through and within the Council area. This also affects public transport travel times. Within the main towns, cycling and walking infrastructure is not sufficiently developed in some areas to make it attractive as an alternative transport mode. Therefore, the aim is to improve physical connectivity and accessibility between and within settlements and their rural hinterland. The Council will support proposals for transportation which improve travel times, alleviate congestion and improve safety as well as providing more sustainable modes of transport including buses, walking and cycling.



**6.38.** Alongside this, is the need to create safe and efficient access, movement and parking and ensuring the successful integration of transport and land use. The retention of parking in town centres is also important in the interests of providing accessible and convenient town centres for shoppers and visitors. The effective management of off-street parking will be addressed through the Council's Parking Strategy and Action Plan (March 2018).

**6.39.** Whilst transportation within the District is primarily associated with the road network, our extensive waterways provide connections and opportunities for scenic and sightseeing transportation. Disused railway lines also have the potential to be re-used as transport routes including conversion to Greenways for walking and cycling. Two projects of this type which, subject to funding, may see fruition within the timescale of the Plan, are the Enniskillen to Sligo Greenway and Enniskillen to Clones Greenway. Enniskillen airport at St. Angelo offers opportunities for private and light aircraft travel.

### Policy TR01 – Land Use and Transport

The Council will permit development proposals where it is demonstrated that:

- there is the capacity to accommodate the type and amount of traffic generated, or where the impact can be suitably mitigated, taking into account the cumulative impact of developments;
- access arrangements do not prejudice road safety or significantly inconvenience the flow of traffic;
- adequate parking facilities are provided in accordance with the published parking standards;
- Appropriate safe, convenient and secure facilities for cycle parking and cyclists are provided

Transport Assessment<sup>17</sup> will be required where a development proposal is likely to have a significant impact on highway conditions.

### Policy Clarification

**6.40.** The aim of the policy is to promote road safety and to ensure that there is a safe and efficient movement of people and goods on all our roads.

<sup>17</sup> See guide to Transport Assessment (published by DoE and DRD, 2006)



**6.41.** New development will often affect the public road network surrounding it, and it is part of the function of planning control to seek to avoid or mitigate adverse impacts. Therefore, in assessing development proposals, the Council will seek to ensure that access arrangements for development proposals are safe and will not unduly interfere with the movement of traffic.

**6.42.** A new access onto the public road will be required to be properly located and well designed for the safety and convenience of all road users. Consideration will be given to the proximity to junctions and other existing access points as relevant matters in the assessment of traffic hazards.

**6.43.** Where there is a new access created or the use of the access is intensified, good visibility is essential for the safety of all road users. Therefore developers are required to provide requisite visibility splays under their control which are retained free from obstruction at all times. Applicants should refer to current published guidance<sup>18</sup> which sets out the standards for sightlines, radii, gradient etc. that will be applied. In the event where a proposal is for the replacement of a similar use and has a substandard access and does not meet current standards, consideration should be given to the potential to incorporate improvements in the interest of road safety.

**6.44.** In order to fully assess the impact on the road network and to help deliver more sustainable travel patterns, a Transport Assessment will be required for all significant developments. This may also include a Travel Plan.

**6.45.** A Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or redevelopment, with an agreed plan to mitigate any adverse consequences. TAs aim to provide information so that decision makers can better understand how a proposed development is likely to function in transport terms. Where a TA concludes that a development necessitates the provision of additional transport infrastructure improvements, these costs shall be borne by the developer. The TA may include a Travel Plan (TP) that sets out a package of complementary measures to secure the overall delivery of more sustainable travel patterns and which reduces the level of private car traffic generated. The coverage and detail of a TA and TP will depend on the scale of the proposed development.



<sup>18</sup> DCAN 15 Vehicular Access Standards

**6.46.** The parking standards provide guidance on the number of parking spaces required for a development as well as the design standards for all types of spaces (including allowing sufficient space for manoeuvring) to ensure all spaces are fit-for-purpose. This includes allowing improved provision for disabled in terms of space and accessibility.

**6.47.** Where it is necessary to provide measures to aid accessibility for everyone, this can be incorporated in a Design and Access statement.

### Policy TR02 – Car Parks and Service Provision

Proposals for new, extended or temporary car parks within the town centres will only be permitted where they do not impact on the viability or vitality of the town centre.

The loss of existing car parking or space for servicing within the town centre will not be permitted where it impacts on current or existing arrangements. There will be a presumption against temporary car parks where it is considered unnecessary and it is not linked to firm proposals for the development for the site.

### Policy Clarification

**6.48.** The provision of suitable car parking for all users including people with disabilities, parents and child parking spaces and short and long-term visitors is essential to support the needs of our businesses, residents and visitors. While planning applications for temporary car parks will be assessed in the light of all relevant factors, there will be a presumption against such development where it is considered unnecessary and is not linked to firm proposals for the development of the site.

**6.49.** Planning permission for a temporary car park, if granted, will be subject to a time limit of 1 year. The loss of car parking may therefore have economic impacts such as the effect on the viability or vitality of our town centre or result in circumstances where displaced parking would be detrimental to highway and pedestrian safety. Similarly, the loss of areas currently used for servicing may affect the viability of businesses or result in highway safety issues. Where an application involves the loss of town centre car parking or servicing it must be demonstrated that sufficient parking and servicing remain.



**6.50.** In providing these facilities, consideration should be given to the impact such developments can have visually and environmentally, as well as ensuring safety for all highways users.

**6.51.** With the advancement of technology, it is likely that there will be more electric vehicles on the road over the plan period. To assist, electric car charging points should be provided in car parks which are generally open to the public and at key destinations e.g. town centre car parks, supermarkets or cinemas. There will also be a requirement at some facilities, especially those based on tourism, to provide coach parking and as such this is reflected within the current published parking standards.

### **Policy TR03 – Provision of Park and Ride and Park and Share car parks**

The Council will permit development proposals for new or extended Park and Ride and Park and Share car parks where it has been demonstrated that there is a need.

### **Policy Clarification**

**6.52.** Park and Ride and Park and Share are effective ways to reduce traffic congestion and should be ideally located convenient to public transport connections such as bus stops or at key road junctions throughout the Council area.

### **Policy TR04 – Protected Routes**

A development proposal involving direct access, or the intensification of the use of an existing access, will only be permitted where:

- a) in the case of motorways and high standard dual carriageways an exception may be considered for motorway service areas where there is demonstrable need;
- b) in the case of other dual carriageways, ring roads, Through-Pass or By-Pass, the development is of regional significance; or
- c) in the case of a Protected Route within settlement limits;
  - i) the development cannot be accessed from an adjacent minor road; or
  - ii) in the case of residential developments, where it will significantly assist in the creation of a quality environment without compromising road safety or result in an excessive number of access points.



## Policy TR04 – Protected Routes (cont'd)

- d) in the case of a Protected Route outside settlement limits where the development is for:
  - i) a replacement dwelling, where there is an existing vehicular access onto the protected route, or;
  - ii) a farm dwelling, a dwelling that serves the needs of an established commercial or industrial enterprise, or is for other development that would meet the criteria for development in the countryside and where access cannot be reasonably obtained from an adjacent minor road, use of an existing vehicular access onto a protected route will be permitted.

### Policy Clarification

**6.53.** The aim of the policy is to restrict access onto the main roads of our strategic network in order to facilitate the efficient movement of traffic over long distances. The protection of these routes contributes to economic prosperity within the Council area by providing efficient links between the main towns, airports, seaports and with the Republic of Ireland. Applicants are advised that details of Protected Routes are available from the Department for Infrastructure.

**6.54.** Where a new access is created or the use of an existing access is intensified onto a protected route it is essential that it does not compromise the free flow and the safe movement of traffic.

## Policy TR05 – Safeguarding New Transport Schemes

Development proposals will not be permitted where they would prejudice the implementation of a transport scheme identified on the Proposals Map.



## Policy Clarification

- 6.55.** It is necessary to ensure that land needed to facilitate New Transport Schemes (such as a new roads and road improvements schemes) is protected from development that would prejudice its implementation. If such schemes were prejudiced this could have significant knock-on impacts on the ability to provide infrastructure in the right place and at the right time to allow our Growth Strategy to be implemented and Plan Objectives to be achieved.
- 6.56.** The Regional Strategic Transport Network Transport Plan (RSTNTP) will be the main source of identifying and prioritising future major road schemes and these will be identified on the Proposals Map. In addition, applicants are advised that details of New Transport Schemes, and any updates are available from the Department for Infrastructure.

## Policy TR06 – Disused Transport Routes

Development proposals on a disused transport route will not be permitted where it would prejudice its future re-use as either:

- a) a transport route; or
- b) a recreational, nature conservation or tourism-related use.

## Policy Clarification

- 6.57.** The Council recognises the need to identify and safeguard disused transport routes such as former railway lines and canals where there is a reasonable prospect of re-use for future transport purposes. Many of these former transport routes have potential for re-use for transportation purposes (including cycling and walking connections). Where it is the case that it is no longer viable or necessary for these routes to be retained for transport purposes other uses will be supported including for recreation, leisure or tourism or to contribute towards the Council's green/blue infrastructure. Where there is a reasonable prospect of re-use this will be identified in the Local Policies Plan.





## Public Utilities – Context and Justification

**6.58.** Modern day telecommunications and the provision of utility infrastructure are an essential element in the life of the local community and for the national economy. They have a specific role in promoting sustainable communities by helping to counteract the effects of relative remoteness in rural areas and limiting the need to travel to work and providing access to information, learning and shopping. Strong connectivity is vital for businesses in order to keep them competitive and to access new markets. However, many remoter, rural parts of the Council area suffer from poor access to high speed broadband and also deficiencies in mobile broadband coverage. Therefore, in keeping with the SPPS, the Council will facilitate telecommunications growth which leads to improvements in these areas whilst keeping the environmental impact to a minimum.

**6.59.** To underpin economic growth, it is also necessary to have a safe, secure, reliable energy infrastructure network. New energy infrastructure must be carefully planned and assessed to avoid adverse environmental effects, particularly on or near protected sites and areas of landscape sensitivity including the Sperrin AONB. Overhead power cables will be facilitated but should avoid running through or adjacent to Sensitive Locations or Features.

### Policy PU01 - Telecommunications

Proposals for telecommunications installations, including mast, antennae, dishes and other apparatus, will only be permitted where they comply with all of the following criteria:

- a) The siting and external appearance of all installations, including any access provision, location or landscaping requirements, shall not have an adverse impact on visual amenity or environmentally sensitive features and locations while having regard to the technical and operational constraints placed on operators;
- b) The siting and design of any proposed antennae on a building shall not adversely impact on the external appearance of the building;
- c) There is a need for the development and, if a new mast or base station is proposed, it must be demonstrated that the possibility of erecting antennae on an existing building, mast or other structure (including sharing with an existing operator), has been fully explored and is not feasible or a new mast represents a better environmental solution; and
- d) The development when operational meets the ICNIRP<sup>19</sup> guidelines for public exposure to electromagnetic fields.

<sup>19</sup> ICNIRP –The 1998 International Commission on Non-Ionizing Radiation Protection.

## Policy PU01 - Telecommunications (cont'd)

Where permission is sought for telecommunication installations at or adjacent to a Sensitive Locations or Features, it must be demonstrated that other alternative options have been investigated and are considered inappropriate.

### Policy Clarification

**6.60.** In submitting proposals for telecommunications equipment applicants should seek a solution which minimises visual and environmental impact. Individual circumstances will determine how this can best be achieved. For development by Code System Operators, an approach to reaching an appropriate solution in site selection and base station design is to consider the series of options set out below. This is a checklist rather than a rigid sequence of steps and will aid assessment against the above policy:

- Can smaller antennas be installed;
- Can the visual impact of antennas and equipment be integrated through design and siting, for example as part of a building or street furniture;
- Can the visual impact of antennas and equipment be minimised through design and so that they appear to be an integral part of a building, structure, or landscape;
- Can an existing site, mast and other infrastructure be shared with other operators;
- Installing a new mast, or using a new site/building/structure, only when other options are not possible or it represents a better environmental solution than other options.

In the event where there are no suitable locations, the Council will expect a sympathetic approach including appropriate integration of equipment and structures.



### Policy PU02 - Overhead Electricity Lines

The Council will permit the development of overhead power lines where it has been demonstrated that all the following criteria are met:

- a) they avoid sensitive locations and features;
- b) they have no unacceptable impacts on residential amenity or other sensitive receptors;
- c) within urban areas, they cannot be provided underground or along external surfaces of buildings; and
- d) they comply with the 1998 International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines.



#### Policy Clarification

- 6.61.** Overhead power lines, especially those mounted on pylons, can be obtrusive in the landscape. Every effort should be made to reduce their impact and where sensitive locations and landscapes cannot be avoided visual impact could be alleviated through the use of natural features such as existing vegetation and tree cover. In the case of an open and exposed landscape, which is largely devoid of vegetation, consideration should be given to the structures being setback from the public road network (where feasible) to minimise the visual impact.

### Policy PU03 - Accommodating Future Broadband and other Public Services

In order to facilitate the improvement of existing services and the installation of new connections, proposals for 5 or more residential dwellings or for developments of 500sq.m or more must provide service ducting to enable future connection.

#### Policy Clarification

- 6.62.** To help create better communication links and to allow new technologies to be incorporated at a future date, sufficient provision should be made to allow current broadband technologies to be provided easily within new developments but also allow for the seamless integration of future technologies and public utilities with minimal impact. This may mean that the design of services have in-built capacity and their design and layout allows for their replacement/upgrading with minimal intervention and disturbance and,

for example, the ducting for such services does not conflict with other infrastructure. This should be planned for early in the design process and, as such, it is expected that a Service/Utilities Provision Plan should be submitted with planning applications for development where this policy is relevant.

#### **Policy PU04 – Development Relying on Non-Mains Sewerage**

Development proposals will only be permitted for development relying on non-mains sewerage, where the applicant can demonstrate through the submission of sufficient information on the means of sewerage, that this will not create or add to a pollution problem.

Non-mains sewerage will only be permitted in those areas identified as having a pollution risk in exceptional circumstances where appropriate mitigation measures have been identified.

#### **Policy Clarification**

**6.63.** New development relying on non-mains sewerage may, individually or cumulatively, increase the risk of pollution. It is therefore important to protect water resources from the actual or potential polluting effects of on-site treatment plants. As such, the Council's preferred option for non-mains sewerage is a Package Sewage Treatment Plant as this is considered to be a more effective system in treating sewage and thus reducing the risk of pollution.

#### **Waste Management – Context and Justification**

**6.64.** As set out in the SPPS, sustainable waste management is essential for the health and well-being of society and our quality of life. By focusing on the management of waste, we can reduce the amount of waste materials produced and recover more value from the wastes that are produced.



**6.65.** Waste management refers to all the activities and actions required to manage waste from its inception to its final disposal. Waste Management Facilities include facilities for: the collection of waste, the treatment of waste, and waste disposal (which can include land filling and land raising). This includes amongst other things collection, transport, treatment and disposal of waste together with monitoring and regulation. The Council has a Joint Waste Management Plan with Mid Ulster District Council and Armagh City, Banbridge and Craigavon Borough Council which sets out joint arrangements for the management of controlled waste arising within the three Council areas over the period 2016 to 2020.

**6.66.** In keeping with Article 23 of Waste and Contaminated Land Order (NI) 1997, the Joint Waste Management Plan and the Northern Ireland Waste Management Strategy, the '5 step' waste hierarchy will be applied which sets a priority for waste management as follows:

- prevention;
- preparing for re-use;
- recycling;
- other recovery (e.g. energy recovery); and
- disposal.

**6.67.** A presumption in favour of waste management facilities will exist where this is shown within the Waste Management Strategy and Waste Management Plan for the District. Considering proposals against the Waste Management Strategy and Plan will allow the Council to promote facilities which increase the amount of recycling and energy recovered from waste and reduce the amount of waste sent to landfill. However, it is recognised that there may be a case in the future where expansion or new landfill sites are required as capacity at existing facilities is depleted.

**6.68.** The Council will seek to promote the development of Waste Management Facilities in appropriate locations and ensure that detrimental effects on people, the environment, and local amenity associated with waste management facilities (e.g. pollution) are avoided or otherwise minimised. We will also seek to ensure that waste disposal to landfill will be minimised and that there is appropriate restoration of proposed waste management sites.

**6.69.** In keeping with the Sustainable Development Strategy, the Council also advocates the greater use of recycled building rubble in construction, thereby helping to reduce the use of natural resources.



## Policy WM01 – Waste Management Facilities

The Council will support a development proposal for the expansion of or creation of a waste management facility where it has been demonstrated that there is a need and where it meets one or more of the following locational criteria:

- a) An existing industrial area of a character appropriate to the development;
- b) An active or existing worked out hard rock quarry;
- c) An existing or former waste management site including a land fill site;
- d) A site adjacent to existing waste management facilities;
- e) A rural location where it involves the reuse of existing building(s) or on land within or adjacent to an existing non-residential building group;
- f) The re-use of previously developed derelict or contaminated land or where existing or redundant buildings can be utilised.

And also meets all of the following environmental criteria:

- g) it will not have a detrimental impact on the operations of neighbouring land uses or prejudice the development of neighbouring land which is zoned within the LDP for a specified use (e.g. housing);
- h) it will not cause demonstrable harm to human health;
- i) it will not cause damage to habitats or heritage;
- j) it will not pose a risk to the environment from pollution including to air, water or soil resources; and
- k) in the case of waste disposal, there will be practical restoration and aftercare arrangements.

Additionally, where a waste management facility is of a regional scale its location should relate closely to and benefit from easy access to a key transport corridor and not have an unacceptable adverse impact upon road safety and convenience of road users.

In the case of a recycling centre it must be:

- a) conveniently located to service a neighbourhood or settlement; and,
- b) demonstrate that there is a local need for the facility based on predicted waste arising within the specific catchment area.

Waste disposal to land filling and land raising will only be permitted where:

- a) it is demonstrated that there is no feasible option higher up the waste hierarchy; and,
- b) measures are secured for the restoration of the site for an agreed after-use.





### Policy Clarification

- 6.70.** When considering the need for waste management facilities the 'proximity principle' will be applied. This looks for waste to be treated at a facility as close as possible to where it is produced. Where necessary planning conditions or a legal agreement will be attached to planning decisions to ensure that the development proposals are carried out to completion and the site managed in a sustainable and efficient way.
- 6.71.** Waste Management Facilities can include, amongst other things, new buildings, the re-use of buildings, plant or engineering works. There can also be a range of ancillary works which by themselves can have an impact such as the provision of new or altered access to the highway network or providing expansive areas for the storage of vehicles or the open storage of waste. The facilities can also be of a variety of scales, from a recycling centre serving a local neighbourhood to a regional centre taking waste for treatment from a sub-region. They could also be of a specialised nature, for example taking waste for a particular sector (such as hospitals).
- 6.72.** The Local Policies Plan may identify those general industry areas or sites which could accommodate a Waste Management Facility.

### Policy WM02 – Waste Water Treatment Works

Development proposals for new or the upgrading/extension of existing Waste Water Treatment Works (WWTWs) will be permitted where it has been demonstrated that there is a need for the facility/extension and it meets the criteria in Policy WM01.

### Policy Clarification

- 6.73.** Due to their nature and scale, many WWTWs have the potential to have a significant impact on the environment and on the amenity of local communities. Odour Consultation Zones may be identified for WWTWs. Many existing WWTWs are located close to or within settlement limits, however, on occasions they are located in the countryside away from residential development. Upgrades to existing WWTWs may be necessary to better treat waste waters but these will need to be carried out sensitively, taking into account the environmental criteria of policy WM01.

### Policy WM03 – Development in the vicinity of waste management facilities

Development in the vicinity of existing or approved waste management facilities and WWTWs will only be permitted where;

- a) it will not prejudice or unduly restrict activities permitted to be carried out within the waste management facility; and
- b) it will not give rise to unacceptable adverse impacts in terms of people, transportation systems or the environment.

#### Policy Clarification

**6.74.** Due to the nature of the operations undertaken at waste management facilities and WWTWs, development proposed in the vicinity of an existing or approved facility can be impacted upon in terms of loss of amenity from, for example, odour nuisance, windblown litter or heavy traffic movements. Consideration will therefore need to be given to the sensitivity of the development proposed, particularly sensitive uses such as residential development or areas of public use. In particular, planning applications involving land within the vicinity of WWTWs will not be approved where there would be a loss of amenity from odour nuisance.

### Policy WM04 – Facilities for Recycling of Construction, Demolition and Extraction Waste

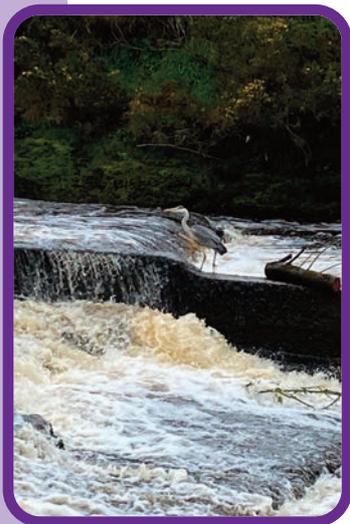
The Council will support proposals for the development of waste recycling facilities which deal with construction, demolition and excavation waste where the site is consistent with the criteria contained in Policy WM01.

#### Policy Clarification

**6.75.** Construction, demolition and excavation waste recycling may refer to the screening, processing, crushing, washing or other activities of a similar nature which produce materials such as recycled aggregates and soils for sale. Recycled aggregates can be used to substitute for primary aggregates thereby reducing the depletion of natural resources.



# 7.0 MONITORING AND REVIEW



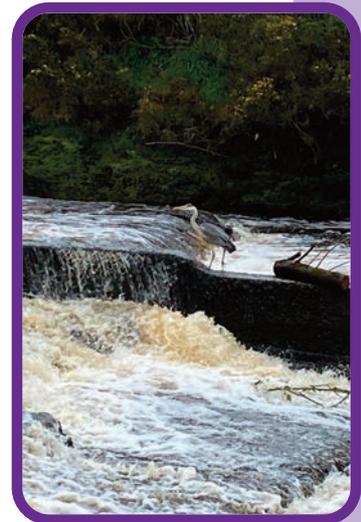
## Introduction

- 7.1.** The LDP is intended to be a flexible document, capable of responding to changing needs and circumstances regionally and locally. Therefore, it is important that there are adequate processes to monitor and manage the implementation of the LDP policies and whether the objectives of the Plan Strategy are being achieved and whether changes need to be made to the policies and proposals.
- 7.2.** Much of the implementation of the Plan Strategy will be through the determination of planning applications. In some cases, it may be necessary to use additional mechanisms in order to ensure that the plan objectives are achieved. These mechanisms may include planning agreements, developer contributions and financial guarantees (Appendix 7). It is also recognised that the Council does not have responsibility for certain key functions such as transport, water and sewerage infrastructure and regeneration powers which fall to other service providers including government departments.
- 7.3.** The Planning Act 2011 requires local authorities to submit a monitoring report to the 'Department' on an annual basis. Monitoring is the process of collecting, collating and presenting information on those matters that are seen as important measures of change in the Council area. The Council's Annual Monitoring Report (AMR) will therefore provide information on the status of housing land supply, the number of net additional housing units built in both urban and rural areas, the supply of economic development land and other issues relevant to the implementation of the local development plan. The AMR will provide a basis for any future review, be it minor changes or a more comprehensive review, of the Local Development Plan's policies and proposals. It will be of particular importance to housing issues and will allow the phasing of housing sites to be reviewed during the life of the Plan.
- 7.4.** The two procedures of monitoring and review are therefore vital if the policies and proposals are to remain relevant to the Council area's needs.

**7.5.** The AMR will include a monitoring framework to assess whether the LDP policies are being implemented as intended. This monitoring framework will align the LDP policies with the planning objectives set in the LDP and the Sustainability Appraisal. The effectiveness of the policies will be assessed against a range of indicators and targets.

**7.6.** Wherever possible, the indicators and targets have been chosen to be SMART, i.e. Specific, Measurable, Achievable, Realistic and Timely. Where targets are not met, the AMR will seek to identify actions that the Council may take to address the issues. This could include formal review and amendments to the policies and strategies. Depending on the size and scale of the revision, it may result in a replacement of the full LDP (In the case of a more minor change to the Local Policies Plan, the Local Policies Plan can only be altered where it remains consistent with the Plan Strategy). The following tables provide an outline of how the LDP policies will be monitored. The AMR will be flexible to include new indicators for better monitoring where new data and information becomes available.

**7.7.** The following policies of the Plan will therefore be monitored via the key indicators set out in Table 7.



**Table 7: Indicative Monitoring Framework**

Indicator Ref.	Indicator	Source	Relevant Plan Strategy Objective	Relevant SA Objective	Relevant Policy	Target	Trigger
<b>Topic Area: Spatial Growth Strategy</b>							
1	New dwellings completed across the settlement hierarchy and in the countryside and by land type (e.g. greenfield, brownfield, zoned, farm, infill, cluster etc)	FODC Planning Decisions	1 3 4	4 17 20	SP01 SP02 SP03 HOU01 HOU08 HOU09 HOU10 HOU11 HOU12 HOU13 HOU 14 HOU15 HOU16 HOU17	Delivery of new housing growth in line with Strategic Allocation of Housing	No. of new dwellings across settlement hierarchy and countryside exceeds 10% above or below the strategic allocation
2	Number of new jobs created	Job Statistics; Census of Employment; Business Registration; Employment Survey	7 8 9	1 3 18 19 20 21 22	SP01 SP04	To create 4,875 new jobs by 2030 or an average of 325 jobs per year	Additional jobs more than 10% below target
<b>Topic Area: Housing in Settlements</b>							
3	Five year supply of land for housing	FODC Planning Decisions	1 3 4	4	SP01 SP02 SP03 HOU01	To ensure that there is a minimum 5 year supply of land for housing within settlements	Less than a 5 year supply of land is available in an individual settlement

**Table 7: Indicative Monitoring Framework (cont'd)**

Indicator Ref.	Indicator	Source	Relevant Plan Strategy Objective	Relevant SA Objective	Relevant Policy	Target	Trigger
<b>Topic Area: Housing in Settlements</b>							
4	Number of dwellings approved by size (no of bedrooms)	FODC Planning Decisions; Annual Housing Monitor	4 6	4	SP01 HOU01 HOU03 HOU04 HOU05 HOU07 HOU08 HOU09 HOU10 HOU11 HOU12 HOU13 HOU14 HOU15 HOU16 HOU17	At least 30% of all new residential properties are 1 or 2 bedrooms	Number of 1 or 2 bed properties is less than 30% of the number of new residential units being delivered
5	Number of wheelchair accessible homes	FODC Planning Decisions; Annual Housing Monitor	4 6	1 2 4	SP01 HOU01 HOU03 HOU04 HOU05 HOU07 HOU08 HOU09 HOU10 HOU11 HOU12 HOU13 HOU14 HOU15 HOU16 HOU17	10% of housing schemes for 20 units or more are wheelchair accessible or, within smaller settlements, 10 units or more	Less than 10% of housing schemes for 20 units or more (or 10 units if a smaller settlement) are wheelchair accessible
6	Number of affordable houses approved/ completed	FODC Planning Decisions	1 4	1 2 4	SP01 HOU01 HOU03 HOU16	Delivery of 10% affordable housing on development proposals for 10 units or more or on sites of 0.5 ha or more where a need has been identified	Affordable housing provision is more than 10% below target

**Table 7: Indicative Monitoring Framework (cont'd)**

Indicator Ref.	Indicator	Source	Relevant Plan Strategy Objective	Relevant SA Objective	Relevant Policy	Target	Trigger
<b>Topic Area: Community Facilities</b>							
7	Number of existing community facilities lost to redevelopment	FODC Planning Decisions	1 5	1 2 3 5 6 20	SP01 CF01	No redevelopment, except where justified through policy provisions	More than one application approved for redevelopment in any one year contrary to policy provisions
<b>Topic Area: Open Space and Recreation</b>							
8	Open space/recreation land lost to alternative uses	FODC Planning Decisions	1 5 6	2 11	SP01 OSR01	To limit the net loss of zoned or existing open space/recreation land to alternative uses	More than 5% of the site area for a specific zoning is approved for alternative uses
9	Public space provision in new residential development	FODC Planning Decisions	1 5 6	2 11	SP01 HOU06	At least 10% of site area of residential developments of 25 units or more is provided as public open space	More than 10% of housing approvals in any year does not meet the specified standards.
10	Number of access points created along the shores of loughs	FODC Planning Decisions	13 18	13	SP01 OSR03	No target. Monitor trend	No trigger
<b>Topic Area: Industry and Business</b>							
11	Development activity on zoned industry and business land	FODC Industrial and Business Land Monitor	7 8	17 18 21 22	SP01 SP04 IB01 IB02	No zoned or existing industry or business land lost to non-employment uses	More than 5% of the site area for a specific zoning is approved for non-employment uses

**Table 7: Indicative Monitoring Framework (cont'd)**

Indicator Ref.	Indicator	Source	Relevant Plan Strategy Objective	Relevant SA Objective	Relevant Policy	Target	Trigger
<b>Topic Area: Town Centre and Retailing</b>							
12	Development activity within Town Centres	FODC Planning Decisions; Town Centre Health Checks	1 2	7 18 20 22	SP01 TCR01	At least 90% of town centre uses such as retail to be directed to town centres	More than 10% of retail floorspace approved in any one year outside Town Centres
13	Number of retail and non-retail planning permissions within Primary Retail Cores	FODC Planning Decisions Town Centre Health Checks	1	18	SP01 TCR01 TCR02	No more than 40% non-retail applications within Primary Retail Cores	Non-retail uses exceed 40%
<b>Topic Area: Tourism Development</b>							
14	New tourism amenities and accommodation	FODC Planning Decisions; Annual tourism statistics (NISRA, DfE)	12	17 18	SP01 TOU02 TOU03 TOU04	No target. Monitor trend	No trigger
<b>Topic Area: Minerals Development</b>							
15	Quantity of permitted reserves to meet annual production of construction aggregates (sand and gravel)	FODC Planning Decisions; Annual Minerals Return	15	17 18	SP01 MIN01	Sand and gravel permitted reserves meet yearly production figures based on an average 3-year period	Provision of permitted reserves falls below 5 year supply

**Table 7: Indicative Monitoring Framework (cont'd)**

Indicator Ref.	Indicator	Source	Relevant Plan Strategy Objective	Relevant SA Objective	Relevant Policy	Target	Trigger
<b>Topic Area: Historic Environment</b>							
16	Number of Listed Buildings demolished	FODC Planning Decisions including Listed Building Consent and PAC decisions; Built Heritage at Risk NI (UAH/HED)	13	13 14	SP01 HE02	Less than 5% of Listed Building application approvals involving the total or part demolition of a listed building granted over a 5 year period.	More than 5% of Listed Building application approvals involving the total or part demolition of a listed building granted over a 5 year period.
17	Number of demolitions within Conservation Areas & Areas of Townscape/Village Character	FODC Planning Decisions; PAC decisions Built Heritage at Risk NI (UAH/HED)	13	13 14	SP01 HE03 HE04	Less than 10% of applications for demolition in Conservation Areas and ATC/AVCs approved over a 5 year period	More than 10% of applications for demolition in Conservation Areas and ATC/AVCs approved over a 5 year period
18	The number of non-designated heritage (in CA, ATC or the countryside) assets demolished or replaced	FODC Planning Decisions	13	13 14	SP01 HE08	Less than 10% of applications approved for demolition or replacement over a 5 year period	More than 10% of applications approved for demolition or replacement over a 5 year period
19	Condition and record of changes within Areas of Significant Archaeological Interest (ASAI)	FODC Planning Decisions PAC decisions	13	13 14	SP01 HE01	No inappropriate development contrary to policy provisions	More than one application approved in any one year contrary to HE01

**Table 7: Indicative Monitoring Framework (cont'd)**

Indicator Ref.	Indicator	Source	Relevant Plan Strategy Objective	Relevant SA Objective	Relevant Policy	Target	Trigger
<b>Topic Area: Natural Environment</b>							
20	New development affecting local, national, European designated sites; areas of Protected Species and their habitats; Other Habitats, Species or Features of Natural Heritage importance	FODC Planning Decisions	13	10 11 12 17	SP01 NE01 NE02 NE03	No inappropriate development contrary to policy provisions	More than one application approved in any one year contrary to NE01, NE02 or NE03
<b>Topic Area: Landscape</b>							
21	New development within the AONB, SCAs and AoHSVs	FODC Planning Decisions	13	13	SP01 L01 L02 L03	No inappropriate development contrary to policy provisions	More than one application approved in any one year contrary to L01, L02 or L03
<b>Topic Area: Flood Risk Management</b>							
22	Development in flood plains	FODC Planning Decisions	6 17	4 9 10	SP01 FLD01	No permissions for non-compatible development in undeveloped flood risk areas and contrary to DfI Rivers advice	More than one application approved in any one year contrary to policy provisions
23	Number of planning permissions granted which include SuDS measures	FODC Planning Decisions	15 17	4 9 10 15	SP01 FLD03	More than 75% of qualifying applications incorporating SuDS approved over a 5 year period	Less than 50% of qualifying applications for SuDS measures approved over a 5 year period

**Table 7: Indicative Monitoring Framework (cont'd)**

Indicator Ref.	Indicator	Source	Relevant Plan Strategy Objective	Relevant SA Objective	Relevant Policy	Target	Trigger
<b>Topic Area: Renewable Energy</b>							
24	Amount (MWh) of energy produced from renewable sources	Annual report by Department for Business, Energy and Industrial Strategy	16	15	SP01 RE01	To have increasing trend from baseline year of 2015 (642,173 MWh)	No increase from baseline year
25	The number, height and location of new or re-powered wind turbines approved/operational	FODC Planning Decisions	16	13 15	SP01 RE01	No decisions contrary to the provisions of RE01 and the Landscape Wind Energy Strategy	More than one application permitted in any one year contrary to RE01 and the Landscape Wind Energy Strategy
<b>Topic Area: Transportation</b>							
26	Number of new or extended park and ride/park and share facilities to reduce need to travel by private car	FODC Planning Decisions; DfI Survey/data	10	8 15	TR01 TR03	An increase in the current provision and usage of park and ride/park and share facilities	No increase in current provision and usage of park and ride/park and share
<b>Topic Area: Waste Management</b>							
27	Number of new or extended waste management facilities	FODC Planning Decisions; FODC/NI Waste Management Statistics (DAERA)	1	16 17	SP01 WM01 WM04	To meet targets outlined in Council's waste management plan	Unmet need for new or extended facilities identified through Council's waste management plan

**Table 7: Indicative Monitoring Framework (cont'd)**

Indicator Ref.	Indicator	Source	Relevant Plan Strategy Objective	Relevant SA Objective	Relevant Policy	Target	Trigger
<b>General</b>							
28	Number of planning applications approved and refused by development type	FODC Planning Decisions	All	All	All	No planning decisions made contrary to policy provisions	More than one application approved in any one year contrary to policy provisions of the LDP
29	Traveller schemes completions and needs	FODC Planning Decisions	1, 4	4	HOU04	Deliver traveller schemes in line with the NIHE Housing Needs Assessment	Traveller schemes delivered less than 10% of the NIHE Housing Needs Assessment target.



# GLOSSARY

## **Areas of Constraint on Mineral Development (ACMD)**

ACMDs are designed to protect our most valuable resources and special landscapes.

## **Affordable Housing**

Affordable housing is social rented housing or intermediate housing for sale or intermediate housing for rent that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.

## **Annual Exceedance Probability (AEP)**

% chance of a flood occurring in any given year.

## **Annual Monitoring Report (AMR)**

A report that is published on an annual basis and reporting on the effectiveness of the LDP policies amongst other matters.

## **Antenna**

A passive electrical component which can transmit and receive radio waves.

## **Areas of High Scenic Value (AoHSV)**

An area that has been designated through the plan for protection because of its relatively unspoilt nature.

## **Area of Outstanding Natural Beauty (AONB)**

An area that has been designated for conservation due to its significant landscape value of national importance.

## **Archaeological Assessment**

An assessment of the known or potential archaeological resource within a specified area or site, consisting of a collation of existing written and graphic information in order to identify the likely character, extent, quality and significance of the known or potential archaeological resource in a local, regional or national context as appropriate.

## **Archaeological Evaluation**

A limited programme of non-intrusive and/or intrusive fieldwork aimed at gaining information about the archaeological resource within a given area or site. This includes the presence or absence, character and extent, date, integrity, state of preservation and relative quality of archaeological remains and may involve a variety of investigative techniques, including field walking, trial trenching and geophysical survey. It enables an assessment of the significance of any archaeological remains in a local, regional, national or international context and provides the basis upon which to make an informed decision.

## **Areas of Significant Archaeological Interest (ASAI)**

Areas of distinctive landscape character and topography that are likely to contain archaeological remains and monuments.

## **Area of Special Scientific Interest (ASSI)**

Sites that are protected by reason of their flora, fauna, geological or physiological features. Sites are protected to conserve biodiversity and geodiversity.

## **Area of Townscape Character (ATC) and Area of Village Character (AVC)**

Areas based on their unique historic built form or layout which is derived from the cumulative impact of the area's buildings, their setting and other locally important features.





**Base Station**

A fixed radio transmitter/receiver which electronically relays signals to and from handsets and other data terminals. Generally taken to include all the component of the development - the antenna, mast or supporting structure, equipment housing, cable runs, fencing, planting, landscaping, access, power supply and land lines.

**Brownfield**

Land that is, or was occupied by a permanent structure within a defined settlement limit. It may encompass vacant or derelict lands, infill sites, land occupied by redundant or underused buildings, a piece of industrial or commercial property that is abandoned or underused and often environmentally contaminated. It does not include the gardens of dwellings and apartments (broadly defined as those areas within the curtilage of a dwelling which do not contain any buildings).

**Code System Operator**

An operator of a telecommunications system under Schedule 2 of the Telecommunications Act 1984, known as the 'Telecommunications Code'

**Conservation Areas**

An area of special architectural or historic interest where it is desirable to preserve or enhance.

**Drainage Assessment (DA)**

Investigation and assessment of the most appropriate drainage solution for a development.

**Electromagnetic Field (EMF)**

A form of non-ionising radiation which arises from a wide range of natural (e.g. earth's magnetic field) and man-made sources (e.g. domestic wiring, electrical appliances, power lines and radio transmitters).

**Enabling Development**

Enabling Development is a development proposal that is contrary to established planning policy and in its own right would not be permitted. Such a proposal may however be allowed where it will secure the long term future of a heritage asset and will not adversely affect its heritage value or setting. Enabling development typically seeks to subsidise the cost of maintenance, major repair, conversion to the optimum viable use of a historic asset where this is greater than its value to its owner or market value.

**Flood Risk Assessment (FRA)**

An assessment of the risk of flooding from all flooding sources.

**Future Housing Need**

This is based on the Housing Growth Indicator (HGIs) for 2015-2030 that provided for Fermanagh and Omagh District Council by the Department for Infrastructure and based on household projections produced by NISRA. This is used as a 'starting point' but adjusted on a pro-rata basis to account for the plan period (2015-2030). It is then further refined to account for dwellings completions to date over the HGI period (2015-2019) and as recorded in the Council's Housing Monitoring Report.

<b>Greenfield</b>	Greenfield land is land that has not been previously developed (and tends to be in a natural state or agricultural use).
<b>Green and Blue Infrastructure</b>	A tool for providing ecological and social benefits through natural solutions in the form of public parks, unmanaged woodlands and bodies of water such as lakes.
<b>Guest House</b>	An establishment with a minimum of three double ensuite bedrooms and is capable of providing both breakfast and an evening meal and a maid service for regular cleaning of bedrooms. (The Tourism (Northern Ireland) Order 1992).
<b>Habitat Action Plans (HAPs)</b>	A plan that will help focus what steps are necessary to focus on the protection of our habitats.
<b>Heritage Assets</b>	Buildings and landscapes, buried remains and historic areas of architectural or historic interest. Some of these assets have statutory protection as listed buildings or scheduled monuments. Others are included in designated conservation areas, historic parks and gardens, National Parks and Areas of Outstanding Natural Beauty.
<b>Historic Environment</b>	Refers to that part of our environment which has been affected by the action of man. The term highlights the wider context in which heritage assets are located and which can be relevant to their appropriate management.
<b>Holiday Park</b>	A designated or licensed park with permanently sited caravan holiday homes for hire or private use. Additional leisure or entertainment facilities may be provided.
<b>Hostel</b>	Provides overnight budget accommodation for guests in shared rooms or dormitories. A hostel should have shared or ensuite bathroom facilities as well as a common kitchen and lounge area. (The Tourism (Northern Ireland) Order 1992).
<b>Hotel</b>	An establishment with a minimum of 15 double bedrooms all of which must be ensuite. A hotel operator must be capable of providing breakfast, lunch, and an evening meal for guests as well as refreshments and a maid service for regular cleaning of bedrooms. (The Tourism (Northern Ireland) Order 1992).
<b>Housing Association</b>	An organisation that provide a range of housing including social housing across Northern Ireland.
<b>Housing Policy Areas (HPAs)</b>	These are areas within the villages and small settlements that have been identified for housing.
<b>Housing Needs Assessment (HNA)</b>	A planning tool which enables an understanding of current housing market trends and identifies potential future imbalances in the housing market. These are produced by Northern Ireland Housing Executive.



### **International Commission on Non-Ionizing Radiation Protection (ICNIRP)**

Organisation responsible for co-ordinating knowledge of protection against the various non-ionizing radiations. It works closely with organisations of the United Nations including the World Health Organisation (WHO), the International Labour Organisation (ILO) and the United Nations Environmental Programme (UNEP). Work encompasses environmental health criteria on different aspects of non-ionizing radiation.

### **Intermediate Housing**

Shared ownership housing is provided through a Registered Housing Association (e.g. the Co Ownership Housing Association) and helps households who can afford a small mortgage, but that are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the Registered Housing Association. The proportion of property ownership and renting can vary depending on householder circumstances and preferences.

### **Landfill Site**

The controlled deposit of waste to land generally involving the infilling of voids following mineral extraction.

### **Landscape and Visual Impact Assessment (LVIA)**

An analysis of the landscape and visual effects on sensitive landscapes.

### **Landscape Character Assessment (LCA)**

A tool in identifying the landscape features that give a locality its sense of place including local patterns of geology, landform, land use, cultural and ecological features. LCA describes the key characteristics and analysis landscape condition and sensitivity to change.

### **Land Raising**

Involves the deposit of waste above ground e.g. in naturally occurring depressions or as part of reclamation schemes.

### **Listed Buildings**

A listed building is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest.

### **Local Biodiversity Action Plan (LBAP)**

A plan that will help focus on what steps are necessary to focus on the protection of our local habitats.

### **Local Landscape Policy Areas (LLPAs)**

Areas of landscape quality warranting additional protection due to their amenity value, landscape quality or local historical or natural significance.

### **Local Nature Reserves and Wildlife Refuges**

Sites declared by the Council and managed for nature conservation purposes.

### **Northern Ireland Multiple Deprivation Measure (NIMDM)**

A set of spatial deprivation measures which provide a mechanism for ranking areas within Northern Ireland using 890 spatial areas known as Super Output Areas (SOAs). Areas are ranked from 1 (the most deprived) to 890 (the least deprived) and information is provided for 7 distinct types of deprivation, known as domains, along with an overall multiple deprivation measure (MDM).



<b>Micro-generation</b>	A small-scale (normally domestic) renewable or low-carbon system that generates electricity.
<b>Mineral Safeguarding Areas (MSAs)</b>	Areas protected from development in order to protect mineral resources for future generations.
<b>Non-Ionising Radiation</b>	Radiation that does not produce ionisation in matter e.g. light, ultraviolet and radio.
<b>Protected Route</b>	A road which is protected from unnecessary development or accesses that would slow the flow of traffic or result in highway safety issues.
<b>Passive Solar Design (PSD)</b>	Design that takes advantage of natural sunlight for heating or cooling.
<b>Primary Retail Core (PRC)</b>	A designated area where the largest concentration of shopping within a centre.
<b>Public Rights of Way and Permissive Paths</b>	A public right of way is an access over which the public have the right to travel whereas a permissive path is where an access can only be used by agreement by the landowner.
<b>Ramsar Site</b>	Sites of international importance strictly protected for their wetlands and their resources.
<b>Recycling Centres</b>	A local collection point for recyclable waste such as green waste, metals, glass and other waste types.
<b>Species Action Plans (SAP)</b>	A plan that identifies and outlines how species and their habitats can be protected.
<b>Special Countryside Areas (SCAs)</b>	Areas of exceptional landscapes within our Council area with unique quality and amenity value.
<b>Self-Catering Unit</b>	A self-contained apartment, house, cottage, etc. which provides furnished accommodation for visitors including sleeping accommodation and catering facilities. (The Tourism (Northern Ireland) Order 1992).
<b>Sensitive Locations and Features</b>	<p>These comprise of:</p> <p>Landscapes including: - Sperrin AONB; Special Countryside Areas; Areas of High Scenic Value;</p> <p>Historic environment including: - Archaeological remains of Regional Importance (Monuments in State Care, Schedule Monuments and Areas of Significant Archaeological Interests (ASAs)); Archaeological Remains of Local Importance; Conservation Areas of Enniskillen, Omagh and Lisnaskea; Listed Buildings and their settings; Local Landscape Policy Areas (LLPAs); Areas of Town/Village Character; and, Historic Parks, Gardens and Demesnes.</p>





**Sensitive Locations and Features (cont'd)**

Natural environment including: - International and European sites (Ramsars, SCAs, and SPAs); Areas of Special Scientific Interest (ASSIs); National Nature Reserves; and, Areas or features of Local Importance for nature conservation including wildlife refuges, local nature reserves and SLNCIs.

**Sensitive Receptor**

Habitable residential accommodation (although not necessarily occupied, can include temporary unoccupied dwellings capable of immediate occupation), hospitals, schools and churches.

**Setting**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting can extend beyond the visual envelope of a heritage asset and transcend the curtilage of buildings and modern property boundaries. In addition, setting is not defined by 'pink wash' indicators and which have no statutory or legal basis but tend to be just a way of indicating and identifying the immediate area around a listed building. Settings of heritage assets can also overlap and as such there may be a need for a cumulative assessment.

**Sites of Local Nature Conservation Importance (SLNCI)**

Areas rich in biodiversity and contribute to the overall network of natural environment sites in our Council area.

**Social Rented Housing**

Social rented housing is housing provided at an affordable rent by a Registered Housing Association; that is, one which is registered and regulated by the Department for Communities as a social housing provider. Social rented accommodation should be available to households in housing need and is offered in accordance with the Common Selection Scheme, administered by the Northern Ireland Housing Executive, which prioritises households who are living in unsuitable or insecure accommodation.

**Special Area of Conservation (SAC)**

Areas designated as important sites of natural habitats and of wild flora and fauna. A candidate SCA is cSAC.

**Special Protection Area (SPA)**

Areas designated as important sites for breeding, the over-wintering of wild birds and other migrating birds. A proposed SPA is pSPA.

**Supported Housing**

Housing that has associated support provision catering for a range of specific housing needs required by its occupant(s) or group where that support is provided within the building and as part of its management. This will be often for vulnerable groups, for example, those leaving the health care system with mental health needs, probation services or homeless. This could be on a temporary or permanent basis.

**Sustainable Drainage Systems (SuDs)**

A drainage solution that provides an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses.

**Through/By Pass**

A road or highway that avoids or "bypasses" a built-up area.

**Touring Caravan Park**

A caravan site licensed under the Caravans Act (NI) which provides pitches for touring caravans and may in addition also provide pitches for motor homes and tenting.

**Tourism Attraction**

Is a place which draws visitors by providing something of interest or pleasure, including Tourism assets which can be regarded as any feature associated with the built or natural environment which is of intrinsic interest to tourists.

**Tourism Hub**

A Tourism Hub is located at a recognised significant tourism attraction which clusters with other related or complementary forms of sustainable tourism development which work together to provide an overall tourism product and/or experience.

**Tourist Accommodation**

A place of overnight sleeping accommodation for tourists provided by way of trade or business (The Tourism (Northern Ireland) Order 1992).

**Tourism Amenity**

A facility or service provided primarily for tourists, but does not include tourist accommodation (The Tourism (Northern Ireland) Order 1992).

**Transport Assessment (TA)**

A comprehensive and systematic process that sets out various transport issues relating to a proposed development.

**Travel Plan (TP)**

A package of actions designed to encourage safe, healthy and sustainable travel options.

**Travellers' Accommodation**

Can include the following:

1. Grouped housing – residential housing developments with additional facilities and amenities specifically designed to accommodate extended families on a permanent basis;
2. Serviced sites – managed sites where caravans/"park homes" can be based. These sites provide electricity and other services together with communal or individual amenity;
3. Transit sites – sites to facilitate temporary or short-term location of caravans. Communal facilities are also provided.





**Urban Footprint**

The urban footprint for towns is defined as the continuous built-up area of the settlement. The boundary will be represented by an uninterrupted line, often lying inside the planned settlement limit. The urban footprint contains land which has a formal urban use including land on the edge of the settlement where it forms part of the curtilage of a building. However, this does not necessarily imply that gardens are acceptable for housing development. Undeveloped zoned land at the edge of the settlement will be excluded.

**United Nations Educational, Scientific and Cultural Organization (UNESCO)**

An organization that seeks to encourage the identification, protection and preservation of cultural and natural heritage around the world considered to be of outstanding value to humanity.

**Waste**

Unwanted by-product of industrial, commercial and domestic activities or anything otherwise discarded.

**Waste Management Plans (WMPs)**

Principle mechanism for implementation of the Waste Management Strategy that requires District Councils to prepare WMPs. Details the arrangements for dealing with the recovery, treatment and disposal of controlled waste arising in their districts.

**Waste Management Strategy (WMS)**

A document that provides a framework for the development of regional waste management facilities in Northern Ireland.

**Windfall Sites**

Housing sites that were neither zoned nor anticipated during the formulation of the development plan but which have become available during the lifetime of the plan.

**Waste Water Treatment Works (WWTWs)**

An area where waste is assembled and processed.



**PART THREE**

# APPENDICES

## Appendix 1: Guidance for different Categories of Outdoor Advertisements

- 1.1. The main purpose of this annex is to set out the Council's detailed guidance to provide a consistent basis against which to consider the display of different categories of advertisements. In drawing up the guidance it is acknowledged that amenity and public safety are the only criteria that can be taken into account in assessing proposals for advertisements.
- 1.2. The guidance is not intended to be overly prescriptive but is intended to advise applicants and commercial companies involved in promoting outdoor advertising how such advertising, if appropriately designed and sited, can contribute towards a quality environment.

### Poster Panel Displays

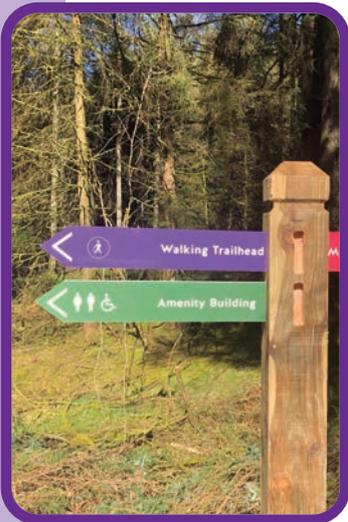
- 1.3. Poster panel displays do not generally relate directly to the land or premises on which they are located. They comprise the more traditional paper posters on panels or hoardings, either freestanding or attached to buildings, modern displays, including moving prismatic panels, and internally illuminated PVC faced panels.
- 1.4. Poster panel displays are a common feature of urban advertising and rely on size and siting for their impact. As a result, they have the potential to be over dominant and obtrusive in the street scene. There is a need therefore to ensure that such displays respect the scale of their surroundings. Equally there is a need to prevent clutter and the undue dominance of such advertisements over other uses of land.

### *The Countryside*

- 1.5. Poster panel displays are out of place in the countryside and will generally be unacceptable. An exception may be made where the display advertises a particular event, such as a local agricultural show or fair, and is restricted to a specified time period.

### *Villages and Small Settlements*

- 1.6. Large scale poster panel displays are generally out of place in villages and small settlements because of their potential to detrimentally impact on the visual amenity of these locations. Smaller poster panels may be acceptable depending on their size and on the scale and character of the village. The position and siting of such signage should respect the size, scale and character of surrounding buildings and features.



### **Residential Areas**

- 1.7.** Poster panel displays are out of place in any predominantly residential locality. The priority in residential areas is to maintain local character and environmental quality and to protect the amenity of residents. The size, scale and intrusive nature of poster panel displays therefore make them generally unacceptable. An exception may be made for the display of a poster panel on bus shelters in residential areas where there will be no significant impact on the amenity of adjacent residents.

### **Predominantly Commercial Areas**

- 1.8.** In commercial areas the scale of buildings may be sufficiently large to accommodate poster panel displays without adverse effect on visual amenity. The scale of commercial and industrial surroundings in our cities and towns can however vary greatly, often within short distances. It will be expected therefore that the scale of advertisement displays should respect the scale of adjacent buildings and the wider area.
- 1.9.** Where an area is in mixed use, with shops and offices interspersed with residential properties, poster panel displays may on occasion be acceptable. They should be carefully related to the size and scale of surrounding buildings and designed in a manner that will not damage visual amenity or prejudice public safety.

### **Freestanding Advertisement Displays**

- 1.10.** Large freestanding panels (generally 48 sheet displays or greater) are commonly used to screen derelict and untidy land. These sites can be a potential eyesore and, in many cases, a carefully designed scheme for screening that integrates advertisement panels can often prevent fly tipping, vandalism and help ensure security. Such schemes need to be well maintained and will generally only be acceptable on a temporary basis.

#### **Design Guidelines:**

- the number, scale, proportions and design of freestanding advertisement panels should respect the site and its surrounding area. In particular where these are situated at the back edge of the pavement, or in other prominent locations, care will be needed to ensure that their effect on pedestrians is not overwhelming;
- panel displays should be integrated into a well designed scheme of good quality screening which allows for visual breaks between each panel. Areas to the sides of and around the hoardings should be considered with as much care as the display itself;
- wherever possible, good quality hard and soft landscaping should form part of the proposal and should be of sufficient scale to assist integration of the panel by reducing the visual impact of the overall display; and
- where the rear of the advertising panel is visible from surrounding roads or properties it should be appropriately treated.





### Gable Mounted Advertisement Displays

- 1.11.** Large scale poster panels (generally 48 sheet displays) located on gables are a common feature in the predominantly commercial parts of our towns and defined settlements and may offer benefits, such as screening an untidy gable. Care however needs to be taken with such proposals to ensure they are not over dominant and relate well to the building on which they are proposed to be positioned.

#### Design Guidelines:

- the form, design, size, proportions and siting of a wall mounted poster panel should be sympathetic to the building to which it is to be attached;
- the panel should generally be above ground floor level on the gable and be symmetrical with the wall on which it is to be positioned;
- interesting features, for example architectural details, should not be obscured or destroyed; and
- windows should not be covered and the normal functioning of the building should not be adversely affected.

- 1.12.** Tiers of advertisement poster panels affecting the gable or flank wall of a building should be avoided as they can have a significant detrimental impact over long distance views, whilst more local views can appear cluttered.

- 1.13.** The guidance above also applies to large electronic screen displays and to freestanding panels in front of a gable or flank wall of a building.

### Shroud Advertisement Displays

- 1.14.** Shroud advertisement displays are a relatively new form of advertising. They are known by a variety of names such as meshes, wraparounds or blow-up signs. They range in size, but are generally large-scale and can cover the whole of an elevation of a building. They can even be used to present an image of what a building will look like when alterations, renovations or building works have been completed.

- 1.15.** In view of their scale and size, shroud advertisements have the potential to seriously conflict with the visual amenity of the buildings upon which the display is situated and the area in which buildings are sited. Accordingly, proposals for this type of advertisement are only likely to be acceptable in commercial areas, where they are to be attached to scaffolding surrounding a building or development site and where a contract has been drawn up for the building or renovation works.

- 1.16.** To prevent clutter, account will be taken of the number of similar proposals located within the vicinity of the site and others that have the benefit of advertisement consent.

## Signs on Commercial Premises

**1.17.** Signs and advertisements on commercial premises are important in announcing the presence of a business in the street and in directing customers to that location, and can assist the vibrancy of our town centres and other commercial areas. When sympathetically sited and designed they can contribute positively to the distinctive visual amenity of an area by giving a sense of quality and permanence.

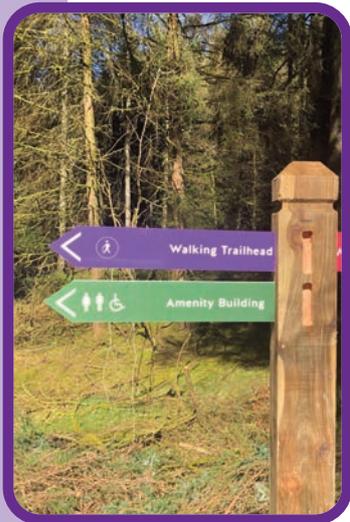
**1.18.** The most common signs on commercial premises are fascia signs and projecting signs, either box or hanging. Their design should always complement the design of the shopfront and building and respect the wider locality. An excessive number of signs or those which are too large can dramatically affect the premises on which they are sited and have an adverse impact on the general character of the area.

### *Fascia Signs*

#### **Design Guidelines:**

- fascia signs should be of an appropriate size, and sited and designed to harmonise with the shop front, the façade of the building and any detailing thereon;
- where there is an original fascia, the sign should make use of this with generally no advertising at sub-fascia level or on pilasters or columns;
- where a new commercial building is proposed, the location of fascia signage should be integrated into the overall design.
- on older and more traditionally styled buildings, painted signs or non-illuminated letters are preferable to panels or other types of display;
- internal illumination should preferably be in the form of individually backlit letters; and
- where external illumination is proposed, trough lighting is preferred. The trough should extend over the whole fascia and be painted to integrate it into the whole display.





### **Projecting Signs**

#### **Design Guidelines:**

- projecting signs should be sympathetic to the design of the building where they are to be displayed and respect fascia signage;
- box signs should be located at fascia level and are generally best situated at the end of the fascia;
- hanging signs may be acceptable at first floor level and are generally best situated in a central position between windows;
- to reduce visual clutter a projecting sign will generally only be acceptable where there is no other projecting advertisement such as a canopy, awning, flag or horizontal banner;
- internal illumination should preferably be in the form of individually backlit letters;
- where external illumination is proposed trough lighting is preferred with the trough painted out;
- projecting signs should generally project no more than 1 metre including fixings, with a maximum end width of no more than 0.1m in the case of a box sign;
- projecting signs should be a minimum of 2.25m above ground level in the interests of public safety; and
- illuminated projecting signs are generally unacceptable immediately adjacent to a neighbouring residential property.

### **Blinds and Awnings**

- 1.19.** Originally the function of blinds was to protect perishable goods from deterioration due to strong sunlight. Today however blinds, awnings and canopies are increasingly used as a means to provide additional advertising.
- 1.20.** Blinds that are well designed can improve the attractiveness of a building or street. Poorly designed or prominently located blinds or canopies displaying advertising can however detract from the appearance of buildings, the surrounding neighbourhood, and can result in clutter. They are particularly obtrusive when located above windows on upper floors and should be avoided.

#### **Design Guidelines:**

- blinds and awnings should be retractable, made from non reflective material and be designed to integrate with the appearance and construction of the shopfront as a whole; and
- such blinds should be a minimum of 2.25m above ground level in the interests of public safety

### **Advertisements on Upper Floors**

- 1.21.** Where commercial premises occupy the upper floors of buildings the need to advertise their whereabouts can be important to their viability. Great care needs to be taken in considering how this can be achieved without the exterior of the building appearing cluttered.
- 1.22.** Fascia signs, panel style signs, canopies, flags and banners are generally out of place on upper floors.

#### **Design Guidelines:**

- advertising on upper floors should be printed or etched onto the glass or on to internal window blinds. As an alternative, individual letters rather than an advertisement panel may be suspended behind the glass.

- 1.23.** These guidelines also apply to commercial premises on ground floors wishing to advertise on upper floors.

### **High Level Signs**

- 1.24.** High level signs generally relate to those vertical or horizontal signs on the walls of tall, single use buildings such as hotels. If not treated with great sensitivity they have the potential to give the appearance of clutter within the local street scene and be obtrusive and dominant over long distances particularly when located on roofs.

#### **Design Guidelines:**

- high level signs will generally only be appropriate where they relate to the scale and primary use of the host building;
- they should be designed to be read as part of the building and should not detract from any architectural feature;
- they should not project above the eaves or parapet of the host building; and
- they should have only the lettering illuminated.

### **Offices in Former Residential Properties**

- 1.25.** In predominantly residential areas, where offices occupy part or all of a former residential property, it is essential that advertising remains unobtrusive in order that the residential amenity of the area is not prejudiced. Even in situations where offices occupy a row of former residential properties it will generally still be important to retain the overall residential appearance of the area. A more flexible approach will however be considered in those areas where, through ongoing change, surroundings have become mainly commercial.



### Design Guidelines:

- the advertisement of offices in former residential properties should be by means of nameplates made of metal or other suitable materials and should be fixed to the doorway pilaster, or if there is no pilaster, they may be fixed to the masonry beside the front door; and
- painted or etched lettering on a front window will also generally be acceptable

### Signs at Retail and Business Parks

**1.26.** In retail parks and business parks the uncoordinated display of advance advertisements or ad hoc directional signs to individual businesses, which bears no direct relationship to the building, land or structure upon which it is displayed is often confusing, untidy and detrimental to the appearance of an area.

**1.27.** There is great potential for all advertising associated with retail or business parks to be undertaken in a planned and co-ordinated manner. Ideally the fascia signs for individual premises should form an integral part of the building, while a single carefully designed directory board located at the entrance to the park or in other acceptable locations can avoid a proliferation of advance signs.

### Design Guidelines:

- all new buildings in a retail or business park should incorporate a signing zone as part of the design;
- fascia and projecting signs should be in scale with the host building and surrounding buildings and be consistent across the whole unit; and
- advance signage should be provided in the form of a combined directory board within a proposed or existing landscaped area
- designed and integrated as one scheme

### Signs at Filling Stations and on Forecourts

**1.28.** Signage at filling stations usually comprises a combination of a canopy, a pole/pylon, and shop fascia signage together with a number of smaller forecourt signs. In view of the range of signs involved there is often potential for their cumulative effect to result in clutter. To help prevent this a co-ordinated approach should be taken when bringing forward proposals, particularly where existing signage is being replaced.

**1.29.** Particular care is needed in assessing proposals for illuminated advertisement at filling stations located adjacent to or near residential properties.



### Design Guidelines:

- all signs should be in scale with their surroundings and not detract from the amenity of the surrounding area;
- illumination should generally be restricted to the sign lettering and logo; and
- freestanding signs should be located so as not to interfere with or obstruct sightlines

### Pylon and Pole Mounted Signs

**1.30.** Pylon and pole mounted signs are a common feature at petrol filling stations. Increasingly they are found in association with drive-through restaurants, supermarkets, retail warehousing, retail parks and car showrooms.

**1.31.** The height, size and levels of illumination of these signs may result in visual intrusion within the locality where they are situated. They can be extremely dominant over long distances and detract not only from the character and appearance of the area in which they are sited but also that of the area from which they are viewed. In addition where they are proposed close to residential properties they can be detrimental to amenities enjoyed by local residents.

### Design Guidelines:

- pylon and pole mounted signs should be in scale with their surroundings and they should not significantly exceed surrounding building heights;
- they should not detract from the visual amenity or character of the surrounding area;
- they should not be sited adjacent to, and wherever possible should not directly face residential properties; and
- illumination should generally be restricted to the sign lettering and logo.

### LED lighting / Digital Displays

**1.32.** Digital advertising screens should only display static images and should not contain moving images. The rate of change between successive displays should not be instantaneous and should not include the sequencing of images over more than one advert or a message sequence, where a message is spread across more than one screen image.

**1.33.** The minimum duration any image shall be displayed shall be determined by the Council. The minimum message display duration should ensure that the majority of approaching drivers do not see more than two messages.



**1.34.** The minimum message display duration of each image shall be calculated by dividing the maximum sight distance to the digital advertisement (metres) by the speed limit (metres/second) of the road (30mph = 13.4m/s, 40mph = 17.9m/s, 50mph = 22.4m/s, 60mph = 26.8m/s, 70mph = 31.3m/s).

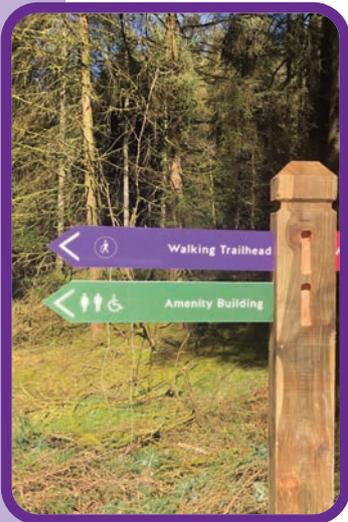
**1.35.** The luminance of the screen should be controlled by light sensors which automatically adjust screen brightness for ambient light levels, in order to avoid glare at night and facilitate legibility during daytime. The proposed advertising screen should generally comply with the Institute of Lighting Professionals' guidance PLG05, 'The Brightness of Illuminated Advertisements'. Maximum night-time luminance of the digital screen must not exceed the appropriate value from Table 4 of PLG05, which must be considered in conjunction with the environmental zones as defined in Table 3 of PLG05. Proposed luminance levels and control arrangements are to be agreed by the Department for Infrastructure – Roads.

**1.36.** Advertisements shall not resemble traffic signs or provide directional advice. Road Traffic Regulation (NI) Order 1997 makes it an offence to display any sign which resembles a traffic sign on or near a public road. Telephone numbers and website addresses should not be displayed.

## Appendix 2: Guidance for Residential Extension and Alterations

**1.1.** Extensions and alterations to a residential property should be carried out in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment. A well-designed extension or alteration can enhance and add value to a property, while a poorly designed extension or alteration can make it difficult to sell.

**1.2.** This Appendix addresses the main considerations that will be taken into account when determining a planning application for residential extensions and alterations. It is inevitable that other considerations will arise. Taking account of this guidance is likely to expedite a positive planning decision.



## Context and Design

- 1.3.** An extension or alteration to a residential property should be designed to become an integral part of the property both functionally and visually. Such works should not be designed in isolation solely to fit in a required amount of accommodation. Proposals that are badly sited or designed, or that are incompatible with their surroundings, can lead to an undesirable change in the character of the existing property and the area in which they are located.
- 1.4.** The overall aim is to encourage high quality design solutions irrespective of whether the approach followed seeks to mirror the style of the existing property or adopts a contemporary modern design approach. To ensure good design any extension or alteration will need to complement the host building and respect its location and wider setting.
- 1.5.** Development proposals should be in scale with existing and adjoining buildings so as not to dominate the host building or wider surroundings. All such works should have proportion and balance, fitting in with the shape of the existing property. The height, width and general size of an extension should generally be smaller than the existing house and subordinate or integrated so as not to dominate the character of the existing property, although it is accepted that on occasion a larger extension may be required - for example to facilitate the renovation and upgrading of a small rural dwelling to meet modern amenity standards. It will not usually be appropriate to allow an extension to project above the ridge line of the existing dwelling and this will be especially important where uniform building height is part of the street scene.
- 1.6.** Proposals in an urban context should not overdevelop the site in terms of massing, plot size and proximity to boundaries thereby, for example, creating a visual 'terrace' effect. This is one of a number of problems associated with side extensions, where they can alter the character of the area by filling the visual gaps between residential properties. Adequate space along side boundaries should be retained to provide ease of access to the rear of the property and to allow for maintenance. This will also serve to eliminate the possibility of any part of the extension, including rainwater goods, overhanging neighbouring property.



1.7.

A side extension to a semi-detached dwelling is proposed at the same height and follows the same building line as the block comprising an original pair of dwellings will often compromise the appearance and architectural integrity of the block. If repeated throughout a neighbourhood this is likely to have an adverse impact upon the character of the wider area. As such, proposals of this nature should be 'set back' from the building line or front of the house and also 'set down' from the ridge line.

1.8.

Extensions or alterations to the front of a property are often the most visible to public view. Poor design can upset the architectural integrity of the existing property and have an intrusive effect on the street scene. It is important, therefore, to ensure that extensions and alterations to the front of property do not detract from the street scene, especially where there is a clear and visually obvious 'building line' or architectural features. In such cases they should appear to be part of the existing property and not an obvious addition. This can be achieved by ensuring any such works are in proportion with the property, its fenestration and detailing, with matching materials, roof design and pitch.

1.9.

Alterations or an extension to a dwelling should not infringe upon a neighbour's property. It is advisable to discuss proposals with any neighbours before submitting a planning application. It should be noted that infringement of property rights is primarily a legal matter between the relevant parties.

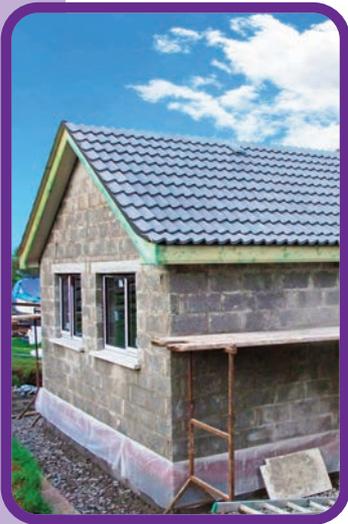
### **Garages and other associated outbuildings.**

1.10.

Buildings within the residential curtilage, such as, garages, sheds and greenhouses also require care in siting and design. They should be subordinate in scale and similar in style to the existing property, taking account of materials, the local character and the level of visibility of the building from surrounding views. The use of false pitches should be avoided as these often detract from the appearance of these buildings, particularly when viewed from the side.

1.11.

Garages or outbuildings wholly located in front gardens or those that extend in front the established building line will generally be resisted as they can over-dominate the front of the property and detract from the street scene.



- 1.12.** In the countryside, ancillary buildings should be designed as part of the overall layout to result in an integrated rural group of buildings.

### Roof Extensions

- 1.13.** An extension or alteration which copies the roof type and angle of pitch of the original residential property will be more successful than those proposals that introduce a completely different type of roof. Roofing materials for any pitched roof extension should seek to match that of the original. Flat or mansard roofed extensions to traditional buildings are seldom harmonious. However, they may be acceptable where they are not open to public views.
- 1.14.** The use of loft space to provide bedrooms or other living space can often provide additional accommodation. However, alterations to the roof profile of any building can be particularly sensitive as roofs play an important part in contributing to a building's appearance and the overall character of the area. An extension to the rear of a property should ensure that the roof of the extension does not project above the ridge of the existing dwelling as this can give an unsightly view along the streetscape. Rooflights, which lie parallel with the plane of the roof, are a particularly sympathetic way of providing light to a room within a roofspace. They may often constitute permitted development but care should be taken to ensure compliance with Building Regulations where such windows are intended to provide a means of escape.
- 1.15.** The regular repeated rhythm and uniformity of roof forms and chimneys may be a particular feature of a group of similar buildings or the wider townscape and should therefore be retained. If elements, which are not part of the original property are proposed, for example, a dormer roof extension, these should be designed in a manner that complements the period and style of the original property, or to reflect the best examples of such features on properties of a similar period in the area.
- 1.16.** Where a dormer is open to public view, it can detract from the design of the existing building and cause a visual intrusion into the street scene or rural setting. Dormer windows to the front or side of a property will be resisted in areas where they are uncharacteristic, particularly large box dormers that are over-dominant and often extending the full width of the roof. The size and number of dormers should therefore be kept to a minimum to





avoid dominating and significantly altering the appearance of the roof and should be located below the ridge line of the existing roof. Positioning dormer windows vertically in line with the windows below and ensuring that they are smaller in size will usually avoid a top-heavy or unbalanced appearance.

### Detailing

**1.17.** Attention should be paid to design details such as the position, shape, proportion and style of windows, doors and other features to complement the existing property and respect the character and appearance of the area. To facilitate the integration of an extension or alteration with the existing property, new windows should be aligned to the existing fenestration and match the symmetry of the existing dwelling. The relationship between solids and voids is an essential component of any new proposal, but particularly when extending or altering an existing property where window size and height diminish on upper floors.

**1.18.** Older residential properties in particular often have interesting arches, brick detailing and other special features or ornamentation which add character. Continuing or reflecting such ornamentation around doors, windows and at the eaves in the design approach followed can be an effective way of integrating any extension or alteration work with the existing property.

### External Finishes

**1.19.** The external finish of a proposal should aim to complement the type of materials, colour and finish of both the existing building and those of neighbouring properties, particularly where certain materials strongly predominate. Using similar or complementary materials to those of the existing property is more likely to produce a successful extension or alteration. The re-use and recycling of building materials is encouraged and will be especially important when carrying out work to a listed building, or buildings within a conservation area or an area of townscape character.

**1.20.** The Council promotes and encourage a sustainable approach to development. The extension or alteration to a residential property can provide the opportunity to improve its sustainability in terms of incorporating energy efficiency measures, renewable energy technologies, the re-use of existing materials and measures to enhance biodiversity. For example, additional insulation and rainwater recycling using water butts.

**1.21.** Where existing walls are being demolished or roofs altered, existing materials can often be salvaged and re-used, which will benefit the visual appearance of the new work and its integration with the existing property. Solar thermal panels that produce hot water and photovoltaic (PV) panels that produce electricity can be installed in roofs. PV tiles are now available that look like traditional tile and slate roofs, allowing the installation of these systems to be sensitive to the character, colour and style of the existing roof. Green or 'living' roofs can further benefit the environment by enhancing biodiversity and providing high standards of insulation. Extensions also provide the opportunity to consider the provision of additional landscaping to soften the impact of such works.

### **Walls and Fences**

**1.22.** Walls and fences, particularly in front gardens, can also have a significant effect on the appearance of the property and streetscape. When erected beside driveways or on corner sites they can impact on sightlines and traffic safety. Both the visual and road safety aspects of a wall or fence will be assessed when proposals are being considered. Materials should always complement the character of the property and the neighbourhood. Expanses of close-board fencing bordering public areas are visually unacceptable. It should be noted that some walls or fences may be permitted development.

### **The Countryside**

**1.23.** The impact of an extension or alteration on the visual amenity of the countryside and, in particular, Areas of Outstanding Natural Beauty needs to be considered. Proposals should be in keeping with the character of the existing property and its countryside setting. Through poor design the individual and cumulative effect of extensions and alterations which are disproportionate in size to the existing property, or which require the use of land outside the established curtilage of the property, will result in a detrimental change to rural character.



**1.24.** Regardless of the physical extent of a site within the countryside great sensitivity is required to ensure the proposal integrates with the existing dwelling and surrounding landscape. Particular regard will be paid to the quality and nature of the landscape in the locality and at the particular site in assessing the potential impact of development in the countryside.

**1.25.** The suburban boundary treatment of walls or fences and the introduction of ornate pillars are inappropriate in the rural landscape and will be resisted.

### Residential Amenity

**1.26.** It is important that the amenity of all residents is protected from 'unneighbourly' extensions as these can cause problems through overshadowing/loss of light, dominance and loss of privacy. The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass and location of an extension and window positions. Single-storey extensions to the rear of a semi-detached or terraced dwelling will generally be acceptable where the depth does not exceed 3.5 metres from the back wall of the original building, at the boundary with an adjoining dwelling. Larger extensions will be assessed in light of the following guidance, although it is acknowledged that flexibility may be needed in respect of older properties with small plot areas or where the proposal seeks to meet the specific needs of a person with a disability.

### Privacy

**1.27.** Except in the most isolated rural location, few households can claim not to be overlooked to some degree. The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment. It is a particularly important consideration where an extension or alteration is proposed adjacent to existing properties. Balconies, roof terraces, decking, dormer windows, windows in side elevations, conservatories and garden rooms all have the potential to cause overlooking problems, due to their position and orientation, particularly from upper windows. The use of obscure glass, velux windows and high-level windows in appropriate circumstances can often minimise this potential, for example, the use of obscure glass for bathroom and landing windows. However, this is not considered an acceptable solution for windows serving main rooms such as bedrooms, living rooms, dining rooms or kitchens.



**1.28.** Proposals should seek to provide reasonable space between buildings in order to minimise overlooking. This will also assist in providing acceptable levels of daylight to properties. In the case of dormer windows, restricting the size of the window and setting it back from the eaves is usually an adequate solution that can protect neighbouring privacy.

**1.29.** Overlooking of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room, to the most private area of the garden, which is often the main sitting out area adjacent to the property, of your neighbours' house. As a general rule of thumb this area is the first 3-4 metres of a rear garden, closest to the residential property.

### **Dominance**

**1.30.** Dominance is the extent to which a new development adversely impinges on the immediate aspect or outlook from an adjoining property. Neighbouring occupiers should not be adversely affected by a sense of being 'hemmed in' by an extension. This can often result from the construction of a large blank wall. Dominance can be increased when the neighbouring property is at a lower ground level to the development site. Loss of light is usually a consequence of dominance. Two storey rear extensions to semi-detached and terraced dwellings are usually very prominent when viewed from adjoining dwellings and can dominate outward views from adjoining ground floor windows, appearing excessively large and overbearing. It is appropriate, however, to take account of the prevailing local environment.

### **Overshadowing/Loss of Light**

**1.31.** Sunlight and daylight are valued elements in a good quality living environment. Effective daylighting can reduce the need for electric lighting, while sunlight can contribute towards meeting some of the heating requirements of our homes through passive solar heating. In designing a new extension or alteration to a residential property care should be taken to safeguard access to sunlight and daylight currently enjoyed by adjoining residential properties.

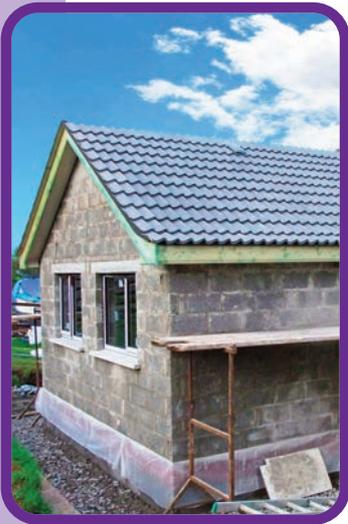


**1.32.** Where an extension is poorly sited or badly designed it can cast a shadow that may reduce a neighbour's daylight and adversely affect their amenity to an unacceptable level. It is important, therefore, that every effort should be made to avoid or minimise the potential for overshadowing to a neighbour when drawing up plans for an extension. Overshadowing to a garden area on its own will rarely constitute sufficient grounds to justify a refusal of permission.

**1.33.** In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will be considered. Where an extension would be likely to reduce the amount of light entering the window of a room, other than those indicated above, to an unreasonable degree, planning permission is likely to be refused.

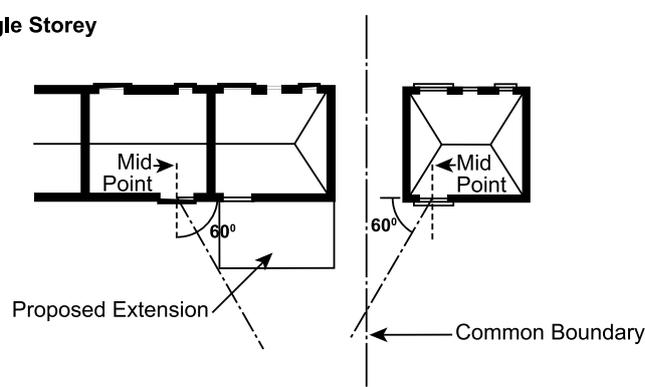
**1.34.** Significant problems of sunlight or daylight loss are most likely to occur in terraced or semi-detached housing situations and it is here that most care needs to be taken. An extension should be kept as far as possible from neighbouring windows and boundaries to minimise impact.

**1.35.** To help assess the loss of light as a result of a proposed development to the front or rear of a residential property, the 60 degree and 45 degree lines, as shown in **Figure 1** for single storey and two storey extensions respectively, will be employed. These lines will be taken from the centre of the closest neighbouring window. It should be noted that where the closest window is located at first floor level it may be more appropriate to consider this against the 60 degree line. The elevations and outline plans of adjoining properties should be shown on drawings, accurately scaled (in metric measurement) to allow proper consideration of this matter.

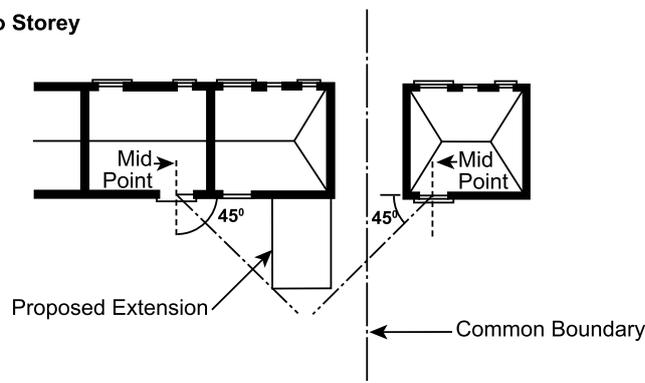


**Figure 1**  
**House Extensions**

**Single Storey**



**Two Storey**



**1.36.**

The guidance in Figure 1 is not however a rigid standard which must be met in every case. Rather it is an assessment tool which will be used in conjunction with other relevant factors in order to gauge the acceptability of proposals in terms of the overshadowing / loss of light impact upon neighbouring properties. Other relevant factors which will be considered in this assessment are set out below:

- a) The existing form and type of extension prevalent in the area. For example, where the majority of dwellings in a terrace have already been extended in a similar way to the application proposal this matter will be balanced against any adverse impact on neighbouring properties.



- b) The proposed design of the extension or alteration. For example, where a proposed extension incorporates significant glazing in the design, the impact on neighbouring properties may be acceptable in circumstances where alternatives might result in unacceptable overshadowing.
- c) The particular characteristics of the site and its context. For example, where daylighting to an adjacent dwelling is already impeded by an existing building or boundary wall and the proposal would not significantly exacerbate the existing situation.
- d) The orientation and position of a neighbour's window in relation to the proposed extension, the room it serves and whether the window affected is the primary source of light for that room. For example, account will be taken as to whether a room affected by a proposed extension benefits from an alternative natural source of light.
- e) The potential size and form of an extension allowable under permitted development. For example, where a proposal would not have an impact significantly greater than that of an extension allowable under permitted development rights.
- f) Provision of an extension or alterations to meet the particular needs of a person with a disability. For example, a modest single storey extension required to meet the particular needs of the person in question will be a material consideration to be balanced against any adverse impacts on the neighbouring property. This may result in the criteria relating to daylighting and overshadowing being relaxed.

### Noise and General Disturbance

- 1.37.** Residential areas can be sensitive to noise and general disturbance, particularly in the late evening when there is an expectation that surrounding background noise will remain low. An extension or alteration such as a balcony, roof-terrace or high level decking can all increase the level of noise and general disturbance experienced by residents of adjacent properties and will be subject to particular scrutiny.

### Landscape

- 1.38.** Landscaping is a vital consideration for all development and should form an integral part of any proposal. Landscaping can create a high quality setting, help integrate new development into its surroundings and assist the promotion of biodiversity of native species or other species characteristic of a particular area.

**1.39.** Proposals for landscaping should therefore always be considered as part of any application for an extension. The retention of existing trees, hedges and other significant landscape features will often be an important element in this and will usually help to reduce the impact of an extension on the character of the surrounding area more readily than walls or fences. Where important trees and landscape features exist within a site, care should be taken that extensions are not sited too close to them. Best practice in relation to this matter can be found in the publication 'Trees and Development' co-sponsored by the Department, the Forest of Belfast and the Construction Employers' Federation. To ensure that full account is taken of existing trees and landscape features within the residential curtilage, such features should, as part of a planning application, be accurately detailed on a site survey map in accordance with British Standards BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. Where it is proposed that existing trees or significant landscape features are to be removed, the layout plan should indicate proposals for compensatory planting.

### Private Amenity Space

**1.40.** Amenity space is an essential part of the character and quality of the environment of residential properties. It is important therefore to ensure, when bringing forward a proposal to extend, that adequate amenity space - particularly private space, is left. Garden space around a residential property is an integral part of its character and appearance and should not be reduced to a point where it is out of scale or fails to meet the present and future occupiers need for adequate useable private amenity space.

**1.41.** All residential properties require some in-curtilage private open space, usually to the rear, compatible with the overall size of the plot, for normal domestic activities, such as, bin storage, clothes drying, sitting out and play space. This space should enjoy a high degree of privacy from the public street and from any other public places.

**1.42.** In certain Council areas residents may now have up to three bins per household to facilitate recycling. It is inappropriate for these to be stored in front gardens, which are rarely private, as they provide a public aspect and can adversely affect the character and appearance of the area. Care should be taken to ensure that proposals to extend do not decrease the amount of private open space to a level that cannot accommodate the normal domestic activities identified in 1.41 above.



**1.43.** The level of private open space for new residential property is detailed in the 'Creating Places' design guide. In considering the effect of an extension on private amenity space the Council will take these guidelines and the prevailing standard of private amenity space in the local environment into account.

**1.44.** Extensions, particularly to the side of a residential property, whereby refuse and garden equipment will need to be carried through the house or stored in the front garden, will not normally be permitted. An exception may be made where a route can be maintained through the extension via a garage or utility room on the ground floor.

### Access and Car Parking

**1.45.** An extension or alteration to a residential property that involves the conversion of an attached or integral garage to create additional living space can result in the loss of in-curtilage car parking provision. In such cases, care should be taken to ensure that any car parking space lost due to the proposed development is capable of being accommodated elsewhere within the curtilage of the site or can be accommodated on street.

**1.46.** Proposed works that would result in the significant loss of car parking spaces or a turning area, with no reasonable alternative being available, will not be acceptable. Similarly the use of an entire garden area to provide car parking or a turning area will be resisted.

**1.47.** Garages should be positioned where they can be accessed safely. To ensure the highway is not blocked while the door is being opened, a new garage which gives access to the public highway should retain a minimum of 6.0m driveway within the residential curtilage. Further detailed guidance in relation to in-curtilage driveways, hard standings and vehicle turning facilities is set out in the 'Creating Places' design guide.

### Extensions and Alterations to provide for Ancillary Uses

**1.48.** An extension or alteration to a residential property to provide an ancillary use, such as additional living accommodation for elderly or dependent relatives, should be designed to demonstrate dependency on the existing residential property. Proposals of this nature should be designed in such a manner as to easily enable the extension to be later used as an integral part



of the main residential property. Ancillary uses should provide limited accommodation and shared facilities, for example kitchens and be physically linked internally to the host property. Ancillary uses that could practically and viably operate on their own will not be acceptable.

### Security and Designing out Crime

**1.49.** When undertaking any building work in the home, it is important to consider how this could affect security. Indeed, planning for such works provides an ideal opportunity for householders to review security measures for their entire property and this can help promote a more secure residential environment.

**1.50.** Incorporating sensible security measures during the extension or refurbishment of buildings has been shown to reduce levels of crime and the fear of crime. By bringing the crime prevention experience of the police more fully into the planning and design process, a balance can be achieved between safety and security. The Police Service have specially trained officers who, free of charge, can advise on Crime Prevention and how to Design Out Crime. Contact your local Crime Prevention Officer or visit the police website [www.psnl.police.uk](http://www.psnl.police.uk) for more information.

### Appendix 3: Guidance on what constitutes a Vernacular Building

**1.1.** The Department of Environment published “A Sense of Loss – The Survival of Rural Traditional Buildings in Northern Ireland” in March 1998. In relation to defining what constitutes the vernacular, and in particular rural vernacular dwellings, it advises that:

*“Rural vernacular or traditional architecture is the construction of small plain buildings in the countryside (particularly before 1925) where the dominant influence in siting, materials, form and design is the local ‘folk tradition’. Such vernacular buildings will have been typical, i.e., of a common type in any given locality and will lack the individualistic and ‘educated’ design features that characterised international fashions in formal architecture during the same period.”*



**1.2.**

It highlights that rural vernacular houses may be recognised as such by meeting most of the primary characteristics and some of the secondary characteristics listed below.

**1.3.**

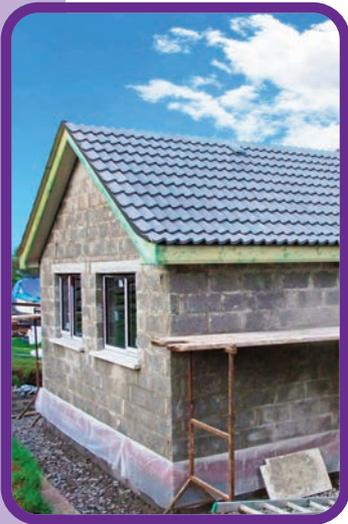
Primary Characteristics of vernacular include:-

- Built without the benefit of any formal plan, drawing or written specification.
- Linear plan – elongated, rectangular.
- Depth of houses (front to back) generally limited by roof construction to about 6 metres.
- Walls of mass load-bearing materials.
- Cooking (kitchen) hearth and other chimneys always expressed along the ridge line (i.e, the long axis of the linear plan).
- Door (front) opens through the long wall into the space defined as the kitchen (i.e, room with the cooking hearth and solid floor).
- Openings (windows and doors) predominantly on front and back long walls, and with a low proportion of ratio of void to mass.
- Houses extended linearly or with an extra storey. Where 'returns' or extensions to linear plan are added (to give a T or L plan) these are always to the rear of the dwelling. The front of the dwelling therefore never has projections other than a front door wind-break or porch.

**1.4.**

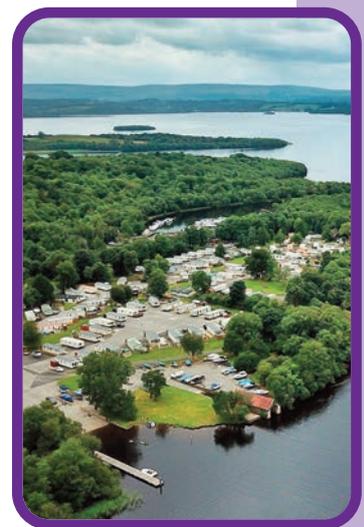
Secondary characteristics include:-

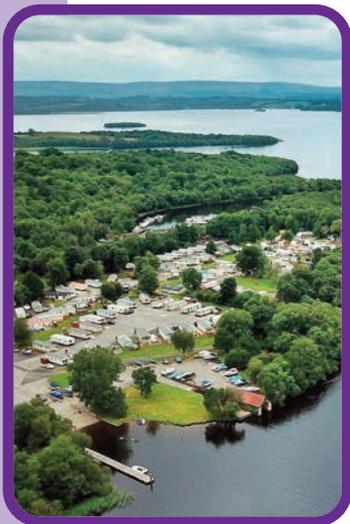
- Tendency for openings to lack symmetry and regularity, particularly at rear.
- Relationship between roof pitch and height of building ('ladder rule' for thatched building). Traditional roof form may be hipped rather than gabled in some localities.
- Internal transverse walls extend to the roof and are load-bearing.
- Longitudinal internal walls never load-bearing for roof structure.



## Appendix 4: Landscape Design Considerations for Holiday Parks and Touring Caravan Sites

- 1.1.** Matters which need to be addressed in preparing a layout / landscaping plan include the following:
- 1.2.** The creation of an appropriate link with the surrounding landscape (e.g. a dense tree belt may be appropriate in a heavily treed part of the countryside, but in an open landscape it may draw attention to the development rather than allowing it to blend into the surrounding countryside).
- 1.3.** Appropriate boundary treatment, taking account of point 1.2 above and reflecting needs for shelter, screening and privacy. Buffer zones of at least 3 metres in width should be retained and kept free of development on the inside of all boundaries.
- 1.4.** Informal layout of caravan units / motor homes / chalets characterised by the use small informal clusters separated by appropriate landscaping and the avoidance of 'regimented' rows of units that typically results in a detrimental visual impact (a 'sea' of caravans effect).
- 1.5.** The avoidance of long straight lines for roads and paths with due regard to the protection of key views from the holiday park. An exception to this may arise where an avenue is an appropriate design element.
- 1.6.** Integration of ancillary buildings, hard landscaping and facilities such as car parks and water points by reflecting local design characteristics, the use of local materials and appropriate planting. The use of muted colours (usually green tones) for caravan units / chalets may be appropriate particularly for those close to site boundaries.
- 1.7.** The use of permeable surfaces for caravan pitches, hard landscaped areas and car parking to safeguard against flood risk through surface water runoff.
- 1.8.** Appropriate planning and selection of planting taking account of function, suitability for prevailing soil and climatic conditions, durability, seasonal changes and ease of maintenance. Planting will be required for a variety of functions including:





- linking the holiday park into its wider landscape setting,
- enhancing the visual character of the development and promoting a distinctive sense of place,
- boundary treatment and screening,
- creating visual diversity in the layout,
- integrating public and private open spaces into the design of the holiday park,
- softening the visual impact of accommodation units and ancillary buildings and facilities,
- adding definition and interest to accesses, particularly footpaths and cycle tracks.

**1.9.** Retention and enhancement of existing natural features such as ponds, copses of trees and hedgerows. This may also apply in some instances to archaeology and features of the built heritage.

**1.10.** The provision of communal open space (normally around 15% of the site area) should be considered as an integral part of the design in order to:

- meet formal and informal recreation and amenity open space needs,
- contribute to the attractiveness of the development,
- create a safe, convenient and accessible space for all holiday park users, particularly children, the elderly and people with disabilities,
- reduce the need for people to seek open space outside the park,
- enhance security through providing opportunity for onsite activity. Reliance on the use of residual areas of unused land for open space provision will not be acceptable.

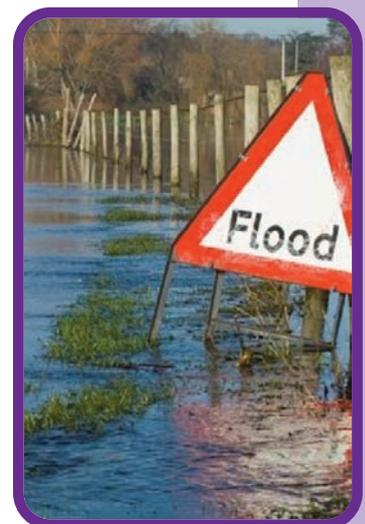
#### **Appendix 5: Requirements of a Drainage Assessment (DA) and Flood Risk Assessment (FRA)**

**1.1.** The following details the typical requirements of a Drainage Assessment (DA) and Flood Risk Assessment (FRA). This list is not exhaustive. In short, the detail provided in a DA/FRA should be commensurate with the risk and the scale of the development and importantly, it should be to the satisfaction of DfI Rivers.

**1.2.** It is particularly important that drainage matters are addressed “up front” in the planning process. It is essential that a DA or FRA demonstrates that storm water can be safely disposed of. This can only be demonstrated by providing documentary evidence of a NIW PDE or Schedule 6 Consent to Discharge from DfI Rivers.

## Information to be provided with a Drainage Assessment

- A location plan to a suitable scale, which clearly illustrates geographical features and identifies the catchment, watercourses in the vicinity and the built development;
- A site plan (and where appropriate, cross sections) showing predevelopment and post-development levels related to Ordnance Datum Belfast, existing structures, development proposals, watercourses in or bounding the site, internal site drainage and drainage outfalls;
- Details of any existing or proposed flood alleviation measures or flood defence structures that may influence the site including information on their structural condition, level of protection and maintenance regime;
- The identification of all sources of flooding pre and post- development;
- An assessment of the hydraulic capacity and structural integrity of all drains and sewers within or bounding the site. The methodologies for assessment must be clearly identified;
- Data on historical flooding events, including photographs and media reports, supported by information on rainfall, flood return periods and the probability of storm surge occurrences, where appropriate. Evidence on trends in flood occurrences and changes in the local environment since the last event is particularly valuable;
- A plan of the site showing the extent of the predicted Q100 / Q200 flood plain and / or in the case of a reservoir, the extent of the predicted flood inundation area. This will involve the production of hydraulic models requiring longitudinal / cross sections of the watercourse and the site, assessment of flood discharges using industry standard methodologies, and the inclusion of information such as finished floor levels, access road and car park levels, estimated flood water levels, flood depths and velocities and associated probability of flooding;
- A plan and description of features which may influence local hydraulics. For example, bridges, pipes or ducts crossing watercourses, culverts, embankments and walls;
- An assessment of the likely speed of potential flooding, the sequence in which various parts of the site may flood, the likely duration of a flood event, the potential consequences of a flood event, the depth and velocity of flood water;
- Where appropriate, the likely impact of any displaced water or increased run-off from the development site should be estimated and the consequences for neighbouring or other locations assessed.





### Information to be provided with a Flood Risk Assessment

- A location plan to a suitable scale, which clearly illustrates geographical features and identifies the catchment, watercourses in the vicinity and the built development;
- A site plan (and where appropriate, cross sections) showing existing levels related to Ordnance Datum Belfast), existing structures, watercourses in or bounding the site, internal site drainage and drainage outfalls;
- Data on historical flooding events, including photographs and media reports, supported by information on rainfall, flood return periods and the probability of storm surge occurrences, where appropriate. Evidence on trends in flood occurrences and changes in the local environment since the last event is particularly valuable;
- Details of any existing or proposed flood alleviation measures or flood defence structures that may influence the site including information on their structural condition, level of protection and maintenance regime;
- The identification of all sources of flooding pre and post- development;
- An assessment of the hydraulic capacity and structural integrity of all drains and sewers within or bounding the site. The methodologies for assessment must be clearly identified;
- A plan of the site showing the extent of the predicted Q200 flood plain, and / or in the case of a reservoir, the extent of the predicted flood inundation area. This may require a local hydraulic model based on the topographical information, historical flood events and the assessment of design flow discharges at the site using industry standard methodologies.

## Appendix 6: The Landscape Wind Energy Strategy for Fermanagh and Omagh District Council

### 1.0. Introduction

#### Background

- 1.1. Fermanagh and Omagh District Council recognises the need to reduce dependence on fossil fuels for energy generation and supports the development of technologies to harness energy generated from renewable resources.

Renewable energy contributes towards achieving sustainable development and offers new opportunities for additional investment and employment, as well as benefitting our health and wellbeing and quality of life. Northern Ireland is considered as having one of the greatest wind energy resources in Europe, particularly in the west of the FODC area where the topography, wind speeds and proximity to the west coast line have attracted high numbers of applications for both single wind turbines and wind farms.

- 1.2.** Whilst onshore wind is already well developed in Fermanagh and Omagh, it can be reasonably expected that there will be a continuing pressure to utilise the wind resource through new wind energy development and the repowering of existing schemes with wind turbines of greater generating capacity and efficiency.

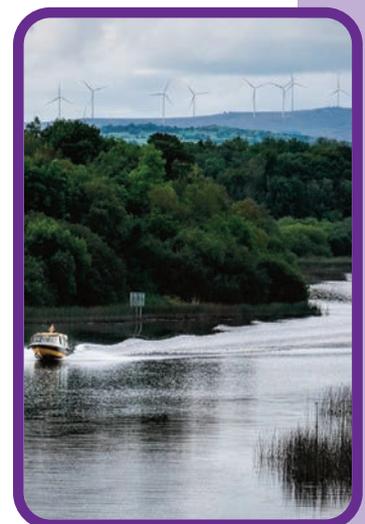
### **Aim of the Landscape Wind Energy Strategy**

- 1.3.** The Council's Landscape Wind Energy Strategy is a material consideration for all wind energy development including single turbines, windfarms, the extension and repowering of existing windfarms, and associated windfarm infrastructure. It is strategic guidance for wind energy developers and their planning and landscape consultants, other stakeholders and those determining planning applications for wind energy development.

- 1.4.** The aim of the strategy is to also capitalise on the potential for wind energy within the Council area, while protecting the landscape, environmental considerations and residential amenity and to give a broad indication of where potential appropriate wind energy development could take place within the lifetime of the Fermanagh and Omagh District Council Development Plan.

- 1.5.** The Landscape Wind Energy Strategy Map: Wind Turbine Development Opportunities and Constraints shows the following;
- Areas with Highest Underlying Capacity
  - Areas with Limited Underlying Capacity
  - Areas with No Underlying Capacity
  - Areas of Significant Cumulative Development
  - Areas where Cumulative Impact Limits Development

- 1.6.** These areas were identified in the Fermanagh and Omagh District Council Landscape Wind Energy Capacity Study (January 2018) which is a strategic level study.





**Areas with Highest Underlying Landscape Capacity** are landscapes whose characteristics would accommodate extensive, large scale wind energy development without unduly adverse effects.

**Areas with Limited Underlying Landscape Capacity** are landscapes whose characteristics would accommodate a more modest and less extensive scale of wind energy development without incurring unduly adverse effects.

**Areas with No Underlying Landscape Capacity** are landscapes which, due to their sensitive characteristics and value, can accommodate only the smallest scale of wind energy development, or none at all.

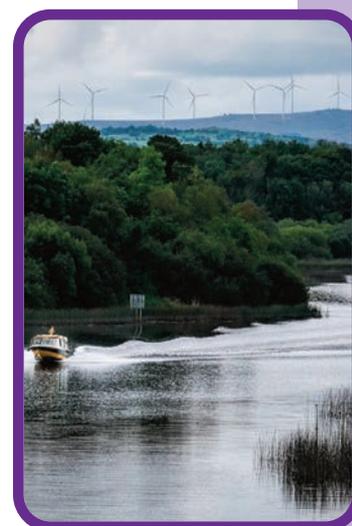
**Areas of Significant Cumulative Development** are areas overlapping all of the above categories in which there is a significant level of operational or consented development relative to capacity, which limits future capacity for development.

**1.7.** Lying to the south west of Northern Ireland, Fermanagh and Omagh covers a total land area of approximately 3,000km<sup>2</sup>, much of which is a lowland pastoral landscape centred around the historical county towns of Enniskillen and Omagh, the two main towns in the District. However, there is great diversity in the landscape, from the wild upland landscapes of the Sperrins to the north, the scenic 'lakelands' of Fermanagh, and karst limestone uplands which are unique to Northern Ireland.

**1.8.** At the larger scale the landscape is described by 7 Regional Character Areas (ReCAs), as defined by the Northern Ireland Regional Landscape Character Assessment of 2016 (NIRLCA 2016). At the smaller scale the Local Authority area comprises 26 units of landscape character, as defined by the Northern Ireland Landscape Character Assessment (NILCA 2000). The 7 ReCAs are of varying character, affecting their capacity to accommodate wind energy development. The assessment has been organised by RCA, with assessments for each LCA within the ReCAs undertaken to identify their capacity to accommodate wind energy development of various sizes and typologies.

**1.9.** For the purpose of this landscape wind energy strategy, LCAs are grouped according to their broad landscape character type (LCT), to allow areas sharing common landscape characteristics and therefore sensitivities to, and capacity for, wind energy to be identified. The following table will list the LCAs in order and identify the relevant LCT. Annex 2 contains tables that identify the underlying capacity, current consented development and proposed limits to future development.

LCA No.	LCA Name	LCT
1	Garrison Lowlands	Lowland Farmland
2	Lower Lough Erne	Lough Basin
3	Croagh and Garvary River	Lowland Hills
4	The Lough Navar and Ballintempo Uplands	Limestone Uplands
5	The Lough Macnean Valley	Lough Basin
6	The Knockmore Scarpland	Limestone Uplands
7	The Sillees Valley	Lowland Farmland
8	The Arney Lowlands	Lowland Farmland
9	Cuilcagh and Marlbank	Limestone Uplands
10	Slieve Russel, Derrylin and Kinawley	Limestone Uplands
11	Upper Lough Erne	Lough Basin
12	Newtownbutler and Rosslea Lowlands	Lowland Farmland
13	Enniskillen	Lough Basin
14	Lough Braden	Sandstone Ridges and Plateau
15	Irvinestown Farmland	Lowland Farmland





LCA No.	LCA Name	LCT
16	Brougher Mountain	Sandstone Ridges and Plateau
17	Clogher Valley Lowlands	Lowland Farmland
18	Slieve Beagh	Sandstone Ridges and Plateau
21	Fairy Water Valley	Lowland River Valley
22	Omagh Farmland	Lowland Farmland
23	Camowen Valley	Lowland River Valley
24	South Sperrin	Sperrin Upland Hills
25	Beaghmore Hills and Marsh	Lowland Hills
26	Bessy Bell and Gortin	Sperrin Upland Hills
43	Carrickmore Hills	Lowland Hills
44	Slievemore	Sandstone Ridges and Plateau

## 2.0 GUIDANCE FOR WIND ENERGY DEVELOPMENT

### 2.1 LOWLAND FARMLAND LCT

#### LCA 1. Garrison Lowlands

##### Underlying Landscape Capacity

- 2.1.1.** As a small-scale farming landscape, the *Garrison Lowlands* have a limited capacity for small scale wind energy development. This landscape is also of a more open character than other landscapes of a similar type with fewer drumlins and some more open views. The importance of the landscape to the setting of Lough Melvin, especially when viewed from the south, also reduces its capacity for wind energy development. This landscape has low capacity for wind turbines, of no greater than 'medium' size (50<80m).

**2.1.2.** The landscape objective should be to maintain this area as *landscape with occasional wind turbines*.

## **Residual Capacity and Guidance for Future Development**

### **Wind Turbines**

**2.1.3** A low level of wind energy development could be supported within the LCA, but no more than occasional scattered wind turbines, typically 'small' or 'small/ medium' size (<50m). 'Medium' size turbines (50<80m) tend to be prominent when seen from the south across Lough Melvin, and therefore there is only limited capacity for this typology, which should be well separated single turbine developments only. With the nearby existing windfarm at Callagheen, there is the potential for cumulative issues if smaller typology turbines become too closely associated with this larger wind farm in views, therefore a clear separation should be maintained between this upland windfarm and the more lowland small-scale wind energy developments.

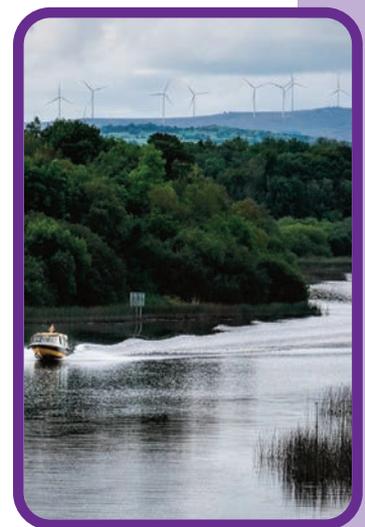
### **Ancillary Elements**

**2.1.4** Ancillary elements for small scale wind energy developments (<80m) including access tracks, transformer units, power connections and energy storage units to be sited to suit local conditions. Refer to Section 3.0 for general guidance.

## **LCAs 7. The Sillees Valley, 8. The Arney Lowland, 15. Irvinestown Farmland**

### **Underlying Landscape Capacity**

**2.1.5** The *Sillees Valley* is the smallest scale and most enclosed of these landscape character areas. Its small-scale results in a relatively high sensitivity to wind energy development, however its enclosed character means that a level of wind energy development could be accommodated due to restricted visibility when moving around the landscape. The *Arney Lowlands* are less enclosed and flatter, and of a larger scale, but form the immediate lowland setting to the sensitive upland landscapes at Cuilcagh. Both therefore have low capacity for wind energy development, and can accommodate only occasional, small scale wind energy developments typically of domestic/ farm scale in single/ small groups, up to a maximum of 'medium' sized turbines (50<80m). Turbines of this larger typology are more suited to the more southerly *Arney Lowlands* due to its larger landscape scale.



**2.1.6.** The landscape objective should be to maintain these areas as *landscapes with occasional wind turbines or no wind turbines*.

**2.1.7.** The *Irvinestown Farmland* is mostly of a lower sensitivity than the above landscape areas, being a relatively extensive lowland farming landscape within a less sensitive landscape context. The landscape is well settled including the main A32 transport corridor, but its enclosed character can accommodate some smaller scale wind energy development, with a medium capacity for 'small or 'small/ medium' sized turbines (<50m), and some capacity for turbines up to 80m. However, the landscape objective should be to retain this area as a *landscape with occasional wind turbines*.

## Residual Capacity and Guidance for Future Development

### Wind Turbines

**2.1.8.** There is limited potential for further development within the *Sillees Valley* and *Arney Lowlands*. Development within The *Sillees Valley* should be limited principally to smaller scale developments of the 'small' or 'small/ medium' size (<50m) which can be associated with farms and settlements. There is difficulty in siting larger typology turbines in such a way that they do not dominate smaller scale landscape features of the LCA including the enclosing scarp to the west of the limestone ridge in the east.

**2.1.9.** The small extent of the *Arney Lowlands* restricts the potential for further wind energy developments, but its flatter landscape presents fewer difficulties in siting turbines of the 'medium' (50<80m) typology as they would be seen in a more open and less complex landform. These larger turbines should be sited away from the sensitive landscape of Florence Court and its setting to the south of the LCA.

**2.1.10.** Consented wind energy development towards the west of the *Irvinestown Farmland* is approaching capacity, with a relatively high number of 'medium' sized turbines (50<80m) already consented/ constructed. Remaining capacity is mostly in the east of the LCA. Single turbines/ small turbine groups of 'medium' size (50<80m) should be well separated in this landscape to prevent the occurrence of 'windfarm landscapes' in this lowland environment.



## Ancillary Elements

- 2.1.11.** The enclosed nature of these landscape areas provides opportunities for mitigating the effects of ancillary elements of small scale wind energy developments (<80m). Ancillary elements should be sited to suit local conditions utilising screening provided by topography and vegetation. Refer to Section 3.0 for general guidance.

## LCAs 12. Newtownbutler and Rosslea Lowlands; 17. Clogher Valley Lowlands

### Underlying Landscape Capacity

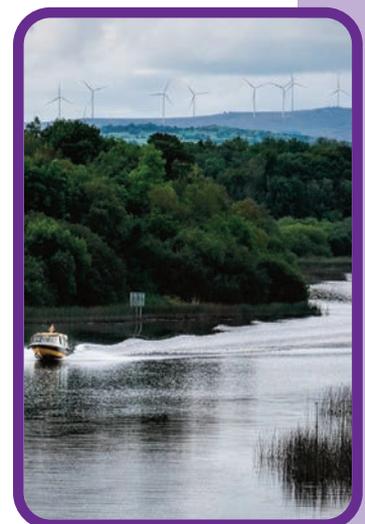
- 2.1.12.** Both of these landscapes have similar sensitivities and capacity for wind energy development, and are therefore assessed together. The small scale of these landscapes results in a susceptibility to larger scale wind energy development. However, their enclosed character and frequently curtailed internal visibility results in a medium capacity for accommodating smaller scale wind turbine developments, and a low capacity for 'medium' sized single turbine/ turbines in small groups (<80m).

- 2.1.13.** The landscape objective should be to maintain these areas as *landscapes with occasional wind turbines*.

## Residual Capacity and Guidance for Future Development

### Wind Turbines

- 2.1.14.** There is some opportunity in both LCAs for further wind energy development up to the 'medium' (50<80m) size of turbines. With smaller scale typologies of <50m ('small', 'small/ medium' sized turbines) these should be logically associated with the features of the farming landscape i.e. associated with farms and properties. 'Medium' sized turbines (50<80m) have the greater potential to overwhelm or appear out of scale with smaller landscape elements and these should be sited in more open areas away from smaller scale elements, particularly small buildings, against which they can be scaled. The edges of the LCAs at the transition to the more upland landscapes may provide the best sites, also providing backclothing of the turbines in views. Siting should be mindful of the more sensitive estate landscapes found in both areas, which larger turbines could dominate.





### Ancillary Elements

- 2.1.15.** The enclosed nature of these landscapes provides opportunities for mitigating the effects of ancillary elements of small scale wind energy developments (<80m). Ancillary elements should be sited to suit local conditions utilising screening provided by topography and vegetation. Refer to Section 3.0 for general guidance.

### LCA 22. Omagh Farmland

#### Underlying Landscape Capacity

- 2.1.16.** While extensive, this landscape character area is primarily small scale and has susceptibility to larger scale wind energy development. However, due to its enclosed character and often limited internal visibility there is a 'medium' capacity to accommodate wind turbine developments with 'small' or 'small/ medium' size wind turbines (<50m), and some developments of 'medium' size (50<80m).
- 2.1.17.** The landscape objective should be to maintain the area as a landscape with occasional wind turbines.

#### Residual Capacity and Guidance for Future Development

##### Wind Turbines

- 2.1.18.** Opportunities for further wind energy development in this landscape are low if maintaining a landscape with occasional wind turbines. 'Medium' sized turbines (50<80m) are quite prevalent throughout the area and there may be only very limited scope for further developments of this turbine size, but perhaps somewhat greater residual capacity for smaller turbines. Developments should be sited to maintain recommended separation distances and to account for local sensitivities in landscape character. It is desirable that larger turbines (50<80m) should be sited in more open areas away from smaller scale elements, particularly small buildings, against which they can be scaled. Turbines should not be sited directly on top of drumlins or other small scale but prominent landscape features in order to reduce their dominance. It may be appropriate to site larger scale turbines toward the periphery of the character area, where they can be backclothed by larger landforms, however siting should be mindful of potential cumulative issues when seen with the larger wind farm developments of these neighbouring upland areas.

## Ancillary Elements

- 2.1.19.** The enclosed nature of the landscape provides opportunities for mitigating the effects of ancillary elements of small scale wind energy developments (<80m). Elements including access tracks, transformer units, power connections and energy storage units should be sited to suit local conditions utilising screening provided by topography and vegetation. Refer to Section 3.0 for general guidance.

## 2.2 LOWLAND HILLS LCT

### LCA 3. Croagh and Garvary River

#### Underlying Landscape Capacity

- 2.2.1.** This landscape is of small extent, and while its character is not particularly sensitive to wind energy development, it forms part of the setting to Lower Lough Erne and is close to the Registered Park and Garden at Castle Caldwell. This landscape area is typically seen in expansive views to the wider Pettigo Plateau, and the larger scale context of the LCA provides some opportunities for a level of wind energy development to be absorbed. The simpler forested eastern part of the landscape is of lower sensitivity to wind energy development than the more rugged western parts. The SPA designation encompassing much of the more upland parts of the LCA may be a significant constraint to wind energy development because of its high value for conservation purposes.

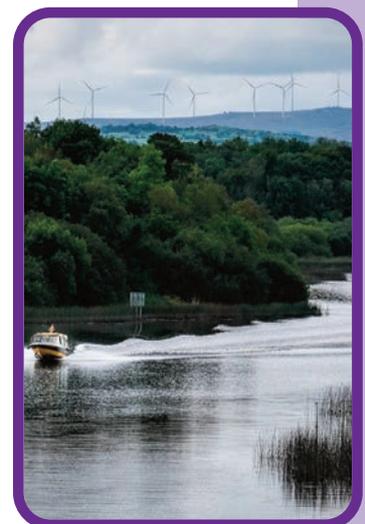
- 2.2.2.** The capacity of the landscape is generally low, suited to occasional turbines of the 'medium' size (50<80m).

- 2.2.3.** The landscape objective should be to maintain this area as a *landscape with occasional wind turbines* or *landscape with no wind turbines*.

#### Residual Capacity and Guidance for Future Development

##### Wind Turbines

- 2.2.4.** Any future development of the 'medium' (50<80m) typology turbines would be more suited to eastern parts of the LCA, associated with the simpler forested landscape found here. Within this landscape it would be preferable to group wind energy developments and avoid an apparent proliferation of single turbine developments within more upland parts of



the landscape. Wind turbines should be sited such that they avoid apparently dominating small landscape features, such as knolls, rock outcrops. Smaller scale turbines <30m should be sited in more lowland areas, associated with farms and other properties.

### Ancillary Elements

- 2.2.5.** Parts of the landscape are relatively open and exposed, and therefore ancillary elements have the potential to be locally intrusive, exacerbating effects of wind turbines. In more open locations infrastructure should respect local topography, with forested parts of the LCA providing better opportunities for screening infrastructure from view.

### LCAs 25. Beaghmore Moors and Marsh; 43. Carrickmore Hills

#### Underlying Landscape Capacity

- 2.2.6.** *The Beaghmore Moors and Marsh* form the lower foothills to the Sperrins and are of a smaller scale than the core of the AONB area further to the north. While its character suits a level of smaller scale wind energy development, the AONB designation results in no capacity for turbines greater than 'medium' size (<80m), and then only as scattered single or small turbine groups. This landscape should be maintained as a *landscape with occasional wind turbines*.

- 2.2.7.** While mostly outside the AONB apart from the Murrins, the character of the Carrickmore Hills is sensitive to wind energy development due its more irregular and craggy landform, lacking the simplicity of landscapes most suited to wind energy development. The hills are also small scale, with landscapes of lowland character. However small-scale windfarm development, comprising a limited number of 'medium' or 'medium/ large' (<120m) sized turbines can be accommodated in this landscape, making use of variations in topography to partially screen and conceal wind turbines and infrastructure. Smaller wind turbine typologies can be sited with farms and properties. This landscape has capacity to appear as a landscape with wind turbines, however the landscape around the Murrins has a lower capacity.



## Residual Capacity and Guidance for Future Development

### Wind Turbines

**2.2.8.** Residual capacity in both areas is very limited, and additional development within the *Carrickmore Hills* would need to be carefully considered to ensure that the area does not develop into a *wind turbine landscape* which would overwhelm the relatively small scale of the hills. Sites most suited to 'medium/ large' (80<120m) typology turbine groups are already utilised, and while some other sites may be of character suited to small wind farms, e.g. west of existing turbines at Cregganconroe, it may be desirable to leave areas such as these wind farm free to provide relief from views to wind farms and retain rural landscape characteristics. Capacity for future development is likely to be for well sited developments of 1-2 turbines associated with farms or rural properties, taking advantage of landform screening particularly for larger turbine sizes. Development around the Murrins and within the AONB should be very limited to maintain their scenic qualities, and views to Mullaghcarn and other prominent Sperrin hills should be maintained.

### Ancillary Elements

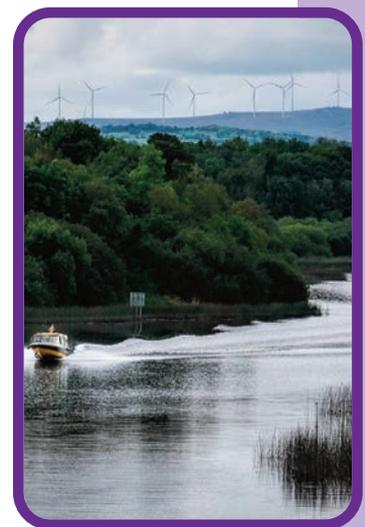
**2.2.9.** The varied terrain provides opportunities for accommodating low level infrastructure associated with wind energy developments, with tree planting likely to be an effective landscape and visual mitigation. Buildings such as control buildings, substations etc should be of a scale similar to farm buildings already within the landscape. Large transmission lines and pylons would add to visual clutter in a landscape already characterised by wind energy. Overhead transmission lines and pylons should be sited so as not to appear dominant against small scale hills, and the siting of pylons close to larger scale wind turbines should be avoided.

## 2.3 LIMESTONE UPLANDS LCT

### LCAs 4. The Lough Navar and Ballintempo Uplands; 6. The Knockmore Scarpland; 9. Cuilcagh and Marlbank

#### Underlying Landscape Capacity

**2.3.1.** The greatest capacity for wind energy development in this area is in the more extensive forested upland landscape of the *Lough Navar and Ballintempo Uplands*. In general, the western parts of this LCA have the





greater capacity, sited away from the more rugged landscape with exposed features towards the east and in particular where relatively distant from loughs Melvin and Upper Lough Macnean. Small scale and well separated wind farm developments, including turbines of 120<150m ('large') typology, can be supported in this area. The landscape provides opportunities for the screening of associated infrastructure within existing or new forestry/ woodland. Other parts of this landscape should remain free of wind energy development because of the rugged character and geological interest and to avoid having detrimental impacts on recreational resources.

- 2.3.2.** Neither the *Knockmore Scarpland* or *Cuilcagh and Marlbank* have any capacity for wind energy development other than very occasional smaller typology wind turbines of at the character areas' lowland fringes. The rugged undeveloped character of *Cuilcagh* and *Marlbank* would be particularly susceptible to intrusion from wind energy development, with wind turbines and related infrastructure likely to be highly prominent on the bare slopes. The landscape objective should be to maintain these LCAs as *landscapes with no wind turbines*.

### **Residual Capacity and Guidance for Future Development**

#### **Wind Turbines**

- 2.3.3.** There is almost no capacity for wind farm development in much of this landscape other than very localised small-scale developments in lowland fringes.
- 2.3.4.** However, the north west and southern parts of the Lough Navar and Ballintempo Uplands have been utilised for relatively small-scale commercial wind farm developments. Subject to careful siting and design, there is potentially scope for limited further development of small scale windfarms at this western fringe, with 80<120m or potentially 120<150m wind turbines. This may include small extensions to the existing wind farm developments, repowering with larger wind turbines, or potentially a further small wind farm development sited between the two existing schemes, albeit in practice there may be significant constraints from the presence of properties and sites of recreation/ tourism interest. All developments should be perceived as discrete wind farm developments, occupying a minor extent of the upland horizon. Smaller typology windfarm development in this landscape should be limited so as to better accommodate larger development, avoiding small and large wind turbines being seen close together.

## Ancillary Elements

- 2.3.5.** For larger wind energy development in upland areas of the *Lough Navar and Ballintempo Uplands* ancillary infrastructure should be sited to make use of screening provided by existing trees/ woodland, or where necessary additional woodland planting is likely to be appropriate within this landscape. Transmission lines should not be sited so as to appear skylined above the plateau and to avoid conflicting with views to wind turbines as far as possible.

## LCA 10. Slieve Russel, Derrylin and Kinawley

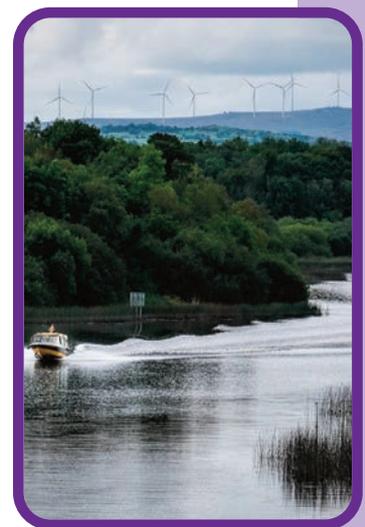
### Underlying Landscape Capacity

- 2.3.6.** Parts of this landscape are of relatively simple upland character with the ability to accommodate larger scale wind energy developments, while others are of more lowland character and therefore have capacity for smaller wind energy typologies only. The landscape is also separated from more sensitive landscapes, and therefore developments here have limited impacts on views and wider landscape character.
- 2.3.7.** The landscape has a medium capacity for large wind turbines (80<120m), and also has capacity for smaller wind turbine types within lowland areas. The landscape has capacity to appear as a *wind turbine landscape* in upland areas, but the extent of upland landscape is limited, with windfarms only suited to a small part of the character area as a whole. Subject to careful siting and design the landscape also has capacity to accommodate associated wind farm infrastructure within the more upland areas, with guidance provided below.

### Residual Capacity and Guidance for Future Development

#### Wind Turbines

- 2.3.8.** There are very limited opportunities for further large-scale wind farm development, as most areas of 'upland' character have been fully developed, although there may be some scope for linking the Molly Mountain and Slieve Rushen turbines e.g. through replacement of existing 'medium' typology turbines. While large turbines (120<150m) can be accommodated within this landscape, there is no capacity for very large (150m+) turbines as these are likely to appear out of scale with the landform on which they would be sited, and the scale of the landscape





within the LCA and surrounding landscapes is insufficiently large to absorb such development. Development in this area should continue to avoid the summit of Molly Hill or being sited on its forward slopes when viewed from the north and east.

- 2.3.9.** There are some opportunities for smaller scale wind energy development within the lowland areas, up to the 'medium' (50<80m) size of wind turbines. There is greater capacity within the more lowland landscape towards the east and north of the LCA rather than the lower slopes of Slieve Rushen, to provide separation between the upland windfarms and lowland single/ small turbine group developments.

### Ancillary Elements

- 2.3.10.** In the case of larger wind farms, associated low level infrastructure can be accommodated either in more upland areas, taking advantage of variations within the landform, but set back from the main ridge, or within nearby areas of more lowland character, where sub-stations, control rooms or energy storage units would be of a similar scale to the various farm buildings already present in the landscape. Infrastructure should not be sited on east facing slopes where it would be seen with wind turbines in views from the lowlands, including from Upper Lough Erne. Power lines/ pylons have the potential to add to visual clutter within this landscape, and should not be seen with wind turbines along the Slieve Rushen/ Molly Mountain ridge.

## 2.4 LOUGH BASIN LCT

### LCAs 2. Lower Lough Erne, 11. Upper Lough Erne, 13. Enniskillen

#### Underlying Landscape Capacity

- 2.4.1.** All three landscape areas have a relatively high sensitivity to wind energy development, having small scale features, the character of which could easily be overwhelmed by larger scale or frequent wind turbines. The landscape of *Lower Lough Erne* is the largest scale of the three LCAs, with the waterbody of more prominence in views, but is of high scenic quality. However, the enclosed nature of these landscapes inland from the loughs does provide a limited capacity for wind energy development, with landscapes typically able to accommodate occasional, relatively small wind turbines typically of domestic/ farm scale in single/ small groups, with up to 'medium' sized turbines (50<80m).

- 2.4.2.** The landscape objective should be to maintain these areas as *landscapes with occasional or no wind turbines*.

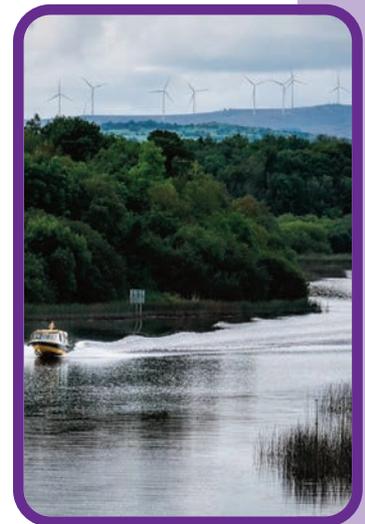
## Residual Capacity and Guidance for Future Development

### Wind Turbines

- 2.4.3.** In all landscape areas there would be only limited opportunities for future development while maintaining the desired wind energy landscape type. Maximum turbine sizes will depend on locations, but it is unlikely that wind turbines in excess of 'medium' size (50<80m) would be acceptable.
- 2.4.4.** The enclosed landscape of *Upper Lough Erne* could potentially support a very low level of additional wind energy development at sites towards the periphery of the area so as not to encroach upon the central water body, maximising the screening effects of vegetation and landform. The prominence of wind turbines can be reduced by avoiding siting turbines directly on top of drumlins or other local landforms.
- 2.4.5.** In LCA *Enniskillen* the urbanised character of parts of this LCA may allow capacity for additional developments associated with commercial/ industrial land uses. However, the objective should be to maintain the rural parts of the character area as largely free of wind energy developments. Developments close to the shores of Lower Lough Erne should be avoided, and there should be no development on any islands within the lough.
- 2.4.6.** Wind energy development within *Lower Lough Erne* is currently very limited, and views from the Lough shores should remain largely free of wind energy development. There may be very limited opportunities for wind turbine developments away from the lough shore, but there should be no development on the islands of the loughs. Any turbines below the Cliffs of Magho should be of the small typology only (15<30m), sited in lowland areas associated with farms and other properties.

### Ancillary Elements

- 2.4.7.** Lough Basin landscapes are generally well enclosed in the locations more suited to wind turbines and therefore ancillary features should take advantage of screening provided by vegetation and topography, according to local conditions. Refer to Section 3.0 for general guidance.





## LCA5. The Lough Macnean Valley

### Underlying Landscape Capacity

**2.4.8.** The scenic qualities and lowland character of this landscape result in very limited capacity for wind energy development. The landscape is generally less sensitive towards the north west, and away from the more scenic Upper Lough Melvin. Overall there is capacity for a low level of wind energy development of no greater than 80m turbines as single turbine developments, or as small groups of smaller typologies.

**2.4.9.** The landscape objective should be to maintain this area as *landscape with occasional wind turbines*.

### Residual Capacity and Guidance for Future Development

#### Wind Turbines

**2.4.10.** Wind energy development should typically be of well separated single 'medium' sized turbines (<80m) or small clusters of 'small' or 'small/medium' (<50m) sized turbines. Development close to the shores of either Upper or Lower Lough Macnean should be avoided.

**2.4.11.** Capacity for wind energy development is somewhat greater towards the west of this LCA, away from the more scenic landscapes of Upper Lough Macnean. However, development in this location is also constrained by the presence of the wind farm at Ora Moor in the neighbouring upland landscape, where it would be desirable to maintain clear separation between the larger scale upland development and smaller lowland turbines to avoid undesirable cumulative effects.

**2.4.12.** Wind energy development around Upper Lough Macnean should be concentrated toward the north and away from the more sensitive landscapes of *Cuilcagh and Marlbank*. The lower slopes of Belmore Mountain provide backclothing for single turbines of the 'medium' typology (50<80m) or small groups of 'small' or 'small/medium' (<50m) wind turbines. Any such development should be well separated to largely retain the existing character of the landscape.

## Ancillary Elements

- 2.4.13.** Ancillary elements for small scale wind energy developments (<80m) including access tracks, transformer units, power connections and energy storage units to be sited to suit local conditions. Refer to Section 3 for general guidance.

## 2.5 SANDSTONE RIDGES AND PLATEAU LCT

### LCAs 14. Lough Braden

#### Underlying Landscape Capacity

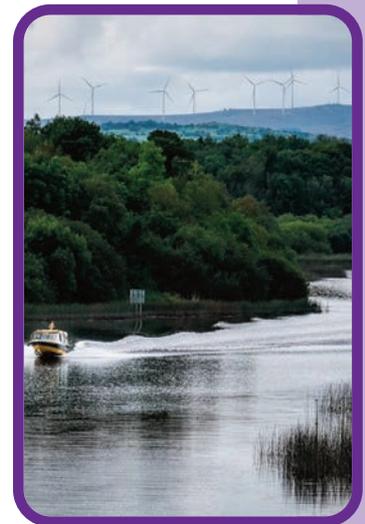
- 2.5.1.** Capacity in this landscape derives from the relatively large scale of its rounded hills, and their simple topography and land cover. The arrangement of the landform is such that a degree of internal enclosure is created by surrounding hills, although the lightly populated valley containing the upper reaches of the Drumquin River passes through this more remote area, presenting a likely constraint to windfarm development. Parts of Lough Braden Forest lie within this area, the landscape of which would be suited to wind energy development due to its simple character and relatively remote location. The Ulster Way passes through this area, which may present some constraint to development, however the landscape through which this section passes is not of particular scenic quality. The landscape has capacity for wind farm development of 'large' wind turbines (up to 150m), and potentially there may be capacity for limited numbers of 'very large' (150m+) turbines if sited away from more prominent outer hills or sensitive valley sides. Varied topography and forestry provide opportunities for accommodating wind farm infrastructure.

- 2.5.2.** The landscape has the capacity for a *landscape with wind turbines*, and locally a *wind turbine landscape* to the east, but is more sensitive towards the west approaching Lower Lough Erne.

#### Residual Capacity and Guidance for Future Development\

##### Wind Turbines

- 2.5.3.** Some existing wind farm developments have potential for repowering with larger typology wind turbines i.e. 'medium/ large' turbines replaced by 'large' (120<150m) turbines. However, wind farm development at Pollnalaght has reached capacity, currently using 'large' typology machines





and it is unlikely that 150m+ wind turbines would be acceptable in this location overlooking the Fairy Water Valley to the north and quite close to lowland landscapes to the south and east. Development here should not extend to the eastern parts of Pollnalaght, the landform of which currently screens views to wind farm development from Omagh. There may be other limited opportunities for the extension of existing windfarms, with turbines sited sympathetically to the local landform, however these landforms are typically small in extent, limiting opportunities for large extensions. The wind farm at Tappaghan Mountain currently comprises turbines of 88m which are relatively small by modern commercial wind farm standards. This windfarm is less than 2km from the village of Lack to the south and overlooks the *Omagh Basin* on outward facing slopes, and therefore while repowering with larger typology turbines may be possible, this would require careful consideration with respect to effects on this settlement.

**2.5.4.** The greatest opportunities for further wind farm development appear to be in parts of the Lough Braden Forest, where development would be distant from larger centres of population and sufficiently distant from the more sensitive landscape of Lower Lough Erne. Wind turbines located here would usually be seen close to existing and consented wind farms, presenting a relatively consolidated windfarm cluster. Future developments should be sited sensitively so as not to encroach excessively into the upper Drumquin river valley, or the neighbouring Fairy Water Valley. For any proposals of 150m or greater, aviation lighting would most likely be required, the impact of which should be carefully considered.

**2.5.5.** The western part of the character area would be suited to additional wind turbine developments up to 'medium' (50<80m) size with greater capacity toward the east where larger turbines can be sited against bigger landform features and away from the more sensitive landscape of Lower Lough Erne, however larger turbines would need to be considered in relation to any future large-scale development to the east of the character area and potential cumulative effects.

**2.5.6.** The greatest opportunities for further wind farm development appear to be in parts of the Lough Braden Forest, where development would be distant from larger centres of population and sufficiently distant from the more sensitive landscape of Lower Lough Erne. Wind turbines located here would usually be seen close to existing and consented wind farms, presenting a relatively consolidated windfarm cluster. Future

developments should be sited sensitively so as not to encroach excessively into the upper Drumquin river valley, or the neighbouring Fairy Water Valley. For any proposals of 150m or greater, aviation lighting would most likely be required, the impact of which should be carefully considered.

- 2.5.7.** The western part of the character area would be suited to additional wind turbine developments up to 'medium' (50<80m) size with greater capacity toward the east where larger turbines can be sited against bigger landform features and away from the more sensitive landscape of Lower Lough Erne, however larger turbines would need to be considered in relation to any future large-scale development to the east of the character area and potential cumulative effects.

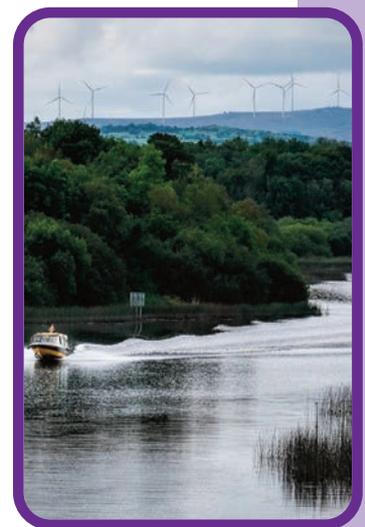
### Ancillary Elements

- 2.5.8.** The parts of the landscape of more upland character and better suited to larger scale wind energy development tend to be undulating and the landscape is partly forested. Therefore, this landscape also has capacity for accommodating associated wind farm infrastructure, where features can be sited to take advantage of topographic screening provided by undulations in the landscape and forestry, or in more enclosed parts of the lowland landscape where screen planting could further mitigate landscape and visual effects. Visible infrastructure should be avoided on the more exposed rounded hillsides of Pollnalaght and Tappaghan Mountain. General guidance for infrastructure associated with smaller scale wind energy developments in more lowland locations is provided in Section 3.0.

## LCA 16. Brougher Mountain

### Underlying Landscape Capacity

- 2.5.9.** Upland parts of this LCA have the capacity to accommodate a level of wind farm development, however those areas are limited in number and extent. The more notable peaks, and in particular Brougher Mountain itself, would be unsuited to wind farm development because of their prominence from the local lowland landscape. While to the south west, for example around Topped Mountain, the landscape is of too small a scale for wind farm development and is approaching the more sensitive landscapes around Upper and Lower Lough Erne. The upland area at Hunters Hill/ Lendrum's Bridge is the only area considered suitable for wind farm development utilising 'large' (120<150m) wind turbines. However, there is some capacity





also for small sized wind energy developments, typically small clusters of 'medium' or 'small/ medium' (<80m) sized turbines away from more settled lowland landscapes, taking advantage of folds in the landscape where possible to reduce visual prominence.

**2.5.10.** The parts of the landscape of more upland character and better suited to larger scale wind energy development tend to be undulating and have capacity for accommodating associated wind farm infrastructure, where features can be sited to take advantage of topographic screening.

**2.5.11.** This landscape has capacity to be a *landscape with wind turbines* and locally a *wind turbine landscape* at Hunters Hill.

## Residual Capacity and Guidance for Future Development

### Wind Turbines

**2.5.12.** The site of Hunters Hill wind farm is the most suited to wind farm development within the LCA. It is the case therefore that residual capacity remains with the potential repowering of this site, which could accommodate a development of 'large' (120<150m) typology wind turbines. There may also be some limited capacity to extend the area occupied by wind turbines at this location, however nearby residential properties are likely to be a constraint to significant expansion. A key issue is likely to be the avoidance of unacceptable impact to the settlement of Fintona, which lies only 4km from the closest turbine at present, requiring careful turbine siting and avoidance of the more prominent forward slopes. It should be ensured that wind turbines here appear as a single clustered development, and not be seen to extend excessively across the horizon.

**2.5.13.** Elsewhere there is limited residual capacity for smaller typology developments, with consented turbines already often separated by no more than 1- 2km.

**2.5.14.** Slopes to the north of the existing Hunters Hill wind farm should remain free of wind farm development to avoid significant cumulative effects in views towards to the windfarm from lowland locations.

## Ancillary Elements

- 2.5.15.** Windfarm infrastructure has the potential to appear prominently on the bare slopes of the upland areas, and should therefore be sited away from hill to tops and front facing slopes, and preferably within valleys and on back slopes away from visual receptors. Transmission lines and pylons should not be sited on the horizon, so as not to be seen with wind turbines.

## LCAs 18. Slieve Beagh

### Underlying Landscape Capacity

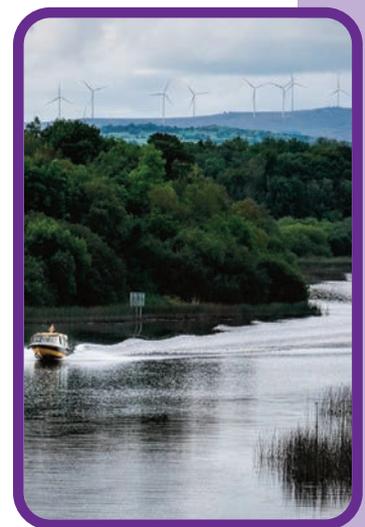
- 2.5.16.** This landscape is an undulating upland plateau of no particular scenic value and a relatively large scale, although the landscape is limited in its extent. While the landscape character has quite low sensitivity to wind energy development, it is visible from the lowlands on either side where it appears as a long and low forested horizon. Wind energy development therefore has the potential to be quite prominent in this landscape, but the undulating terrain does provide opportunities for concealing wind turbines to a degree, lessening their visual impact. Varied topography and forestry also provide opportunities concealing wind farm infrastructure into the landscape. The landscape includes quite frequent single properties, and large areas suited to more extensive wind energy development are limited. The landscape has a medium capacity for 'medium/ large' turbines (80<120m), but a lesser capacity for the largest typologies because of their potential to appear out of scale with the landform when seen from the lowland areas. There is no capacity for very large 150m+ turbines. The SPA designation may significantly constrain the capacity of the area in terms of locations where wind turbines would be acceptable.

- 2.5.17.** The landscape has capacity for development as a *landscape with wind turbines*.

### Residual Capacity and Guidance for Future Development

#### Wind Turbines

- 2.5.18.** There is some capacity for further wind energy development of the larger scale in this landscape. Due to the limited geographical extent of the area, it is preferable that future wind farm development appears as a limited extension to the existing Tiegies Mountain wind farm avoiding the outward facing slopes of the LCA and more prominent hill tops to reduce the visual





prominence from adjacent lowland landscapes, and wind farms seen to encroach upon the summit of Slieve Beagh should be avoided. Small groups of turbines, typically 'medium/ large' (80<120m) so as not to appear out of scale with the landform and its features, could be accommodated in various location within the undulating landscape, taking advantage of topographic screening, but separated from the larger windfarm developments to avoid cumulative issues from intervisibility of different scales of wind energy development. Recommended separation distances should be maintained to avoid creating a *windfarm landscape* of varying wind turbine sizes and development types.

### Ancillary Elements

- 2.5.19.** Wind farm infrastructure should be sited to take advantage of screening or backclothing provided by undulating topography and forestry found within the more upland parts of the landscape character area.

### LCA 44. Slievemore

#### Underlying Landscape Capacity

- 2.5.20.** Larger scale wind energy development can be accommodated in higher parts of this landscape, however there are more lowland areas, and areas where the landform is a smaller scale where only smaller wind energy typologies are suitable. The plateau landscapes near Altmore Forest and Slieve Divena have capacity for 'large' (120<150m) wind turbines, albeit if wind farms are to be sited in areas of upland character turbine numbers will be limited. Smaller landforms, typically ridges between valleys and smaller hills towards the west and north, have a much lower capacity due to their smaller scale and lowland character. The upland areas are in relatively close proximity to a number of small settlements, such as Carrickmore, Sixmilecross and Beragh, while some of the valleys running through the LCA are relatively populated, and this presents a constraint to the size and scale of wind farm development. Undulating terrain and forestry/ woodland provides opportunities for accommodating wind farm infrastructure within the landscape.

- 2.5.21.** Parts of this landscape can be developed as a *wind turbine landscape*, with other areas more suited to the less intense development typology of a *landscape with wind turbines*.

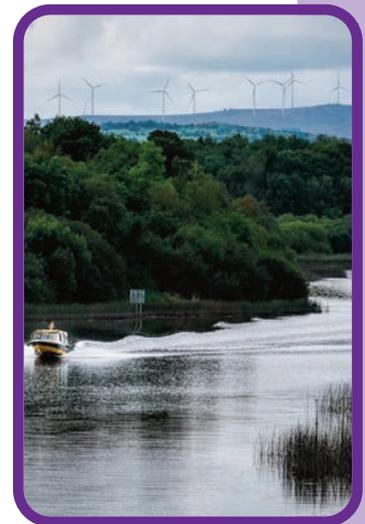
## Residual Capacity and Guidance for Future Development

### Wind Turbines

**2.5.22.** The more upland part of the landscape area has capacity for 'large' typology turbines (120< 150m). However, it is not likely that larger typology turbines (i.e. 150m+) could be successfully used in this area due to the limited extent of the upland area available, the presence of relatively higher numbers of residential properties nearby and the absence of suitable large-scale screening landforms that could contain very large scales of development.

**2.5.23.** In the south of the LCA there appear to be few opportunities to expand the windfarm area near Slieve Divena, however the existing 100m turbines may be suited to repowering with a larger typology, although the maximum acceptable height would need to be carefully assessed particularly in relation to small settlement nearby, for example Garvaghy 4km to the south west. Further north, the elongated ridge located between the Cloghfin River and its southern tributary appears mostly unsuited to larger scale wind farm development due to its smaller scale character, however there may be capacity for a limited expansion of Crockbaravally wind farm, located where the ridge transitions to a more plateau like landform, although nearby properties are a constraint. There are potentially opportunities for expanding wind farm development at Altmore Forest adjacent to the existing Crockagarran wind farm. This would create some limited change to the existing pattern of wind farm development, with a series of more prominent and closely spaced wind farms clusters seen on the eastern horizon. Turbine sizes should be of no more than 'large' (120< 150m), to avoid the domination of the ridge that is likely to arise from 'very large' (150+) wind turbines.

**2.5.24.** There appears to be very limited capacity for smaller scale wind energy development taking into account consented levels of development. Any further schemes should generally avoid north west facing lower slopes, particularly close to wind farms, to avoid undesirable cumulative visual effects due to intervisibility of larger and smaller typology schemes. Smaller scale schemes should be carefully sited so as not to overwhelm smaller scale hills and enclosed valleys.





### Ancillary Elements

- 2.5.25.** Much of this landscape area is of an undulating character and with areas of woodland or forestry, and so there are opportunities for siting wind farm infrastructure in more enclosed parts of the landscape, screened by topography and/ or vegetation. Windfarm infrastructure should not be sited in conspicuous locations within more upland parts of the landscape, and transmission lines and pylons should be sited so as not to be visible on the horizon when the landscape is seen from neighbouring lowland locations. Infrastructure for smaller scale developments (<80m) should be sited according to local conditions, and general guidance is provided in Section 3.0.

## 2.6 LOWLAND RIVER VALLEY LCT

### LCA 23. Camowen Valley

#### Underlying Landscape Capacity

- 2.6.1.** Extending down into the *Omagh Farmland* from the east, this LCA has similarities in character to the wider farmed landscape of the RCA, and therefore its underlying capacity for wind energy development is similar to that of the *Omagh Farmland* described above, with the ability to accommodate 'medium' (50<80m) size wind turbine developments of single or small turbine groupings.

- 2.6.2.** The landscape objective should be to maintain the area as a *landscape with occasional wind turbines*.

#### Residual Capacity and Guidance for Future Development

##### Wind Turbines

- 2.6.3.** There are few wind energy developments within the area, however the valley is of relatively small extent and could therefore accommodate only limited further development. There are few wind turbines north of the B4, and this area is most likely to contain the greatest residual capacity for turbines, possibly making use of the backclothing to the north of the LCA provided by higher ground of the *Carrickmore Hills* and *South Sperrin*, although the southern fringes of these upland areas already include a number of consented wind energy developments.

## Ancillary Elements

- 2.6.4.** Ancillary elements for small scale wind energy developments (<80m) including access tracks, transformer units, power connections and energy storage units to be sited to suit local conditions. Refer to Section 3.0 for general guidance.

## LCA 21. Fairy Water Valley

### Underlying Landscape Capacity

- 2.6.5.** This landscape has low capacity for wind energy development because of its small scale and enclosed lowland character, but which also includes a relatively open and flat landscape to the north where wind turbines could be visually prominent. The landscape would be suited only to occasional wind turbines up to the 'medium' typology (<80m).

- 2.6.6.** The landscape should be maintained as a *landscape with no or occasional wind turbines*.

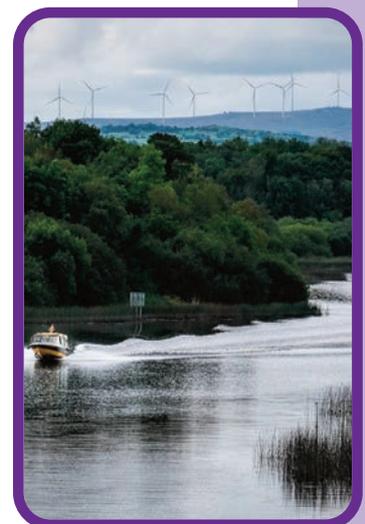
### Residual Capacity and Guidance for Future Development

#### Wind Turbines

- 2.6.7.** The under-construction Cornavarrow wind farm on the northern slopes of Pollnalaght is likely to be prominent in views from much of this character area, located close to its southern boundary. This southern more undulating part of the LCA would be most suited to wind energy developments, which could be concealed more easily in landforms and sited against rising ground, however the new windfarm would present some constraints to development here to avoid undesirable cumulative effects from smaller lowland turbines being seen with larger wind farm-scale machines. There is very little wind energy development within the LCA, however occasional 'small' to 'medium' (<80m) size wind turbines could be accommodated if well-spaced and sited to respect smaller scale features of the landscape.

## Ancillary Elements

- 2.6.8.** Ancillary elements for small scale wind energy development should be sited to take advantage of screening provided by local landform features and vegetation, and should respect the undulating local topography.



## 2.7 SPERRIN UPLAND HILLS

### LCAs 24. South Sperrin; 26. Bessy Bell and Gortin

#### Underlying Landscape Capacity

**2.7.1.** North eastern parts of the *South Sperrin* LCA contain remote upland areas of forestry partly contained by ridges, and in an area of low visibility from surrounding lowland landscapes. However, this area is also likely to be easily visible from the more upland landscapes north of the Glenelly Valley. While characteristics of this landscape suggest suitability for a large-scale windfarm development, the high value of the landscape resulting from the AONB designation renders this landscape highly sensitive to this scale of development. Many of the other upland areas are visible from either within the AONB or from lowland areas to the south (e.g. Mullaghcarn) retaining these landscapes as wild and remote uplands should be a key landscape objective to ensure the integrity of the AONB designation.

**2.7.2.** Therefore, for both LCAs, capacity exists only in the more lowland valley locations. Within *Bessy Bell and Gortin* there is limited potential for up to 'medium' sized turbines (<80m) and single developments or small groups, however the basin-like form of the landscape means that wind turbines would appear prominently in central locations, particularly when viewed from scenic viewpoints in Gortin Glen Forest Park.

**2.7.3.** The enclosed character of *South Sperrins* valleys means that even 'medium' sized turbines can appear very prominent, and there is capacity only for 'small' or 'small/ medium' sized turbines (<50m) in the more populated valleys to the west, with 'medium' (50<80m) turbines only suited to some of the larger scaled lowland areas to the east, in locations where they can be visually contained by surrounding landforms.

#### Residual Capacity and Guidance for Future Development

##### Wind Turbines

**2.7.4.** Due to its high value, the landscape has very low capacity for wind energy development and the objective should be to maintain the area as a landscape largely free of or with no wind turbines. There may be very limited capacity for developments of 'medium' (50<80m) sized turbines. In general, these would be best sited adjacent to landforms which provide backclothing, or where siting can take advantage of variations in landform



to provide topographic screening. Siting of larger turbines centrally within enclosed valley landscapes should be avoided, particularly when close to smaller scale landscape features, as this tends to accentuate the size of larger turbines. 'Small' and 'small/ medium' size turbines (<50m) are best associated with farms and other properties, but siting on prominent local landscape features should be avoided. Care should be taken to maintain separation distances so that wind turbines appear as very infrequent landscape features.

**2.7.5.** Wind turbines at Bessy Bell are very prominent from nearby lowland areas, and there is no capacity to significantly extend, or utilise larger typology machines in this location.

**2.7.6.** Proposals for other wind farm developments should be considered very carefully, not only in relation to their immediate landscape and visual effects, but also how such development affects the character, views to/ from, and integrity of the wider AONB.

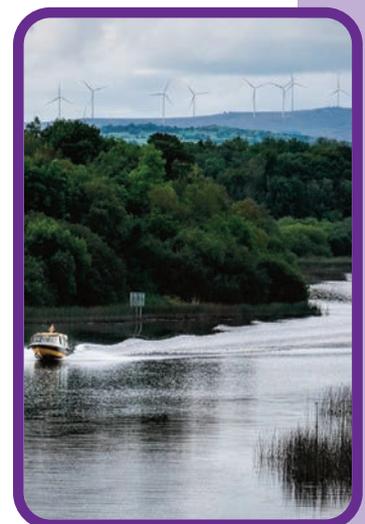
### Ancillary Elements

**2.7.7.** Ancillary wind farm elements also have the potential to be prominent in these landscapes and contribute to landscape and visual effects. In particular, power lines and pylons may be prominent in the more exposed upland landscapes, or potentially dominate enclosed valleys, and which should therefore be sited so as to respect sky lines, landform and the scale of terrain in which they are located. Ancillary features associated with smaller scale wind energy developments should be sited according to local conditions.

### Summary of Remaining Capacity

#### **2.8.** Areas with Most Remaining Capacity

The greatest scope for further development at the larger scale lies within *LCA 14 Lough Braden*. The forested landscape north of Lough Braden and east of Lough Lack has potential capacity for further wind farm development, thereby creating a wind farm cluster in this area. This also includes the potential repowering of existing wind farms with larger typology wind turbines, up to the 'large' wind turbine typology (120<150m). Some of the larger scale interior parts of this landscape may be suitable for 'very large' (150m+) wind turbines, however opportunities may be limited because of the relatively small extent of the area in question



and proximity to sensitive residential receptors. Due to the features and character of the landscape, no significant difficulties are identified with integrating associated wind farm infrastructure into this landscape, assuming sensitive siting, design and the adoption of appropriate mitigation treatments.

### 2.9. Areas with Limited Remaining Capacity

Areas with limited remaining capacity include areas with underlying capacity for larger turbines that are limited by cumulative development and existing/ consented windfarms, and areas with underlying capacity for smaller windfarms and/or smaller types of turbine development that remain undeveloped:

- The Hunters Hill area which would potentially be suited to repowering with 'large' (120<150m) turbines, and potentially extended eastwards to a limited degree (*LCA 16 Brougher Mountain*);
- Repowering of the Slieve Divena wind farm to 'large' size turbines (120<150m), however opportunities for extending the windfarm with Fermanagh and Omagh appear limited (*LCA 44 Slievemore*);
- Extension of wind farm development south east from Crockagarran wind farm into Altmore Forest, and the limited extension of Crockbaravally Wind Farm (*LCA 44 Slievemore*);
- The semi-upland landscape of *LCA 18 Slieve Beagh* has some capacity for smaller scale developments of turbines group up to 'medium/ large' typologies (<120m) and limited capacity for expansion of the existing Teiges Mountain wind farm, subject to constraints presented by the SPA;
- A potential limited expansion of larger scale wind energy developments at the south-western fringe of *LCA 4 Lough Navar and Ballintempo Uplands*; and
- Some 'small' to 'medium' sized wind turbine developments (<80m) in the less developed lowland locations, such as *LCA 17 Clogher Valley Lowlands* or *LCA 12 Newtownbutler and Rosslea Lowlands*.

In all of these areas, undulating terrain and/ or the presence of forestry and woodland is likely to allow infrastructure associated with wind energy development to be accommodated within the landscape without unacceptable landscape or visual effects, subject to their careful siting and design.



## 2.10. Other Landscape Areas and Urban Areas

Within many of the remaining LCAs of Fermanagh and Omagh there is very limited remaining capacity for small scale wind energy development below 80m. Some parts of these areas have effectively no capacity, for reasons including landscape character, visual sensitivity and/or landscape value.

These areas include:

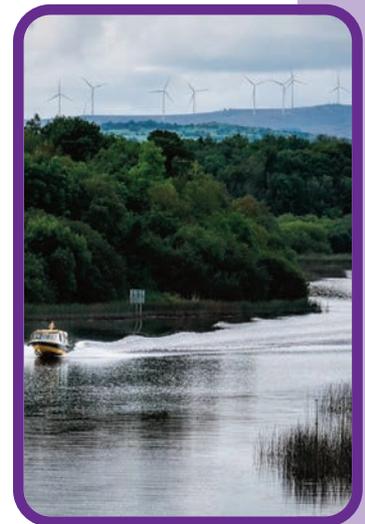
- The nationally designated Sperrin AONB;
- The tranquil, open landscapes around Upper and Lower Lough Erne which are sensitive to intrusion from industrialising influences;
- A number of Registered Parks, Gardens and Demesnes;
- The complex landforms of the karst landscapes to the south west; and
- Locations critical to the setting of settlements.

Whilst it is recognised that some parts of urban areas may be able to accommodate wind turbines, this study does not assess the capacity of urban areas. Factors specific to townscape and urban planning are likely to guide location; however, the effects of larger turbines on adjacent rural LCTs and cumulative areas should be taken into account.

## 2.11. Existing Developments: Extensions and Repowering

As a well-developed wind energy landscape, much of the future residual capacity in Fermanagh and Omagh lies in the potential extending and/or repowering of existing wind farms. Some specific considerations relating to the nature of wind farm extensions and/or repowering apply:

- The design of extensions and repowering schemes should take into account the scale and context of existing wind energy development in the surrounding area that will be added to, replaced and/or operational during the lifetime of the proposed extension/ repowering scheme.
- In the case of extensions, the location and design of extensions relative to the original scheme is critical. This should take account of turbine size and layout, the remaining capacity for extension without unduly extending effects, and the remaining lifespan of the original scheme.
- Particularly in the case of repowering, opportunities for mitigating adverse effects of earlier, less well designed, schemes should be grasped. This may include more harmonious turbine arrangements or reducing the developed area as more energy can now be delivered by fewer, larger turbines.





- The nature of future proposals will be affected by the wider changes to onshore wind energy driven by advances to technology and changing economic circumstances. Currently the main anticipated change is the greater size of, and spacing between, modern commercial turbines. In essence, applications for repowering should be considered *de novo*.

### 3.0 Guidance for Single/Small Turbine Developments and Ancillary Elements

#### 3.1 Wind Turbines

**3.1.1.** This cumulative assessment and capacity study has detailed the current distribution of all sizes of wind turbines of 15m or above when determining capacity for further development. This is because the smallest turbines (less than 15m), being of a similar height to built structures and trees found commonly throughout the landscape, do not have the same eye-catching prominence and extensive visibility of larger turbines. They do not therefore have the same issues of wide scale cumulative effects across extensive landscape areas.

**3.1.2.** The issues relating to design and siting of small turbines concern mainly their localised effects on the area in which they are sited rather than wider cumulative effects on landscape character. Small wind turbines should be judged on their own merits, assessed against the criteria that apply to most other domestic or farm scale built structures. Landscape and visual considerations may include the following:

- Effects on designations including landscape quality designations, Scheduled Monuments, Listed Buildings, Conservation Areas;
- Location in relation to scenic viewpoints;
- Relationship to skylines;
- Relationship to other structures and buildings;
- Location in relation to approaches to and setting of settlements;
- Proximity to residential properties;
- Localised cumulative effects including potential for visual confusion or cluttering areas with significant numbers of small turbines and/or close proximity to other similar larger structures including taller wind turbines and electricity pylons.

**3.1.3.** Larger wind turbines are more often than not seen against the sky. The approach to colouring has been to adopt a neutral light grey colour relating to the sky colour most likely to be encountered as a backdrop. Small wind turbines are often fully or partially backclothed against landforms and/or

trees, giving a closer relationship to the ground than the larger structures. It may therefore be appropriate to consider colouring small wind turbines a darker grey, green or brown to reduce their visibility when seen against backdrops, or close to buildings. Further guidance on the siting of smaller wind turbines is given by SNH<sup>20</sup>.

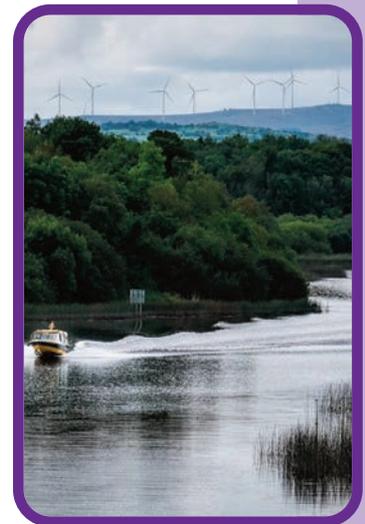
## 3.2 Ancillary Elements

**3.2.1.** Infrastructure associated with small scale wind turbine developments (<80m) may include access roads, transformer units, grid connections and in future energy storage systems. The siting of such infrastructure should be mindful of the considerations outlined above for the siting of wind turbines, but generally the landscape and visual effects of ancillary elements for smaller wind energy developments are highly localised, these features typically being ground based elements of limited size and extent.

**3.2.2.** Smaller scale wind energy developments can be sited in a variety of landscape situations, however they are often located in lowland locations where the landscape might typically include other built elements, roads, tracks, woodlands, and enclosed farmland, and the overriding objective should be to maintain existing landscape characteristics through the careful integration of infrastructure with existing landscape features.

**3.2.3.** Screening with existing or new woodland planting will typically be effective in mitigating many landscape and visual effects, however the following measures will also assist with the integration of wind energy infrastructure into the landscape:

- Utilising existing access tracks to maintain existing field patterns, and where new tracks are necessary ensuring they respect the existing landscape pattern, for example by following existing field boundaries as much as possible;
- The appropriate selection of materials and colours for buildings to minimise their prominence in the landscape and to respect existing building styles;
- Associating buildings with those already existing in the landscape where possible, to avoid any apparent proliferation of built elements;
- Ensuring that local topography is respected, by ensuring that features are not sited prominently upon local landforms, that access tracks are aligned sensitively, and topographic screening is utilised where possible;



<sup>20</sup> SNH (March 2012) *Siting and Design of Small Scale Wind Turbines of between 15 and 50 metres in height*



- Where possible the sharing or clustering of elements associated with neighbouring developments; and
- Minimising visual clutter from grid/ power connections, utilising underground connections where possible, or siting over ground connections to respect landscape patterns, utilising screening and backcloth provided by trees and landforms.

## **4.0 Guidance on preparing Wind Energy Proposals**

### **4.1 Initial Scheme Planning**

**4.1.1.** Developers must take the Landscape Wind Energy Strategy for Fermanagh and Omagh into account from the initial feasibility and planning stage in order to achieve good site selection and to identify an appropriate type and scale of wind energy development. This should include consideration and rigorous assessment of a number of different scheme alternatives. Good site selection and scheme definition are the most effective ways of addressing issues of potential landscape and visual impact and ultimately ensuring that a proposal is likely to be acceptable in landscape and visual terms.

**4.1.2.** In light of the importance of landscape and visual impacts and the need for detailed consideration of siting layout and design, it is recommended that developers involve a suitably qualified and experienced landscape architect who has landscape assessment expertise from the outset. Initial scheme planning and siting, layout and design should be informed and influenced by an ongoing process of landscape and visual impact assessment in the following section in order to prepare proposals which are more likely to be acceptable in landscape and visual terms.

**4.1.3.** The information relating to each of the LCAs provide an understanding of the broad pattern of landscape sensitivities, opportunities and challenges within the affected LCA(s). This should help identify some general locations where there may be capacity for wind energy development and may offer principles for its placement within the landscape. It should also provide guidance to help identify those areas where wind energy development is less likely to be acceptable in landscape and visual terms. This broad assessment will need to be followed by more detailed specific site analysis as each potential development site is unique. Local variations in landscape character or value can be very significant and notable landscape and visual issues will need to be identified and addressed.

#### 4.1.4.

More detailed work required could include:

- analysis of landscape and visual characteristics and values for the area concerned, drawing on the Northern Ireland Landscape Character Assessment, the landscape, natural and cultural heritage designations and recreational resources values and information on relevant local and development plan designations and policy;
- neighbouring LCAs that may also be affected by the wind energy development;
- identification of other sites (including transboundary sites in the Republic of Ireland) that may give rise to cumulative impacts;
- consideration of relevant issues of cumulative landscape sensitivity (see table Annex 2);
- preliminary field survey of landscape and visual character and context;
- preliminary visibility mapping (see Section Assessment of Landscape and Visual Impacts) and appraisal of potential impacts on key views.

#### 4.1.5.

By the end of this process, developers should have a clear understanding of which site(s) offer the best prospect in landscape terms of obtaining planning consent for the type(s) of development that are most desirable, and most likely to be acceptable, providing any notable landscape and visual issues can be addressed. The choice of site and development type should respect the specific sensitivity and challenges of the landscapes concerned.

### Siting, Layout and Design

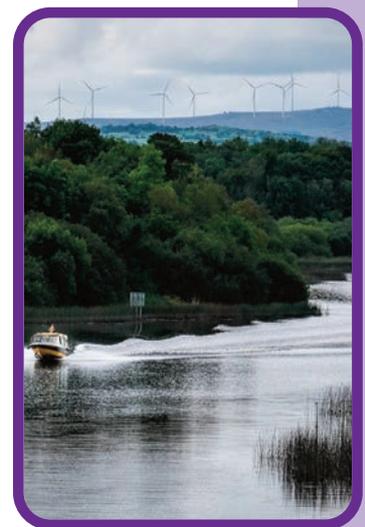
#### 4.1.6.

Having selected a preferred development location, careful and thorough work on detailed siting, layout and design should be undertaken. This process ideally should be an iterative one and offers significant further opportunities to prevent or mitigate adverse landscape and visual impacts.

## 4.2 Key Principles of Good Siting, Layout and Design

### 4.2.1. Siting

- Sites should relate well to the broad grain of the topography and should not distract from or obscure important character distinctions such as upland-lowland transitions.
- Siting should respect landscape settings and skylines, particularly settings to distinctive landform features, settlements, historic landmarks and areas designated for their scenic quality.





- Prominent and highly visible skylines, for example at the edge of upland areas, should generally be avoided.
- Significant impacts on key views from important viewpoints and popular tourist and scenic routes should be avoided or carefully considered.
- Optimise separation of wind farm sites from settlements to reduce impacts on the amenity of residents.
- Identify and avoid impacts on areas of wild character and on features of natural or cultural heritage interest that contribute to landscape character and landscape value, including important habitats and earth science features; vulnerable bird habitats and species; areas of significant archaeological interest; and historic monuments, designed landscapes, conservation areas, listed buildings and their settings.

#### 4.2.2. Layout

- Investigate alternative layouts from an early stage to find the optimum response to character as seen from key viewpoints. This is especially important where there are several wind energy developments in the same area.
- Through careful layout and arrangement of turbines, ensure that turbines read as a coherent group in main views.
- Minimise significant turbine overlaps, which may catch the eye.
- Layouts that reflect existing landscape patterns, such as regular field patterns or linear transport corridors, may allow the positive sculptural qualities of turbines to be seen to good effect.
- Maximise the benefits of existing screening by topography or woodland through careful placement of turbines and adjustment of turbine base heights. However, do not rely on woodland or forestry screening if felling is likely during the lifespan of the project.
- Adequate separation from walking, riding and other recreational routes is important to prevent adverse impacts on the landscape experience, amenity and safety of recreational landscape users.
- When setting turbines back from the upland edge, try to avoid creating views of blades that are highly distracting.

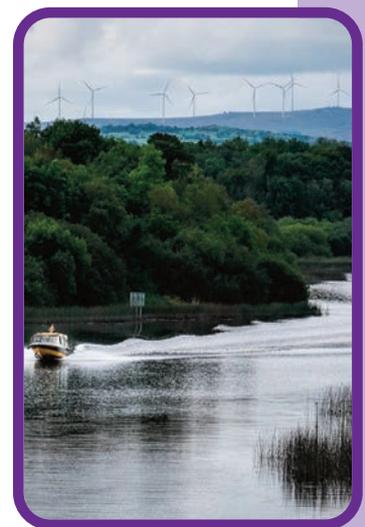
#### 4.2.3. Design

- The scale of development, in terms of lateral extent and height, should be in proportion with, but not overwhelm, key landscape elements such as valleys, ridges, hills and woodlands.

- Aim to create a simple image that respects the hierarchy of elements in the landscape and does not compete with, or create clutter when seen together with other man-made landscape elements.
- In urban or industrial contexts, developments should respond to the scale of the built form and sit comfortably alongside large buildings or structures, providing a balanced composition that enhances any existing focal point.
- Consistent turbine height, layout and design are critical for sites that lie close to one another, particularly those within a cluster (ie within 3-5km to the outermost turbines).
- A range of colour options for turbines are available. Consideration could be given to the background against which the turbines will usually be seen. Pale colours suit most sites in elevated locations where turbines will mainly be seen against the sky. Darker colours may be appropriate where turbines will be seen against a landscape background.

#### 4.2.4. Infrastructure

- Road access for long loads (eg blades up to 45m long) may necessitate road widening, creation of wide bell-mouth entrances and removal of features such as stone bridges, walls, gateposts, hedges and trees, thus affecting the fabric and character of the landscape.
- Minimise infrastructure impacts by good design and appropriate mitigation eg replacement planting. Avoid measures that would urbanise the character of rural lanes eg kerbing and fencing.
- Impacts of on-site access tracks (typically 5-6m wide) may be reduced by use of existing farm or forestry tracks. The length of new on-site access track should be minimised through efficient track layout, and tracks should be surfaced in a way that blends in with the surroundings. Where possible tracks should be re-vegetated (in full or in part) following construction.
- Access track impacts will be heightened on steep slopes, where they may require zig-zag routes, cut and fill and drainage channels, and on wet marshy ground where they may require extensive foundations. Use of highly engineered solutions should be minimised as they may scar the landscape. Tracks should follow the contours provided this does not entail excessive length.
- Where possible, transformers could be housed within the turbine tower to reduce their visual impacts, and on-site cables could be buried underground.





- Substation, control buildings and battery storage should be carefully sited and should generally avoid high, exposed locations where they may be incongruous and provide a scale comparison with turbines.
- Use of local building materials and styles will help integrate such structures into the landscape. Hard surfacing, fencing and lighting around substations should be minimised.

### 4.3 Assessment of Landscape and Visual Impacts

**4.3.1.** For most wind energy developments, submission of an Environmental Impact Assessment (EIA) will be required. For smaller developments that do not require a full EIA the planning authority will often still require information describing environmental impacts and how they have been addressed. An assessment of landscape and visual impact will normally be a central part of the EIA for wind energy developments; key good practice requirements for landscape and visual impact assessment (LVIA) are summarised below. Further advice on LVIA can be found in Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, (3rd Edition)

#### Good Practice Requirements for Landscape and Visual Impact Assessment (LVIA)

##### 4.3.2. Descriptions of alternatives

- Describe the alternative sites considered and their landscape constraints and opportunities.
- Indicate why the final choice of site was made and why it was considered suitable in terms of potential landscape and visual impacts.
- Drawing on the design statement, describe the alternative conceptual design options considered, giving the reasons for choosing turbine numbers, height and the particular site, layout and design.
- Explain why the preferred solution represents the optimum landscape fit.
- Computer-generated wireline images may be helpful in illustrating this section of the EIA.

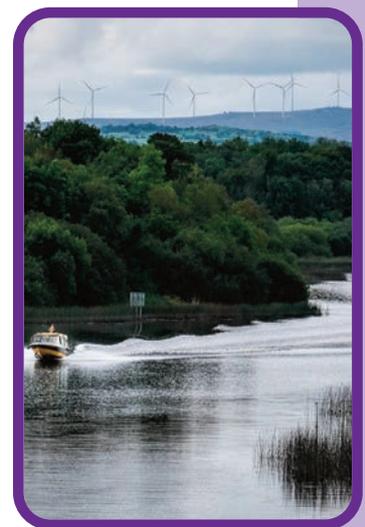
##### 4.3.3. Project description

- Describe the project at each phase in its life cycle in sufficient detail to allow the assessment of landscape and visual effects.

- Include the location and dimensions or extent of all plant and structures, and describe the nature, scale and duration of project activities during construction, operation, and decommissioning.
- The number of viewpoints required will vary but 15-25 viewpoints may be necessary for wind farms, particularly in areas of high landscape sensitivity.
- Include views from settlements; transport corridors; tourist and walking routes; specific receptors such as historic parks; and also locations where cumulative impacts will occur with other wind energy developments.
- Give priority to views from distances of less than 5km but also include some middle and longer range views.
- A range of receptors (viewer groups) could be classified in terms of their sensitivity. In general, those engaged in tourism and recreation e.g. walkers may have higher amenity expectations and be more sensitive, while groups such as passing motorists and local workers have lower amenity expectations and are less sensitive.

#### 4.3.4. Description of impacts

- This section should systematically identify and describe the likely effects of the proposal; indicate the mitigation measures developed; estimate the magnitude of the changes that will occur; and consider whether they will be beneficial or adverse. It should cover impacts at construction, operational and decommissioning phases. Transboundary impacts on areas of the Republic of Ireland should be included.
- Impacts should be separately assessed under headings of landscape fabric, landscape character, landscape values and visual amenity and for each of the distance bands described above.
- For landscape fabric, the scale of impacts such as physical damage or loss and proposed mitigation should be given wherever possible.
- For landscape character, the assessment should briefly describe the changes that will occur to the character of each of the LCAs where wind turbines are visible, considering how the wind energy development will affect perceptions of character (e.g. landscape scale, patterns, focal points, skylines and settings etc) and how widespread and prominent the changes will be.
- For landscape values, the assessment should describe any changes in landscape quality, scenic quality, wildness, tranquillity, natural and cultural heritage features, cultural associations and amenity and recreation that will occur due to the development (given its distance and visibility).



- For visual amenity, the extent of visibility should be described by reference to ZTV mapping. Changes in views from the selected viewpoints should be assessed by reference to the wireline images and photomontages. Commentary and assessment should also be provided on impacts on residential properties; impacts on views from Registered Parks and Conservation Areas within 5km; and impacts on views from the principal routes in the area (including the main road routes, tourist routes and walking routes where appropriate).

#### 4.3.5. Cumulative impacts

- Cumulative impacts with any other operational, consented or application stage sites should also be assessed (recognising that there are varying degrees of certainty associated with these different types of sites).
- Prepare cumulative ZTV(s) around the proposed development (it is generally recommend using a radius of at least 30km but may request that this be extended in some cases, for example where a highly sensitive landscape lies midway between two wind farm sites).
- Analyse the pattern of combined effects and identify key viewpoints within areas of overlap between the ZTVs of different developments, including some short and middle range views. Prepare cumulative wireline images for each of these viewpoints.
- Assess cumulative impacts under the same headings as site-specific impacts. Pay particular attention to issues such as:
  - ▶ the combined effect of different site accesses on the landscape fabric of a single hillside or valley;
  - ▶ how developments relate to one other and to the underlying landscape in terms of scale and capacity;
  - ▶ the extent to which the setting of valued landscapes or features may be eroded by cumulative impacts;
  - ▶ the combined visual effects of more than one wind energy development on particular tourist routes or long-distance walks when seen together or sequentially.
- In assessing the magnitude of cumulative impacts it may be helpful to consider the extent of overlap between the ZTVs of different developments, and extent to which the proposed development extends the horizontal field of view occupied by wind turbines.



#### 4.3.6 Assessment of impact significance

- Finally, the significance of impacts should be assessed by reference to the sensitivity of the landscape or viewer and the magnitude of the change that is expected to occur. Significance can be classified, for example on five or seven levels from negligible to major. Good practice is to do this by means of a matrix that sets out the combinations of sensitivity and magnitude that give rise to specific significance levels.
- The assessment of significance should be informed by the LCA landscape assessment sheet for the LCAs concerned, and should focus on the potentially significant impacts of the project, that is those that will affect decision-making.

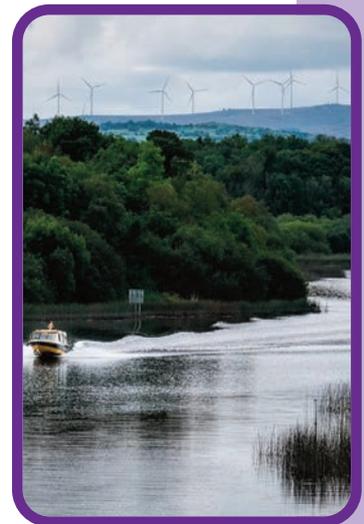
4.3.7. In addition to text covering all the topics listed above, appropriate, high quality illustrations will greatly assist the assessment process and help people to understand the assessment findings. The preparation of appropriate maps, ZTVs, wireline images and photomontages is a complex and specialist process and expert input will be required. The use of Digital Terrain Models may assist with these complex and specialist processes. The project landscape architect should be able to advise on the selection of a suitable specialist and supervise the preparation of the illustrations.

### 5.0 Checklists of Presentation Material That Should be Provided

5.1. LVIA's will be expected for commercial wind energy developments to adequately meet the good practice requirements. Developers should also submit presentation material (including maps and other illustrations) as set out as follows;

#### Conceptual design options

5.2. Any computer-generated wireline images that were utilised during consideration of conceptual design options. Images accompanied by map(s) to show the turbine layouts that are illustrated and the viewpoint location, viewing direction, included field of view and appropriate viewing distance for the wirelines.





### Site layout

- 5.3.** Site layout plan showing position of turbines, access and internal tracks, compounds, substation and all ancillary elements in the context of the physical landscape fabric, including contours, type and condition of land cover, boundaries and trees, existing access points, utilities and important environmental features. Scale 1:25,000 or greater.

### Turbines and other elements

- 5.4.** Scaled elevations showing technical detail of turbines, transformers, substation and ancillary elements, with key dimensions. Typical photographs of turbines proposed.

### Landscape character

- 5.5.** Map showing site location and LCAs within the study area on a colour 1:50,000 OS base (this may be reduced as long as it is legible). LCAs and landscape types in the Republic of Ireland should also be shown where these lie within the study area. Map should indicate concentric distance bands from the outer turbines of the site including those distance bands used in write up (ie 2, 5, 15 and 30km). Viewpoint locations should also be shown.

### Landscape designations and values

- 5.6.** Map showing site location and location of valued landscape features within the study area on a 1: 50,000 OS base (as before), including all the designations and features listed below (and equivalents in the Republic of Ireland). Concentric distance bands as above. Viewpoint locations.

### Principal Landscape, Natural and Cultural Heritage Designations and Recreational resources

- World Heritage Sites
- Geopark
- Areas of Outstanding Natural Beauty (AONBs)
- Areas of Scenic Quality (ASQs) / Areas of High Scenic Value (AoHSV)
- Special Areas of Conservation (SACs) and candidate SACs
- Special Protection Areas (SPAs) and potential SPAs

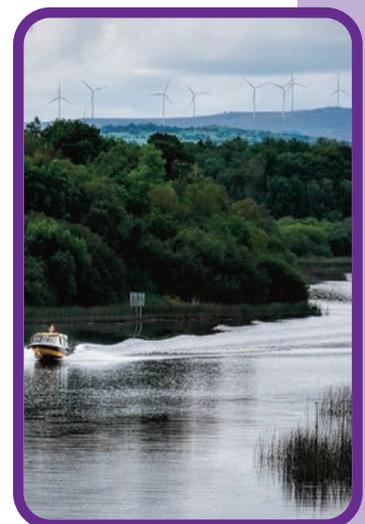
- Ramsar Sites
- Areas of Special Scientific Interest (ASSI)
- Areas of Scientific Interest (ASI)
- National Nature Reserves (NNRs)
- Local Nature Reserves (LNRs)
- Nature Reserves (NRs)
- Marine Nature Reserve (MNR)
- State Care Monuments
- Scheduled Monuments
- Areas of Significant Archaeological Interests (ASAI)
- Register of Historic Parks, Gardens and Demesnes (Registered Parks)
- Conservation Areas
- Ulster Way
- Walk ways advertised on walkni.com

### Zones of theoretical visibility

- 5.7.** Maps of theoretical visibility to hub height and to blade tip height on a 1:50,000 OS base (as before), with transparent colouring to indicate the number of hubs or blade tips that may be visible at a given point. Maps should cover the whole study area with enlargements at 1:25,000 or 1:50,000 to show visibility up to 5km in more detail. Concentric distance bands as above. Viewpoint locations.

### Visualisations

- 5.8.** Computer-generated wireline images and (where possible) colour photomontages for the selected viewpoint locations. These should be based on photographs taken with a 50mm lens on a 35mm film format (or digital equivalent), reproduced at a size that, when seen at a normal reading distance of around 50cm, will appear similar to what would be seen in the field. The horizontal field of view should be similar to that of the human eye (around 50 degrees). Each visualisation should be accompanied by a photograph of the view as existing and by details of distance to nearest turbine, viewpoint grid reference and height AOD, viewing direction, included field of view and appropriate viewing distance.



5.9.

### Cumulative impacts

Location map (with individual turbine locations) for all operational, consented and application sites for commercial wind energy development (recommended within 30km, or wider area if required by the planning authority) in Northern Ireland and the Republic of Ireland. Presented on a 1:50,000 OS base (as before) with concentric distance bands. Overlain by transparent ZTVs of different sites in different colours, so that areas of cumulative visibility can be seen. Location of cumulative viewpoints. 180 or 360 degree computer-generated wireline images for these viewpoints, annotated with site name, status (operational, consented, application), and distance to nearest turbine.



Annex 1 to Appendix 6 – Explanation Table of the Landscape Character Area Summary Tables

Key:  No Capacity  Low Capacity  Medium Capacity  High Capacity										
UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development)		CURRENT CONSENTED DEVELOPMENT		PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development)						
Landscape Character Sensitivity	Visual Sensitivity	Landscape Sensitivity	Landscape Value	Existing/ Consented Developments	Current Wind Energy Landscape Type(s)	Remaining Landscape Capacity (Related to turbine size)				Comments on Sensitivity and Capacity
						15 < 30m	30 < 50m	50 < 80m	80 < 120m	
Med/ High	Med/ High	Med/ High	Med/ High	Brief description of consented wind energy developments (at time of report), including numbers size range, distribution, with key developments named.	Wind Turbine Landscape Type(s) within the area resulting from current consented levels of development (refer to Table 2.1 for description of type and map in Figure 6.2 for distribution of types across study area)	Proposed limits to future Wind Energy development expressed as a Wind Turbine Landscape Type (refer to Table 2.1 for description of type and map in Figure 6.3 for proposed distribution of types across the study area)	 Residual landscape capacity for development of different turbine size categories. This is derived from the underlying landscape capacity and the proposed limits to future development by considering the extent to which current wind energy development already occupies the underlying landscape capacity	Landscape Analysis: Brief description of key qualities and characteristics of the landscape character area/sub-area affecting its capacity to accommodate different types of wind turbine development.  Development Capacity: Brief comment on landscape capacity and on current developments and future proposals in relation to landscape capacity.  Further guidance is provided in text following the tabulated assessment.		
Assessment of landscape sensitivity and value of the landscape character area or sub-area (from detailed assessment in Appendix 4)	Assessment of landscape capacity for different turbine sizes derived from the sensitivity and value assessment and mapped in Figures 6.1a-f. This represents the 'underlying' capacity of the landscape and does not take into account the cumulative effects of existing/ consented wind energy development.	Assessment of landscape capacity for different turbine sizes derived from the sensitivity and value assessment and mapped in Figures 6.1a-f. This represents the 'underlying' capacity of the landscape and does not take into account the cumulative effects of existing/ consented wind energy development.				Proposed limits to future Wind Energy development expressed as a Wind Turbine Landscape Type (refer to Table 2.1 for description of type and map in Figure 6.3 for proposed distribution of types across the study area)  Max. Numbers in Group Suggested range/ maximum number of turbines in groupings to ensure capacity is not exceeded  Min Group Separation Distances (km) Suggested separation distance between turbine groupings to ensure capacity is not exceeded	1- 7- 3 3  2- 3- 4 5			

Annex 2 to Appendix 6 – Landscape Character Area Summary Tables

Landscape Character Area: 1. Garrison Lowlands		Landscape Character Area: 2. Lower Lough Erne		Landscape Character Area: 3. Croagh and Garvary River								
Landscape Character Sensitivity	Visual Sensitivity	Landscape Sensitivity	Landscape Value	Landscape Capacity (Related to turbine size)	Existing Consented Developments (November 2017)	Current Wind Energy Landscape Type(s)	PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development)					Comments on Sensitivity and Capacity
							Future Wind Energy Landscape Type(s)	Remaining Landscape Capacity (Related to turbine size)	15-<30m	30-<50m	50-<80m	
Med/High	Med/High	Med/High	Med/High	15-<30m 30-<50m 50-<80m 80-<120m 120-<150m 150 ~ 200m	5 consented wind turbines, the tallest of which is 59m.	Landscape with No Wind Turbines/ Landscape with Occasional Wind Turbines (LOWT)	LOWT	15-<30m 30-<50m 50-<80m 80-<120m Over 120m 150 ~ 200m	1 1 1 1 1 1	Landscape Analysis: The landscape is more open with less varied terrain than some other lowland 'drumlin farmland'. The landscape is important to the setting of Lough Melvin and to views north across the lough. ASQ indicates landscape value.		
Med/High	Med/High	Med/High	Med/High	15-<30m 30-<50m 50-<80m 80-<120m 120-<150m 150 ~ 200m	6 consented wind turbines, small/medium or medium size, up to 69m.	Landscape with Occasional Wind Turbines (LOWT)	LOWT	15-<30m 30-<50m 50-<80m 80-<120m Over 120m 150 ~ 200m	1 1 1 1 1 1	Landscape Analysis: Overall a medium – large scale landscape but with smaller scale features and high scenic qualities. Open views across lough.		
Med	Med	Med	Med/High	15-<30m 30-<50m 50-<80m 80-<120m 120-<150m 150 ~ 200m	4 consented wind turbines, up to medium size.	Landscape with No Wind Turbines/ Landscape with Occasional Wind Turbines (LOWT)	LOWT/LOWT	15-<30m 30-<50m 50-<80m 80-<120m Over 120m 150 ~ 200m	1 1 1 1 1 1	Landscape Analysis: Transitional landscape, with lowland, upland plateau and forested areas. Sensitive as part of setting to Lower Lough Erne and close to Castle Caldwell.		
<p><b>Development Capacity:</b> Site is unsuitable for a wind farm development, but the expansive landscape context would allow a level of smaller scale development to be absorbed.</p>												

Key:  No Capacity  Low Capacity  Medium Capacity  High Capacity Turbine Size: Small 15-<30m; Small/Medium 30-<50m; Medium 50-<80m; Medium/Large 80-<120m; Large 120-<150m; Very Large 150-200m

Key: <input type="radio"/> No Capacity <input type="radio"/> Low Capacity <input type="radio"/> Medium Capacity <input type="radio"/> High Capacity		Turbine Size: Small 15-30m; Medium 30-50m; Large 80-120m; Very Large 150-200m											
UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development)		CURRENT CONSENTED DEVELOPMENT		PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development)									
Landscape Character	Landscape Sensitivity	Landscape Sensitivity	Landscape Value	Landscape Capacity (Related to turbine size)	Existing/Consented Developments (November 2017)	Current Wind Energy Landscape Type(s)	Remaining Landscape Capacity (Related to turbine size)					Comments on Sensitivity and Capacity	
							15-30m	30-50m	50-80m	80-120m	Over 120m		150-200m
<b>Landscape Character Area: 4. The Lough Navar and Ballintempo Uplands</b>													
Med	Med	Med	Med/High	<input type="radio"/> 150-200m <input type="radio"/> 120-150m <input type="radio"/> 80-120m <input type="radio"/> 50-80m <input type="radio"/> 30-50m <input type="radio"/> 15-30m	Windfarms at Callaghan (13 x 93m) and Ora Moor (8 x 125m). 5 turbines up to 80m size.	Landscape with Wind Turbines/Landscape with No Wind Turbines (LWT/LNWT)	LWTLNWT	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>Landscape Analysis:</b> A mixture of larger scale uplands with forestry of lower sensitivity, with other areas of complex topography and landform features, of greater sensitivity.</p> <p><b>Development Capacity:</b> Some parts suited to small wind farm developments with 'medium/ large' or 'large' wind turbines.</p>
							Max. Numbers in Group	1-2	1-5	5-15	5-15	7-12	
							Min Group Separation Distances (km)	3-4	3-4	5-7	7-12	7-12	
<b>Landscape Character Area: 5. The Lough Macnean Valley</b>													
Med/High	Med/High	Med/High	Med	<input type="radio"/> 150-200m <input type="radio"/> 120-150m <input type="radio"/> 80-120m <input type="radio"/> 50-80m <input type="radio"/> 30-50m <input type="radio"/> 15-30m	5 wind turbines, typically small or medium. The largest is 56m.	Landscape with No Wind Turbines/Landscape with Occasional Wind Turbines (LNWT/LOWT)	LOWT	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>Landscape Analysis:</b> Eastern parts of the LCA are of high scenic quality with the rugged karst landscape at Cullcagh and Marbank forming the setting to Upper Lough Macnean. Western parts are less scenic and of remoter character.</p> <p><b>Development Capacity:</b> Landscape has a low capacity for wind energy, which should be limited to smaller turbine typologies, particularly if developing windfarms at the fringe of the Lough Navar and Ballintempo Uplands. Greatest capacity is in the landscape around Lower Lough Macnean.</p>
							Max. Numbers in Group	1-3	1-2	1			
							Min Group Separation Distances (km)	3-4	4-7	7			
<b>Landscape Character Area: 6. The Knockmore Scarpland</b>													
Med/High	Med/High	Med/High	Med	<input type="radio"/> 150-200m <input type="radio"/> 120-150m <input type="radio"/> 80-120m <input type="radio"/> 50-80m <input type="radio"/> 30-50m <input type="radio"/> 15-30m	2 consented wind turbines, 76m and 44m	Landscape with No Wind Turbines (LNWT)	LNWT	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>Landscape Analysis:</b> Complex landscape is very sensitive to wind energy development, and overlooks a small-scale lowland landscape to the east.</p> <p><b>Development Capacity:</b> This landscape should remain essentially free of wind turbine development, other than at the extreme eastern edge of the LCA at the transition to the Sillees Valley or at the foot of Baltimore Mountain.</p>
							Max. Numbers in Group	1	1				
							Min Group Separation Distances (km)	3	3				

Key:  No Capacity  Low Capacity  Medium Capacity  High Capacity Turbine Size: Small 15-30m; Small Medium 30-50m; Medium 50-80m; Medium/Large 80-120m; Large 120-150m; Very Large 150-200m

UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development)		CURRENT CONSENTED DEVELOPMENT		PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development)									
Landscape Character Sensitivity	Visual Sensitivity	Landscape Sensitivity	Landscape Value	Landscape Capacity (Related to turbine size)	Existing Consented Developments (November 2017)	Current Wind Energy Landscape Type(s)	Future Wind Energy Landscape Type(s)	Remaining Landscape Capacity (Related to turbine size)					
								15-<30m	30-<50m	50->80m	80-<120m	Over 120m	150 ~ 200m
Med/ High	Med	Med / High	Med	<input checked="" type="radio"/> 15-<30m <input type="radio"/> 30-<50m <input type="radio"/> 50->80m <input type="radio"/> 80-<120m <input type="radio"/> 120-<150m <input type="radio"/> 150 ~ 200m	10 (Sillees Valley) consented wind turbines, mostly small or small/medium but occasionally medium up to 55m.	Landscape with No Wind Turbines/ Occasional Wind Turbines (LNWT)	LOWTL/NWTT	<input checked="" type="radio"/> 15-<30m <input type="radio"/> 30-<50m <input type="radio"/> 50->80m <input type="radio"/> 80-<120m <input type="radio"/> Over 120m <input type="radio"/> 150 ~ 200m	<p><b>Landscape Analysis:</b> Small scale enclosed pastoral landscapes, which feature in views from scenic upland areas. Arney Lowlands less enclosed than Sillees Valley.</p> <p><b>Development Capacity:</b> Limited capacity for small scale wind energy developments associated with farms and small settlement.</p>				

Landscape Character Area: 7. The Sillees Valley										
Med/ High	Med	Med / High	Med	<input checked="" type="radio"/> 15-<30m <input type="radio"/> 30-<50m <input type="radio"/> 50->80m <input type="radio"/> 80-<120m <input type="radio"/> 120-<150m <input type="radio"/> 150 ~ 200m	5 (Arney Lowlands) consented wind turbines, mostly small or small/medium but occasionally medium up to 55m.	Landscape with No Wind Turbines/ Occasional Wind Turbines (LNWT)	LOWTL/NWTT	<input checked="" type="radio"/> 15-<30m <input type="radio"/> 30-<50m <input type="radio"/> 50->80m <input type="radio"/> 80-<120m <input type="radio"/> Over 120m <input type="radio"/> 150 ~ 200m	<p><b>Landscape Analysis:</b> Small scale enclosed pastoral landscapes, which feature in views from scenic upland areas. Arney Lowlands less enclosed than Sillees Valley.</p> <p><b>Development Capacity:</b> Limited capacity for small scale wind energy developments associated with farms and small settlement.</p>	

Landscape Character Area: 8. The Arney Lowlands										
Med/ High	Med	Med / High	Med	<input checked="" type="radio"/> 15-<30m <input type="radio"/> 30-<50m <input type="radio"/> 50->80m <input type="radio"/> 80-<120m <input type="radio"/> 120-<150m <input type="radio"/> 150 ~ 200m	2 small turbines, 20m and 25m.	Landscape with No Wind Turbines (LNWT)	LNWT	<input checked="" type="radio"/> 15-<30m <input type="radio"/> 30-<50m <input type="radio"/> 50->80m <input type="radio"/> 80-<120m <input type="radio"/> Over 120m <input type="radio"/> 150 ~ 200m	<p><b>Landscape Analysis:</b> Highly scenic upland landscape with complex karst landscape features. Florence Court estate landscape and Marble Arch caves.</p> <p><b>Development Capacity:</b> Almost no capacity for wind energy development other than the occasional turbine of the smallest typology in lowland areas associated with farms and properties.</p>	

Landscape Character Area: 9. Cullcagh and Marbank										
Med/ High	High	High	Med / High	<input checked="" type="radio"/> 15-<30m <input type="radio"/> 30-<50m <input type="radio"/> 50->80m <input type="radio"/> 80-<120m <input type="radio"/> 120-<150m <input type="radio"/> 150 ~ 200m	2 small turbines, 20m and 25m.	Landscape with No Wind Turbines (LNWT)	LNWT	<input checked="" type="radio"/> 15-<30m <input type="radio"/> 30-<50m <input type="radio"/> 50->80m <input type="radio"/> 80-<120m <input type="radio"/> Over 120m <input type="radio"/> 150 ~ 200m	<p><b>Landscape Analysis:</b> Highly scenic upland landscape with complex karst landscape features. Florence Court estate landscape and Marble Arch caves.</p> <p><b>Development Capacity:</b> Almost no capacity for wind energy development other than the occasional turbine of the smallest typology in lowland areas associated with farms and properties.</p>	

<b>Key:</b> No Capacity  Low Capacity  Medium Capacity  High Capacity		Turbine Size: Small 15<30m; Medium 30<50m; Large 80<120m; Very Large 150-200m												
<b>UNDERLYING LANDSCAPE CAPACITY</b> (i.e. not taking account of current wind energy development)		<b>CURRENT CONSENTED DEVELOPMENT</b>		<b>PROPOSED LIMITS TO FUTURE DEVELOPMENT</b> (i.e. proposed acceptable level of wind energy development)										
Landscape Character Sensitivity	Landscape Sensitivity	Landscape Value	Landscape Sensitivity to Wind Energy Development	Landscape Capacity (Related to turbine size)	Existing/Consented Developments (November 2017)	Current Wind Energy Landscape Type(s)	Future Wind Energy Landscape Type(s)	Remaining Landscape Capacity (Related to turbine size)					Comments on Sensitivity and Capacity	
								150 ~ 200m	Over 120m	80 < 120m	50 < 80m	30 < 50m		15 < 30m
<b>Landscape Character Area: 10. Slieve Russel, Derrylin and Kinawley</b>														
Low / Med	Low / Med	Low / Med	Low / Med	150 ~ 200m	41 consented turbines, including 18x125m turbines at Slieve Rushen, and 5x125m at Molly Mountain, various single turbines of 'medium' size.	Landscape with Occasional Wind Turbines/ Wind Turbines Landscape (LOWT/ WTL)	LOWT/ WTL							Landscape Analysis: Landscape with a varying character including a larger scale upland landscape, affected by wind energy and other industrial land uses.  Development Capacity: Upland areas of the landscape have underlying capacity for substantial wind farm development, while lowland areas would also have some capacity for smaller turbine typologies.
Med/ High	Med/ High	Med/ High	Med/ High	120 < 150m										
Med/ High	Med/ High	Med/ High	Med/ High	80 < 120m										
Med/ High	Med/ High	Med/ High	Med/ High	50 < 80m										
Med/ High	Med/ High	Med/ High	Med/ High	30 < 50m										
Med/ High	Med/ High	Med/ High	Med/ High	15 < 30m										
<b>Landscape Character Area: 11. Upper Lough Erne</b>														
Med/ High	Med/ High	Med/ High	Med/ High	150 ~ 200m	6 consented wind turbines within Upper Lough Erne, with a maximum height of 50m and located at the fringes of the character area only.	Landscape with No Wind Turbines (LNWT)	LNWT							Landscape Analysis: Enclosed and intimate landscape that susceptible to the effects of wind energy development, but enclosed character reduces internal visibility.  Development Capacity: Small-scale wind energy developments at the LCA fringes can be accommodated because of the enclosed nature of the landscape. Where the perception of a LNWT can be maintained there may be limited further opportunities for small scale developments.
Med/ High	Med/ High	Med/ High	Med/ High	Over 120m										
Med/ High	Med/ High	Med/ High	Med/ High	80 < 120m										
Med/ High	Med/ High	Med/ High	Med/ High	50 < 80m										
Med/ High	Med/ High	Med/ High	Med/ High	30 < 50m										
Med/ High	Med/ High	Med/ High	Med/ High	15 < 30m										
<b>Landscape Character Area: 12. Newtownbutler and Rosslea Lowlands</b>														
Med/ High	Low / Med	Med	Med	150 ~ 200m	18 consented turbines ranging from small to medium sized, maximum 56m.	Landscape with No Wind Turbines/ Landscape with Occasional Wind Turbines (LNWT/ LOWT)	LNWT							Landscape Analysis: Broad lowland landscape, small scale but enclosed character.  Development Capacity: Landscape can accommodate a level of smaller scale wind energy development associated with farms and properties, and some residual capacity exists in the LCA.
Med/ High	Low / Med	Med	Med	Over 120m										
Med/ High	Low / Med	Med	Med	80 < 120m										
Med/ High	Low / Med	Med	Med	50 < 80m										
Med/ High	Low / Med	Med	Med	30 < 50m										
Med/ High	Low / Med	Med	Med	15 < 30m										





Key:  No Capacity  Low Capacity  Medium Capacity  High Capacity Turbine Size: Small 15-30m; Medium 30-50m; Medium 50-80m; Medium/Large 80-120m; Large 120-150m; Very Large 150-200m

UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development)				CURRENT CONSENTED DEVELOPMENT		PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development)							
Landscape Character Sensitivity	Visual Sensitivity	Landscape Sensitivity	Landscape Value	Landscape Capacity (Related to turbine size)	Existing/Consented Developments (November 2017)	Current Wind Energy Landscape Type(s)	Future Wind Energy Landscape Type(s)	Remaining Landscape Capacity (Related to turbine size)					Comments on Sensitivity and Capacity
								15-<30m	30-<50m	50-<80m	80-<120m	Over 120m	

**Landscape Character Area: 21. Fairy Water Valley**

Med/High	Low/Med	Med	Low / Med	<input type="radio"/> <input type="radio"/>			Landscape with No Wind Turbines (LWWT)	LWT	<input checked="" type="radio"/>	<input type="radio"/>	Landscape Analysis: Small scale lowland landscape, enclosed by more upland landscapes to the south and west. Development Capacity: Very limited capacity for small scale development associated with farms and properties.				
					There is only 1 wind turbine within the LCA (50m).			Max. Numbers in Group	1-3	1-3	1				
								Min/Group Separation Distances (km)	2-3	3-5	7				

**Landscape Character Area: 22. Omagh Farmland**

Med/High	Low/Med	Med	Med	<input checked="" type="radio"/> <input type="radio"/>			Landscape with Occasional Wind Turbines (LOWT)	LOWT	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Landscape Analysis: A broad and largely flat landscape overall, but with numerous small-scale landform features, enclosed by trees and hedgerows. Development Capacity: Landscape would accommodate a level of smaller scale wind energy development associated with farms and properties. Underlying topography provides local screening.
					68 consented wind turbines, all of small to medium typology as single turbines/ small groups. The tallest turbine is 77m.			Max. Numbers in Group	1-3	1-3	1-2				
								Min/Group Separation Distances (km)	2-3	3-5	4-7				

**Landscape Character Area: 23. Camowen Valley**

Med	Low/Med	Med	Low/Med	<input checked="" type="radio"/> <input type="radio"/>			Landscape with Occasional Wind Turbines (LOWT)	LOWT	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Landscape Analysis: Small scale landscape with varied landform, small scale features, mosaic of pastures, bog and small woodland areas. Some wilderness of character. Development Capacity: A limited capacity for smaller scale development, a greater wilderness and openness of character lessens capacity to some extent.
					15 consented wind turbines, all of which are small/ medium or medium size either single or small turbine groups. The tallest turbine is 56m.			Max. Numbers in Group	1-3	1-3	1-2				
								Min/Group Separation Distances (km)	2-3	3-5	4-7				

Key: ○ No Capacity ● Low Capacity ● Medium Capacity ● High Capacity		Turbine Size: Small 15-30m; Medium 30-50m; Large 60-120m; Very Large 150-200m												
UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development)		CURRENT CONSENTED DEVELOPMENT		PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development)										
Landscape Character Sensitivity	Landscape Sensitivity	Landscape Sensitivity	Landscape Value	Existing/ Consented Developments (November 2017)	Current Wind Energy Landscape Type(s)	Future Wind Energy Landscape Type(s)	Remaining Landscape Capacity (Related to turbine size)					Comments on Sensitivity and Capacity		
							15-30m	30-50m	50-80m	80-120m	Over 120m		150-200m	
<b>Landscape Character Area: 24. South Sperrin</b>														
Med	Med / High	High		The area includes 10 consented wind turbines, all of small, medium or medium size, up to 73m AOD. (Note 7 of these are close together at Mullydoe, and most likely represent revisions to the single turbine on site)	Landscape with Occasional Wind Turbines/ No Wind Turbines (LOWT/ LNWT)	LOWT/ LNWT	●	●	●	○	○	○	○	<b>Landscape Analysis:</b> Large scale in upland areas, but more intimate and enclosed in the valleys. Simple upland landform and landcover in the uplands of forestry and moorland. AONB indicates a high value landscape. <b>Development Capacity:</b> The character of parts of the upland landscape would support larger scale wind energy developments, however the high landscape value significantly constrains development potential. Lowland landscapes are also small scale, enclosed and sensitive. Limited smaller scale wind energy developments within broader river valley areas only.
<b>Landscape Character Area: 25. Beaghmore Hills and Marsh</b>														
Med	Med	Med / High		7 consented wind turbines, all small or medium sized as single turbines. Tallest of which is 50m.	Landscape with Occasional Wind Turbines (LOWT)	LOWT	●	●	●	○	○	○	○	<b>Landscape Analysis:</b> Landscape is almost entirely within the AONB and is therefore of high landscape value. Landscape has an upland character, comprising low rounded hills forming foothills to the wider Sperrins range. <b>Development Capacity:</b> The area can support a low level of wind energy development of the smaller typologies only.
<b>Landscape Character Area: 26. Bessy Bell and Gortin</b>														
Med	Med / High	High		21 consented turbines including 6 x 100m turbines at Bessy Bell 2 windfarm, there are a small number of turbines of smaller sizes, including a series of 'medium' sized turbines NE of Omagh.	Landscape with Occasional Wind Turbines (LOWT)	LOWT	●	●	●	○	○	○	○	<b>Landscape Analysis:</b> Some larger scale upland landscape areas, however lowland landscapes are small scale, enclosed and sensitive. AONB designation indicates a high value landscape. <b>Development Capacity:</b> Limited capacity for small scale development associated with farms and properties, larger turbines sited against higher landforms at basin edge.

Key:  No Capacity  Low Capacity  Medium Capacity  High Capacity Turbine Size: Small 15<-30m; Small/Medium 30<-50m; Medium 50<-80m; Medium/Large 80<-120m; Large 120<-150m; Very Large 150-200m

UNDERLYING LANDSCAPE CAPACITY (i.e. not taking account of current wind energy development)		CURRENT CONSENTED DEVELOPMENT		PROPOSED LIMITS TO FUTURE DEVELOPMENT (i.e. proposed acceptable level of wind energy development)								
Landscape Character Sensitivity	Visual Sensitivity	Landscape Sensitivity	Landscape Value	Existing/Consented Developments (Related to turbine size)	Current Wind Turbine Type(s)	Future Wind Energy Landscape Type(s)	Remaining Landscape Capacity (Related to turbine size)					
							15-<30m	30->50m	50->80m	80-<120m	Over 120m	150 ~ 200m

**Landscape Character Area: 43. Carrickmore Hills**

Med/High	Med	Med	Med	49 consented wind turbines, of various sizes, including windfarms at Crocklum (5 x 101m) and Clegganmore (5 x 100m)	Landscape with Wind Turbines/ Wind Turbine Landscape (LWT/WTL)	LWT	1-3	1-3	1-5							Landscape Analysis: Landscape is partly of an upland character, but the scale of the landscape is not large or particularly elevated and topography is quite complex.
						Max Numbers in Group	1-3	1-3	1-5							Development Capacity: Landscape has underlying capacity for smaller scale wind farm development / small wind farms, however due to the numbers of consented turbines there is little residual capacity within the LCA.

**Landscape Character Area: 44. Slievemore**

Med	Med	Med	Low / Med	92 consented turbines of sizes up to large. Large wind farms of Slieve Diverna and Crocklagarran.	Wind Turbine Landscape (WTL)	WTL	1-3	1-3	1-5	5-15	5-15					Landscape Analysis: Landscape has areas of both larger scale upland character and smaller scale lowlands, however settlement and pastures often extend well into higher elevations, with the simpler upland areas of relatively small extent.
						Max Numbers in Group	1-3	1-3	1-5	5-15	5-15					Development Capacity: Upland landscape areas are suited to larger scale wind energy development / wind farms. Lower elevations have a varied landform in which medium sized development can be partly concealed within folds in the landscape. There may be some scope of wind farm expansion in the Allnoore Forest area.

## References for Appendix 6

Landscape Wind Energy Capacity Study for Fermanagh and Omagh, January 2018

Northern Ireland Environment Agency (2000) Northern Ireland Landscape Character Assessment

Northern Ireland Environment Agency (2016) Northern Ireland Regional Landscape Character Assessment

Landscape Institute and Institute of Environmental Management & Assessment (2013)

Guidelines for Landscape and Visual Impact Assessment (3rd Edition)

SNH (2012) Assessing the cumulative impact of onshore wind energy developments: March 2012

SNH (2017) Siting and Designing Windfarms in the Landscape Version 3

SNH (2015) Spatial Planning for Onshore Wind Turbines – natural heritage considerations

SNH (March 2012) Siting and Design of Small Scale Wind Turbines of between 15 and 50 metres in height



## Appendix 7: Planning Agreements, Developer Contributions, Community Benefits and Financial Guarantees

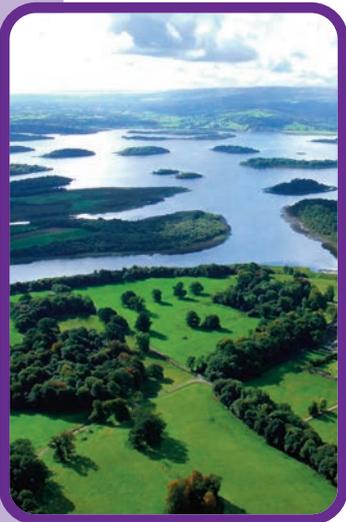
### Planning Agreements

- 1.1. Planning agreements are provided under Section 76 of the Planning Act (Northern Ireland) 2011 and can be used to overcome obstacles to the grant of planning permission where these cannot be addressed through the use of conditions. A planning agreement may facilitate or restrict the development or use of the land in any specified way, require operations or activities to be carried out, or require the land to be used in any specified way. It may also require a sum or sums to be paid to the Council or to a Northern Ireland Department.
- 1.2. Further information can be found under sections 76 to 78 of the Planning Act or in the relevant paragraphs of the SPPS.

### Developer Contributions

- 1.3. In certain circumstances, the Council may require developers to bear the costs of work required to facilitate their development proposals. These are known as developer contributions and may be required where:
  - a proposed development requires the provision or improvement of infrastructural works;
  - an earlier than planned implementation of a programmed scheme is required;
  - a proposed development is dependent upon carrying out of works outside the site; and
  - archaeological investigation or mitigation is required.

Mechanisms to use in the delivery of developer contributions include a planning agreement under Section 76 (see above) and under Article 122 of the Roads (Northern Ireland) Order 1993 in terms of infrastructure works.



## Community Benefits

- 1.4.** There are occasions when community benefits may be offered voluntarily by developers to communities likely to be affected by a development e.g. wind energy developments. Community benefits can take a variety of forms including payments to the community; in-kind benefits and shared ownership arrangements. Whilst the Council is supportive of local communities benefiting from development schemes in their area, such community benefits cannot be considered material considerations in decision-taking and are distinct from developer contributions and planning conditions.

## Financial Guarantees

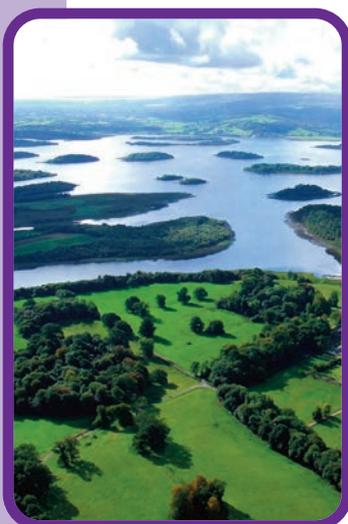
- 1.5.** Planning conditions and/or Section 76 planning agreements attached to planning consents for specific developments can require appropriate decommissioning, restoration, aftercare and mitigation measures to be put in place. Additionally, the Council may require a financial guarantee to ensure that if the development or its restoration is not carried out in line with the approved plan, the Council as planning authority can call on all or part of the financial guarantee to finance the carrying out of the outstanding works.
- 1.6.** A mechanism for financial guarantees is provided for under Regulations 8 and 15 of the Planning (Management of Waste from Extractive Industries) Regulations (Northern Ireland) 2015 to deal with the management of extractive waste. However, in addition to minerals developments, the Council considers that the principle of financial guarantees may also be applied to other uses such as wind energy and waste management and landfill where decommissioning and restoration is required.



## Appendix 8: Relationship between existing designations in the Fermanagh Area Plan 2007 and Omagh Area Plan 2002 and proposed designations in the Plan Strategy

**TABLE 1: Relationship between Plan Strategy and Existing Area Plans prior to the Adoption of the Local Policies Plan**

Plan Strategy Policy	Designation	Approach to be followed
SP02	Settlements / Settlement Limits	<p>Table 2: Settlement Hierarchy Classification supersedes any classification of settlements contained within the Fermanagh Area Plan (FAP) and the Omagh Area Plan (OAP). The Settlement Hierarchy and Settlement Limits are shown on the Overview Map and Proposals Map.</p> <p>Settlement Limits remain unchanged from the 'Limit of Development' shown within the FAP and the OAP.</p>
SP03 HOU01 HOU02	Land Zoned for Housing	Land zoned for Housing will remain as shown within the FAP and OAP until the adoption of the LPP.
SP04 IB01 IB02	Land Zoned for Industry	Land zoned for Industry will remain as shown within the FAP and OAP until the adoption of the LPP.
OSR01	Open Space/ Recreation	Land zoned for Open Space/Recreation will remain as shown within the FAP and OAP until the adoption of the LPP.
TCR01	Town Centre Boundaries	<p>The Town Centre Boundaries for Enniskillen, Lisnaskea, and Irvinestown are shown on the Proposals Map. These are unchanged from the FAP.</p> <p>The Town Centre Boundary for Omagh is shown on the Proposals Map. This is unchanged from the OAP.</p> <p>Town Centre Boundaries for Carrickmore, Dromore, and Fintona are new (not previously shown within the OAP) and are shown on the Proposals Map.</p>
TCR01	Primary Retail Core	The PRC for Enniskillen and Omagh are new designations (not previously within the FAP or OAP) and are shown on the Proposal Map.
TCR02	Primary Retail Frontages	PRFs for Enniskillen and Omagh are shown on the Proposals Map. The PRF for Enniskillen supersedes the PRF as shown in the FAP.

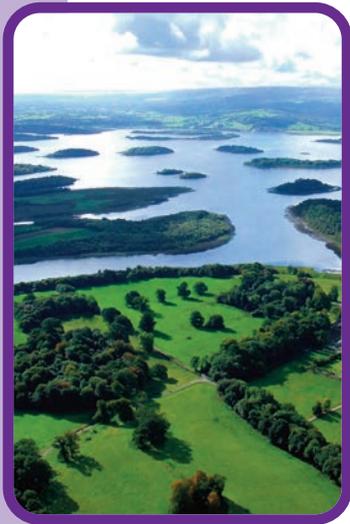


**TABLE 1: Relationship between Plan Strategy and Existing Area Plans prior to the Adoption of the Local Policies Plan**

Plan Strategy Policy	Designation	Approach to be followed
MIN01	Area of Constraint on Mineral Development	The ACMD is shown on the Proposals Map. This supersedes the 'Area of Mineral Constraint' as shown in the FAP.
HE01	Areas of Significant Archaeological Interest	The ASAs are shown on the Proposals Map. Devenish and Topped Mountain ASAI are unchanged from the FAP. Creggandevesky and Beaghmore ASAI are new and are shown on the Proposals Map.
HE03	Conservation Areas	The Conservation Areas are shown on the Proposals Map.
HE04	Areas of Townscape Character	The ATCs will remain as shown within the FAP until the adoption of the LPP.
HE05	Historic Parks, Gardens and Demesnes	Historic Parks, Gardens and Demesnes will remain as shown within the FAP (as Historic Parks and Gardens) until the adoption of the LPP.
HE06	Local Landscape Policy Areas	LLPAs will remain as shown within the FAP until the adoption of the LPP.
L01	Sperrin AONB	The Sperrin AONB is shown on the Proposals Map.
L02	Special Countryside Areas	The SCAs are shown on the Proposals Map. The Islands SCA* remains unchanged from the FAP.
L03	Areas of High Scenic Value	AoHSVs are new designations (not previously within the FAP or OAP) and are shown on the Proposals Map.
RE01	Wind Energy Strategy	The Landscape Wind Energy Strategy Map contains a new set of designations (not previously within the FAP or OAP) and is shown on the Proposals Map.
TR04	Protected Routes	Protected Routes are shown on the Proposals Map. These remain unchanged from as previously shown at Annex A of <i>PPS3: Clarification of Policy AMP3: Access to Protected Routes published in October 2006</i> .



\* The Islands SCAs within FAP are the Islands of the former Countryside Policy Area. This amendment followed the publication of *PPS21: Sustainable Development in the Countryside* in June 2010. The Green Belt as shown within the FAP was also de-designated following publication of PPS21



**Table 2: Designations of the FAP and OAP that remain unaltered prior to the Adoption of the Local Policies Plan**

<b>Fermanagh Area Plan (Map)</b>	<b>Omagh Area Plan (Map)</b>
Mixed Business Zoning (Enniskillen)	Road Proposals (Omagh)
Community Needs Zone (Enniskillen)	Road Proposals (Committed) (Omagh)
Road Proposals (Enniskillen)	Access Points (Omagh)
Policy Sites (Enniskillen Town Centre)	Amenity Footpath (Omagh)
Proposed Bridge (Enniskillen Town Centre)	Opportunity Sites (Omagh Town Centre Plan)
Areas of Archaeological Potential (Enniskillen Town Centre/Lisnaskea)	Policy Areas (Omagh Town Centre Plan)
Opportunity Sites (Enniskillen Town Centre/Lisnaskea)	Amenity Policy Areas (Omagh Town Centre Plan)
Proposed Car Parking (Lisnaskea)	Major Streetscape Improvements (Omagh Town Centre Plan)
Road Improvements (Lisnaskea)	Existing Car Park (Omagh Town Centre Plan)
Enniskillen Airport (Strategy Map)	Proposed Roads (Omagh Town Centre Plan)
	Proposed Paths (Omagh Town Centre Plan)
	Proposed Footbridge (Omagh Town Centre Plan)
	Existing Housing Areas (Omagh Town Centre Plan)

**Table 3: Designations of the Fermanagh Area Plan that will no longer apply following the adoption of the Plan Strategy**

Fermanagh Area Plan	
Commercial Core (Enniskillen Town Centre)	This will be replaced by the Primary Retail Core (PRC) in the Plan Strategy.
Dispersed Rural Communities DRCs	<p>Given that there is no policy within the Plan Strategy for DRCs this designation is no longer relevant.</p> <p>An alternative approach to development in the countryside is contained within various policies of the Plan Strategy.</p>
Lough Erne Tourism Zones	<p>Given that there is no policy within the Plan Strategy for Tourism Zones this designation is no longer relevant.</p> <p>An alternative approach to Tourism development in the Council area is contained within policies TOU01 to TOU04 of the Plan Strategy.</p>





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