

806

Hi

AREA PLAN TEAM - Lands at Cullaville Road, Crossmaglen

Please find attached the submission for zoning of lands at Cullaville Road, Crossmaglen. This was also submitted on the 11th November 2024.

I confirm that the owner of these lands intends to drop in to the consultant session on 2nd September.

Please advise if you need us to issue a hard copy, or copies, of the attached report.

regards

[REDACTED]

regards

[REDACTED]

[REDACTED]

for

ADA architects

5 Gransha Road, Gransha, Newry, Co. Down, BT34 1NS

m 07747 690 610
e info@adaarchitects.co.uk
w www.adaarchitects.co.uk

This document, and any attachment to it, is intended for the addressee only.
It may contain information that is confidential and/or copyright material.
If you are not the intended recipient of this e-mail, any disclosure, copying
or distribution is prohibited. No responsibility is accepted for any action
taken or not taken in reliance on the contents.

If this message was received in error please use the 'reply' facility to inform
us of the misdirection.

ADA architects

design, planning + construction specialists

5 Gransha Road, Gransha, Newry, Co. Down, BT34 1NS

AREA PLAN SUBMISSION

for

ZONING OF LANDS

at

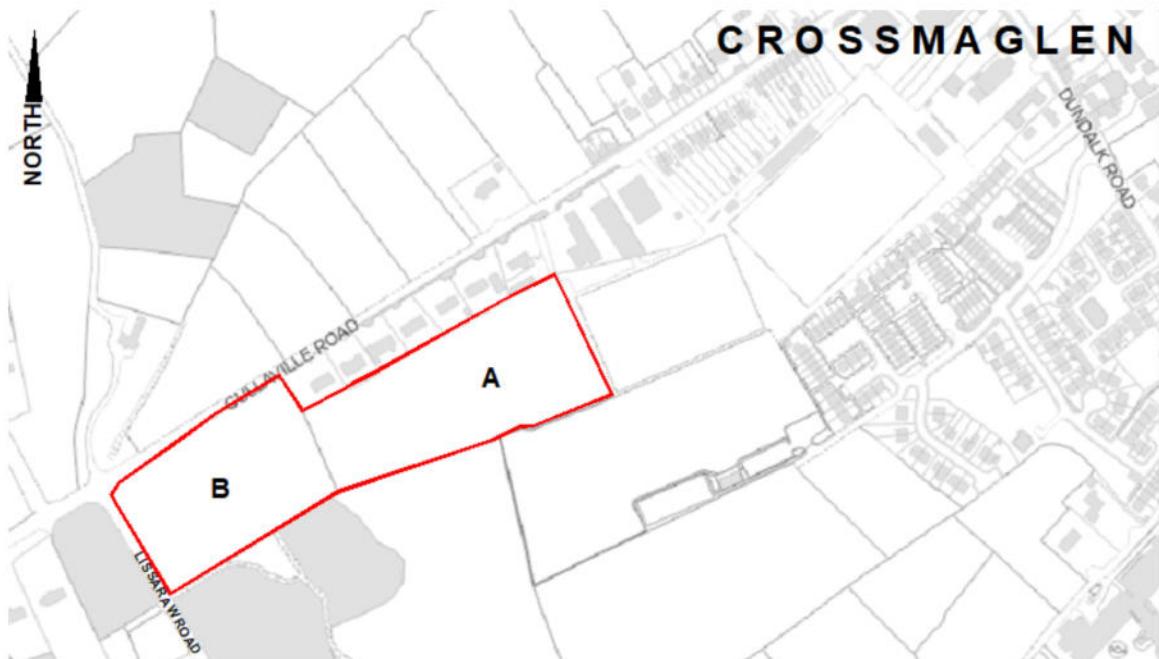
**CULLAVILLE ROAD / LISSARAW ROAD,
CROSSMAGLEN**

Oct 2024
project no. 806





Aerial View 1



Location Map

INTRODUCTION

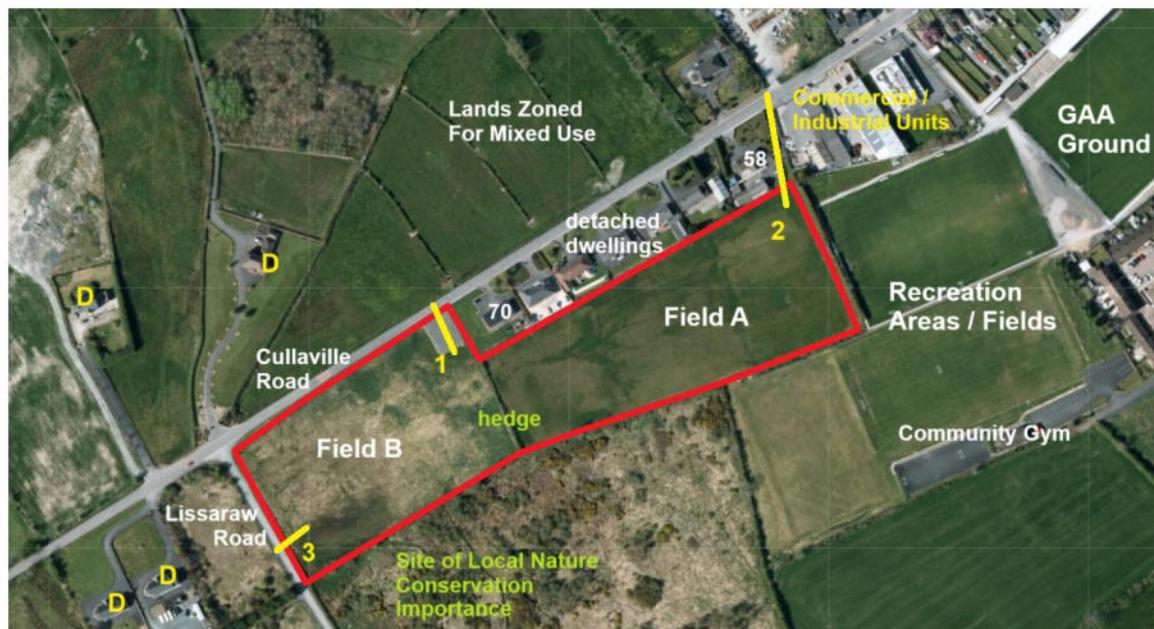
This report is to outline the case for lands at Cullaville Road, Crossmaglen, to be zoned for development in the next Area Plan, due to be published by Newry Mourne and Down District Council. This submission describes the subject lands and their context, as well as looking at the current zoning and the suitability of the lands for development.

SITE DESCRIPTION & CONTEXT

The 9.6 acres (3.9 hectares) subject site is located to the south west of Crossmaglen, on the Cullaville Road - see Location Map and Aerial View 1, above.

The subject site, indicated by the red line on the location map, is comprised of two rectangular fields, A & B. One of the fields, B, is right at the corner of the junction of Cullaville Road and Lissaraw Road. The other field, A, is located behind the row of detached single storey dwellings along Cullaville Road

The yellow line on the aerial map above represents the Settlement Development Limit / Plan Area Boundary from the current Crossmaglen Area Plan (see later in document). The site can be accessed from along Cullaville Road or from Lissaraw Road on the south west boundary. There is also a current access into the field behind the row of detached dwellings, between dwelling no. 58 Cullaville Road and the industrial / commercial units at 56 to 58A Cullaville Road – see aerial view below and photo 1.



Aerial View 2

The two rectangular fields, A & B, are divided by a hedge, as indicated in Aerial View 2, above. The fields are currently accessed at points 1 and 2 (see photo 1) off the Cullaville Road, with potential further access at point 3, off Lissaraw Road, in Aerial View 2 above. To the east of the subject site are recreation areas (Open Space Areas) including a walking track, a community gym and Crossmaglen Rangers GAA ground. To the south and south east of the site are some areas currently designated as 'Site of Local Nature Conservation Importance' in the Area Plan. The row of detached dwellings are numbered 58 to 70 and are all single storey. The three fields opposite these dwellings are zoned for 'Mixed Use' use in the current Area Plan. The yellow 'D's on Aerial View 2 above are large detached dwellings outside of the existing Settlement Development Limit.



Photo 1 – shows the existing access from Cullaville Road (access no. 2 on Aerial View 2) between dwelling at no. 58 and industrial units.

The subject site is bounded by mostly hedgerow boundaries with a few walls and fences to the rear boundaries of the row of detached dwellings between 58 and 70 Cullaville Road. There is no vegetation within the site except the hedge dividing the two fields. The hedgerow to the south east boundary is more mature than the other hedgerow and would appear to have not been cut back or pruned as often as the other hedges. On the other side of this boundary is an area designated as Site of Local Nature Conservation Importance (see also Aerial View 2 above and photo 4 below), which appears to be a substantially overgrown area of various shrubs, plants and meadows with potential for a range of flora and fauna.

Overall the site is fairly level with no significant gradients apparent, however the site is at a slightly lower level than Cullaville Road – see photo 2.



Photo 2 – View along Cullaville Road showing detached dwelling at no. 70, existing access to site (access no. 1 on Aerial View 2 above) and hedge between the two fields A & B.



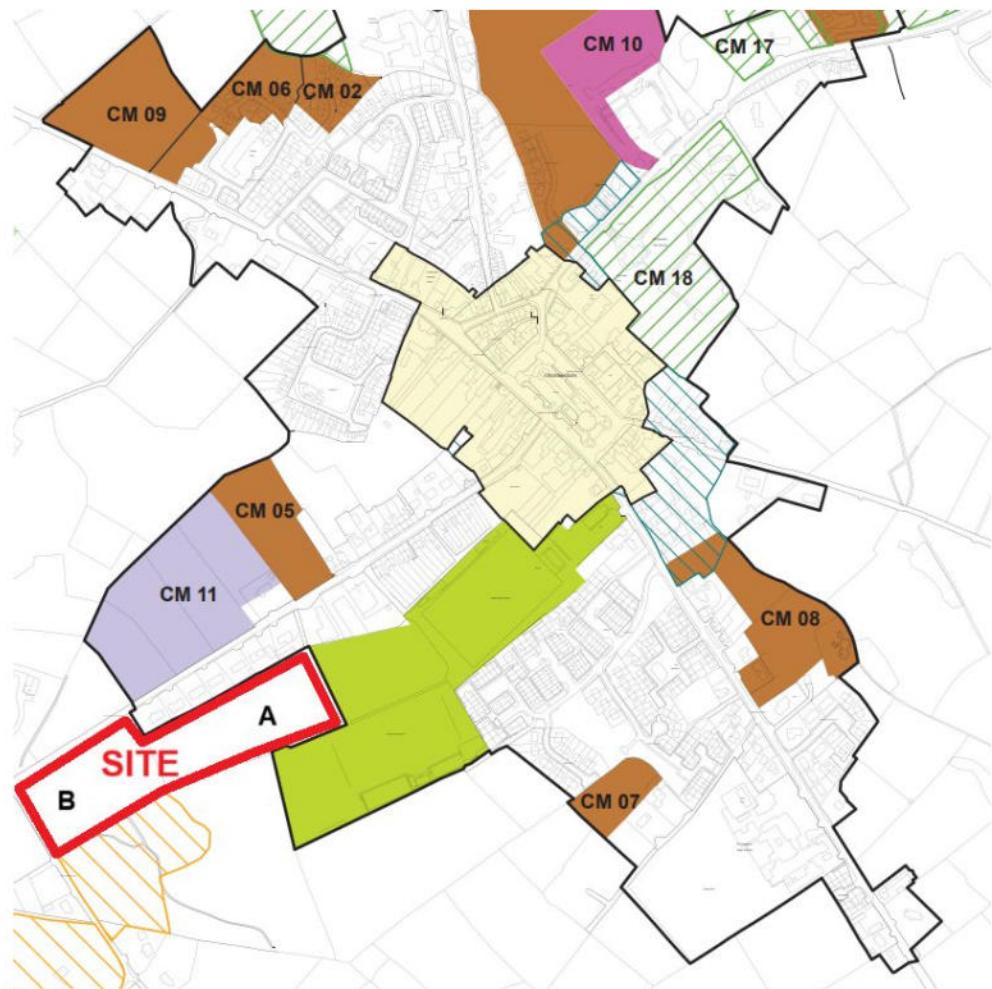
Photo 3 – view from Lissaraw Road showing the hedges to the boundaries and the dwelling at no. 70 Cullaville Road



Photo 4 – view from Lissaraw Road into the Site of Local Nature Conservation Importance to the south east of field B.

PLANNING AND AREA PLAN

The map below is part of the 2015 Area Plan for Crossmaglen and the subject site, outlined in red, has been superimposed on the Area Plan map. The Settlement Development Limit is denoted by a thick black line around the edge of the village.



Banbridge / Newry & Mourne Area Plan 2015

Map No. 3/03a - Crossmaglen

	Settlement Development Limit
	Land zoned for Housing
	Land zoned for Economic Development
	Land zoned for Mixed Use
	Local Landscape Policy Area
	Site of Local Nature Conservation Importance
	Town Centre (See Map No. 3/03b)
For Information Only	
	Major Area of Existing Open Space
	Area of Archaeological Potential

The subject site would appear suitable for zoning for development on a number of levels, such as:

1.0

Access

Convenience to the town in terms of walking distance and no steep gradients along footpaths. Also, the convenience of the recreation areas to the east of the subject site would be suitable for integration / links with a proposed housing development on the subject site. The proposed dwellings could be designed to overlook these areas to improve safety and encourage their use.

Vehicular access to the subject site could be achieved from either Cullaville Road or Lissaraw Road. With Cullaville Road being straight and level, visibility requirements for vehicles egressing the site could be easily achieved. This would be assisted further by the existing speed limit, for most of this section of Cullaville Road, being 30mph. This speed limit would mean less onerous requirements for visibility splays, forward site distances etc. in achieving safe access to and from the site.

With the site being reasonably convenient to the town centre there would be relatively easy access to public transport and the local bus network.

2.0

Flora and Fauna

With there being practically no plants within the site apart from the hedgerow between field A and B there should be few issues in terms of losing any natural habitat. Any Planning application for the subject site would require a biodiversity checklist to deal with wildlife and plant issues. The proposals for developing the site could involve retention of the existing hedge between fields A & B.

3.0

Levels

The subject site is mostly flat and therefore most suitable for development in terms of avoiding costly, and inefficient, cut and fill engineering works to achieve the requirements of standard housing roads and level access. With less cut and fill engineering works being required, the site should, potentially, contain more dwellings and is therefore more efficient for sustainable development.

4.0

Context

The subject site dovetails neatly into the existing context of Crossmaglen, almost like the next piece of the jigsaw. The existing dwellings along Cullaville Road, numbers 58 to 70, would not be compromised in any sense by the zoning of this site for development. At the rear of these existing dwellings suitable separation distances could be implemented for proposed dwellings, along with appropriate boundary treatments to ensure privacy to existing rear amenity areas. The existing recreation areas to the east of the subject site would be helped by having more overlooking from proposed dwellings and more pedestrian access to them, and across them, making these areas more safe and more vibrant.

This site can be readily integrated into the existing fabric of Crossmaglen through links with the existing recreation / open space areas to the east and with the already existing footpath along the front of the existing dwellings on Cullaville Road. The existing access, 2, to Cullaville Road, at the north of field A, see Aerial View 2 and photo 1, would also be a convenient link from the site into the town centre for pedestrians.

5.0

Area Plan

In terms of the development of Crossmaglen, and the future Area Plan, it would seem logical for there to be some further extension of the town along Cullaville Road with perhaps Lissaraw Road being the parameter of the town's development limit. This would appear to be an almost natural element of containment for extending the town in this direction.

The subject site presents an ideal opportunity for meeting the demands of housing needs in the Crossmaglen and south Armagh area. With housing developments now having to provide 20% minimum social housing, this site would be most suitable due to its proximity to the town centre and the local public transport network, particularly for residents who do not have access to a car.

The Area of Local Nature Conservation Importance to the south of the site (see Area Plan and Aerial View 2 above) would not be harmed by development proposals for the site due to appropriate separation distances being imposed by Planning and by guidance through the Planning application process and ecology issues, generated from the initial biodiversity checklist. Allowances and mitigating measures etc. can be integrated into development proposals, under the appropriate guidance of qualified ecologists to ensure movement of wildlife is retained, natural habitat is preserved and suitable distances established, if so required.

SUMMARY

The subject site would appear to be suitable for zoning as it lies next to the existing Settlement Development Limit of Crossmaglen and dovetails neatly into it.

If the land were to be zoned, the Area Plan Team could decide what use the land should be zoned for and could also apply Key Site Requirements to the zoning, such as preferred densities of housing, types of housing, sizes of open space areas etc.

It would seem that if the subject site is zoned, housing, or similar residential type accommodation, would be a suitable proposal for the land use. The types of dwellings, sizes, form of development and finishes / materials etc. can be detailed in the process, and rigors, of a full Planning application. With general housing needs being a public concern, the site would be ideal to help address this need, as discussed earlier.

The subject lands are already easily accessible for traffic and are within walking distance of local amenities, including public transport routes. It would be relatively easy for development on the site to be served by existing utility providers such as mains water, electricity, drainage etc. The proximity of the site to the town centre, and its relatively easy integration into the urban fabric, would undoubtedly make the site suitable for zoning in terms of sustainability and environmental attributes.

Whatever zoning is deemed suitable for the land it should be noted that the basic infrastructure for development is already in place, regards roads and services.

In the context of the application site there are a range of uses in the existing zoned lands, such as Industrial / Commercial, Open Space Areas, Mixed Use etc. and the further zoning of the subject site for housing would only add to the richness of the variety and diverseness of this part of Crossmaglen.

With consideration of all these issues and points we request that the subject site is considered for zoning in the next Area Plan. If further site information, or details, are required we would be willing to assist the Area Plan Team in whatever way possible to enable a decision to be reached on this request for zoning.