

LDP: Preferred Options Paper
Development Plan Team,
Council Offices,
Newry, Mourne & Down,
Local Planning Office,
Downshire Civic Centre,
Downshire Estate,
Ardglass Rd,
Downpatrick,
BT30 6GOQ

18.09.2025

Dear Planning

ZONING OF LANDS FOR NEW AREA PLAN
- **Field to Bog Road, Forkhill, Co.Armagh**

In response to the Newry, Mourne and Down Local Development Plan draft Plan Strategy please find enclosed attached a document for Potential lands to be considered for Zoning within the Forkhill Development Limits at Bog Road, Forkhill, Co.Armagh.

Yours faithfully,

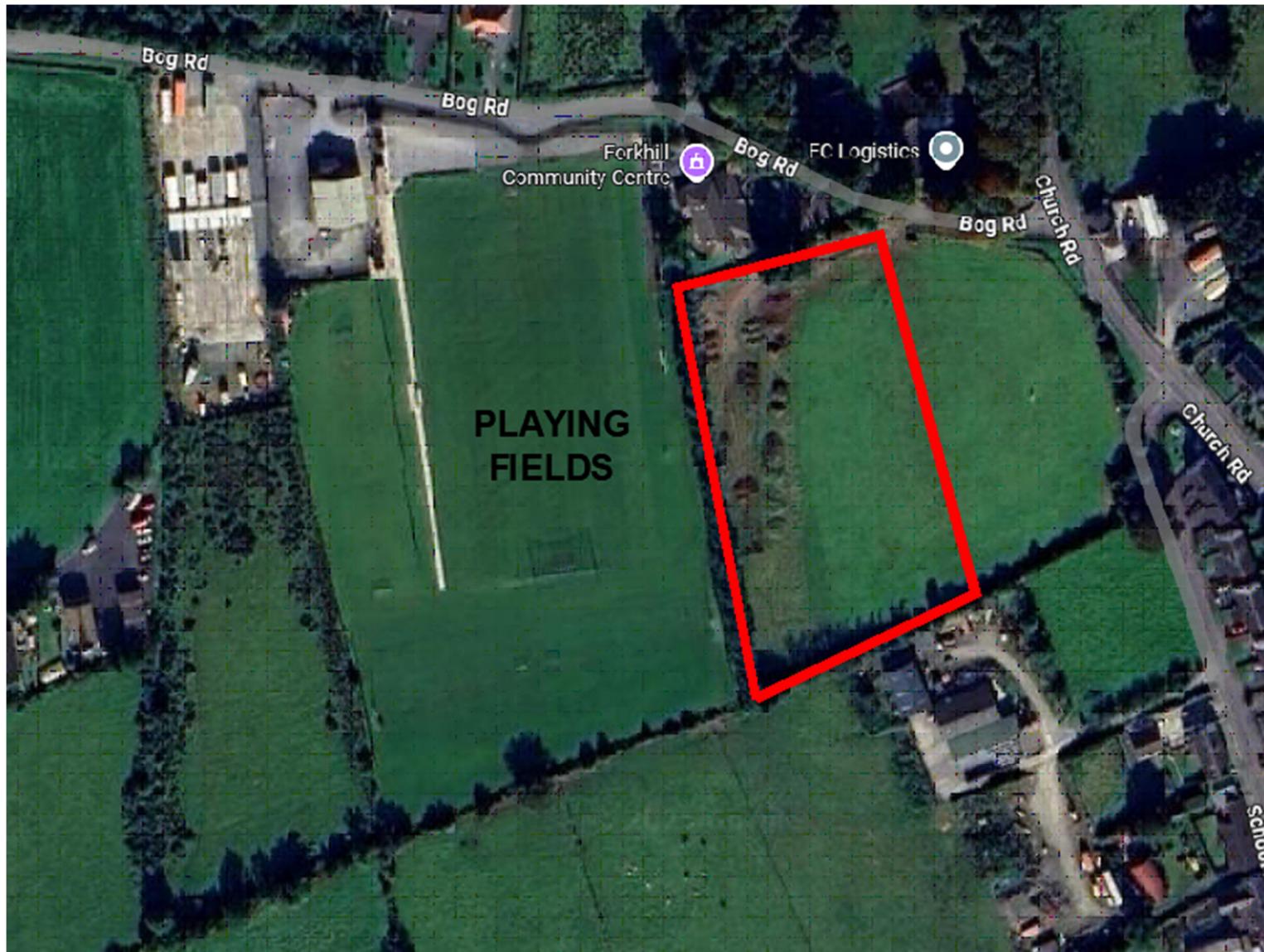


ARCHITECT

For and on behalf of Milligan Reside Larkin Ltd

Newry, Mourne and Down Local Development Plan - Lands For Consideration

Lands at Bog Road, Forkhill, Co. Armagh



Introduction:

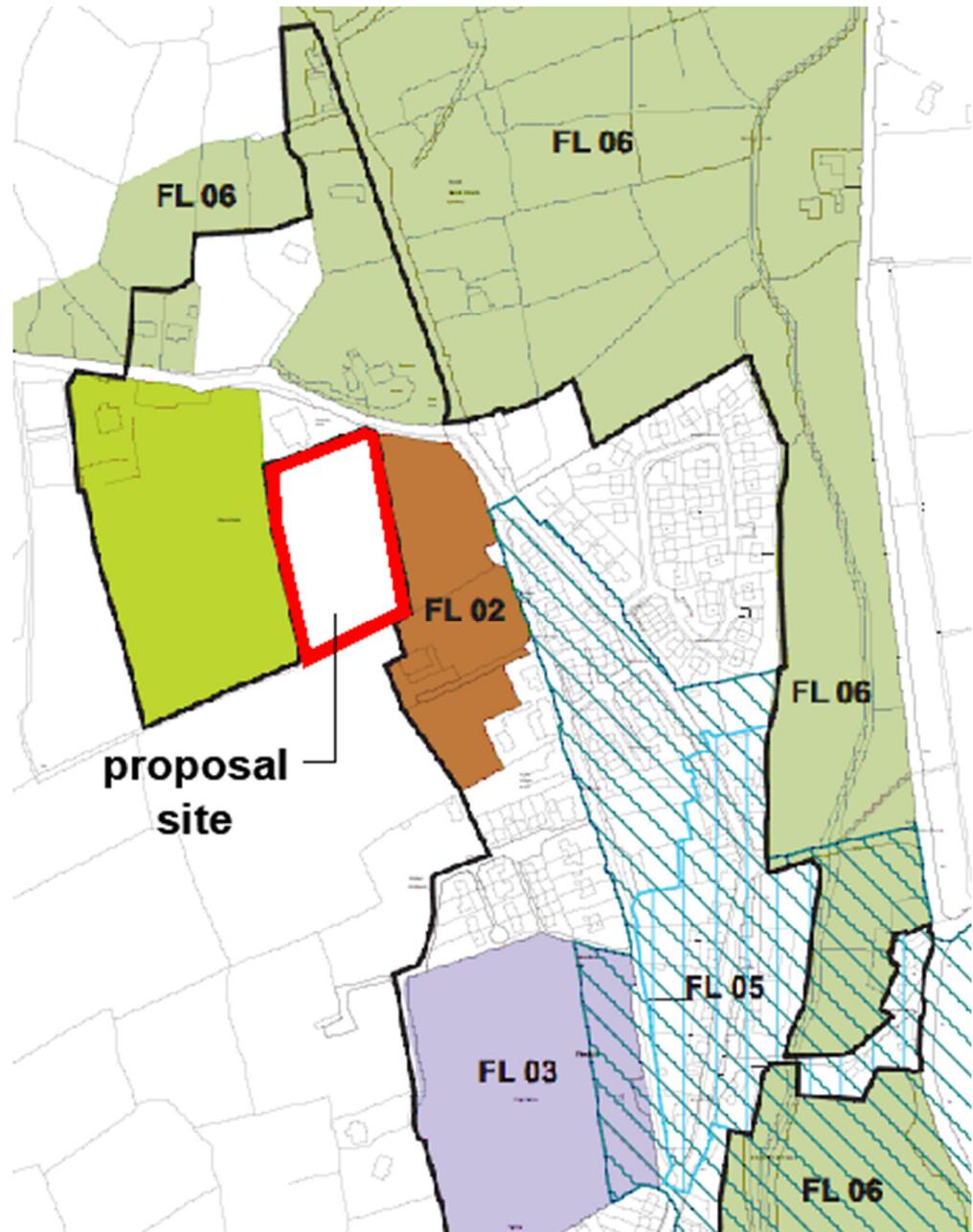
This statement is being submitted for consideration to the Newry, Mourne and Down Local Development Plan team by MRL Architects on behalf of our client [REDACTED]

[REDACTED]

The area for consideration is marked in red along the Bog Road. Our client would be interested in having this land zoned to address the housing need as may be projected in the “Newry, Mourne and Down Local Development Plan 2030.” The total size of the site is 1.06ha, which would equate to approximately 20 houses at a density of 20 dwellings per hectare.

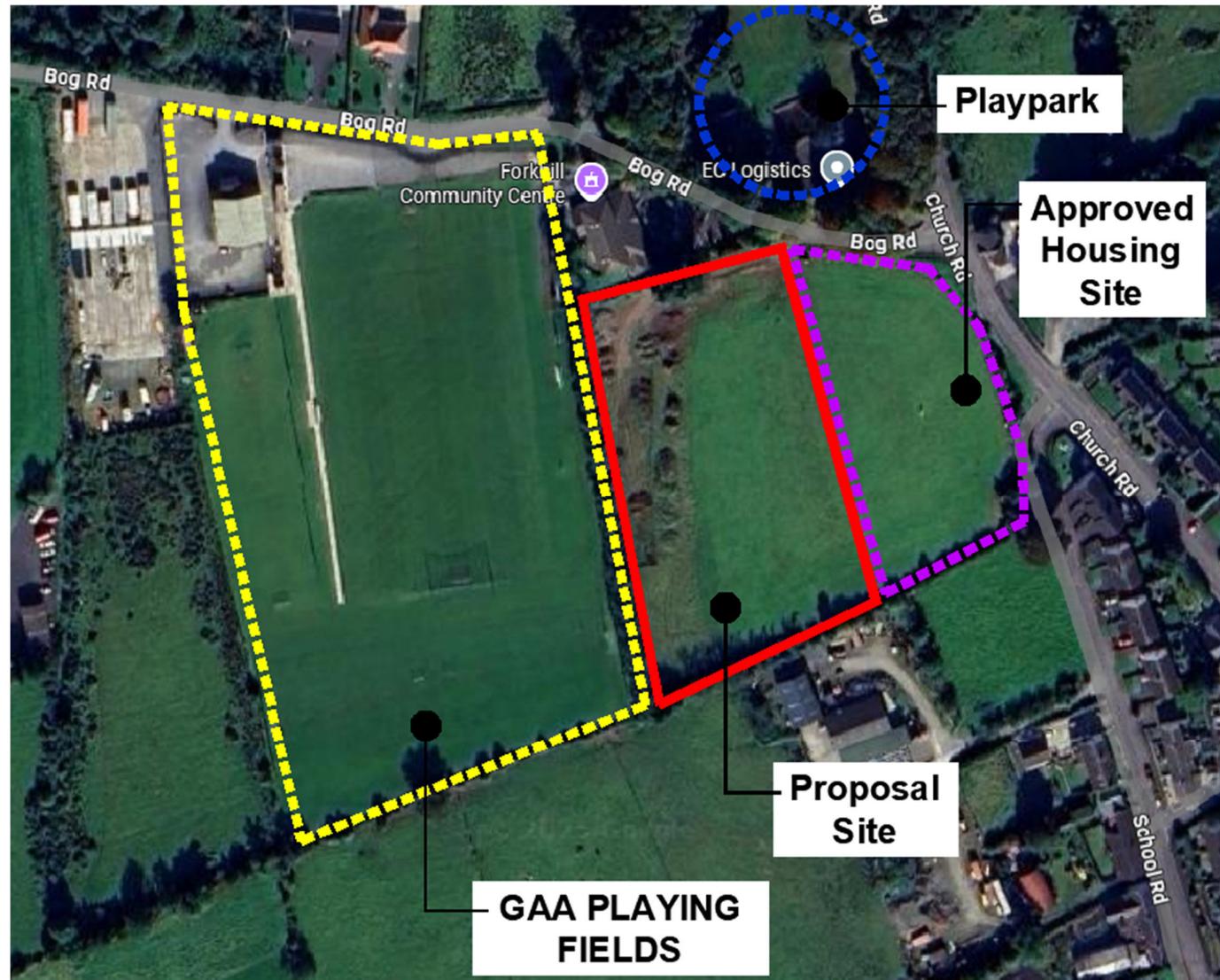
Our client is interested in the development of housing on this land to help satisfy any increase in housing need that may be projected by the Newry, Mourne & Down Local Development Plan presently being prepared by the Council.

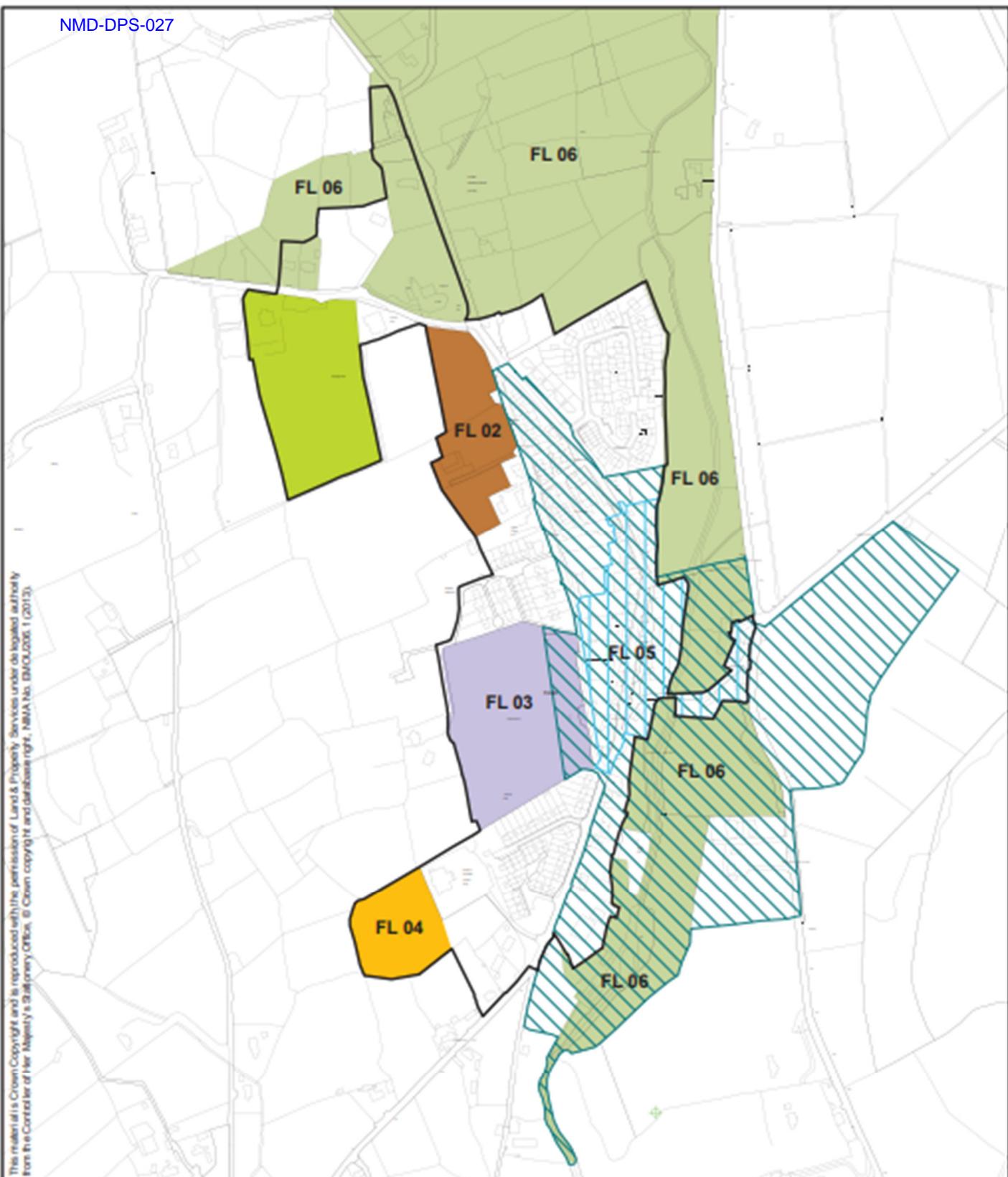
The suitability of access as well as the apparent absence of significant development problems, such as floodplain and archaeological issues would appear to suggest that this land is suitable to be zoned for housing.



Site & Surrounding Context:

The total area of the site is approximately 1.06ha and directly adjacent on the Eastern boundary is an approved housing development. Both accessed from Bog Road. There is a Sports Facility adjacent the Western boundary. To the North-East is a public Open area comprising of a Childrens Play Ground. The proposal site is one large, rectangular, long field, measuring circa 75 x 135m at its widest points - with a stone wall, fence and low hedge boundaries. The majority of trees are towards the West of the site and there are no other significant planting or trees within the Site





Banbridge / Newry & Mourne Area Plan 2015
Map No. 3/12 - Forkhill

Note - The entire area of this map lies within the Ring of Gullion Area of Outstanding Natural Beauty

- Settlement Development Limit
- Land zoned for Housing
- Land zoned for Mixed Use
- Land zoned for Education
- Local Landscape Policy Area
- Area of Townscape Character

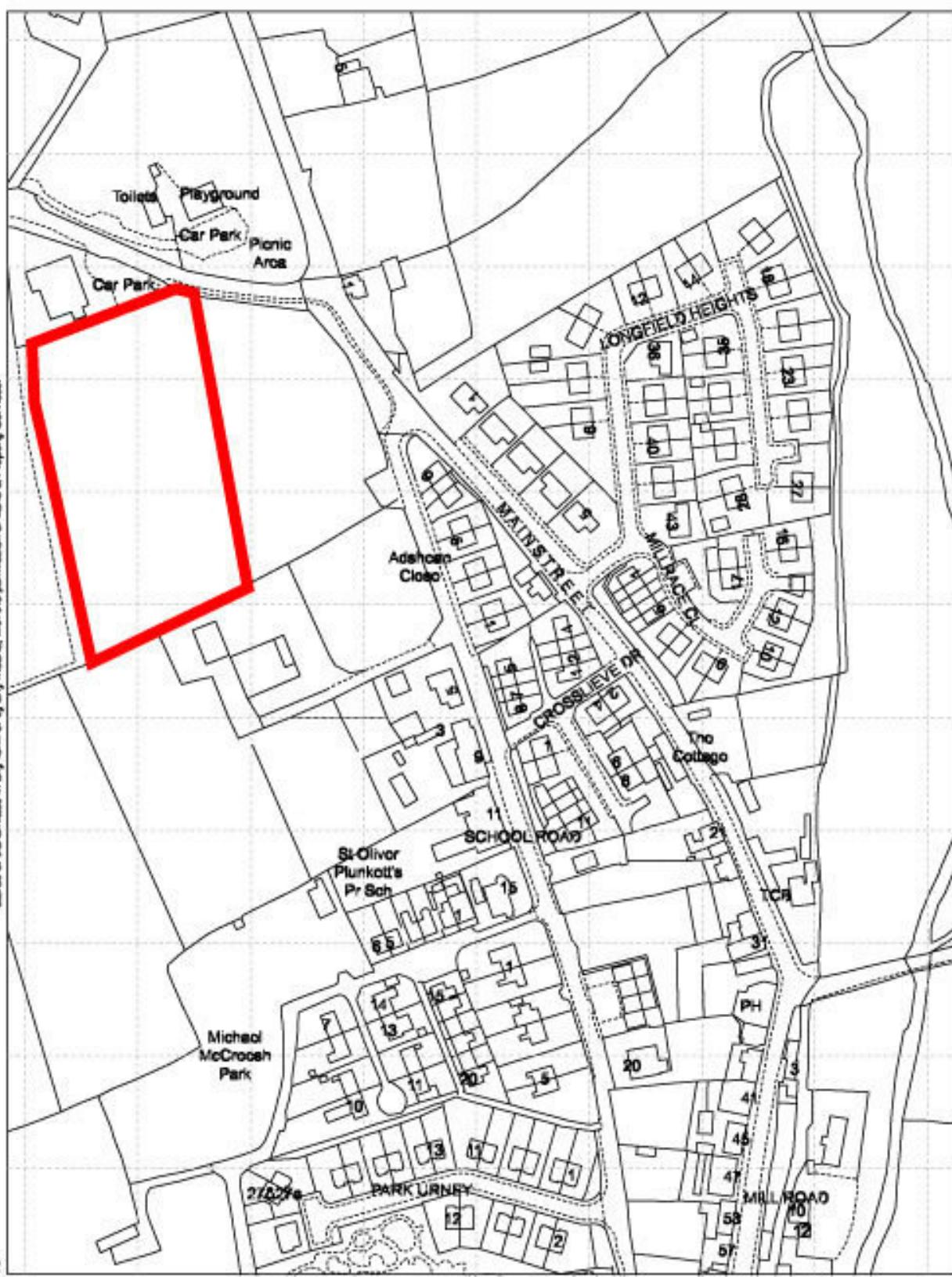
For Information Only

- Major Area of Existing Open Space
- Area of Archaeological Potential
- ◆ Archaeological Site and Monument (Unscheduled)



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Zoned Land Availability Questionnaire Oct 2019

Landowner Name	[REDACTED]
Site Address	School Road North, Forkhill
Our Ref	NMD/LDP/2019/103

Do you intend to develop or promote all or part of the attached identified housing zoning before the end of the plan period in 2030?

Yes

Yes, part Provide detail _____

No

Please confirm the status of the site (Please tick all that apply)

Does the site identified currently benefit from planning permission?

Please provide ref LA07/2016/1122/F

* See Note
Below

Are you currently preparing/intending to submit a planning application?

Please indicate estimated date of submission _____

Likely to pursue development

Unlikely to pursue development

Site is currently being marketed for sale

Site already sold/ in process of being sold

If you have selected that you are likely to pursue development, could you indicate a likely timeframe?

0-5 years

6-10 years

10+ years

* A PLANNING APPLICATION FOR HALF OF THE SITE
(i.e. AREA WITHIN THE RED BOUNDARY OF THE CURRENT
DEVELOPMENT PLAN) HAS BEEN LODGED ALLOCATED)
REFERENCE NO. LA07/2016/1122/F. WE ARE WORKING
TOWARDS AGREEING A PERMISSION FOR THIS SITE .



Are there any known constraints on the land physical or otherwise which would limit or prevent its development?

THERE ARE NO CONSTRAINTS .

Is there any potential to expand the housing area or is expansion restricted, if so why?

AS NOTED AN APPLICATION FOR PLANNING APPROVAL FOR A PORTION OF THE LANDS HAS BEEN SUBMITTED. WHEN APPROVED THERE IS THE POTENTIAL TO EXTEND INTO THE REMAINDER OF THE LANDS .

If you have no intention of developing all or part of this land within the period of the plan (2015-2030), what would be your view to the potential re-zoning/de-zoning of the site through the new plan?

IT IS THE INTENTION TO DEVELOP THE LANDS WITHIN THE PERIOD . THE VIEW WOULD BE TO HAVE THE LANDS ZONED FOR HOUSING -

If the site is no longer being promoted for development, are there any other land uses being considered?

AS PER ABOVE THE SITE IS BEING PROMOTED FOR "HOUSING".

Thank you

Please note the above information is requested without prejudice.

All responses will be treated in the strictest of confidence.

