

22ú DF /October '25

tag: Lands at Downpatrick

Dear Madam, Sir,

In the first instance, I understand that this correspondence is outside the consultation period for the Council's Draft Plan Strategy for Downpatrick.

Unfortunately, I am only now able to respond to your email of August.

The lands at Brackenridge in the attached map, are owned by my client, ██████████ ██████████ built the development at Brackenridge in Downpatrick. The lands have been indicated on the previous and current development plans as 'open space', though there is no access to the lands as a portion of the adjacent land is owned by NI Water. There is, however, a road access way from Brackenridge leading into the lands.

The proposed development to the east of the site that is intended to accommodate a new road and provide access for up to 1,000 dwellings seems, in itself, to provide a new built edge to Downpatrick.

In addition, the land owner has been in discussion with the local Irish-medium nursery and primary schools, who need land in which to locate a one-site Irish language education campus. The lands at Brackenridge, although having challenging topography in parts, could be suitable for the school, in terms of location and access to the hinterland for the school, and for having sufficient land to provide internal parking and turning for vehicles.

I apologise again for the inordinate delay in responding.

regards,

ARdMackel

architects

107 Scotch Street

Downpatrick

BT30 6AN

[REDACTED]

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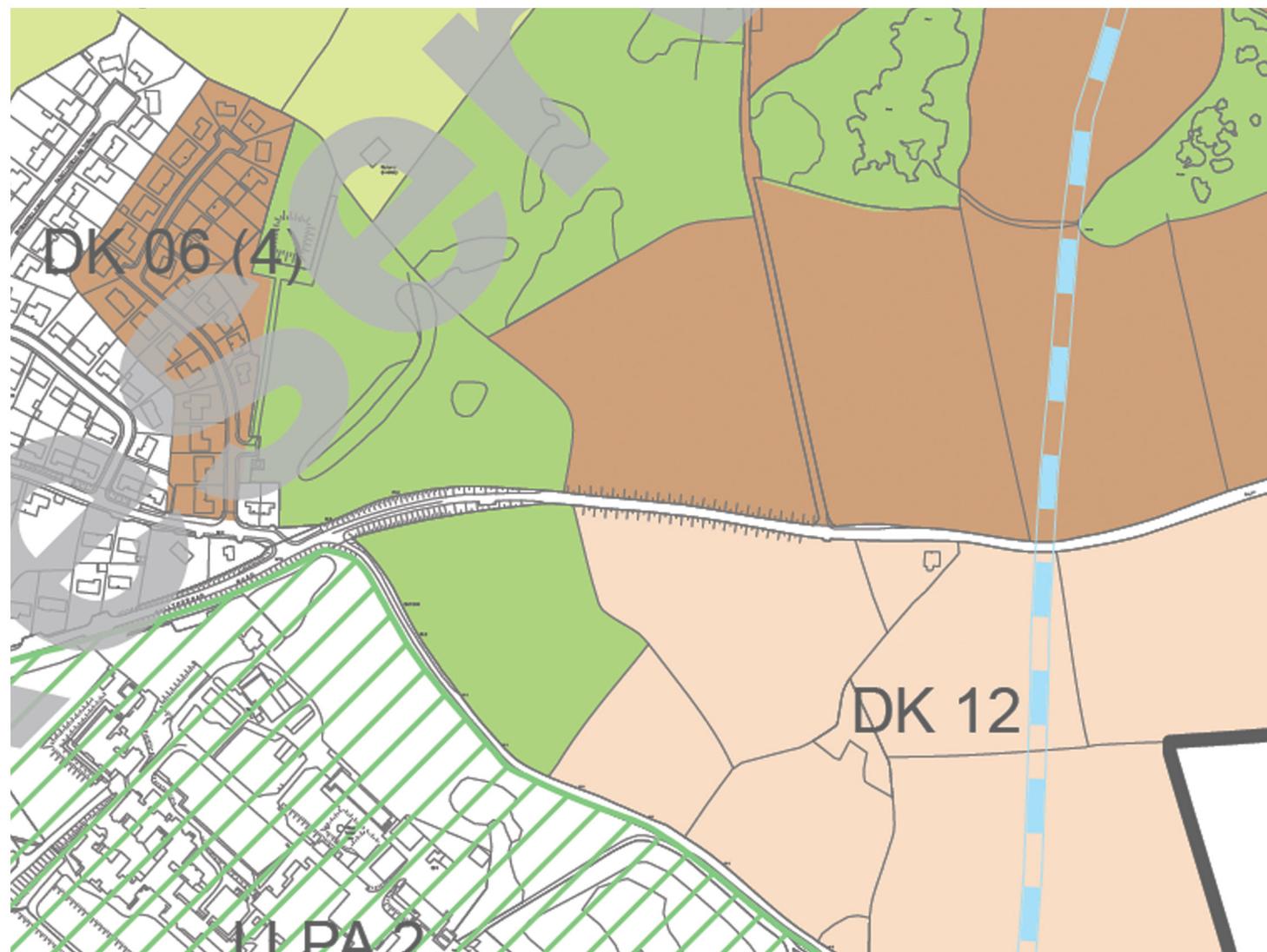
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Down and Ards Area Plan 2015

Existing Site



Proposed Amenity
Open Space and
Recreation



Settlement Limit



Housing Policy
Area 1



Proposed Road



Title :
Planning Analysis

Location:
Ballyhornan Road, DPK

Dwg Title:
Area Plan & Existing Site

ARdMackel
architects

Scale Date Drawn Ch'kd
1:500 21/5/18 AM CM
1:1000