

# PURPOSE OF THIS PRESENTATION AND CONSULTATION

## INTRODUCTION

This website forms part of the pre-application community consultation for Phase 3 of Drumford Meadow, Portadown. The website sets out our proposals for the development of 92 no. dwellings, comprising an amendment to part of previous approval N/2008/0138/F.

## CONSULTATION DURING COVID-19

In light of the current situation under COVID-19 restrictions and social distancing measures, temporary pre-application community consultation regulations were introduced. These removed the requirement for a public event but encouraged and provided guidance for alternative consultation measures. We are using a number of online, digital and remote tools to help you view, discuss and provide feedback to help shape/influence our proposals.

## PURPOSE OF CONSULTATION AND NEXT STEPS

The purpose of this webpage is to share our indicative proposals with the community and other interested parties prior to the submission of a Full planning application to Armagh City, Banbridge and Craigavon Borough Council.

We are committed to engaging with members of the wider community and are now undertaking a period of pre-application community consultation (PACC) on our proposals.

The feedback received will be shared with the design team and will help to shape our proposals prior to the submission of a planning application. We will prepare a Pre-Application Community Consultation Report which will provide a summary of all feedback, our response and how we have incorporated any appropriate feedback into the final proposals for the scheme. This report will be submitted as part of the planning application to Armagh City, Banbridge and Craigavon Borough Council.

## HOW TO PROVIDE FEEDBACK AND FIND OUT MORE

### Visit our Website

This website is a one-stop-shop for all information on our proposals. You can browse our plans, view relevant site information and complete an online feedback form.  
[www.antrimconstruction.net/drumfordconsultation](http://www.antrimconstruction.net/drumfordconsultation)

### Speak to Us

Call: 028 9043 4333 or Email: [info@tsaplanning.co.uk](mailto:info@tsaplanning.co.uk)  
Our project team is available Monday-Friday 9am-5pm to discuss the proposals or respond to any queries you may have.

### Order a Proposal Pack

If you would like to receive a printed copy of our proposals, we are happy to post you a pack. To order, please call us on 028 9043 4333.



**DRUMFORD  
MEADOW**

# SITE CONTEXT AND LOCATION



The site is situated in a highly accessible location on zoned housing lands that are c.0.34miles from the Craigavon Central Area. Existing open space is situated adjacent to the south and the lands are bound by Kernan Hill Road to the north west. The lands are located adjacent and north east of the Drumford Meadow housing development. This proposal represents a continuation of Drumford Meadows (Phase 3).

The lands are accessible via the existing entrance to Drumford Meadow and also directly from Kernan Hill Road, which has undergone significant improvement and widening to accommodate additional residential development. Bounded to the north by Drumnagoon Road, the subject lands have previously been approved for residential development.

**CONTEXT KEY**

Educational Facilities	Primary Road Links
Retail Premises	Railway Line
Recreational Facilities	Sites Access via Kernan Hill Road & Drumnagoon Road
Bus Stops	

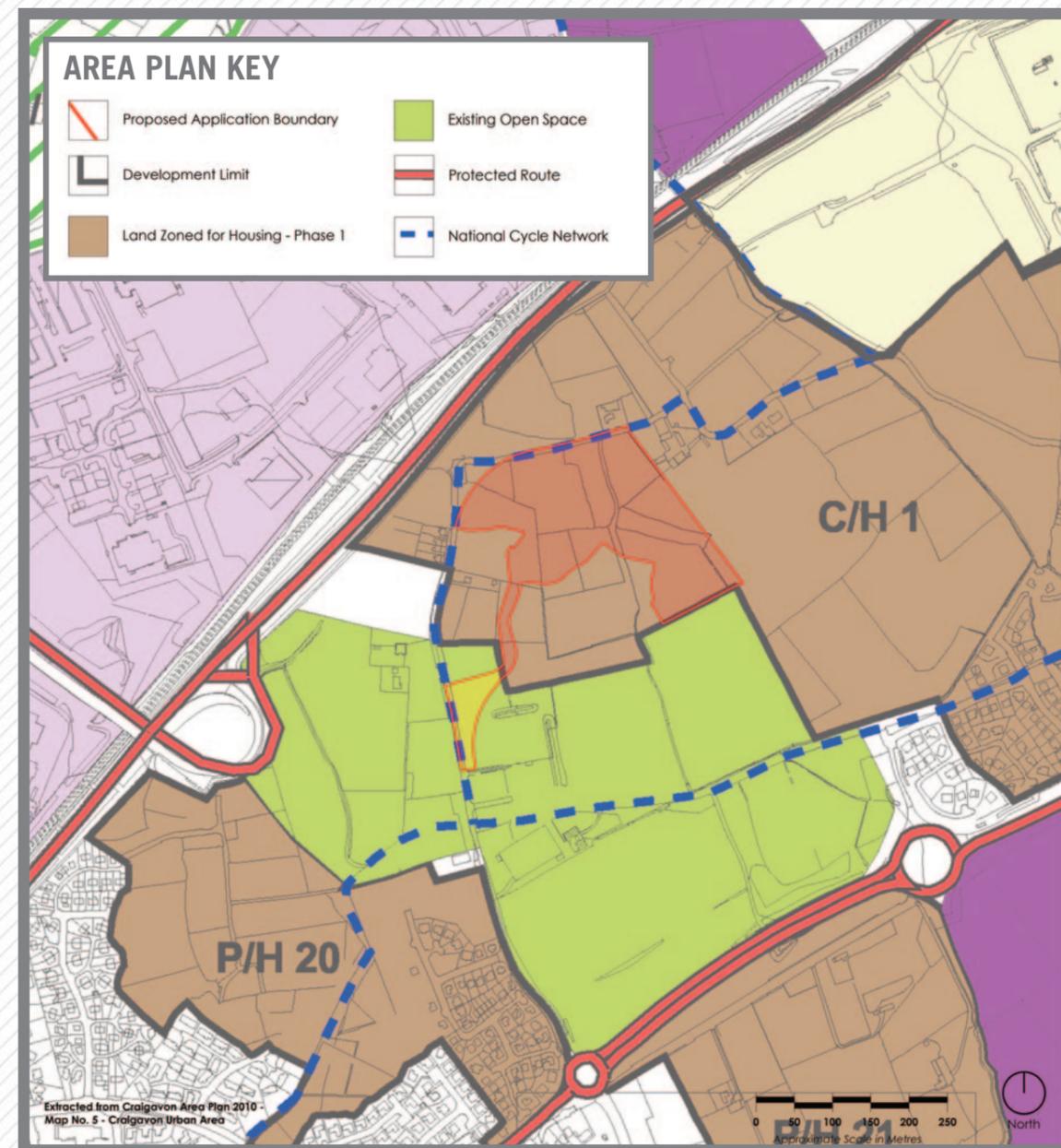


# DRUMFORD MEADOW

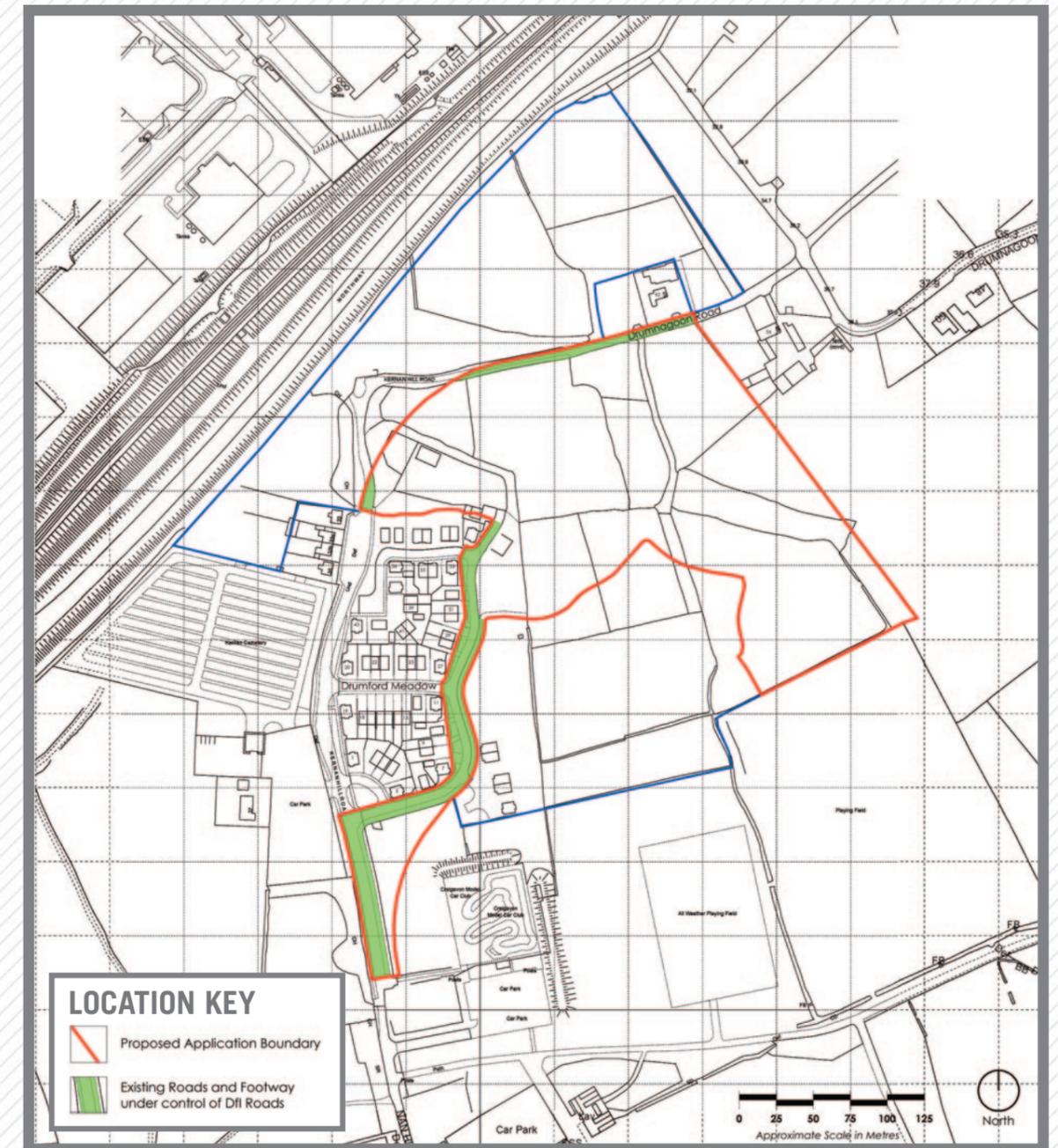
# AREA PLAN AND SITE LOCATION

## AREA PLAN EXTRACT

The proposal site forms part of Phase 1 Residential Zoning C/H 1 within the Craigavon Area Plan (CAP) 2010. A small portion of the site (4 no dwellings) is situated to the right-hand side of the Drumford Meadow entrance and comprises part of lands currently zoned as open space.



## SITE LOCATION PLAN



**DRUMFORD MEADOW**

# SITE HISTORY & PHASING

Across the entirety of the Drumford Meadow development (Phases 1 to 3) there have been 287no. dwellings approved for construction on 12.18ha (30.10ac) of land.

## Phase 1

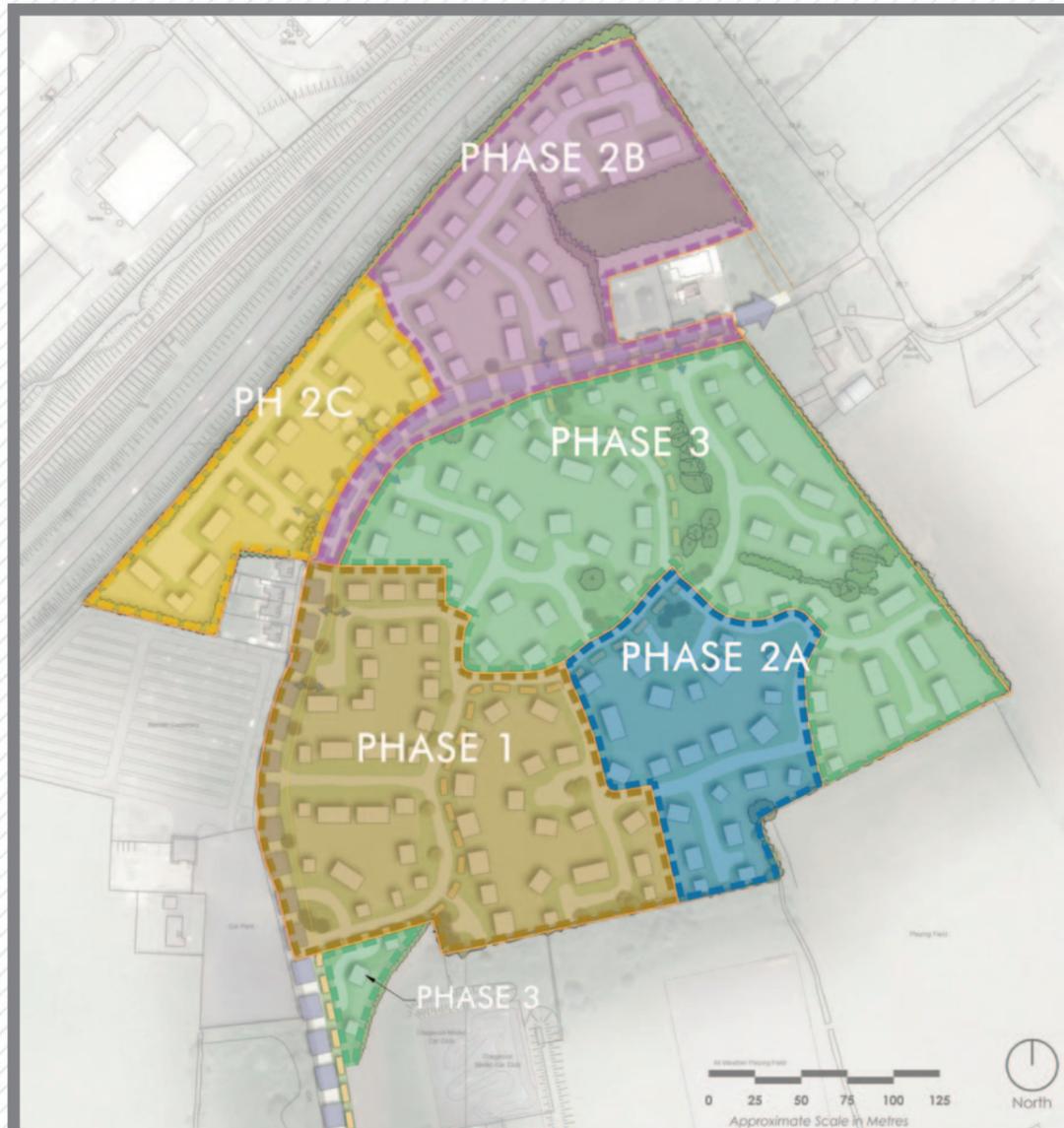
122no. dwellings were approved across various permissions (N/2005/1025/F, N/2009/0470/F + N/2010/0514/F). This Phase is now under construction, with c.100 dwellings currently completed and works ongoing.

## Phase 2

Phase 2 dwellings were approved under planning permissions N/2008/0138/F, LA08/2018/0033/F, LA08/2018/0425/F and LA08/2018/0603/F. Dwellings within Phases 2A and 2B are currently under construction.

## Phase 3 (subject site)

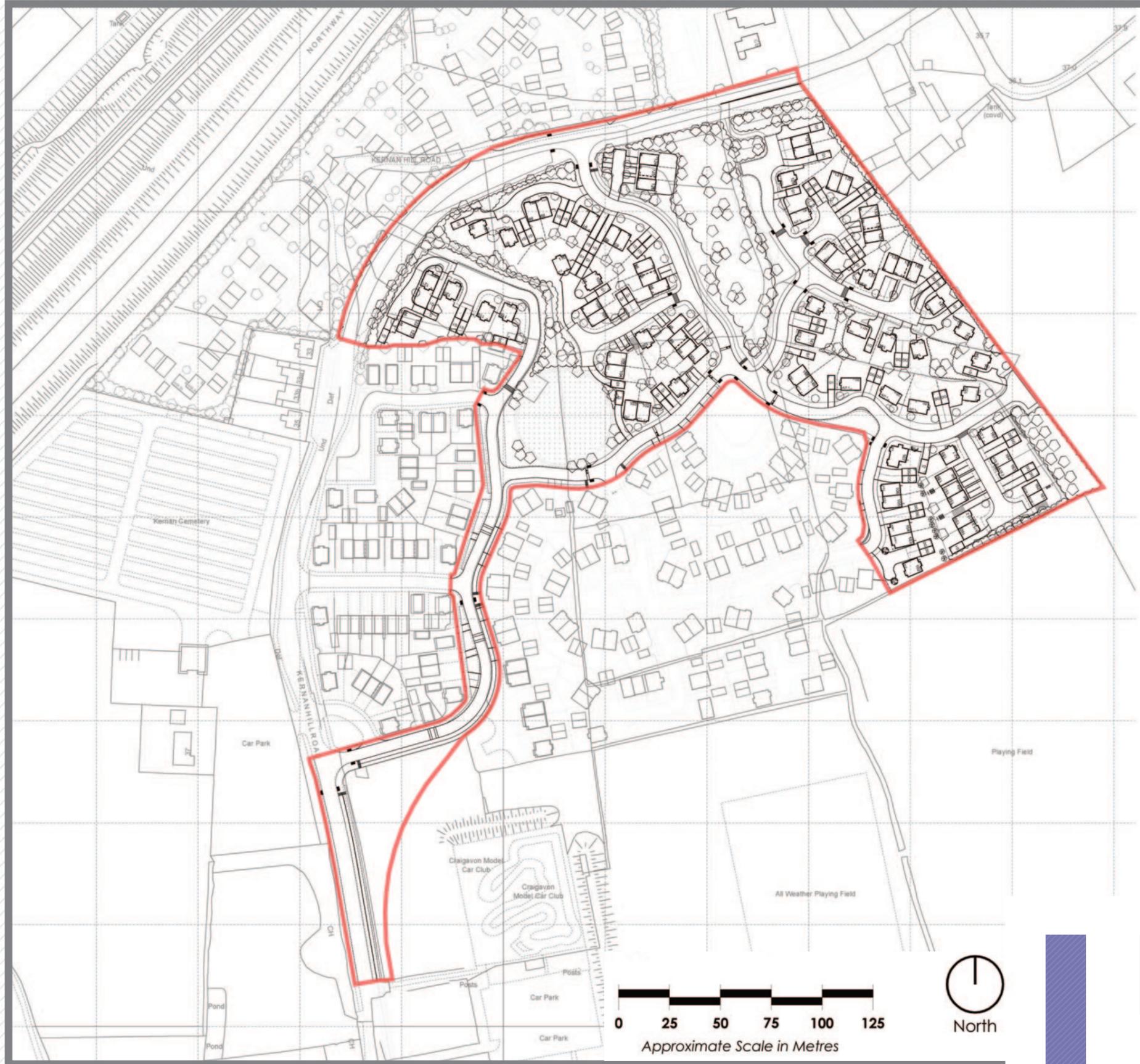
The current proposal forms Phase 3 of development and represents an amendment to the south eastern portion of planning approval N/2008/0138/F (Phase 2) and LA08/2018/0033/F. This application proposes an amendment to 78 of these dwellings previously approved and proposes a small increase to 88 no. dwellings. As shown in the adjacent image, Phase 3 is in two separate parts. There are a further 4 no. dwellings proposed to the south of the main entrance to Drumford Meadow, aimed at properly framing the entrance to the housing development.



PHASNG	PLANNING PERMISSIONS	STATUS
 PHASE 1	N/2009/0470/F, LA08/2015/0469/F & LA08/2017/1059/F	Constructed
 PHASE 2A	LA08/2018/0033/F & LA08/2018/0603/F	Under Construction
 PHASE 2B	N/2008/0138/F & LA08/2018/0425/F	Under Construction
 PHASE 2C	N/2008/0138/F	Not yet constructed
 PHASE 3	Previously covered in part by N/2008/0138/F & LA08/2018/0033/F	Subject site for this consultation

**DRUMFORD  
MEADOW**

**APPROVED  
LAYOUT**



**DRUMFORD  
MEADOW**

# PROPOSED SITE LAYOUT



## SITE PROPOSAL

The proposed layout now includes for 92no. dwellings comprising 88no. dwellings to the north of Drumford Meadow (on lands previously approved for 78 no. dwellings) and 4no. dwellings to the south of Drumford Meadow entrance. It is envisaged that these 4 no. dwellings will help balance the appearance of the entrance to Drumford Meadow as presently all housing sits to the north of the entrance.

## LAYOUT

The road and housing layouts are broadly the same as those previously approved.

## OPEN SPACE

Given the proposed alterations to the overall site layout, there is a slight reconfiguration of the open space arrangements following changes to ecological features and protected species previously accommodated within the approved layout. Housing is now proposed in the location of a previously retained badger sett, which is now inactive.



# DRUMFORD MEADOW

# OPEN SPACE / PLAY AREA / DEVELOPER CONTRIBUTION

The applicant is currently engaging with Armagh City, Banbridge and Craigavon Borough Council in respect of the Council's Play Strategy.

The Strategy seeks to develop a fixed play area within the immediate area of Kernan Hill, in partnership with a local developer.

In lieu of the small reduction to open space provision within the proposed development, Antrim Construction Company are currently discussing making a Developer Contribution of £100,000.00 to the Council, to go towards the provision of the off site play area for Kernan Hill.

It is our understanding that the lands identified for such are to the south of Drumford Meadow, currently occupied by the Craigavon Model Car/Plane Club within the zoned open space lands.



CONCEPT PLAN KEY			
	Proposed Application Boundary		Proposed Planting
	Proposed Play Area		Line of New/Upgraded Distributor Road
	Illustrative Dwelling Form		Area of Public Amenity Space
	Indicative Road Network		Existing Trees and Hedgerows Retained
	Proposed Trees		Public Amenity Space, New Woodland Area
	Combined Cycle/Footway		Connecting Footway for Pedestrian Permeability



**DRUMFORD MEADOW**

# PROPOSED HOUSE TYPES



## SCHEDULE OF ACCOMMODATION

Type	Number
Detached	21 - (2 No. 4 Bedroom and 19 No. 3 Bedroom)
Semi-Detached	64 - (16 No. 4 Bedroom and 48 No. 3 Bedroom)
Townhouses	3 - (3 No. 3 Bedroom)
Apartments	4 - (2 No. 2 Bedroom)
<b>Total</b>	<b>92</b>

## HOUSE TYPES

The proposed dwellings are designed to be in keeping with the previous phases of development within Drumford Meadow. Dwellings range from c. 905 ft<sup>2</sup> to 1,455 ft<sup>2</sup> in size.

The detached/semi-detached/townhouses and apartments are all aimed at providing choice and balanced communities. The various house types are finished to a high standard with a selection of materials including red brick and self-coloured render (grey/cream) to ensure visual interest.

## AMENITY AREA

Proposed rear gardens average a generous 105 m<sup>2</sup> across the site.



# DRUMFORD MEADOW



IMAGES USED FOR ILLUSTRATIVE PURPOSES ONLY FROM PREVIOUS AGC SCHEMES.

## HOUSE TYPE PROPOSALS



# DRUMFORD MEADOW

# HAVE YOUR SAY...

## BENEFITTING THE COMMUNITY

The development of the proposal at Phase 3 of Drumford Meadow will not only provide the area with new, high quality family homes, but will provide significant short and long term economic benefits to the local community as outlined below:

- The proposal represents a significant £17m investment in the Portadown area;
- The proposals will continue to support 35 no. construction jobs on-site;
- The development of 92 no. dwellings would represent increased rates payments to Armagh City, Banbridge and Craigavon Borough Council;
- The proposals will provide new quality residential homes in a variety of types and sizes to accommodate a range of families and
- Subject to planning being granted for the proposals, a Developer Contribution of £100,000.00 towards the provision of a new offsite play park for Kernan Hill

## GET IN TOUCH

### Give us a call

If you would like a member of the team to discuss our proposals over the phone with you, you can call us on **028 9043 4333**.

### Write to us

If you wish to make comments on the proposals you can also do so in writing by sending a letter to:

### TSA Planning

20 May Street, Belfast BT1 4NL

### Complete a Comment Card

Comment Cards, along with a self-addressed envelope, have been delivered to dwellings within the vicinity of the proposal site. These can be filled in and returned as directed.

Alternatively, electronic comments can be completed here [www.antrimconstruction.net/drumfordconsultation](http://www.antrimconstruction.net/drumfordconsultation)



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