

Hannah Flynn

Subject: FW: Lands NW of 7 Mason Rd, Magheramason, BT47 2RX
Attachments: 2202 - Bready CC - Site Plan.pdf

From: info@createarchitectureni.com [mailto:info@createarchitectureni.com]
Sent: 03 February 2022 16:39
To: Local Development Plan
Subject: Lands NW of 7 Mason Rd, Magheramason, BT47 2RX

Good Afternoon,

I have been asked by members of Bready Cricket Club to make a submission on their behalf for a portion of land which they own to be included within the Development Boundary of Magheramason under the New LDP 2032. We appreciate that the date for submissions on land to be included within the new boundaries has passed, however with the impact that the pandemic has had on the cricket club and the value it provides to the local community of Magheramason and surrounding areas, the committee feels that they must put their case forward in order to secure the future of the club.

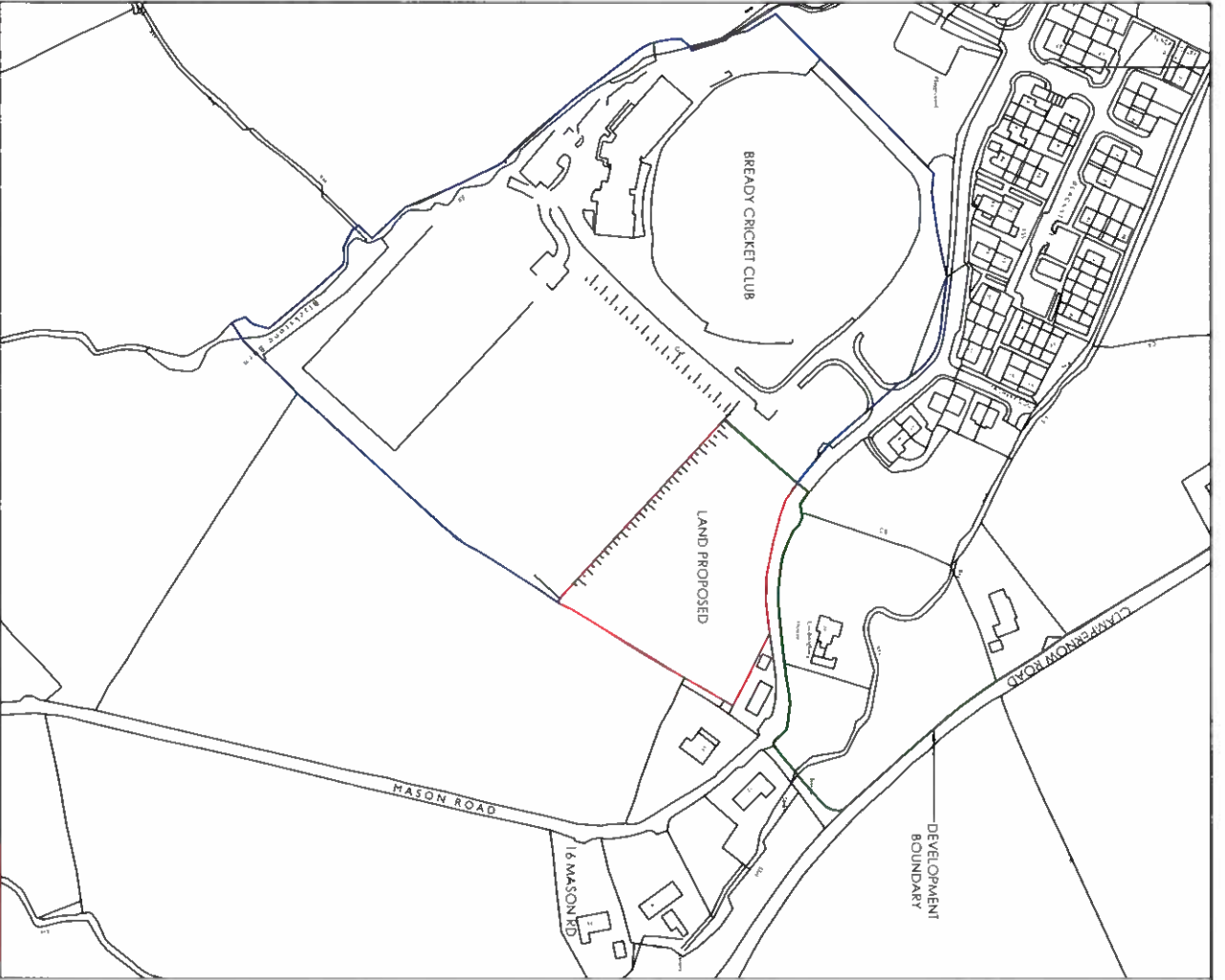
Statement below from Bready CC Committee Member;

As a club, when we moved grounds during 2008 and developed our new ground, sports hall and community hub, the members of the club had to take out a loan of approximately £500k to help fund the £3.2 million project. Since then the committee has managed the clubs funds and has worked to reduce the clubs debt, which now stands at £200k. Part of the strategy for reducing the debt incurred by the club was to obtain Planning Permission for land owned by the club for housing development. The club however has since discovered that the proximity of this land to the playing pitch provides us with liability issues which make this land unsuitable to develop. The pandemic has put even greater pressures on the club and servicing the loan is getting harder as the pandemic progresses. In an attempt to reduce or clear our debt, the committee would like to explore the possibilities of sell or develop a piece of land for housing. This would allow us to continue to provide a community hub for our rural community and run programmes for all.

i attach a map showing the land in question and current development limits for Magheramason. It is also worth noting that the mains sewer extends beyond the current development limit as far as No.16 Mason Rd and that approx 5.5 acres of land within the current development cannot be developed due to access issues off Clampernow Road. This was established in previous submissions for housing on parts of this land.

Best Regards,

Ally Olphert MCIAT
Design Manager
CREATE ARCHITECTURE
Creative Contemporary Design
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LANDS NW OF 7 MASON RD, MAGHERAMASON, BT47 2RX
 AREA: 2.3 ACRES / 0.9 HECTARES

CREATE ARCHITECTURE

Derry - Ederly
 Building 10/11
 BT47 4JA

Belfast
 16-18 Sturges
 St Markers Road
 BT7 3BT



PROJECT

BREADY CRICKET CLUB
 MASON ROAD

PROJ. NO.

2202

PROJ. NO.

3111 LOCALITION
 P001

SCALE

1:2500
 ILS 22

DATE

A10