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# DICKSON ARCHITECTURAL SERVICES

@THE HUB, 141A GREY ABBEY ROAD, BALLYWALTER, BT22 2NY

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16<sup>th</sup> March 2026

PLANNING  
AREA PLAN TEAM  
ARDS AND NORTH DOWN BOROUGH COUNCIL  
2 CHURCH STREET  
NEWTOWNARDS  
BT23 4AP

Dear Area Plan Team

Re:- LAND ADJACENT AND SOUTHWEST OF 17 MAIN ROAD CLOUGHEY,  
NEWTOWNARDS, BT22 1JA

I write to request that the above property be included within the proposed new development limit for Cloughey Village and attach supporting plans and photos on approach of the site.

This land had previously achieved outline planning approval for a dwelling under application X/1985/0454 which surely should have been a material consideration for the plot to have been included within the development boundary of the Ards and Down Area Plan 2015, however, it was excluded.


Over the past years the immediate adjacent Warren has attracted considerable development with a number of approvals with provision of several facilities including the pavilion, changing facilities, bowling green, tennis courts, enclosed viewing shelter, locker room, floodlights, access and associated siteworks. These facilities have already encroached and eroded the Warren defining the development limit.

It is considered that this land adjacent and southwest of 17 Main Road Cloughey would be infill development as the provision of several the facilities mentioned has extended development and all should be included within the new Cloughey / Local Development Plan.

Should you have any queries regarding any aspect of this, I will be happy to clarify.

Please confirm acceptance of this submission for inclusion in the new Local Development Plan.

Yours sincerely.

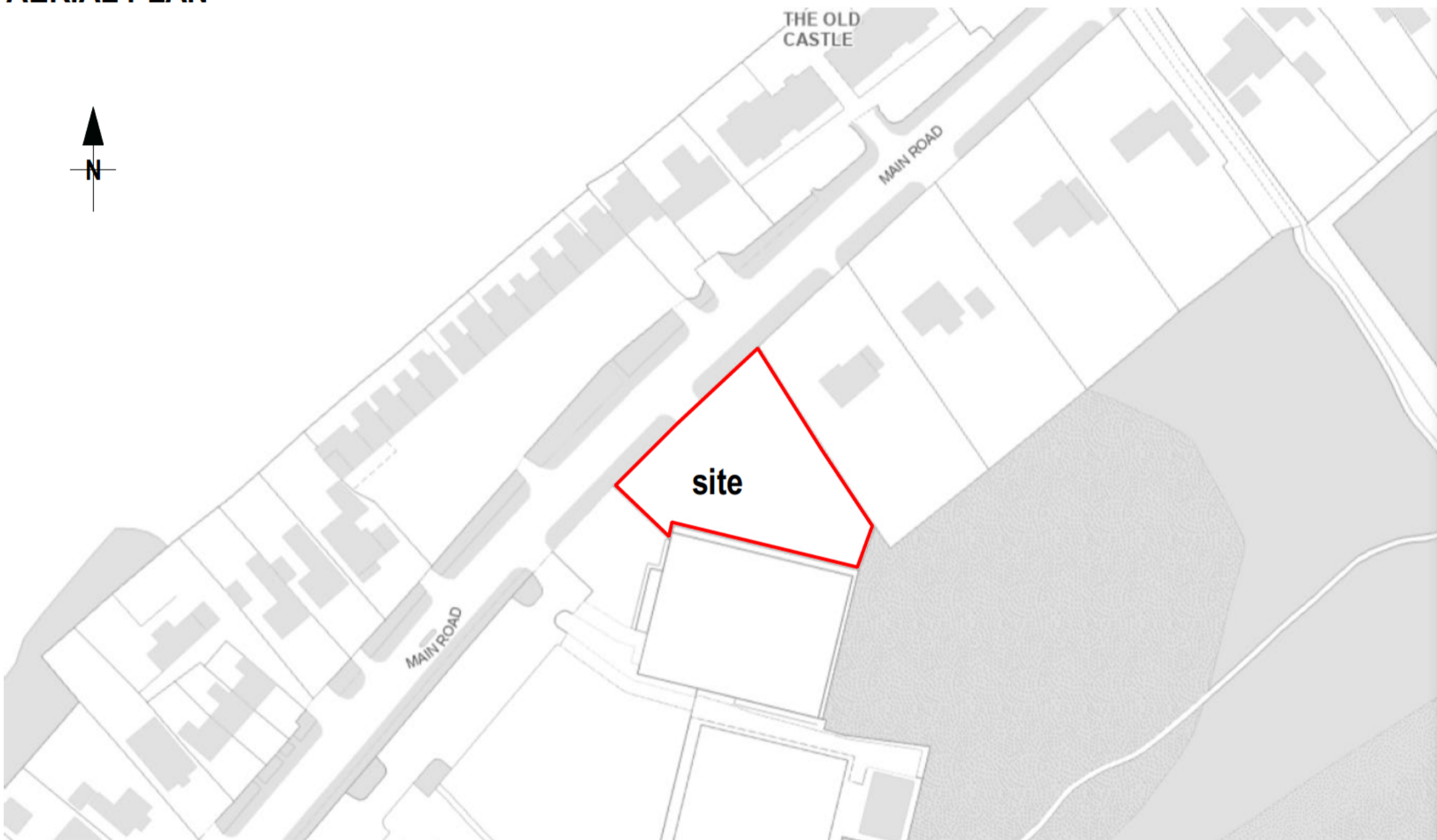


STEPHEN DICKSON

Enc



**AERIAL PLAN**



**LOCATION PLAN**

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**LAND ADJACENT AND SOUTH WEST OF  
17 MAIN ROAD CLOUGHEY, BT22 1JA**

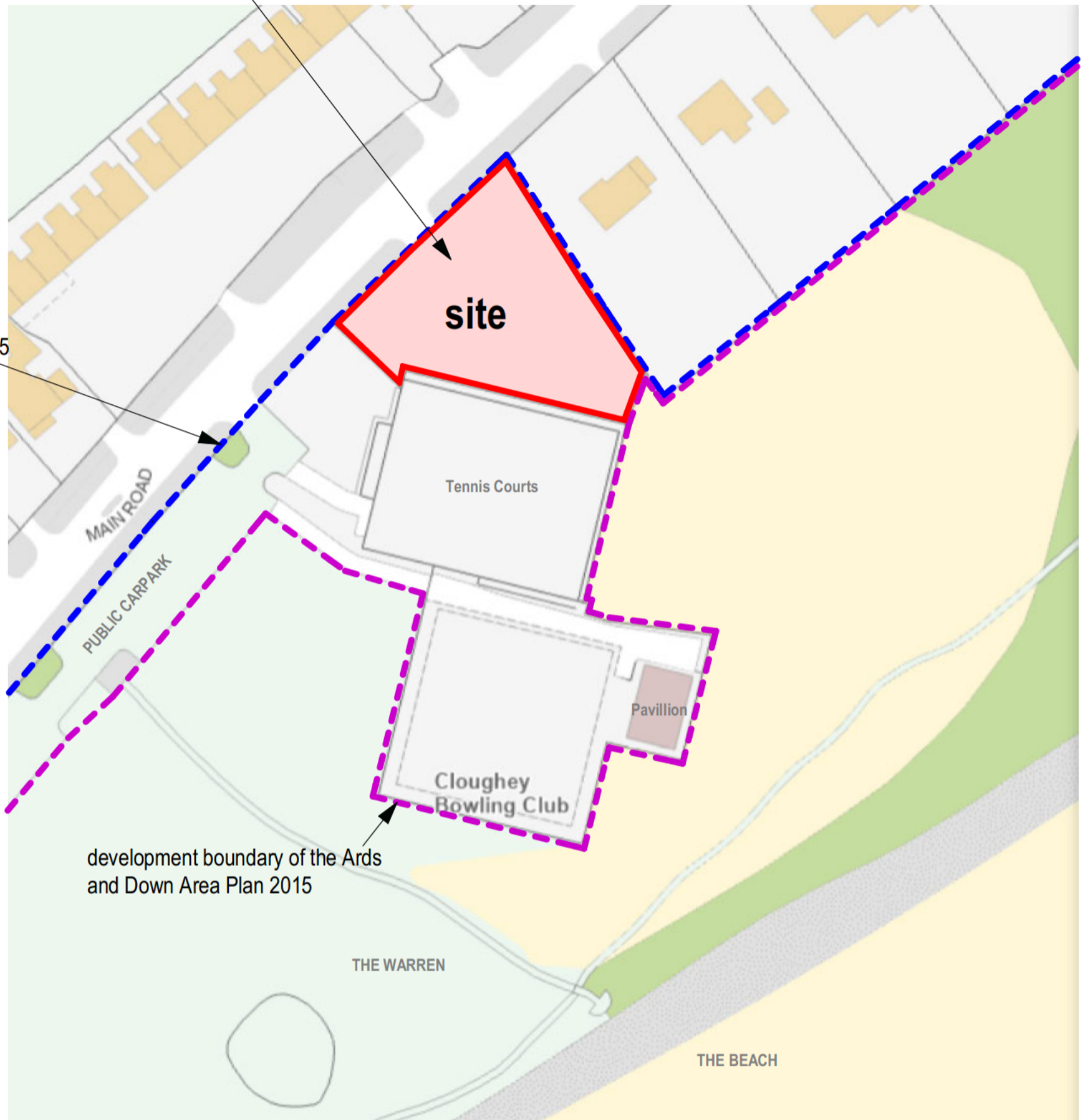
**LOCATION PLAN AND AERIAL PLAN**

Scale 1:1250

March 2026

Dwg.No. 01

infill site which previously achieved outline planning approval for a dwelling under application X/1985/0454



development boundary of the Ards and Down Area Plan 2015

development boundary of the Ards and Down Area Plan 2015

## SITE PLAN



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**LAND ADJACENT AND SOUTH WEST OF  
17 MAIN ROAD CLOUGHEY, BT22 1JA**

**PROPOSAL TO AREA PLAN**

Scale 1:1000

March 2026

Dwg.No. 02



**APPROACH FROM THE NORTHEAST**



**APPROACH FROM THE SOUTHWEST**

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**LAND ADJACENT AND SOUTH WEST OF  
17 MAIN ROAD CLOUGHEY, BT22 1JA**

**APPROACH PHOTOS OF SITE**

Scale NTS

March 2026

Dwg.No. 03