

Leona Maginn MRTPI
Principal Planner
Ards and North Down Borough Council
Planning Service
2 Church Street
Newtownards
BT23 4 AP

2 Orchard Lane
Newtownards
Co Down
BT 23 7PQ



Date: 20 January 2026

Dear Leona Maginn

Ards and North Down Borough Council Local Development Plan (LDP) 2032

Reconsultation on the Draft Plan Strategy (DPS)

In relation to your letter dated 08/01/26 Ref: dPS/resp/P and the Local Development Plan (LDP) 2032 comprehensive document produced by Ards and North Down Borough Council I wish to make the following comments-

1. I, first of all, wish to thank the Borough Council for the opportunity to possibly influence the policies and proposals for the future planning and development of the Borough.
2. Before progress of any future policies and proposals, I presume the Council is required to accept, without question, Department for Infrastructure proposal in page 410 Map 10: Strategic Transportation Infrastructure in Ards and North Down.
3. That being the case, I presume Department for Infrastructure is required to demonstrate the clear definition, reason and the soundness of the extent of the Strategic Transportation routes and the criteria used in that assessment. These criteria would perhaps demonstrate the eastern limit of these strategic routes.
4. I also enclose additional information, as requested in the above **reconsultation on the (DPS) letter**, in the form of my enclosed letter dated 16 December 2025 to Divisional Roads Manager Dfi (Roads) Craigavon.
5. I note that the Council is also required to submit the representations to the Department for Infrastructure for consideration as part of the independent examination process.

Yours sincerely


John Hayes

Enc.

Divisional Roads Manager
Dfi (Roads) Southern Division
Marlborough House
Central Way
Craigavon
BT64 1AD



2 Orchard Lane
Newtownards
Co Down
BT23 7PQ

Your Ref: 193444-25

Date: 16 December 2025

Dear Roads Manager

Road improvements to the strategic transport route in Newtownards located between the old Belfast road /Hartford Link traffic controlled junction and the Newtownards/Bangor traffic controlled junction at North Road.

Thank you for arranging Dfi(Roads) response letter dated 3 December 2025 to my letter dated 04 November 2025 regarding implications of approval of the William Street Newtownards Park & Ride Planning application.

I understand that a functional and adequately resourced transportation system supports the efficient movement of people and goods, attracting investment and economic development and enables the delivery of essential services. As a result key transport routes in the Ards & North Down Borough Council Area have been formulated including the above strategic transport route in Newtownards.

Please therefore confirm that

1. major improvements to unacceptable traffic conditions on strategic routes must have priority in allocation of funding for capital works.
2. irrespective of any junction capacity calculations and collision history of the intermediate junctions on the above particular route the existing layouts do not meet Departments road standards.
3. any future Active Travel opportunities can be incorporated in the provision of my proposed extended Hartford link strategic road scheme to North Road/ Upper North Street by maximising the use of former railway land and thereby significantly reducing the impact of traffic on the residents of Talbot Street.
4. In relation to my previous correspondence it is also unacceptable for large volumes of traffic using North Road residential street as a through road to another strategic route.

Please therefore confirm that my road improvement proposals as indicated in previous correspondence will be investigated i.e. divert the strategic through traffic to use an improved Quarry Heights road and extend to intersect the Newtownards / Bangor strategic route at the new Beverley Gardens traffic controlled junction.

5. Please confirm that Dfi (Roads) Southern Division has the necessary in-house resources and expertise to assess and progress my road proposals (including any Active Travel opportunities that may arise) in accordance with the Departmental procedures for the improvement of the above strategic route.

Yours sincerely

A solid black rectangular box used to redact the signature of John Hayes.

John Hayes