

Dear Ms Heaney,

## PLANNING APPLICATION LA05/2022/0033/F

The Quarterlands Group has just learned that the developer for this proposed development has informed the planning authority that: *'It is not our intention to submit an updated plan'* in relation to the proposed fourth social dwelling. (Email from Gary Dodds to Maire Claire O'Neill dated 21 February 2024).

The reasons provided are:

1. *'Due to the lack of further social housing demand in Drumbeg'*;
2. *'The 4th unit would be affordable'* and *'we would not be able to identify exactly which unit someone would wish to purchase under an affordable product as this is a buyer specific arrangement and agreement'*.

Mr Dodds trusted that *'this provides sufficient clarification on our proposed approach and you consider this to be agreeable.'* There is no response to this email currently available to us. We would be grateful to receive a copy of any response provided or confirmation that this email received no reply.

We note that this email is not available on the Planning Portal, although Mr Dodds email of the 16 February 2024 regarding his Section 76 proposal is available on the Planning Portal.

We are greatly concerned about the 21 February 2024 email for the following reasons:

- (i) in previous correspondences Mr Dodds has referred to a fourth *'dwelling'*. In this email he describes it as *'the 4th unit'*. Why the change in language?
- (ii) the costs of the proposed private housing on this site, should planning permission be granted, is likely to be well in excess of £500,000. None of the *'affordable product'* options would enable a home purchase of one family home. Co-ownership is capped at £195,000 for home purchases. The Department of Infrastructure has provided a definition of affordable housing (<https://www.infrastructure-ni.gov.uk/definitionaffordable-housing>) which we think clearly demonstrates that a fourth **dwelling** could not be delivered within that categorisation.
- (iii) we are concerned that the developer proposes to create a number of apartments within *'the 4th unit'* which could be sold within the affordable housing provisions of Co-ownership.

It is essential that both the Planning Authority and the Quarterlands Group are fully apprised of the developer's intention in regard to *'the 4th unit'*. We therefore, ask that:

- the developer be required to submit updated plans showing clearly the intent for each dwelling for which permission is being sought;

- the Planning Authority supplies us with details of how a '*unit*' differs from a '*dwelling*' in planning law and its potential implications for this application;
- in the event that approval were to be provided for an unspecified 4th unit please state whether or not such approval for a unit with no floor plan can more readily be the subject of an amended planning application to provide say 4 units?
- copies of the Planning Authority's responses to Mr Dodds' emails of the 16 and 21 February 2024, howsoever responses were provided, are supplied to us as a matter of urgency.

Yours sincerely

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