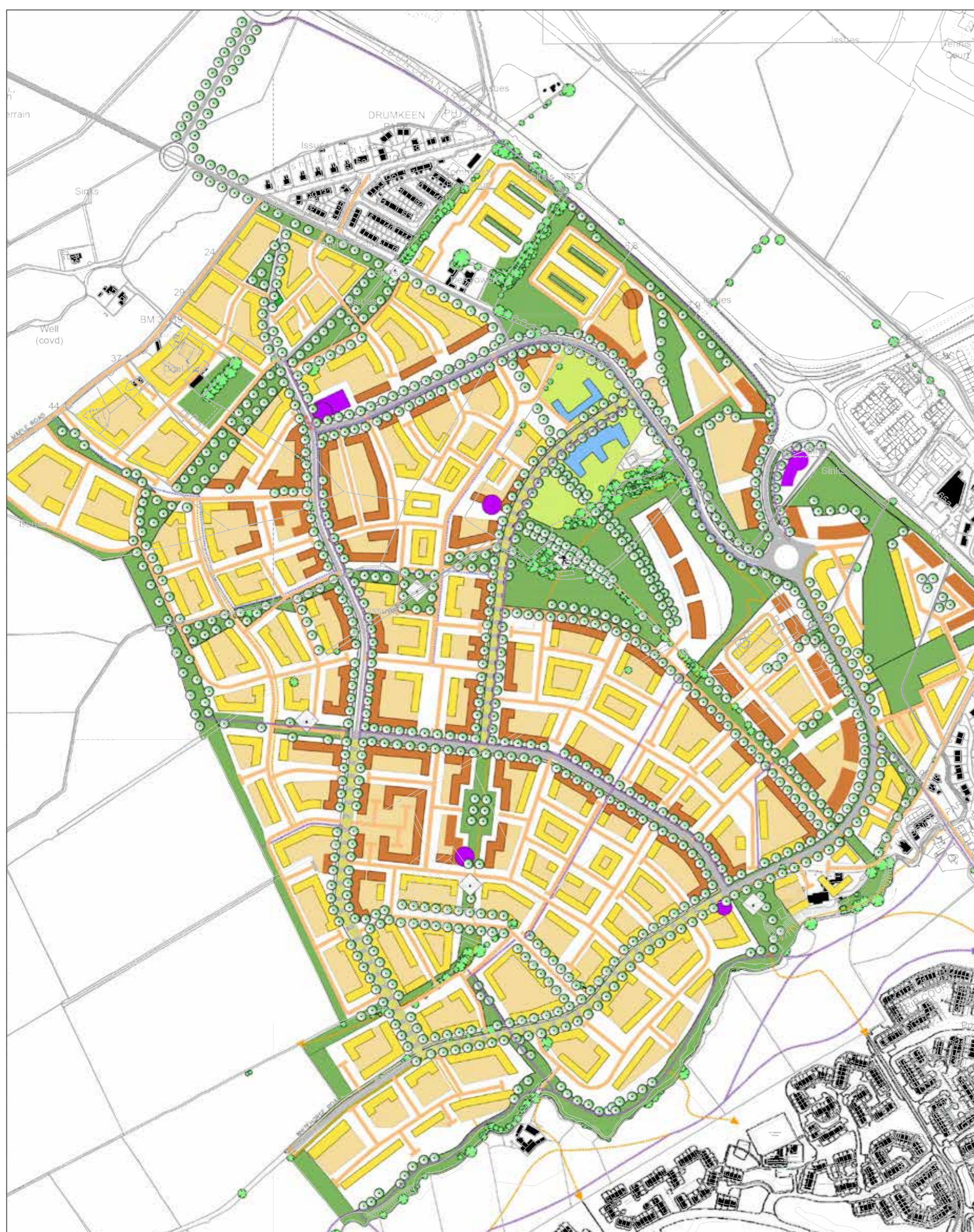


Approved Concept Master Plan

The Outline Planning Permission included an approved Concept Master Plan (CMP) which directed how the comprehensive development could come forward. An extract of the CMP for the site is included below.



The six main Strategic Objectives of the CMP were the following:

1. Support all aspects of energy generation, conservation, recycling, building technologies and initiatives relating to the movement of people;
2. Return traditional forms of urbanism which embraces a shared civic experience of the public realm in which form, space and movement are integrated spatially;
3. Use a design process that brings together the universal concept of the urban grid; the existing topography, and context of the site to create an urban master plan that provides certainty and flexibility to meet evolving policy;
4. Adopt a spatial planning approach that fosters a spirit of Public-Private sector co-operation and integrates all key stakeholders;
5. Address and facilitate where possible, the key government objectives of a more cohesive society; and
6. Ensure the Concept Master Plan is capable of implementation in an orderly and phased manner that allows key infrastructure to be put in place at an appropriate time.

The CMP also included for a number of key design objectives which have been applied to the subject “Phase One” proposal. These included: -

- **Efficiency in movement** - through a grid layout which encourages walking and cycling;
- **Land Use** - high densities through a balance in unit types;
- **Flexibility** - the grid form is a flexible form which allows for a variety of unit types; block forms and sizes; use, and topography;
- **Longevity** - a permanent and successful urban planning design solution.

The Outline consent included a signed Section 76 Planning Agreement. This is a legally binding agreement between the Council and the developer used to secure the planning matters arising from a development proposal. These included the following:

- Delivery of Community Facilities; Roads, and Open Space infrastructure;
- Transfer of School lands and Public Transport Provision;
- Transfer of lands for the Buncrana Road Widening; and
- Other obligations relating to an Article 112 Agreement.