

APPENDIX 2:

DISTRIBUTION OF HOUSING GROWTH POTENTIAL IN BMAP

ASSESSMENT OF ALL RELEVANT OBJECTION SITES:

- [LISBURN CITY](#)
- [METROPOLITAN LISBURN](#)

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
932/10	<p>Site includes Zoning LC 07 (MEL) and extensive area of land outside the limit stretching from Moira Road to M1 Motorway.</p> <p>Consists generally of Agricultural fields and grassland.</p> <p>Relatively flat throughout site. Field Boundaries mainly formed by hedgerows and post and wire fencing but no major definitive field boundaries.</p> <p>Land undulates slightly towards M1.</p> <p>Generally entire site is quite open though not prominent.</p>		Partly within LLPA LC 21	Site extends to the west of Lisburn City but to a very small extent that development of site would not create excessive growth and may contribute to “rounding off” and compact urban form to the west of the development limit.	Development limit cuts through the entire site from Moira Road to M1 Motorway and follows no distinct field boundaries or roads, although it follows the road Proposal LC 17/01 Knockmore – M1 Link Road. Development of site would form new limit along field boundaries.		No objection	The National Flood Map, from a strategic aspect, indicates that part of the site lies within a fluvial floodplain. Development of the portion of site within the floodplain would in general be contrary to PPS15 (FLD1).	No objection		Yes	<p>Entire objection site includes Zoning LC 07 and area to west of the development limit and proposed link road. Objector requests that entire site be zoned as a major mixed use Strategic Development Area including residential use.</p> <p>Site also lies partly within LLPA LC 21 (See map).</p>	<p>167.89 Ha approx (entire site)</p> <p>Part of site that lies outside the development limit – 26.67 Ha approx.</p> <p>Part of site outside the limit outside LLPA – 20.23 Ha Approx.</p>	4197 units	A
932/10	0	+ 2	X (part of site)	+ 1	0	0		X (part of site)		+1			20.23 Ha Approx.	506 units	A1

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3435/1	<p>Site consists of rough grassland and agricultural land bound by mature trees and dense hedging.</p> <p>Stream runs through site from north to south.</p> <p>Undulating land throughout with steep valley and densely wooded area along stream.</p> <p>Land generally slopes away to the east of the valley.</p>		None	Site abuts development limit to the east. A cluster of dwellings is formed along Beanstown Road, which create a suburban character along Glenavy Road.	Development limit to east of site runs along boundary of housing zoning, existing residential development and a new residential development under construction. Development of site would form new limit along Beanstown Road and existing field boundaries, which have strong boundary cover.		No Objection	An undesignated watercourse is located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the existing watercourse.	No Objection		No	Planning permission was refused on this site on 10/05/00 for the erection of buildings (S/2000/014 2/O).	2 Ha approx	50 units	A
3435/1	0	+2		0	0	0				+1			2 Ha approx	50 units	A1

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259/1	<p>Lies north of Ballinderry Road and east of Moneybroom Road.</p> <p>Consists of large undulating agricultural fields that rise gradually from Ballinderry Road towards northern boundary.</p> <p>Mature trees lie within the site, mainly in eastern portion.</p> <p>Prominent in parts (north west portion).</p> <p>Marshland along northern boundary.</p> <p>Screened from Ballinderry Road by tall trees.</p>		Partly within SLNCI LC 20/13	<p>Objection site extends to the west of housing zoning LC 04/13 and the development limit and runs along the Ballinderry Road for approx ½ mile until the Moneybroom Road.</p> <p>Development of this site would neither contribute to a more compact urban form nor would it extend excessively in one direction.</p>	<p>Development Limit to the east of site runs along field boundaries and abuts the western boundary of the housing zoning. Development of site would form new limit along Moneybroom Road.</p>		No Objection	<p>Designated and undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.</p>	No Objection		No	<p>Portion of site to northeast lies within SLNCI 20/13 and part of site to the west lies within the development limit.</p>	<p>77.4 Ha approx (total area)</p> <p>67.83 Ha approx (area outside limit)</p>	1696 units	B
259/1	-1	+ 2	X (Part of site)	0	+ 1	0				+ 1			57.91 Ha	1448 units	B1

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2022/4A	<p>Site includes an area of land to the east of Lissue Road running from Ballinderry Road to the railway line.</p> <p>Southern portion of site includes Lissue House, outbuildings and surrounding parklands (see ref. 264/3).</p> <p>Remaining area to the north/ north west consists of grassland, level to a point and then rises steeply to the rear of Lissue House with steep banks around the boundaries of the house.</p> <p>Pylons lie within the site.</p>		LC 23 LLPA and LC 20/10 SLNCI (part of site at Lissue House).	South of the site lies the development Limit and employment zoning LC 09. Development of this site would neither contribute to a more compact urban form nor would it extend excessively in one direction.	The development limit runs along the railway line and the road that leads up to Lissue House from Ballinderry Road to Lissue Road. Development of this site would provide a strong boundary along the Lissue Road.		No Objection		The proposed zoning is not acceptable to Roads Service. The existing road network at Lissue Road/ Lissue lane is narrow and lacks footway provision making it unsuitable for accommodating large scale development.		Yes, including pylons.	LC 23 LLPA and LC 20/10 SLNCI (part of site at Lissue House).	34.8 Ha approx	870 units	B
2022/4A	-1	+2	X (Part of site)	0	0	0				+1			30.98 Ha	775 units	B1

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2137/1A	<p>Site lies to the south of Glenavy Road and to the north of housing zoning LC 05/09.</p> <p>It comprises two large agricultural fields.</p> <p>Fields consist of relatively flat grassland gently sloping upwards in a north westerly direction.</p> <p>The fields contain a number of mature trees within the site and around the northern boundary and a stream runs along the southern boundary.</p> <p>Housing lies opposite the site along Glenavy Road, open countryside lies to the west and a housing zoning to the south (LC 05/09).</p>		None	The site abuts the limit along the southern boundary adjacent to housing zoning LC 05/09 and continues north westwards along Glenavy Road where a cluster of dwellings lie to the north of the Glenavy Road along Beanstown Road.	The development limit to the south of the site runs along the housing zoning LC 05/09. The objection site would form an equally definitive boundary formed by a band of mature trees to the north.		No objection	Undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the existing watercourse.	No objection		No		11.26 Ha	282	G
2137/1A	0	+1		0	0	0				+1			11.26 Ha	282	G1

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3021/1	<p>Site lies along and is bound to the west by Pond Park Road, Boomers Reservoir adjoins the site along part of the eastern boundary.</p> <p>Site comprises a number of fields, the field closest to Boomers Reservoir slopes steeply upwards towards the north. Generally land falls from the Pond Park Road to the north east.</p> <p>Boundaries mainly characterised by mature trees and hedgerows. Internal boundaries consist of mature trees.</p> <p>Marshland contained within the north west portion of site.</p>		None	The site is encompassed by housing zonings to the south and west, boomers reservoir to the east and open countryside to the north. The site if included would round off development along the Pond Park Road and contribute to a more compact urban form.	The development limit to the west and south is formed by the housing zonings. The site if included would not form any less defined boundary that that which currently exists.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No objections		Yes		6.27 Ha Approx.	157 units	G
3021/1	0	+1		+1	0	0				+1			6.27 Ha Approx.	157 units	G1

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3241/1	<p>The site includes three triangles of grassland located east and west of Berkeley Hall Housing Development and lies between Plantation Road and Saintfield Road.</p> <p>The lands are relatively flat to the north and with a gentle slope in a south eastwardly direction before rising steeply beyond the objection lands.</p> <p>Residential Development lies to the north, east and west and open countryside to the south.</p>		None	Site abuts the Lisburn City Settlement Limit along the northern boundary with residential development encompassing the site to the north east and north west. Development would contribute to a more compact urban form.	New Residential development (Berkeley Hall) and an existing housing development form the edge of the development limit to the north east and north west of the site however there is no real definitive boundary. The site if included would form an equally open and undefined boundary to the south due to its lack of field boundaries along here.		No Objection	No Objection	No Objection		Yes		3.7 Ha approx	93 units	G
3241/1	0	+1		+1	0	0				+1			3.7 Ha	93	G1

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934/8	Site is located south of the M1/Saintfield Road junction and consists of a detached dwelling and surrounding gardens, agricultural fields to the south west and a second detached dwelling along Ballynahinch Road. Land generally rises steeply from the Saintfield Road to the south west then falls gently towards the Ballynahinch Road. Field boundaries are defined by mature trees and sparse hedging. The detached dwelling along the Ballynahinch Road comprises of a sweeping driveway, gardens, mature trees and a watercourse. Housing lies to the north and west, new Dwellings lie opposite the site to the east and open countryside lies to the south west.		None	Site abuts the Lisburn City Settlement Limit along northern and eastern boundary with housing development to the north, east and west. Development of site may contribute to a more compact urban form.	M1 motorway forms the northern limit and Saintfield Road forms the eastern limit. Development of site would form less defined boundary to the south consisting of sparse hedging and mature trees.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No objections – see roads response for BMAP Ref. 2022/9		No		7.9 Ha approx	198 units	H
934/8	0	+1		+1	-1	0				+1			7.9 Ha	198	H1

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2022/9	<p>Site is located south of the M1/Saintfield Road junction and consists of a detached dwelling, surrounding gardens and agricultural fields to the south west.</p> <p>Land generally rises steeply from the Saintfield Road to the south west then falls gently towards the Ballynahinch Road.</p> <p>Field boundaries are defined by mature trees and sparse hedging.</p> <p>Housing lies to the north and west, new Dwellings lie opposite the site to the east and open countryside lies to the south west.</p>		None	Site abuts the Lisburn City Settlement Limit along northern and eastern boundary with housing development to the north, east and west. Development of site may contribute to a more compact urban form.	M1 motorway forms the northern limit and Saintfield Road forms the eastern limit. Development of site would form less defined boundary to the south consisting of sparse hedging and mature trees.		No objections		No objections		No	The site is the same as BMAP Ref. 934/8.	7.9 Ha	198 units	H
2022/9	0	+1		+1	-1	0				+1			(7.9 Ha)	(198)	H1

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2985/1	<p>Site is located south of the M1/Saintfield Road junction and consists of a detached dwelling, surrounding gardens and agricultural fields to the south west.</p> <p>Land generally rises steeply from the Saintfield Road to the south west then falls gently towards the Ballynahinch Road.</p> <p>Field boundaries are defined by mature trees and sparse hedging.</p> <p>Housing lies to the north and west, new Dwellings lie opposite the site to the east and open countryside lies to the south west.</p>		None	Site abuts the Lisburn City Settlement Limit along northern and eastern boundary with housing development to the north, east and west. Development of site may contribute to a more compact urban form.	M1 motorway forms the northern limit and Saintfield Road forms the eastern limit. Development of site would form less defined boundary to the south consisting of sparse hedging and mature trees.		No Objection	An undesignated watercourse is located adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.			No	This site lies within BMAP Ref. 934/8.	6.46 Ha approx	162 units	H
2985/1	0	+1		+1	-1	0				+1			(6.46 Ha)	(162)	H1

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73/1	<p>Site includes part of Zoning LC 07 (MEL) and extensive area of land outside the limit stretching from the River Lagan to M1 Motorway extending out to the west of Lisburn City.</p> <p>Consists generally of Agricultural fields and grassland.</p> <p>Relatively flat throughout site. Field Boundaries mainly formed by hedgerows and post and wire fencing but no major definitive field boundaries.</p> <p>Land undulates slightly towards M1. Undulating lands and denser vegetation south of the River Lagan and north of Blaris Road (within the far westerly portion of site).</p> <p>Generally entire site is quite open through not prominent.</p>		Partly within LC 21 LLPA	Site extends to the west of Lisburn City but to an extent that development of site would not create excessive growth as the employment zoning to the north extends westwards to a large extent.	Development limit cuts through the entire site from Moira Road to M1 Motorway and follows no distinct field boundaries or roads, although it follows the road proposal LC 17/01 Knockmore – M1 Link. Development of site would form new boundary mainly along field boundaries.		No objections	The National Flood Map, from a strategic aspect, indicates that part of the site lies within a fluvial floodplain. Development of the portion of site within the floodplain would in general be contrary to PPS15 (FLD1).	No objections		Yes, inc pylons in small part	<p>Entire objection site includes part of Zoning LC 07.</p> <p>Area to the west that stretches south of river lagan to north of Blaris Road may be more unsuitable as within River Lagan Floodplain and LLPA LC 21.</p> <p>Site 73/1B is covered in objection site 932/10.</p>	40.2 Ha	1005 units	X
73/A	0	+ 2	X Covered by LLPA	0	0	0		X		+1			-	-	X
73/B	0	+ 2		0	0	0				+1			(16.43) Ha Approx. Covered in 932/10.	(411)	

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100/1	<p>Site contains a derelict two-storey dwelling and a number of outbuildings with overgrown grassland.</p> <p>Site is bound on all sides by tall mature trees and dense hedging.</p> <p>Tall trees form the boundary cover along Glenavy Road.</p> <p>Site is reasonably flat.</p>		None	Site does not abut development limit however it is surrounded by a cluster of dwellings, which are formed along Glenavy Road and Beanstown Road, creating a more suburban character.	As site does not abut limit it would be difficult to determine whether new boundary would be stronger without considering other sites adjacent to the limit.		No Objections.	An undesignated watercourse is located adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the existing watercourse.	The proposed zoning is not acceptable to Roads Service. It is not possible within the site to provide access off Glenavy Road with visibility in accordance with Roads Service standards. A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Glenavy Road. The existing carriageway width at Beanstown Road is substandard making it unsuitable for accommodating further development.		No	Existing derelict building occupies site at present, however it does not abut the limit.	0.44 Ha approx	11 units	X
100/1	0	+2		X	-	0				+1		+1	-	-	X

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180/1	<p>Site is located to the north of Lissue Industrial Estate and east of Lissue Road.</p> <p>Part of site to the south east has planning approval for a Bottling Plant (Z/2006/0988/F) and work has commenced on site.</p> <p>Area to the north east of Lissue Road consists of two dwellings, one with a farm and outbuildings and a number of relatively flat agricultural fields which gently slope in a north easterly direction.</p> <p>Field boundaries consist mainly of well kept hedging.</p>		None	The site is encompassed by the development Limit and employment zonings LC 09 and LC 15 to the north east and south east and work has commenced on part of site for a bottling plant.	The development limit runs along the railway line to the north east and south east of the site and provides a strong physical boundary. Development of this site would provide an equally strong physical boundary along Lissue Road.		No Objections	Designated and undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable to Roads Service. A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Lissue Road.		No	The site may be more suitable for industrial use as work has commenced on part of site for bottling plant (Z/2006/0988/F) i.e. noise disturbance may be a determining factor.	37.6 Ha approx	940 Units	X
180/1	0	+2		0	0	0				+1		X	-	-	X

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252/3	<p>Site comprises existing farm buildings, surrounding grounds and agricultural land.</p> <p>Site is fairly flat along the Wilmar Road/McKinstry Road frontage then undulates quite severely in parts along Belsize Road and rises towards the northern boundary.</p> <p>Visually prominent in parts, particularly along Wilmar Road and undulating fields.</p> <p>Large numbers of mature trees lie within site.</p>		Rural Landscape Wedge LN 02.	Northern boundary of site abuts Milltown Settlement limit and south western boundary abuts Lisburn City limit. Site is sandwiched between Milltown, Lisburn City and Metropolitan Lisburn, development of the site could potentially lead to urban coalescence.	The development limits abutting the site are generally formed along the boundaries of residential developments. Development of site would form stronger boundary along Belsize Road and Wilmar Road but would create excessive growth in one direction and lead to coalescence.		No Objections	Designated and undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No Objections		No		13.6 Ha	340 units	X
252/3	- 2	+1	X	X	0	0				+1			-	-	X

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253/1	<p>Site is located to the north of Lissue Industrial Estate and east of Lissue Road.</p> <p>Part of site to the south east has planning approval for a Bottling Plant (Z/2006/0988/F) and work has commenced on site.</p> <p>Area to the north east of Lissue Road consists of two dwellings, one with a farm and outbuildings and a number of relatively flat agricultural fields which gently slope in a north easterly direction.</p> <p>The area to the north and south of Lissue Lane is flat then rises towards the south west and falls as approaching Cross Lane. Field boundaries mainly consist of well kept hedging. A detached dwelling with work premises and offices also lie along Lissue Lane.</p>		None	The site is encompassed by the development Limit and employment zonings LC 09 and LC 15 to the north east and south east and work has commenced on part of site for a bottling plant. The site extends into open countryside, particularly along Lissue Lane. Development along this lane may lead to Urban Sprawl.	The development limit runs along the railway line to the north east and south east of the site and provides a strong physical boundary. Development of this objection site would form a less defensive boundary following field patterns along Lissue Lane.		No Objections	Designated and undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable to Roads Service. A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Lissue Road.		No	The site is similar to Objection numbers 180/2081 and 3090 only it includes additional land north and south of Lissue Lane which may not be as suitable as the remainder of the site to the east of Lissue Road.	48.2 Ha approx	1205 units	X
253/1	-1	+2		0	X	0				+1		X	-	-	X

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255/1	Site is located on Moira Road. It is framed to the north west by the Moira Road and to the south by the River Lagan. The site comprises a number of dwellings and Car Showrooms which front onto Moira Road. To the rear of the Showrooms is a car sales yard which is relatively flat land. Beyond this, there is a low lying field to the rear of the sales yard which slopes towards the river. Lands south of 195A Moira Road are relatively flat, unmaintained grasslands with trees and hedges of varying heights. Two fields, undulating in parts are separated by hedgerows and generally slope towards the River Lagan. A stream runs along the eastern boundary of the site.		LC 21 LLPA	Site is adjacent to Knockmore Industrial Estate (south of Hulls Lane). North of site is predominantly residential with a few commercial properties. South of the site beyond the River Lagan lands extend into open countryside.	Knockmore Industrial Estate south of Hulls Lane along Moira Road forms the development limit along the sites north western boundary. The objection site if included in limit would form a strong physical boundary along the River Lagan.		No Objection	Designated and undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable to Roads Service. It is not possible within the site to provide access off Moira Road with visibility and right turning facilities in accordance with roads service standards. The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access/ intensification of uses of an existing access on the Protected Route of A3 Moira Road		Yes		8.03 Ha Approx	201 units	X
255/1	0	+2	X	0	+1	0				+1			-	-	X

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264/3	<p>Site is located to the south of Ballinderry Road/east of Lissue Road</p> <p>Comprises a listed building (Lissue House), the surrounding grounds and a cluster of outbuildings associated with the former hospital use.</p> <p>Lands surrounding Lissue House consist of well maintained parkland with a number of mature trees within the site, particularly along the eastern portion.</p> <p>Land slopes upwards towards Lissue House -prominent feature within the site.</p>		LC 23 LLPA (entire site) and LC 20/10 SLNCI (Part of site).	The site abuts the development limit along the southern boundary where an existing employment zoning (LC 09) lies immediately to the south.	The development limit abutting the site runs along the road that leads up to Lissue House from the Ballinderry Road to the Lissue Road. The objection site if included would form a less definitive boundary around the grounds of Lissue House.		No Objection	A designated watercourse is located adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable to Roads Service. It is not possible the site to provide access off Ballinderry Road with visibility in accordance with Roads Service standards.		No	As a number of buildings including Lissue House are within the site it has an urban character however the setting and grounds around the buildings are particularly distinctive.	3.82 Ha approx	96 units	X
264/3	-2	+2	X	+1	-1	0				+1			(3.82 Ha)	(96 units)	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

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280/1	<p>Located south of Moira Road, at Knockmore Road junction.</p> <p>Site is framed to the north by Moira Road and to the south by the River Lagan.</p> <p>Lands closer to Moira Road are relatively flat but slope towards the river becoming undulating in parts.</p> <p>Site is bound to the east and west by scraggy hedgerows and trees.</p> <p>The site is currently utilised as agricultural lands.</p> <p>Southern part of site nearest to river is marshland.</p>		LLPA LC21	Site is adjacent to Knockmore Industrial Estate (north of site). East of the site lies agricultural lands. Existing residential development and some commercial uses lie to the west. Development of site may attribute to a more compact urban form and consolidate existing development north of the river.	Sites northern boundary runs along the development limit which is characterised by Knockmore Industrial Estate. The development limit also runs through the eastern part of the objection site in the form of agricultural fields. Development of site would form an equally strong defensible boundary along the River Lagan.		No Objection	Designated and undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No Objection		Yes		3.43 Ha approx	86 units	X
280/1	0	+2	X	+1	0	0				+1			-	-	X

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662/1A	<p>Site consists of open grassland and agricultural land with low hedging along the eastern boundary of the site.</p> <p>Site extends south eastwards along the Saintfield Road.</p> <p>Site is quite open and prominent with land rising to the south west then falling again towards Ballynahinch Road.</p> <p>Site is more screened along the Ballynahinch Road (western boundary) with mature trees and hedging.</p> <p>Open countryside surrounds the site.</p> <p>Site is quite prominent along the Saintfield Road.</p>		None	The site is open and exposed. It is divorced from the Lisburn City Settlement Limit by several fields and extends along the Saintfield Road into open countryside therefore any development would result in urban sprawl. The western boundary along the Ballynahinch Road approaches the Settlement Limit of Morningside, development may lead to coalescence.	The site does not abut the limit therefore it is difficult to assess whether the new limit would be any stronger.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway Plantation Road.		Yes		8.7 Ha approx	218 units	X
662/1A	-1	+1		X	-	0				+1			-	-	X

FOR SITE REF. 662/1B DETAILS SEE SITE REF. 3074/1

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

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862/8	<p>Site is situated south of the M1 Motorway and east of Zoning LC 16 - Sprucefield Regional Centre.</p> <p>It runs alongside and lies immediately to the east of the Ravernet River.</p> <p>Site becomes progressively narrower to the south of the site along the banks of the river.</p> <p>Site is currently occupied by the PSNI and comprises PSNI buildings including existing and new offices and storage space.</p>		The site runs along the Ravernet River which is designated as a SLNCI (LC 20/15) and LLPA (LC 28).	Site abuts the Lisburn City Settlement Limit along the western and northern boundary with Sprucefield Regional Centre to the west and housing to the north. Site is not connected to main part of Lisburn city.	The development limit to the west of the site runs along the Ravernet River which forms a strong physical boundary. The objection site if included would form a less definitive boundary around the eastern side.		No objections	The National Flood Map, from a strategic aspect, indicates that part of the site lies adjacent to a fluvial floodplain. Development of the portion of site within the floodplain would in general be contrary to PPS15 (FLD1).	Not acceptable for number of reasons (see response)		No	<p>The site is currently occupied by the PSNI and has been used as their premises for some time i.e. no recent history.</p> <p>Part of the site along the Ravernet River runs along a SLNCI and LLPA.</p>	3.9 Ha approx	98 units	X
862/8	0	+1	X (Part of site)	X	-1	0		X (Part of site)	X	+1		+1	-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

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919/1	<p>Site contains a detached bungalow, gardens and two agricultural fields, accessed from the rear garden.</p> <p>Fields bound by maintained hedgerows and post and wire fencing (fronting onto Derriaghy Road).</p> <p>Land rises gradually from Derriaghy Road to northern boundary.</p> <p>Field to rear of bungalow is quite prominent.</p>		None	Site is separated from Development Limit by Derriaghy Road (Along Southern boundary) and is bound by agricultural fields to the north, east and west. Housing lies to the south of the site.	As site does not abut limit it would be difficult to determine whether new boundary would be stronger without considering other sites adjacent to the western boundary of limit.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access/intensification of uses of an existing access on the Protected Route of A513 North Lisburn Feeder Road.		No		1.5 Ha approx	38 units	X
919/1	- 1	+1		X	X	0				+1			-	-	X

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1919/1	<p>Site consists of four detached two-storey dwellings along the Glenavy Road (Nos. 36-42 and includes gardens to the rear.</p> <p>Site is relatively flat with a gentle slope to the north.</p> <p>A number of dwellings lie to the east and west of the site along the Glenavy Road and open countryside lies to the south.</p>		None	<p>The site lies to the west of Lisburn City and is separated from the development limit by a cluster of dwellings along Glenavy Road and Beanstown Road.</p> <p>As the site extends westwards along the Glenavy Road development of the site may encourage urban sprawl along the Glenavy Road.</p>	The development limit lies to the east and is formed by the boundary of a number of housing zonings (LC 04/05/LC 04/14 and LC 05/09). As the site is separated from the limit it is difficult to determine whether the new limit would be stronger.		No Objections	An undesignated watercourse is located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable to Roads Service. A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Glenavy Road. It is not possible within the site to provide access off Glenavy Road with visibility in accordance with Roads Service Standards.		No		1.01 Ha	25 units	X
1919/1	0	+2		X	-	0				+1			-	-	X

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1964/7	<p>Site is located to the south of Hilden Road/east of Bridge Street and incorporates the disused canal, the river lagan and its banks and a number of derelict buildings associated with the Hilden Mill, Mill Street.</p> <p>Site is densely wooded in parts with numerous tall mature trees and rough grassland. The river banks are steep in parts. The site is part of the Hilden Mill site and is zoned for Mixed Use Employment (LC 08) and Coates Barbour LVRP Node which restricts the appropriate uses on the site due to its location along the canal.</p>		LVRP and LN 13 (LVRP Node). (Part of site outside limit).	<p>Site abuts the Lisburn City Development Limit and extends eastwards into the Lagan Valley Regional Park as far as the canal.</p> <p>The river lagan and the canal flow through the site and the LVRP continues to the north, south and east.</p>	The development limit at this section ends along the banks of the River Lagan. The objection site if included as a whole would form an equally strong boundary along the banks of the disused canal.		No Objection		No Objection		No	The site is designated as an LVRP Node and mixed use employment site which restricts the appropriate uses on the site due to its setting and location along the canal. Residential use is not considered in the KSR's as an appropriate use.	7.97 Ha approx (Entire Site)	199 units	X
1964/7	X	-1	X	0	0	0				+1			-	-	X

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2022/4B	<p>Site is located to the north of Lissue Industrial Estate and east of Lissue Road.</p> <p>Part of site to the south east has planning approval for a Bottling Plant (Z/2006/0988/F) and work has commenced on site.</p> <p>Area to the north east of Lissue Road consists of two dwellings, one with a farm and outbuildings and a number of relatively flat agricultural fields which gently slope in a north easterly direction.</p> <p>Field boundaries consist mainly of well kept hedging.</p>		None	The site is encompassed by the development Limit and employment zonings LC 09 and LC 15 to the north east and south east and work has commenced on part of site for a bottling plant.	The development limit runs along the railway line to the north east and south east of the site and provides a strong physical boundary. Development of this site would provide an equally strong physical boundary along Lissue Road.		No Objection		The proposed zoning is not acceptable to Roads Service. The existing road network at Lissue Road/ Lissue lane is narrow and lacks footway provision making it unsuitable for accommodating large scale development.			This portion of site may be more suitable for industrial use as work has commenced on part of site for bottling plant (Z/2006/0988/F) i.e. noise disturbance may be a determining factor.	37.6 Ha	940 units	X
2022/4B	0	+2		0	0	0				+1		X	-	-	X

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2081/1	<p>Site is located to the north of Lissue Industrial Estate and east of Lissue Road.</p> <p>Part of site to the south east has planning approval for a Bottling Plant (Z/2006/0988/F) and work has commenced on site.</p> <p>Area to the north east of Lissue Road consists of two dwellings, one with a farm and outbuildings and a number of relatively flat agricultural fields which gently slope in a north easterly direction.</p> <p>Field boundaries consist mainly of well kept hedging.</p>		None	The site is encompassed by the development Limit and employment zonings LC 09 and LC 15 to the north east and south east and work has commenced on part of site for a bottling plant.	The development limit runs along the railway line to the north east and south east of the site and provides a strong physical boundary. Development of this site would provide an equally strong physical boundary along Lissue Road.			Designated and undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable to Roads Service. A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Lissue Road.		No	The site may be more suitable for industrial use as work has commenced on part of site for bottling plant (Z/2006/0988/F) i.e. noise disturbance may be a determining factor.	37.6 Ha	940 units	X
2081/1	0	+2		0	0	0				+1		X	-	-	X

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2137/1B	<p>Site lies to the south of Glenavy Road and to the north of housing zoning LC 05/09. It comprises a dwelling set in large private gardens.</p> <p>The dwelling and gardens are bound by wooden fencing.</p> <p>The field immediately surrounding the dwelling slopes gently away from the house on all sides and contains a number of mature trees within the fields and on steep banks along the southern, eastern and western boundaries.</p> <p>Open countryside lies to the west and north of the site.</p>		None	The site extends north westwards along Glenavy Road where a cluster of dwellings lie opposite the site along Glenavy Road and Beanstown Road however it sprawls into the open countryside. Development of the site would contribute to urban sprawl and would not be compact urban form.	The site does not abut the limit therefore the new limit cannot be assessed.		No objection	Undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the existing watercourse.	No objection		No		5.06 Ha	127	X
2137/1B	0	+1		X	-	0				+1			-	-	X

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2140/7	Please refer to Site References 3688/3692 and 3690 for southern portion of site. Remainder of the site is located to the east of Zoning LC 05/08 between Hillhall Road/Plantation Road with a portion of the site to the north of Hillhall Road. Generally comprises undulating agricultural fields bound by mature trees and hedging. Quite exposed along Hillhall Road. Two detached dwellings with farm outbuildings lie within the site to the north east and south. A number of detached dwellings also lie along Hillhall Road within the site including two vacant dwellings. The site to the north of Hillhall Road consists of a detached dwelling and grounds, a storage yard and an overgrown field with mature trees and hedging as boundaries.		Castlereagh Slopes AHSV (Part of Site) and LVRP (Part of site north of Hillhall Road).	The composite site covers a vast area of land that extends out to the east and south of Lisburn City Development Limit (Limit is formed by existing, newly built housing and housing development currently under construction. The entire site extends to an extent that if included may lead to excessive growth in one direction.	The limit to the west of the site is predominantly formed by existing housing, a new housing development (Berkeley Hall) and housing zonings in which housing development is currently under construction. The site would form new limit along existing field boundaries.		No Objections.	Undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable to Roads Service. The proposed zoning is large and would result in significant impact on the adjacent road network. Both the A49 Sainfield Road and B23 Hillhall Road are protected routes. Road Service would object to any extension to the development limit at this location as it would result in the creation of a new vehicular access/ intensification of uses of an existing access onto these routes. The narrow carriageway width and inadequate footway provision on the provision on Plantation Road would make it unsuitable in accommodating large scale development.		Yes (Pylons in parts along Hillhall Road	Parts of site are more suitable i.e. land adjacent to Saintfield/Ballynahinch Road (See ref 934/8) Castlereagh Slopes AHSV covers part of site – see map.	79.52 Ha	1988 units	X
2140/7	-1	+1 X (Part of site)	X (Part of site)	X	0	0				+1			(7.9 Ha)	(198)	X

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2529/6	<p>Site extends west of Lisburn City covering vast area stretching from Glenavy Road (adjacent to housing zoning) to Moneybroom Road.</p> <p>Mainly agricultural fields rising from south to north becoming very prominent at highest point of site along Moneybroom Road/Glenavy Road.</p> <p>Densely wooded area with large no. of mature trees included within site to the north west.</p> <p>No. of dwellings included within site</p>		Partly within LC 20/13 SLNCI	Site covers a vast area of land that extends west of Lisburn City. The scale and extent of the site is such that development of the entire site would lead to excessive growth in one direction.	<p>The developments limit runs to east of site along the boundary of housing zoning following field boundaries.</p> <p>Development of entire site would form strong defensible limit along Glenavy Road and Moneybroom Road.</p>		No Objection	Undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the existing watercourse.	No Objection		No	<p>Extensive area of land. Small portion of land along north eastern boundary adjacent to housing zoning more suitable in terms of urban form – see BMAP Ref. 2137/1/A</p> <p>Site also lays partly within LC 20/13 SLNCI.</p>	215 Ha approx	5375 units	X
2529/6	- 2	+2	X (Part of site)	X	+ 1	0				+1			(42.78 Ha)	(1070 units)	X

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2666/2	<p>Site is situated south of the M1 Motorway and east of Zoning LC 16 - Sprucefield Regional Centre.</p> <p>It runs alongside and lies immediately to the east of the Ravernet River</p> <p>Site becomes progressively narrower to the south of the site along the banks of the river.</p> <p>Site is currently occupied by the PSNI and comprises PSNI buildings including existing and new offices and storage space.</p>		The site runs along the Ravernet River which is designated as a SLNCI (LC 20/15) and LLPA (LC 28).	Site abuts the Lisburn City Settlement Limit along the western and northern boundary with Sprucefield Regional Centre to the west and housing to the north. Site is not connected to main part of Lisburn city.	The development limit to the west of the site runs along the Ravernet River which forms a strong physical boundary. The objection site if included would form a less definitive boundary around the eastern side.		No Objections		<p>The proposed zoning is not acceptable to Roads Service. A1/Sprucefield – The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access/intensification of uses of an existing access on the Main traffic route of A1 Hillisborough Road. The proposed development could give rise to conditions, which could cause an acceptable increase in traffic movements on the adjacent A1 and M1 road network that currently experiences congested conditions.</p> <p>Ravernet Road – A suitable footway link to accommodate the increased pedestrian movements is not available on the Ravernet Road from the site to the existing footway. It is not possible within the site to provide access off Ravernet Road with visibility and right turning facilities in accordance with roads service standards.</p>		No	<p>The site is currently occupied by the PSNI and has been used as their premises for some time.</p> <p>No history on site.</p> <p>A portion of the site along the river is designated as a SLNCI and LLPA</p>	3.9 Ha approx	98 units	X
2666/2	0	+1	X (Part of site)	X	-1	0	X (Part of site)		X	+1		+1	-	-	X

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2814/1	<p>The site consists of a detached dwelling, several agricultural outbuildings and adjoining agricultural fields to the south east.</p> <p>Site is very exposed along the Clogher Road and the boundaries are formed by low hedging and post and wire fencing.</p> <p>The land rises steeply in a south easterly direction along the Clogher Road to a point where the site becomes very prominent when viewed from Plantation Road.</p> <p>The Lands have an open and exposed character and are quite prominent.</p>		None	Site is separated from the limit and extends beyond the development limit into the open countryside. Any development here would result in urban sprawl.	The development limit lies to the west and is formed by the boundary of a number of houses. As the site is separated from the limit it is difficult to determine whether the new limit would be any stronger.						No		2.4 Ha approx	60 units	X
2814/1	-2	+1		X	-	0				+1			-	-	X

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3019/1	<p>Site lies adjacent to northern and eastern boundary of Boomers Reservoir.</p> <p>Consists of a number of large agricultural fields of various sizes demarcated by well-maintained hedgerows and trees.</p> <p>Land generally slopes in a south westerly direction towards the reservoir</p> <p>Area immediately adjacent to reservoir becomes denser and marshy.</p> <p>Prominent along north and eastern boundaries.</p>		Partly within SLNCI LC 20/01.	Site is detached from existing development limit and development may lead to urban sprawl.	As site does not about limit it would be difficult to determine whether new boundary would be stronger without considering other sites adjacent to limit.		No Objection	<p>An undesignated watercourse is located adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.</p> <p>The proposed zoning is not acceptable to Roads Service. An access cannot be provided to serve this site. As it does not have frontage onto the adopted road network.</p>			No	Site is partly within SLNCI LC 20/01 (see map).	9.3 Ha approx	233 units	X
3019/1	- 1	+1		X	-	0			X	+1			-	-	X

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3052/10	<p>Site is situated south of the M1 Motorway and east of Zoning LC 16 - Sprucefield Regional Centre.</p> <p>It runs alongside and lies immediately to the east of the Ravernet River</p> <p>Site becomes progressively narrower to the south of the site along the banks of the river.</p> <p>Site is currently occupied by the PSNI and comprises PSNI buildings including existing and new offices and storage space.</p>		The site runs along the Ravernet River which is designated as a SLNCI (LC 20/15) and LLPA (LC 28).	<p>Site abuts the Lisburn City Settlement Limit along the western and northern boundary with Sprucefield Regional Centre to the west and housing to the north.</p> <p>Site is not connected to main part of Lisburn city.</p>	The development limit to the west of the site runs along the Ravernet River which forms a strong physical boundary. The objection site if included would form a less definitive boundary around the eastern side.		No Objections		The proposed zoning is not acceptable to Roads Service. The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access/ intensification of uses of an existing access on the Main traffic route of A1 Hillsborough Road. The proposed development could give rise to conditions, which could cause an unacceptable increase in traffic movements on the adjacent A1 and M1 road network that currently experiences congested conditions. Part of the subject zoning is affected by the proposed A1 – M1 link road.		No	<p>The site is currently occupied by the PSNI and has been used for their premises for some time.</p> <p>The site is also partly covered by SLNCI LC 20/15 and LLPA LC 28 (Ravernet River part only)</p>	3.9 Ha approx	98 units	X
3052/10	0	+1	X (Part of site)	X	-1	0	κ (Part of site)	X	+1	+1	-	-	-	X	

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3073/1	<p>Site consists of open grassland and agricultural land with low hedging along the eastern boundary of the site.</p> <p>Site extends south eastwards along the Saintfield Road.</p> <p>Site is quite open and prominent with land rising to the south west then falling again towards Ballynahinch Road.</p> <p>Site is more screened along the Ballynahinch Road (western boundary) with mature trees and hedging.</p> <p>Open countryside surrounds the site.</p> <p>Site is quite prominent along the Saintfield Road.</p>		None	The site is open and exposed. It is divorced from the Lisburn City Settlement Limit by several fields and extends along the Saintfield Road into open countryside therefore any development would result in urban sprawl. The western boundary along the Ballynahinch Road approaches the Settlement Limit of Morningside, development may lead to coalescence.	The site does not abut the limit therefore it is difficult to assess whether the new limit would be any stronger.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access on the Protected Route of A49 Saintfield Road. The Ballynahinch Road Limehill Road junction is substandard in both visibility and layout. The Limehill Road serving the site has substandard alignment and has inadequate width.		Yes	8.7 Ha approx	218 units	X	
3073/1	-1	+1		X	-	0				+1			-	-	X

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Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3074/1 and 662/1B (second site)	<p>Site lies to the east and south of Plantation Grove, along Plantation Road.</p> <p>Site comprises 2 fields, the larger of which is flat and exposed. The smaller field to the rear of Plantation Grove is slightly elevated.</p> <p>The Site is bound to the north and east by low hedging, to the west by sparse hedging/trees and is open to the south.</p> <p>Beechmount House lies to the south east on an elevated site, open countryside lies to the east and housing development to the west.</p>		None	Site abuts the Lisburn City Settlement Limit along the western boundary and extends into the open countryside. Any development could potentially lead to urban sprawl along Plantation Road.	The development limit to the west is formed along the rear of the dwellings at Plantation Grove and Holborn Hall. Development of site would form equally defensible limit along the field boundaries to the east however the site is open to the south.		No Objection	No Objection	The proposed zoning is not acceptable to Roads Service. A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway Plantation Road.		No	Part of site lies within objection 3241/1	2.7 Ha approx	68 units	X
3074/1 and 662/1B	0	+1		X	0	0				+1			(0.82 Ha Approx.)	(21 units)	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3090/1	<p>Site is located to the north of Lissue Industrial Estate and east of Lissue Road.</p> <p>Part of site to the south east has planning approval for a Bottling Plant (Z/2006/0988/F) and work has commenced on site.</p> <p>Area to the north east of Lissue Road consists of two dwellings, one with a farm and outbuildings and a number of relatively flat agricultural fields which gently slope in a north easterly direction.</p> <p>Field boundaries consist mainly of well kept hedging.</p>		None	The site is encompassed by the development Limit and employment zonings LC 09 and LC 15 to the north east and south east and work has commenced on part of site for a bottling plant.	The development limit runs along the railway line to the north east and south east of the site and provides a strong physical boundary. Development of this site would provide an equally strong physical boundary along Lissue Road.		No Objection		The proposed zoning is not acceptable to Roads Service. A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Lissue Road. Lissue Road is narrow making it unsuitable in accommodating large scale development.		No	The site may be more suitable for industrial use as work has commenced on part of site for bottling plant (Z/2006/0988/F) i.e. noise disturbance may be a determining factor.	37.6 Ha approx	940 units	X
3090/1	0	+2		0	0	0				+1		X	-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3095/1	<p>Site is located at junction of Moira Road/Halfdown Road. Moira Road provides the northern boundary with the River Lagan to the south.</p> <p>Site slopes from Moira Road towards the River Lagan. Commercial and residential properties are located at the Moira Road/Halfdown Road junction, along eastern portion of the site.</p> <p>Northern boundary is characterised by hedgerows and an access to site. Western and eastern boundaries are densely populated with a mix of indigenous and planted trees and hedgerows. Southern boundary is sparsely vegetated.</p>		LLPA LC21	North of the site is Lissue Industrial Estate, whilst Halfdown Road and commercial properties lie to the east. Open countryside lies to the West and south of the site. Development of site would round off existing development north of the River Lagan.	The development limit along the northern boundary is formed by Lissue Industrial Estate and the Moira Road. Development of site would form equally strong southern boundary along the River Lagan.		No Objection	Designated and undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No Objection		No		4.37 Ha approx	109 units	X
3095/1	0	+2	X	+1	0	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3097/1	<p>The site is located south of Moira Road, west of Halftown Road and north of the River Lagan adjacent to “Warmflow” at Lissue Industrial Estate.</p> <p>The site is reasonably flat at Moira Road and then slopes gently towards the River Lagan. Land currently utilised as agricultural grazing lands. Relatively low lying lands.</p>		LLPA LC21	Agricultural lands and open countryside encompass the site to the west and south. North of the site is Lissue Industrial Estate. Development of site may contribute to “rounding off” development along the north of the river.	The sites northern boundary abuts the development limit along Moira Road and Lissue Industrial Estate. Development of site would form equally defensible boundary along the River Lagan.		No Objection	Designated and undesignated watercourses are located adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable to Roads Service. The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access on the Protected Route of A3 Moira Road.		Yes, inc pylon.	Pylon on eastern portion of site.	4.56 Ha approx	114 units	X
3097/1	0	+2	X	0	0	0				+1	X		-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3178/1	<p>Site is located south of the Hillhall Road and consists of a number of agricultural fields and a rural dwelling with associated outbuildings. Site can be accessed via Hillhall road.</p> <p>Site is open and exposed with little boundary coverage and field boundaries mainly consist of low hedging.</p> <p>Land is undulating in parts especially to the south east where one field is quite prominent.</p> <p>Open countryside and agricultural land surrounds the site to the north, east and south and a number of dwellings and housing under construction lie to the west.</p>		Partly within Castlereagh Slopes AHSV	Site extends eastwards from the Lisburn City Development Limit into open countryside and approaches the Settlement of Hillhall to the east, any development may lead to urban sprawl and coalescence with Hillhall.	The development limit is formed along the eastern boundary of housing Zoning LC 0/08 and this site where housing development is currently under construction. The site is separated from the limit by a number of dwellings along the Hillhall Road and therefore the new limit cannot be assessed.		No Objection	Undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable. The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access/intensification of uses of an existing access on the Main traffic route/ Protected Route of B23 Hillhall Road.		Yes	Site lies partly within Castlereagh Slopes AHSV (eastern portion).	15.3 Ha approx	382 units	X
3178/1	-1	+1 X (Part of site)	X (Part of site)	X	-	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3184/2	<p>Site is located to the south of Lisburn City and lies east of Ravernet River with the river abutting the south western boundary.</p> <p>The north east is bound by Ravernet Road. Agricultural land and a number of dwellings surround the site to the east.</p> <p>The site contains a number of undulating agricultural fields bound by mature hedgerows.</p> <p>Land in part slopes towards the river with mature trees and hedgerows adjacent to the river particularly along the southern portion of the site.</p> <p>The southern portion of the site is quite prominent.</p>		None	The site is separated from the Lisburn City Development Limit to the west by the Ravernet River and runs southwards along the river and eastwards into open countryside. Sprucefield Regional Centre lies to the west of the site. The site is unconnected to the main part of Lisburn City.	The development limit to the west is formed by a strong definitive boundary that runs along the Ravernet River. The site if included would form a less defined limit along Ravernet Road and existing field boundaries.		No Objection	The National Flood Map, from a strategic aspect, indicates that part of the site lies within and adjacent to a fluvial floodplain. Development of the portion of site within the floodplain would in general be contrary to PPS15 (FLD1).	The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access/intensification of uses of an existing access on the Main traffic Route/Protected Route of A1 Hillsborough Road. The proposed development could give rise to conditions, which could cause an unacceptable increase in traffic movements on the adjacent A1 and M1 road network that currently experiences congested conditions. Part of the subject zoning is affected by the proposed A1 – M1 link road.		No	Proposal PA 03 Strategic Road Scheme – New link between the M1 and A1 at Sprucefield (Plan Amendment No. 1). Road protection corridor runs through site (see Map No. 37 – A1 Link)	3.9 Ha approx	98 units	X
3184/2	-1	+1		X	-1	0		X (Part of site)	X	+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3208/1	<p>Site is situated south of the M1 Motorway and east of Zoning LC 16 - Sprucefield Regional Centre.</p> <p>It runs alongside and lies immediately to the east of the Ravernet River</p> <p>Site becomes progressively narrower to the south of the site along the banks of the river.</p> <p>Site is currently occupied by the PSNI and comprises PSNI buildings including existing and new offices and storage space.</p>		The site runs along the Ravernet River which is designated as a SLNCI (LC 20/15) and LLPA (LC 28).	Site abuts the Lisburn City Settlement Limit along the western and northern boundary with Sprucefield Regional Centre to the west and housing to the north. Site is not connected to main part of Lisburn City.	<p>The development limit to the west of the site runs along the Ravernet River which forms a strong physical boundary.</p> <p>The objection site if included would form a less definitive boundary around the eastern side.</p>		No Objection	The National Flood Map, from a strategic aspect, indicates that part of the site lies adjacent to a fluvial floodplain. Development of the portion of the site within the floodplain would in general be contrary to PPS15 (FLD1).	<p>The proposed zoning is not acceptable to Roads Service. The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access/ intensification of uses of an existing access on the Main traffic Route/ Protected Route of A1 Hillsborough Road. The proposed development could give rise to conditions, which could cause an unacceptable increase in traffic movements on the adjacent A1 and M1 road network that currently experiences congested conditions. Part of the zoning is affected by the proposed A1 –M1 link road.</p>	No	<p>The site is currently occupied by the PSNI and has been used as their premises for some time i.e. no recent history.</p> <p>Part of the site along the Ravernet River runs along a SLNCI and LLPA.</p>	3.9 Ha approx	98 units	X	
3208/1	0	+1	X (Part of site)	X	-1	0		X (Part of site)	X	+1		+1	-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3273/1	<p>Site is located at the M1/Saintfield Road junction and consists of a detached dwelling with surrounding gardens and land immediately to the south east.</p> <p>Land rises from the south to the highest point located at the dwelling where the site is quite prominent from the M1 Motorway and the Saintfield Road.</p> <p>Agricultural land lies to the south and housing lies to the east and north west.</p>		None	Site abuts the Lisburn City Settlement Limit along the northern boundary with housing development to the north, east and west. The site if included would contribute to a more compact urban form.	M1 motorway forms the north western boundary and Saintfield Road forms the north eastern boundary. The site if included within the limit would form a less defined boundary along the southern limit.		No Objection	No Objection	The proposed zoning is not acceptable to Roads Service. Adequate spacing between the potential access and the existing junction at Plantation Road/Saintfield Road and the M1/Lisburn roundabout may not be able to be provided and conflicting and undesirable traffic movements could occur. Traffic movements resulting from a new access at this location would conflict with existing traffic movements on the Saintfield Road and the adjacent roundabout and Motorway slip roads. The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access/ intensification of uses of an existing access on the Protected Route of A49 Sainfield Road.		No	This site lies within BMAP Ref. 934/8.	1.05 Ha approx	26 units	X
3273/1	-1	+1		+1	-1	0			X	+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3411/5	<p>Site is located to the east of the railway line and to the south of existing residential development along Lambeg Road.</p> <p>It comprises grasslands bound by mature trees to the south, west and east.</p> <p>The lands gently slope towards the southern boundary.</p> <p>The site is bound by residential development to the north, Deadwall Plantation to the south, the river lagan to the east and the railway line to the west.</p> <p>Access to site through existing private development at Glenmore House.</p>		LVRP	Site abuts the limit to the north where existing residential development lies and extends southwards into the LVRP, which continues to the south and east. The site if included would round off development however may detract from its setting within the LVRP.	Site abuts the development limit to the north characterised by an existing residential development, railway lies form the western limit. The site if included would form equally definitive boundary along the field boundary to the south.		No Objection	The National Flood Map, from a strategic aspect, indicates that part of the site lies within a fluvial floodplain. Development of this portion of the site within the floodplain would in general be contrary to PPS15 (FLD1).	No Objection		No		3.38 Ha approx	85 units	X
3411/5	0	X	X	0	0	0		X (part of site)		+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

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3455/1	<p>Site is located south of Knockmore Industrial Estate framed to the north/north-west by Moira Road and to the south/south east by the River Lagan.</p> <p>Existing residential development fronts onto the Moira road, to the north of the site adjacent to Hull Hill/ Lane and to the north west of the site.</p> <p>Lands along the eastern portion of the site are rough undulating lands that sweep towards to river. The western portion of the site is predominantly commercial use (Car showroom and associated works) with an extensive yard. Rear of the yard the land drops significantly.</p> <p>East of the yard lands are divided by hedgerows and post and wire fencing. At road level the lands are relatively flat then undulate towards the river. A stream runs though the site at Greer's Bridge.</p>		LLPA – LC21	Site lies adjacent to existing residential development at Hull Hill. Knockmore Industrial Estate lies to the north/north west. South of the River Lagan lies open countryside. Development of the site may contribute to "rounding off" of development north of the River Lagan.	Site is bound by the development limit to the east characterised by agricultural land, to the north/north west the development is formed by Knockmore Industrial Estate and the existing Hull Hill residential development. Development of site would form equally strong boundary along the River Lagan.		No Objection	Designated and undesignated watercourses are located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No Objection		Yes		14.03 Ha approx.	351 units	X
3455/1	0	+2	X	+1	0	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

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3462/1	Site is located to the east of Meeting House Lane and north of the M1 Motorway and lies within the Lagan Valley Regional Park. The site consists of four fields divided by a number of laneways and paths including Church Lane. The fields to the north and south of Church Lane are bound by dense hedgerows along either sides of the road. The two fields to the south are bound by tall trees along Meeting House Lane. A new dwelling occupies the field furthest to the south. Land is relatively flat with gentle slopes. The river Lagan flows along the north western boundary of the site. Housing lies to the west of the site, the M1 Motorway to the south and open countryside to the east.		Lagan Valley Regional Park.	Site abuts the Lisburn City Settlement Limit along the western boundary with public sector housing development immediately to the west and open countryside to the east. The site if included would create a compact urban form however development may detract from its setting within the LVRP.	Meeting House Lane forms the development limit to the west of the site. The site if included would form an equally defined boundary along the eastern limit formed by existing hedgerows.		No Objection	No Objection	No Objection		No		4.82 Ha approx	120 units	X
3462/1	0	X	X	+1	0	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

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3515/1	<p>Site is situated south of the M1 Motorway and east of Zoning LC 16 - Sprucefield Regional Centre.</p> <p>It runs alongside and lies immediately to the east of the Ravernet River</p> <p>Site becomes progressively narrower to the south of the site along the banks of the river.</p> <p>Site is currently occupied by the PSNI and comprises PSNI buildings including existing and new offices and storage space.</p>		The site runs along the Ravernet River which is designated as a SLNCI (LC 20/15) and LLPA (LC 28).	<p>Site abuts the Lisburn City Settlement Limit along the western and northern boundary with Sprucefield Regional Centre to the west and housing to the north.</p> <p>Site is not connected to main part of Lisburn city.</p>	The development limit to the west of the site runs along the Ravernet River which forms a strong physical boundary. The objection site if included would form a less definitive boundary around the eastern side.		No objections	The National Flood Map, from a strategic aspect, indicates that part of the site lies adjacent to a fluvial floodplain. Development of the portion of site within the floodplain would in general be contrary to PPS15 (FLD1).	The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access/intensification of uses of an existing access on the Main traffic Route/Protected Route of A1 Hillsborough Road. The proposed development could give rise to conditions, which could cause an unacceptable increase in traffic movements on the adjacent A1 and M1 road network that currently experiences congested conditions. Part of the subject zoning is affected by the proposed A1 – M1 link road.		No	<p>The site is currently occupied by the PSNI and has been used as their premises for some time i.e. no recent history.</p> <p>A portion of the site along the river is designated as a SLNCI and LLPA</p>	3.9 Ha approx	98 units	X
3515/1	0	+1	X (Part of side)	X	-1	0		X (Part of site)	X	+1		+1	-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3688/1	The site consists of open grassland and agricultural land east of the Saintfield Road. Housing forms the northern limit of the site with open countryside to the south and west. The site is open and exposed along the Saintfield Road with sparse hedging and trees forming the eastern and western boundaries. The northern portion is relatively flat however the site rises sharply to the south east where it is quite prominent and open.		None	The Lands have an open character and are quite prominent. They extend beyond the development limit to an extent that any development would result in urban sprawl and coalescence with Morningside.	The development limit is formed along the boundary of housing development at Holburn Hall and Berkeley Hall. Should the site be included within the limit it would form a more defined limit along the field boundary to the south and Saintfield Road to the west.		No objections		No objections			Part of site lies within objection 3241/1	12.2 Ha approx	305 units	X
3688/1	-1	+1		X	+1	0				+1			(3.7 Ha Approx.)	(93 units)	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

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3690/1	Site is located south of the M1/Saintfield Road junction and consists of a detached dwelling and surrounding gardens, agricultural fields to the south west, a detached dwelling along Ballynahinch Road with associated land and agricultural land to the south. Land generally rises steeply from the Saintfield Road to the south west then falls gently towards the Ballynahinch Road. Field boundaries are defined by mature trees and sparse hedging. The detached dwelling along the Ballynahinch Road comprises of a sweeping driveway, gardens, mature trees and a watercourse. Housing lies to the north and west, new Dwellings lie opposite the site to the east and open countryside lies to the south and west. Southern part of site quite prominent.		None	Composite site abuts the Lisburn City Settlement Limit along northern boundary with housing development to the north, east and west. Site covers a vast area and extends southwards to an extent that development would lead to excessive growth in one direction and urban coalescence as southern boundary is close to Morningside.	M1 motorway forms the northern limit and Saintfield Road forms the eastern limit. If the composite site were included in limit it would form less definitive boundary along Ballynahinch Road/Saintfield Road and field boundary to south.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse	No objections		No		20.8 Ha approx	520 units	X
3690/1	-1	+1		X	-1	0				+1			(7.9 Ha)	(198)	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

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3692/1	<p>Site consists of open grassland and agricultural land with low hedging along the eastern boundary of the site.</p> <p>Site extends south eastwards along the Saintfield Road.</p> <p>Site is quite open and prominent with land rising to the south west then falling again towards Ballynahinch Road.</p> <p>Site is more screened along the Ballynahinch Road (western boundary) with mature trees and hedging.</p> <p>Open countryside surrounds the site.</p> <p>Site is quite prominent along the Saintfield Road.</p>		None	The site is open and exposed. It is divorced from the Lisburn City Settlement Limit by several fields and extends along the Saintfield Road into open countryside therefore any development would result in urban sprawl. The western boundary along the Ballynahinch Road approaches the Settlement Limit of Morningside, development may lead to coalescence.	The site does not abut the limit therefore it is difficult to assess whether the new limit would be any stronger.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access on the Protected Route of A49 Saintfield Road. The Ballynahinch Road Limehill Road junction is substandard in both visibility and layout. The Limehill Road serving the site has substandard alignment and has inadequate width.		Yes		8.7 Ha approx	218 units	X
3692/1	-1	+1		X	-	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

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3825/22A Huguenot Drive	<p>Site is located along Huguenot Drive opposite Grove Street and Spruce Street.</p> <p>Two three storey blocks of flats with associated garages are located on the site which lies within the LVRP.</p> <p>Land slopes eastwards towards the River Lagan. The remainder of the site is characterised by maintained grassland.</p> <p>Site boundaries are demarcated by high fencing and tall mature trees surrounding the site.</p>		LVRP and partly within SLNCI LC 20/09.	Site abuts the development limit along the western and southern boundary. Existing residential development lies to the west and the LVRP and River Lagan surround the site to the north, south and east. Development may contribute to "rounding off" of development limit.	Huguenot Drive marks the development limit which runs along the western boundary of the site. The southern boundary takes the form of maintained open space which slopes towards the River Lagan. The site if included would form a new limit around the boundary which is demarcated by high fencing.		No objection	No response	Nil return		No	(NIHE want as social housing) Existing built form consisting of flats.	0.28 Ha Approx	7 units	X
3825/22A Huguenot Drive	0	X	X	+1	0	0				+1		+1	-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – LISBURN CITY

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3825/22B Glenmore	<p>Site is located east of Glenmore Drive and Glenmore Park/west of the River Lagan.</p> <p>The land slopes in a north eastern direction towards the River Lagan.</p> <p>Site comprises maintained grassland towards the western boundary which then becomes denser with a number of mature trees and hedging on approaching the banks of the river. Glenmore Activity Centre and its associated land lie within the site.</p> <p>Site is open along the western side at Glenmore Drive and Glenmore Park. The site is bound by the river lagan to the east and residential development to the west.</p>		LVRP	<p>The Site abuts the development limit along the western boundary and lies within the LVRP. Existing residential development lies to the west, north of the site are playing fields and the River Lagan and LVRP continue to the east of the site. Development of site would contribute to compact urban form.</p>	<p>Glenmore Park and Glenmore Drive form the development limit to the west of the site and to the north west the development limit is formed adjacent to the railway line. Development of the site would form a strong defensible limit along the River Lagan.</p>		No objection	No response	Nil return		No	(NIHE want for Social Housing)	4.41 Ha Approx	110 units	X
3825/22B Glenmore	0	X	X	+1	+1	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
21/1	<p>East of McKinstry Road, west of Mosside Road and south of The Cutts.</p> <p>The Northern part of the site is covered in dense trees which follow a watercourse that meanders through the site.</p> <p>The west boundary is screened by tall trees, scraggy hedging and is supplemented by post and wire fencing.</p> <p>The southern boundary is marked by a hedgerow and lands are relatively flat and marshy in parts.</p>		Rural Landscape Wedge LN 02	Development of the site would lead to urban sprawl towards Milltown.	Current development limit is provided by detached dwellings and a natural soft edge at Mosside Road. The new boundary created along McKinstry Road would be as strong.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	Access to these lands to be via Mosside Road.		No		1.2 Ha Approx	30 units	X
21/1		0	X	X	0	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
254/1	<p>West of McKinsty Road – This is an area of Undulating agricultural grassland. The boundaries are composed mainly of hedges. The western boundary at McKinsty Road is made up of 10-15 metre high trees and hedges; there are also trees at the north boundary by Wilmar Road. The site rises steeply from the McKinsty Road to the west. Although the trees screen the site, the hilltop is visible from the roads.</p> <p>East of McKinsty Road – A linear site comprised of undulating agricultural fields between McKinsty Road and Mosside Road. The site boundaries comprise of tall trees and high hedges set along a steep embankment which rises southward along McKinsty Road before falling towards the Queensway Junction. The eastern boundary abuts Mosside Road residential development.</p>		Rural Landscape Wedge LN 02. LLPA – LC 24.	Development of this site would lead to urban sprawl and coalescence of Metropolitan Lisburn and Lisburn City.	The limit is currently defined by existing residential development. Development of these sites would create an equally defined boundary.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed development is contrary to PPS3 in that it would if permitted result in the creation of a new vehicular access/intensification of uses of an existing access on the Protected Route of A512 McKinsty Road.		Yes		6.73 Ha Approx	168 Units	X
254/1	-2	0	X	X	0	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
446/2	<p>Located south of Lagmore Dale. North of Derriaghy Road, west of McKinstry Road.</p> <p>Vast agricultural grazing lands.</p> <p>Land rises from both McKinstry Road and Stewartstown Road to a hilltop.</p> <p>Site is prominently situated and undulates.</p> <p>A small stream passes through the site to the rear of Lagmore Dale.</p> <p>Field boundaries are marked by mature trees and hedge</p>		<p>Rural Landscape Wedge LN 02</p> <p>LLPA – MN 08</p> <p>SLNCI – Derriaghy Glen – MN 06/01 (Part of site)</p>	Development of this site would create urban sprawl and coalescence of Metropolitan Lisburn and Milltown.	<p>The current limit is to the rear of Lagmore Dale.</p> <p>The land falls from the rear of these dwellings towards a small stream.</p> <p>Land rises beyond the stream south westerly.</p> <p>Development of the site would not create a stronger boundary.</p>		No objection	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No objection		No		18.72 Ha Approx.	468 units	
446/2	X	0	X	X	-1	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
690/1	<p>Located east of Barnfield Road, west of Lagmore at Mount eagles.</p> <p>Site is bound by mature hedgerows and trees.</p> <p>Land slopes gently downwards from north to south and west to east.</p> <p>Agricultural grazing lands.</p> <p>Prominent along Barnfield Road.</p>		AoHSV	<p>Site is surrounded by agricultural lands. Residential development is relatively close in the form of Mount Eagles.</p> <p>Site does not immediately abut the limit.</p>	<p>The site does not abut the current limit; therefore it is difficult to say whether the new limit would be any stronger. The current limit lies to the east of the site at lands currently zoned for housing (ML 02/16).</p>		No objections	<p>If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.</p>	<p>Barnfield Road serving the site has substandard alignment. It is not possible within the submission site to provide an access off Barnfield Road with visibility in accordance with the Department's standards A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Barnfield Road.</p>		No	<p>The site does not adjoin the proposed Metropolitan Limit of Lisburn.</p>	2.22 Ha Approx.	56 Units	
690/1	0	X	X	X	-	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
692/1	<p>Located along the Barnfield Road, land rises northwardly along the road.</p> <p>Land falls from Barnfield Road towards Mount Eagles Park.</p> <p>Land falls from North West in an easterly direction.</p> <p>Site consists of grassland.</p> <p>Boundaries marked by tall trees and scraggy hedgerows.</p> <p>Prominent along Barnfield Road.</p>		AHSV	Development of this site would contribute to a more compact urban form.	The current limit is demarcated by a rise in gradient towards Barnfield Road. The limit created if the objection was included would be stronger and more acceptable due to its location, being that it is further from Milltown.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	Access to these lands would be via the adjacent Lagmore zoning ML02/16, as the adjacent road net work at Barnfield Road is unsuitable for accommodating development.		No		0.68 Ha Approx	17 Units	X
692/1		X	X	+1	+1	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
770/3	<p>Site consists of rough pasture lands.</p> <p>Boundaries are marked by a mix of trees, hedging which varies from rough gorse to semi mature.</p> <p>Bound to the north east by the Colin Glen Road, the east by Lagmore Road and to the south residential development at Lagmore.</p> <p>The site is visually prominent and offers key views over Belfast.</p> <p>Lands are very steep in parts, with lands rising north westerly.</p>		<p>AHSV – COU 6/04.</p> <p>SLNCI – ML 13/06, Lagmore</p>	<p>Development of this site would contribute to urban sprawl up the Belfast Basalt Escarpment however it represents an extension of the existing built form at Lagmore.</p>	<p>The current limit lies along zonings for housing at Lagmore.</p> <p>The new development would bring the new limit towards to Colin Glen Road at a generally undefined boundary.</p> <p>The boundary would not be any stronger.</p>		No objections	<p>If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.</p>	<p>Access to these lands would be via the adjacent Lagmore zoning ML02/16, as the adjacent road net work at Barnfield Road and Colinglen Road is unsuitable for accommodating large scale development.</p>		No		13.98 Ha Approx.	350 units	X
770/3	X	X	X	0	0	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
775/2	<p>Located north west of Lagmore south east of Colin Glen Road.</p> <p>Part of the larger Whiteland's site at Lagmore.</p> <p>Lands fall from north west towards the current limit.</p> <p>Prominent lands.</p>		AoHSV – COU 6/04.	Development of the site would contribute to urban sprawl towards the Colin Glen Road and extends outwards to a large extent that would be detrimental to the existing urban form.	The current limit lies at residential lands of Lagmore – either built or in the process of being built. The new limit would be haphazard in nature and would be considerably weaker due to its undefined nature.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	Access to these lands would be via the adjacent Lagmore zoning ML02/16, as the adjacent road net work at Barnfield Road and Colinglen Road is unsuitable for accommodating large scale development.		No	Part of the site was included in application S/2001/0682/RM – Mixed use housing, retail, office which was approved on the 19/11/01 (See history).	5.32 Ha Approx.	133 units	X
775/2	X	X	X	X	-1	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
1061/1	<p>Agricultural grasslands located to the west of Barnfield Road.</p> <p>The site is prominent in the landscape and lies adjacent to Lagmore House.</p> <p>Land slopes from north to south and slightly from the east to west of the site where it undulates.</p> <p>Site is characterised internally by low hedgerow, post and wire divisions.</p> <p>Western portion of the site is characterised by tall trees with a meandering watercourse.</p> <p>Integration into the landscape would be hard to achieve as the eastern portion of the site at Barnfield is relatively unscreened.</p>		Partly within Belfast Basalt Escarpment AoHSV	Development of this site would lead to urban sprawl beyond the physical boundary of the Barnfield Road.	<p>The current limit at Barnfield Road provides a strong physical limit.</p> <p>Further development would create a much weaker limit and encroaches into the open countryside.</p>		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	Barnfield Road serving the site has substandard alignment. It is not possible within the submission site to provide an access off Barnfield Road with visibility in accordance with the Department's standards A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Barnfield Road.		Yes	Site lies partly within AHSV (See map)	15.19 Ha Approx.	380 Units	X
1061/1	-1	X (Part of site)	X (Part of site)	X	X	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
2447/3	<p>Located north west of Lagmore south east of Colin Glen Road.</p> <p>Part of the larger Whiteland's site at Lagmore.</p> <p>Lands fall from north west towards the current limit.</p> <p>Prominent lands to the north west.</p>		AoHSV – COU 6/04.	Development of the site would contribute to urban sprawl towards the Colin Glen Road.	The current limit lies at residential lands of Lagmore – either built or under construction. The new limit would be haphazard in nature and would neither be stronger nor weaker.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	Access to these lands would be via the adjacent Lagmore zoning ML02/16, as the adjacent road net work at Barnfield Road and Colinglen Road is unsuitable for accommodating large scale development.		No	Small Portion of the site was included in application S/2001/0682/R M – Mixed use housing, retail, office which was approved on the 19/11/01 (See history)	11.12 Ha Approx.	278 units	X
2447/3	<p>-2</p> <p>X (Part of site)</p>	X	X	X	0	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
2529/7	<p>Extensive site encapsulated by the Colinwell Road, Colinglen Road, the Barnfield Road and existing residential development at Lagmore and Poleglass.</p> <p>Steeply sloping rough pasture lands with mature wooded parts designated as SLNCI's.</p> <p>Hedgerows vary between rough gorse and semi mature.</p> <p>Prominent views across Belfast.</p> <p>Current development at Mount Eagles lies at the lowest point of the locality.</p> <p>Dispersed development along the Colinglen Road.</p> <p>There is covered reservoir located along the Colinwell Road. Adjacent to this is Springbank Industrial Estate.</p>		<p>AoHSV</p> <p>LLPA – ML 21</p> <p>LLPA – ML 15</p> <p>Lagmore – SLNCI – ML 13/06</p> <p>Colin House – SLNCI – ML 13/03</p>	Development of the site although it covers a large area would contribute to compact urban form.	The current limit lies to the rear of existing residential developments of Lagmore and Poleglass. Development of this site would take the limit to the Colin Glen Road which is located at a significantly elevated level but is a strong boundary.		No Objection	Undesignated watercourses are located within the site. If zoned for development purposes, potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No Objection		No		80.057 Ha Approx.	2001 units	X
2529/7	X	X	X	0	+1	0			0				-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
2647/2	<p>Extensive site encapsulated by the Colinwell Road, Colinglen Road, the Barnfield Road and existing residential development at Lagmore and Poleglass.</p> <p>Steeply sloping rough pasture lands with mature wooded parts designated as SLNCI's.</p> <p>Hedgerows vary between rough gorse and semi mature.</p> <p>Prominent views across Belfast.</p> <p>Current development at Mount Eagles lies at the lowest point of the locality.</p> <p>Dispersed development along the Colinglen Road.</p> <p>There is covered reservoir located along the Colinwell Road. Adjacent to this is Springbank Industrial Estate.</p>		<p>AoHSV</p> <p>LLPA – ML 21</p> <p>LLPA – ML 15</p> <p>Lagmore – SLNCI ML 13/06</p> <p>Colin House – SLNCI – ML 13/03</p>	Development of the site although it covers a large area would contribute to compact urban form.	The current limit lies to the rear of existing residential developments of Lagmore and Poleglass. Development of this site would take the limit to the Colin Glen Road which is located at a significantly elevated level but is a strong boundary.		No Objection	Undesignated watercourses are located within the site. If zoned for development purposes, potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No Objection		No		80.057 Ha Approx.	2001 units	X
2647/2	X	X	X	0	+1	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
2752/1	<p>Located at junction where Glenside Road meets the Colinglen Road.</p> <p>Land significantly rises north westerly along Colinglen Road and north easterly along Glenside Road.</p> <p>Site is bound by scraggy hedge and palisade fencing. Site consists of steep (flat in parts close to its south west boundary) land subject to commercial activity.</p> <p>Prominent site.</p>		AoHSV	<p>Site extends into the open countryside. Site lies adjacent to the Colinglen Forest and has a rural character.</p>	<p>Colinglen Road provides the physical boundary of the development limit south of the site.</p> <p>Further development would break the physical boundary of the Colinglen Road.</p>		No objection	<p>An undesignated watercourse is located within the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.</p>	No objection		No	The site surrounds land currently utilised for industry	1.09 Ha	27 units	X
2752/1	-1	X	X	-1	X	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
2754/3	<p>Located west of McKinstry Road north east of the Wilmar Road - McKinstry roundabout.</p> <p>West boundary is marked by tall trees and scraggy hedge.</p> <p>Land slopes from McKinstry Road to the east and rises gently to the eastern boundary of tall trees and mature hedgerows at Mosside Road.</p> <p>Internally boundaries are marked by hedgerows.</p> <p>Lands are currently agricultural.</p>		Rural Landscape Wedge LN02	Development of the site would contribute to coalescence of Lisburn City, metropolitan Lisburn and potentially Milltown and would not create compact urban form.	Residential development along Mosside Road and a natural soft edge of tall trees and hedgerows currently provide the development limit. Development of the site may not increase the strength of the boundary.		No objection	A designated watercourse is located adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concern: A512 McKinstry Road is a protected route. Roads Service would be opposed to any extension to the development limit at this location as it would result in the creation of a new vehicular access/intensification of uses of an existing access onto this route.		No		1.402 Ha Approx	35 units	X
2754/3	-1	0	X	X	0	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
2904/1	<p>Located west of McKinstry Road, south of The Cutts, East of Mosside Road.</p> <p>North of the site is densely forested with a meandering watercourse.</p> <p>Land falls from Mosside road and gently rises again towards McKinstry Road.</p> <p>Currently agricultural lands.</p> <p>Site is screened along McKinstry Road by tall trees and hedge.</p> <p>Lands are relatively well maintained.</p> <p>Parts of the land maybe marsh in wetter weather.</p>		Rural Landscape Wedge LN 02	Development of the site would lead to urban sprawl and potential coalescence with Milltown.	Sites east boundary abuts the limit at the existing residential development and a soft landscape edge at Mosside Road. Development of this site would bring the limit to McKinstry Road.		No Objection	<p>A designated watercourse is located adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.</p> <p>The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concern: A512 McKinstry Road is a protected route. Roads Service would be opposed to any extension to the development limit at this location as it would result in the creation of a new vehicular access/intensification of uses of an existing access onto this route.</p>		No		2.6 Ha Approx.	65 Units	X	
2904/1	0	0	X	X	0	0							-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
2982/1	<p>Located north east of Barnfield Road, north of Milltown and south of Lagmore at Mount eagles.</p> <p>Fair Acre house and associated barns are located to the north west of the site along Barnfield Road.</p> <p>Lands generally fall with the gradient of the Barnfield Road.</p> <p>Well maintained agricultural lands bound to the west, east and south by mature hedgerows and trees.</p> <p>Bound to north west by a narrow lane, and tall scraggy hedging. Internally the site is divided by maintained hedgerows.</p> <p>The site would be hard to integrate into the landscape due to its prominence.</p>		Rural Landscape Wedge LN 02	<p>Development at this site would lead to urban sprawl resulting in the coalescence of Metropolitan Lisburn with Milltown.</p> <p>Site also abuts the settlement of Milltown north of Barnfield Grange.</p> <p>The proposed new limit would create coalescence with Milltown. Barnfield Road would provide the physical boundary of a new limit. It is not considered that this new limit would be any stronger than the current limit that is characterised by a fall in gradient towards Lagmore.</p>		<p>Development of this site could have implications on water quality as there is a Water Service borewell located on the periphery of the site. Building would normally be precluded within the borewell's "inner protection zone" and special pollution preventative precautions may be required within the "outer protection zone".</p> <p>The Environment and Heritage Service have a responsibility for the protection of groundwater in Northern Ireland and it would be prudent to consult their Water Quality Unit with regard to development on aquifers in general and this site in particular.</p> <p>An undesignated watercourse is located adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.</p>		No objections		Yes	Part of site is affected by borewell protection zone.	12.94 Ha Approx	324 Units		
2982/1	-1	0	X	X	0	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
2995/1	<p>Located west of Barnfield Road and are currently agricultural lands. Site is bound to the south by a lane and low hedge. The north and east along Barnfield Road are also bound by hedging.</p> <p>The western boundary is made up of dense tree cover, hedging and a stream.</p> <p>Internal boundaries consist of post and wire, hedging and trees.</p> <p>Lands generally slope downwards with the Barnfield Road from north to southeast. A house and outbuildings are located to the north west of the site; a lane traverses the site from the house to the Barnfield Road. Prominent site on the Barnfield Road.</p>		LLPA – MN 09 and SLNC1 – MN 06/02 Hulls Glen Site (Part of site)	Development of this site would lead to urban sprawl beyond the physical boundary of the Barnfield Road.	Barnfield Road provides a strong physical limit. Further development would create a much weaker limit.		Water Service has no objections to issues/modifications raised for this site. Part of this site may be in the ownership of Water Service, as there is a Service Reservoir, located within the site. This Service Reservoir is currently 'Out of Service'.	An undesignated watercourse is located within and adjacent to the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concern: Barnfield Road serving the site has standard alignment. A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Barnfield Road.		Yes	A small portion of the site to the south east lies within the LLPA MN 09 and SLNC1 MN 06/02.	9.75 Ha Approx.	244 Units	X
2995/1	-1	0		X	X	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – METROPOLITAN LISBURN

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
2996/1	<p>Site is composed of an area of rough grassland bounded to the north by Colinglen Road, and to the south west by the Barnfield Road.</p> <p>Located high up the Belfast Hills.</p> <p>Boundaries are composed of hedgerows varying in height and quality.</p> <p>The whole site rises steeply in a north westerly direction towards Colinglen Road. The site is especially steep in its northern section. There are areas of dense vegetation within the site.</p> <p>Development of the site would be hard to integrate due to its extreme prominence.</p>		AHSV Lagmore SLNCI – ML 13/06	The inclusion of the site would contribute to urban sprawl however the scale and form of the site reflects the present built form at Lagmore.	<p>Current limit lies at housing zonings which are either under construction or existing.</p> <p>The new limit would lie along the Barnfield Road, Colin Glen Road and Lagmore Road.</p> <p>The limit would be stronger.</p>		No Objection	Undesignated watercourses are located within the site. If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No Objection. Access to these lands would be via the adjacent Lagmore zoning ML02/16, as the adjacent road net work at Barnfield Road and Colin Glen Road is unsuitable for accommodating large scale development.		No		41.89 Ha Approx.	1047 units	X
2996/1	X	X	X	0	+1	0				0			-	-	X

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3015/2	<p>Extensive site encapsulated by the Colinwell Road, Colinglen Road, the Barnfield Road and existing residential development at Lagmore and Poleglass.</p> <p>Steeply sloping rough pasture lands with mature wooded parts designated as SLNCI's.</p> <p>Hedgerows vary between rough gorse and semi mature.</p> <p>Prominent views across Belfast.</p> <p>Current development at Mount Eagles lies at the lowest point of the locality.</p> <p>Dispersed development along the Colinglen Road.</p> <p>There is covered reservoir located along the Colinwell Road. Adjacent to this is Springbank Industrial Estate.</p>		<p>AoHSV</p> <p>LLPA – ML 21</p> <p>LLPA – ML 15</p> <p>Lagmore – SLNCI ML 13/06</p> <p>Colin House – SLNCI – ML 13/03</p>	Development of the site although it covers a large area would contribute to compact urban form.	The current limit lies to the rear of existing residential developments of Lagmore and Poleglass. Development of this site would take the limit to the Colin Glen Road which is located at a significantly elevated level but is a strong boundary.		No Objection	Undesignated watercourses are located within the site. If zoned for development purposes, potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No Objection		No		80.057 Ha Approx.	2001 units	
3015/2	X	X	X	0	+1	0				0			-	-	X

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3385/1A Barnfield Road	<p>Located east of Barnfield Road, west of Lagmore at Mount eagles.</p> <p>Site is bound by mature hedgerows and trees.</p> <p>Land slopes gently from north to south and west to east.</p> <p>Agricultural grazing lands.</p> <p>Prominent along Barnfield Road.</p>		AoHSV – COU 6/04	<p>Site is surrounded by agricultural lands. Residential development is relatively close in the form of Mount Eagles.</p> <p>Site does not immediately abut the limit.</p>	<p>The site does not abut the current limit; therefore it is difficult to say whether the new limit would be any stronger. The current limit lies to the east of the site at lands currently zoned for housing (ML 02/16).</p>		No objections	<p>If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.</p>	<p>Barnfield Road serving the site has substandard alignment. A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Barnfield Road.</p>				2.22 Ha approx	56 units	X
3385/1A	0	X	X	X	-	0				0			-	-	X

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3385/1B Lagmore	This site is a steeply sided stream valley which forms an important landscape wedge between large residential developments. It also contains a wooded area along the valley.		AoHSV LLPA – ML 15 Bogstown Glen SLNCI ML 13/06 -	Development of the site would contribute to compact urban form.	The current limit is characterised by existing residential development and an area of existing open space. Development of this site would not strengthen or weaken the limit.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No objections		No		2.22 Ha Approx	56 Units	X
3385/1B	X	X	X	+1	0	0				0			-	-	X

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3738/1	<p>Situated to the north west of "Fair Acre".</p> <p>The site is south of the residential development at 'Mount Eagles'.</p> <p>Triangular in shape. Relatively flat but rises in gradient on lands north of the site.</p> <p>Bounded to west by Bradfield Road, to east by a narrow disused laneway.</p> <p>Low scraggy hedgerow demarcates the site boundaries along the west and east of the site supplemented with post and wire and sparsely located trees.</p>		Rural Landscape Wedge – LN 02	Development of the site would lead to urban sprawl and increases the potential of creating coalescence with Milltown.	<p>Site abuts the development limit along its northern boundary where the land rises in gradient towards Mount Eagle residential development.</p> <p>The proposed new limit would lie along the Barnfield Road and a disused laneway, strengthening the boundary at this location.</p>		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	No objections		Yes		1.96 Ha Approx	49 Units	X
3738/1	0	0	X	-1	+1	0				0			-	-	X

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3796/1	<p>East of McKinstry Road, south of The Cutts, north of Queensway Roundabout and west of Mosside Road.</p> <p>Site consists of a forested area to the north, undulating agricultural lands both for crops and grazing.</p> <p>Boundaries are characterised by a mix of tall trees and mature hedgerows, Internally the site is divided by scraggy hedgerows and post and wire fencing.</p> <p>Parts of the site are low lying, particularly to the north of the site south of the forested area.</p> <p>Land generally falls from east to west</p> <p>Southern section of the site is more prominent at Queensway roundabout as lands slope from north to south towards the junction.</p>		Rural Landscape Wedge - LN02	Development of the site would lead to compact urban form.	The current development limit is characterised by a soft landscape edge of tall trees and mature hedge to the rear of dwellings at Mosside Road. The limit created by the objection site would not be any stronger despite the presence of McKinstry Road.		No objections	If zoned for development purposes potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	A512 McKinstry Road is a protected route. Roads Service would be opposed to any extension to the development limit at this location as it would result in the creation of a new vehicular access/intensification of uses of an existing access onto this route		Yes		11 Ha Approx.	275 Units	X
3796/1	-1	0	X	+1	0	0				0			-	-	X

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3825/91A	<p>Site comprises 2x four storey apartment blocks with associated open space provision.</p> <p>Site is bound and separated from the LVRP by wooden fencing.</p> <p>Existing residential development in the form of terraced housing encompasses the site to the north and west while the LVRP and River Lagan lies to the east and south.</p>		LVRP	Site is small and abuts the limit to the north and west along Maple Crescent and Willow Gardens and contains apartment blocks, which front onto the LVRP.	The development limit to the north and west is formed by Maple Crescent and Willow Gardens. Development of this site would form a less defined limit around the eastern and southern boundaries of the site.		No Objections		No Objections			Existing development lies within the site in the form of two blocks of apartments.	0.3 Ha approx	8 units	X
3825/91A	+1	X	X	+1	-1	0				0		+1	-	-	X

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3825/91B Lagmore	<p>Extensive site encapsulated by the Colinwell Road, Colinglen Road and existing residential development at Lagmore and Poleglass.</p> <p>Steeply sloping rough pasture lands with mature wooded parts designated as SLNCI's.</p> <p>Dispersed development along the Colinglen Road.</p> <p>There is covered reservoir located along the Colinwell Road. Adjacent to this is Springbank Industrial Estate.</p>		<p>AoHSV</p> <p>LLPA – ML 21</p> <p>LLPA – ML 15</p> <p>Lagmore – SLNCI – ML 13/06</p> <p>Colin House – SLNCI – ML 13/03</p>	Development of the site although it covers a large area would contribute to compact urban form.	The current limit lies to the rear of existing residential developments of Lagmore and Poleglass. Development of this site would take the limit to the Colin Glen Road which is located at a significantly elevated level but is a strong boundary.				No objections		No		76.69 Ha Approx.	1917 Units	X
3825/91B Lagmore	X	X	X	0	+1	0				0			-	-	X