

APPENDIX 2:

DISTRIBUTION OF HOUSING GROWTH POTENTIAL IN BMAP

ASSESSMENT OF ALL RELEVANT OBJECTION SITES:

- **[METROPOLITAN CASTLEREAGH](#)**

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
3698/1	<ul style="list-style-type: none"> A very large site extending east, from north of Greengraves Road to the Borough Council limit Land is agricultural, undulating and generally falling to the east The site contains a number of private dwellings and farm complexes The area north of Greengraves Road is very well treed (RLW) and fields are largely bound by mature mixed hedgerows Development of the site would have a degree of visual impact 		RLW Designation CR 05 Newtownards (covers part of the site)	<ul style="list-style-type: none"> Abuts limit on north western side only Individually development of this site would lead to excessive growth in one direction and would lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is drawn to include Housing Zoning MCH 03/12 and a Quarry Corner – East Link Road Proposal and is defined mainly by field boundaries <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> If the site were to be included for development a revised development limit would extend to the Borough Council boundary 		No objection	There are several (undesignated) watercourses draining this large site. These watercourses drain to the Enler River. If this site is zoned for development, developers should be advised of the need to protect the drainage function of the watercourses flowing through the site. Rivers Agency has no reason to advise planning service against the zoning of the site for development purposes.	In principle Roads Service has no objection to the proposed zoning. A Concept Master Plan to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department and linked to zonings MCH03/12; Access arrangements shall be agreed with Roads Service, DRD.				118.01 ha Approx.	2950 units	H1
3698/1	0	+1	X (part)	-1	0	0				+1			99.29 Ha Approx	2482 Units	H1

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16/1	<ul style="list-style-type: none"> Mainly high quality agricultural landscape and contains a vacant farm along Ballygowan Road Land generally rises in south / south westerly direction and continues to rise beyond the site Fields are bound mainly by mature maintained hedgerows interspersed with trees The whole site is elevated and visually prominent and parts can be viewed from Castlereagh Road and on approach from the south Development of this site would have a high degree of visual impact 		AOHSV AOCMD	<ul style="list-style-type: none"> Abuts limit for a small stretch on north western side only Individually would lead to excessive growth in one direction 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined by a whin covered ridge which to the south of Greycastle Manor Ballygowan Road provides a strong limit to the north east <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A revised limit would be based on 2 roads, the settlement development limit would not be weakened. 		No objection	<p>An (undesignated) open watercourse flows through 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>In principle Roads Service has no objection to the proposed zoning. Improvements will be required to the Church Road along the site frontage.</p>					12.55 Ha approx	314 units	X
16/1	-2	X	X	-1	0	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA - CASTLEREAGH

Site Ref	Site Analysis	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council Comment	NIE Lines	Other Comments	Area	Provisional Yield @ 25 h/a	Acceptability Index
42/1	<ul style="list-style-type: none"> Small triangular shaped site containing two occupied dwellings and gardens and lying adjacent to Glencregagh Road which forms the northern boundary Land is generally level in the western corner surrounding property no 21 while eastern and southern parts rise to the south east towards a hilltop and elevated development beyond the site Mature mixed hedgerow and occasional trees form boundaries on the three sides, apart from a stretch of the northern boundary adjacent to the road, which is partially fenced Development of the site would cause a degree of visual impact 		<p>AOHSV Castlereagh Escarpment</p> <p>RLW Designation CR 04</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> Site abuts limit on northern side only Individually would not lead to excessive growth in one direction Relatively strong boundaries surround the site 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Glencregagh Road provides a strong limit to the north of the site Mature trees and laneway which bound Forster Green Hospital provide a strong limit to the west <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> Limit would be defined by a natural boundary but would be less defined. 		No objection	<p>A (designated) culverted watercourse flows past the north-west corner of the site. Rivers Agency considers that part of the site may be liable to flooding from overland flow subsequently development of part of the site would be contrary to PPS15 (FLD3).</p> <p>In principle Roads Service has no objection to the proposed zoning.</p>					0.46 Ha approx	11.5 units	X
42/1	-1	X	X	-1	-1	0		X (Part of site)		0			-	-	X

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Site Ref	Site Analysis	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council Comment	NIE Lines	Other Comments	Area	Provisional Yield @ 25 h/a	Acceptability Index
53/1	<ul style="list-style-type: none"> • Small rectangular hillside site rising steeply in a south easterly direction • Heavily vegetated with bushes and trees as well as grassland • Development of this site would have a degree of visual impact 		<p>AOHSV Castlereagh Escarpment</p> <p>SLNCI Designation CH 32 Hillfoot Scrub</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> • Site abuts limit on northern and eastern sides • Individually would not lead to excessive growth in one direction but would lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> • Currently determined by garden boundaries of adjacent development to the north west <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> • While it would be defined by natural boundaries the limit would not be as strong 		No objection	<p>An (undesignated) open watercourse flows past the west corner of the site. Rivers Agency considers that part of the site is liable to flooding from overland flow subsequently development of part of the site would be contrary to PPS15 (FLD3).</p> <p>In principle Roads Service has no objection to the proposed zoning. The means of vehicular access to the site shall be through Orchardvale.</p>				<ul style="list-style-type: none"> • Private residential development adjacent to north • Pylons run through southern part of the site • Inclusion of this site could lead to pressure for the inclusion of additional lands to the east and west 	2.3 Ha Approx.	58 units	X
53/1	-1	X	X	0	0	0		X (part of site)		0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH DISTRICT

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
54/1	<ul style="list-style-type: none"> Site consists of private dwelling in large garden and small field adjacent to the south Mixed hedgerows with mature trees on the northern, southern and part of the western boundary and a stretch of ranch fencing along the field at Ballymaconaghy Road The site is not particularly prominent as it falls to the east from the road Visual impact would be relatively localised 		<p>AOHSV Castlereagh Escarpment</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> Site abuts limit on western side only Individually would not lead to excessive growth in one direction but could lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Ballymaconaghy Road provides a strong natural boundary <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <p>Limit would be defined by natural boundaries but would not be as strong as the current limit</p>		No objection	An (undesignated) open watercourse flows along the east boundary of 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.	In principle Roads Service has no objection to the proposed zoning, it is not clear from the submission if the lands required for access (between the back of the footway and the hedge) are in control of the developer. It may not be possible within the application site to provide an access with visibility in accordance with the standards contained in the Departments Development Control Advice Note 15.			<p>Knockbracken Dry Ski Slope lies immediately to the east beyond the stream and the Golf Centre just beyond to the south</p> <p>Agricultural land to the north, residential development to the west and a large private dwelling on a large plot lies to the south</p> <p>Inclusion of this site could lead to pressure for inclusion of additional lands to the north and south</p>	0.83 Ha approx	21 units	X
54/1	-1	X	X	-1	-1	0				0			-	-	X

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55/1	<ul style="list-style-type: none"> Site consists of private dwelling in large garden and slopes gently to the east towards a stream Disused laneway, stream and overgrown hedgerow form eastern boundary All other boundaries are timber fencing, with no vegetation Access road to Knockbracken Golf centre runs along southern boundary Site is not particularly prominent as it falls to the east from the road, however there is a lack of boundary vegetation Visual impact would be relatively localised 		<p>AOHSV Castlereagh Escarpment</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> Site abuts limit on western side only Individually would not lead to excessive growth in one direction but could lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Ballymaconaghy Road provides a strong natural boundary <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> Limit would be defined by hedgerow and laneway to the east and access road to the south but would not be as strong as the current limit 		No objection	An (undesignated) open watercourse flows along the east boundary of 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.	In principle Roads Service has no objection to the proposed zoning.			<ul style="list-style-type: none"> Knockbracken Dry Ski Slope lies immediately to the east beyond the stream and the Golf Centre adjacent to the south Agricultural land to the north, residential development to the west Inclusion of this site could lead to pressure for inclusion of additional lands to the north and south 	0.53 Ha approx	13 units	X
55/1	0	X	X	X	X	0				0			-	-	X

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139/1	<ul style="list-style-type: none"> • Small agricultural field which sits above road level and falls to laneway and farm buildings adjacent to the west • Mature roadside hedgerow interspersed with trees and mixed hedgerows to the west, south • A car park associated with the adjacent church lies to the east and at this point the boundary is not well vegetated • Views from the north are obscured by buildings and mature trees along the stream within the land directly north • Visible on approach from the west along Knockbracken Road • Development of this site would have a degree of visual impact 		<p>RLW Designation CR 03</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> • Site abuts limit on northern side only • Individually would not lead to excessive growth in one direction but could lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> • Ballymaconaghy Road and Knockbracken Road provide a strong natural boundary <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> • Development limit would be weakened by inclusion of this site 		No response	An (undesignated) open watercourse flows past the south of 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 concerns: A suitable footway link to accommodate the increased pedestrian movements is not available from the site on the Knockbracken Road to the footway on the Ballymaconaghy Road or Knockbracken Road.				1.83 Ha	47 units	X
139/1	-1	+1	X	X	X	0				0			-	-	X

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241/2	<ul style="list-style-type: none"> Site consists of agricultural land and single dwelling to the south and lies to the west of Comber Road Land rises steeply from east to west Fields are bound by mature hedgerows and occasional trees The site is visually prominent from the southern approach along Comber Road and beyond to the east from Greengraves Road Development of the site would have a high degree of visual impact 		AOHSV AOCMD RLW Designation CR 06 Comber (adjacent to south)	<ul style="list-style-type: none"> Abuts limit on northern and partly on its eastern side Individually development of this site would not lead to excessive growth in one direction but could lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined by existing residential development to the north and Comber Road to the east <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A revised development limit would be less strong 		No response	Rivers Agency has no reason to advise planning service against the zoning of the site for development purposes.	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 the Comber Road.			<ul style="list-style-type: none"> Inclusion of this site could lead to additional pressure for the inclusion of lands to the west and south 	7.40 ha approx.	185 units	X
241/2	-2	X	X	0	-1	0				+1			-	-	X

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421/1	<ul style="list-style-type: none"> Elevated land lying west of 5 Middle Braniel Road Small grassed area Mixed hedgerow & trees surround the site Not visually prominent because of adjacent properties and vegetation Visual impact caused by the development of this site would be minimal 		AOHSV AOCMD	<ul style="list-style-type: none"> Abuts limit on northern side only Could be considered as rounding off as the site is quite small and well screened 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit includes number 5 Middle Braneil Road and the residential development to north <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> The development limit would be defined by natural boundaries 		No objection	There is no nearby watercourse. The site drains towards the Gílnahirk South Stream.	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: An access cannot be provided to serve the site, as it does not have a frontage onto the adopted road network.			<ul style="list-style-type: none"> Residential to north & east, SLNCI to west and agricultural land to south Inclusion of this site could lead to additional pressure to include adjacent land to west and south 	0.25 Ha approx	6.25 units	X
421/1	0	X	X	0	0	0			X	0			-	-	X

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422/1	<ul style="list-style-type: none"> Elongated site lying to east of Gransha Road, lying between properties fronting Gransha Road Generally falling to the south towards and higher land beyond the site Fields are bound by mature hedgerows and occasional trees and strong tree group to the east Southern boundary is boundary of a dwelling and laneway Development of the whole site would have a degree of visual impact, though mainly localised, as the site is well screened by vegetation to the east 		AOHSV AOCMD	<ul style="list-style-type: none"> Abuts limit partly on northern side only Individually development of this site would not lead to excessive growth in one direction but it could lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined by property on Gransha Road <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A revised limit would not be as strong if this site were to be included 		No objection	Rivers Agency has no reason to advise planning service against the zoning of the site for development purposes.	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: The Gransha Road serving the site has substandard alignment.				1.25 Ha approx	31 units	X
422/1	0	X	X	-1	0	0				+1			-	-	X

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548/2	<ul style="list-style-type: none"> • Agricultural grassland rising generally to the west/ north west • Mature mixed hedgerows on western and northern boundaries and southern boundary defined by a hedgerow and stream • Eastern boundary is undefined. It is an arbitrary line which cuts across the field • On approach for the east along Knockbracken Road the site is partly obscured from view by a mature hedgerow which runs along the laneway to the east beyond the site. It is, however, visually prominent from the crest further to the east • A large agricultural shed sits on the skyline on the northern boundary • Development of the site would have localised visual impact 		<p>RLW Designation CR 03</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> • Site abuts limit on western and northern side and could be considered as rounding off • Individually would not lead to excessive growth in one direction 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> • Ballymaconaghy Road and Knockbracken Road provide a strong natural boundary <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> • Development limit would be weakened by inclusion of this site as it would not be defined by a natural boundary 		No objection	An (undesignated) open watercourse flows through 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 concerns: An access cannot be provided to serve the site, as it does not have a frontage onto the adopted road network.			<ul style="list-style-type: none"> • Agricultural land to east and south and residential development to west • Farm buildings to north • Land on the northern side of Knockbracken Road has been zoned for Housing (MCH 03/11) • Eastern boundary is not defined 	0.99 Ha approx	25 units	X
548/2	-1	+1	X	-1	-1	0			X	0			-	-	X

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580/B	<ul style="list-style-type: none"> Long narrow site consisting of a whin covered ridge and lying directly adjacent to a housing development Mature hedgerow along southern boundary and mature mixed planting adjacent to Ballygowan Road The whole site is elevated and development would be visually prominent 		AOHSV AOCMD	<ul style="list-style-type: none"> Abuts limit for a small stretch on northern and eastern sides Individually would not lead to excessive growth in one direction 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined by a whin covered ridge which to the south of Greycastle Manor <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> Limit would not be weakened if this site were to be included. 		No objection	An (undesignated) open watercourse flows through 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.	In principle Roads Service has no objection to the proposed zoning.		No	Planning permission was refused on the western corner of the site for 5 detached dwellings and 9 apartments – Y/2002/0260/F	2.38 Ha approx	60 units	X
580/B	-2	X	X	0	0	0				0			-	-	X

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582/B	<ul style="list-style-type: none"> A small very elevated site I-shaped site abutting the limit east of Dunlady Road Consisting of rough grass and whins Northern boundary is a mixed hedgerow which is the boundary of a single dwelling Land rises very steeply to the north and is visually prominent Development of the site would have a degree of visual impact 		AHSV AOCMD	<ul style="list-style-type: none"> Abuts limit on southern side Individually development of this site would not lead to excessive growth in one direction but would lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is drawn to include residential development at Lambert rise and mirrored on the western side of Dunlady Road <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A new limit would be defined by natural boundaries 		No objection	An (undesignated) open watercourse flows past the south of 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 concerns: It is not possible within the site to provide access off Dunlady Road with visibility in accordance with roads service standards.				1.55 Ha approx.	39 units	X
582/B	-1	X	X	0	0	0				+1			-	-	X

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635/1	<ul style="list-style-type: none"> Small site on western side of Rocky Road Contains a private dwelling and gardens Northern portion of site generally level but falls towards its southern boundary and towards the SLNCIs to the east Mature vegetation on all boundaries and overgrown area in the southeast and vegetation in LLPA Development of this site would have a small degree of visual impact 		<p>AOHSV Castlereagh Escarpment</p> <p>RLW Designation CR 04</p> <p>AOCMD Designation CR 07</p> <p>SLNCI Designations MCH 32/06 and 32/07 (fall partly within site)</p>	<ul style="list-style-type: none"> Site abuts development limit to the south and east and could be considered as rounding off Individually would not lead to excessive growth in one direction 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit defined by gardens of properties in Lance Dean Road and Rocky Road <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> Limit would be equally as strong if this site were to be included as it would be defined by natural, well vegetated boundaries 		No objection	<p>An (undesignated) open watercourse flows along the west edge of one of the two sites. 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 concerns: The Rocky Road serving the site has inadequate width. The forward visibility on Rocky Road at the site is substandard.</p>			<ul style="list-style-type: none"> Agricultural land to south and residential development to north and to west beyond SLNCIs Site lies below a steep natural embankment of whins and is not visually obtrusive because of adjacent development and vegetation Retention of trees and building heights restrictions would facilitate integration 	0.67 Ha approx	17 units	X
635/1	0	X	X	0	0	0				0			-	-	X

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642/2	<ul style="list-style-type: none"> A reasonably large site extending eastwards along Kempstones Road Land is agricultural and gently undulating The northern fields generally rising to the east / north east The site contains a private dwelling and farm complex (Rockmount) in the southern part of the site Fields are bound by mature mixed hedgerows and excellent trees line the laneway and surround the farm. Mixed planting forms a strong boundary along Kempstones Road Northern portion visually prominent from Kempstones Road as land rises Development of the site would have a degree of visual impact 		RLW Designation CR 05 Newtownards (covers part of the site)	<ul style="list-style-type: none"> Abuts limit on north western side only Individually development of this site would not lead to excessive growth in one direction but would lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is drawn to include Housing Zoning MCH 03/12 and a Quarry Corner – East Link Road Proposal and is defined mainly by field boundaries <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A new limit would be defined by natural field boundaries 		No objection	Rivers Agency has no reason to advise Planning Service against the zoning of the site for development purposes.	Roads Service has the following initial concern: 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 the Kempstones Road. Development may be possible if access can be obtained and all necessary land is in the control of the developer, by accessing onto the nearby MCH03/12 site. Providing the road network is of sufficient width to cope with the increased traffic volume.			Inclusion of this site could lead to additional pressure for the inclusion of lands to the north, east and south	13.10 Ha Approx.	328 units	X
642/2	-2	+1	X	-1	0	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
671/1	<ul style="list-style-type: none"> Site consists of agricultural land and farm complex and lying between Gransha Road and Comber Road Land generally rises from both east and west towards Mount Hobart The northern strip adjacent to Karrington Heights is very steep as is the large field to the east Fields are bound by mature hedgerows and occasional trees and mature trees surround the farm complex Land to the east of Mount Hobart is visually prominent from the southern approach along Comber Road and beyond to the east from Greengraves Road The western portion would have a more localised impact from New Line Development of the site would have a high degree of visual impact 		<p>AOHSV</p> <p>AOCMD</p> <p>RLW Designation CR 06 Comber (adjacent to south)</p>	<ul style="list-style-type: none"> Abuts limit on northern and partly on its eastern side Individually development of this site would not lead to excessive growth in one direction but could lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined by existing residential development to the north and Comber Road to the east <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A revised development limit would be less strong 		No objection	Rivers Agency has no reason to advise planning service against the zoning of the site for development purposes.	In principle Roads Service has no objection to the proposed zoning. Access arrangements to be agreed with DRD Roads Service / Access shall be from Karrington Heights and New Line. Improvements will be required to the New Line along the site frontage to include a footway link.			<ul style="list-style-type: none"> Inclusion of this site could lead to additional pressure for the inclusion of lands to the west and south 	12.98 Ha Approx.	325 units	X
671/1	-2	X	X	0	0	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
1515/1	<ul style="list-style-type: none"> • Small triangular site which lies adjacent to a private housing development • Consisting mainly of rough grass and bushes • Rough, gappy hedgerows surround the site for the most part and a steep bank forms the boundary with the adjacent development • Rising to the south and continuing to rise beyond the site • The whole site is elevated and development would have a degree of visual impact 		AOHSV AOCMD	<ul style="list-style-type: none"> • Abuts on the northern side only • Individually would not lead to excessive growth in one direction 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> • Current limit is defined by the adjacent housing development (Marlborough Heights) <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> • Limit would be to a natural field boundary if this site were to be included 		No objection	An (undesignated) open watercourse flows at the south-west edge of 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 response				1.12 Ha approx	28 units	X
1515/1	-1	X	X	0	0	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
2529/3	<ul style="list-style-type: none"> Extremely large area of high quality undulating agricultural land lying between Gransha Road and Comber Road Land generally rising to the south west towards Gransha and higher land beyond the site Contains a number of single dwellings, farmhouses and farm buildings Fields are bound by mature hedgerows and occasional trees Southern boundary determined mainly by a stream Development of the whole site would have a high degree of visual impact with distant views from most directions 		AOHSV AOCMD RLW Designation CR 06 Comber (adjacent to south)	<ul style="list-style-type: none"> Abuts limit on northern and eastern side Individually development of this site would lead to excessive growth in one direction and could lead to urban sprawl 	CURRENT LIMIT: <ul style="list-style-type: none"> Current limit is defined by existing residential development to the north and Comber Road to the east POTENTIAL LIMIT SHOULD SITE BE INCLUDED: <ul style="list-style-type: none"> If all of the site were to be included the limit would not be as strong 		No objection	Rivers Agency considers that part of the site is liable to flooding from inadequate infrastructure subsequently development of part of the site would be contrary to PPS15 (FLD3). In principle Roads Service has no objection to the proposed zoning. 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 the Comber Road. Road widening and provision of footway links would be required along site frontages.			Part of site is subject to flooding	82.63 Ha approx	2066 units	X	
2529/3	-2	X	X	-1	0	0		X (part of site)		+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
2777/1	<ul style="list-style-type: none"> Large area of high quality agricultural grassland containing a small number of dwellings Land gently undulating, generally rising in south / south westerly direction before levelling out adjacent to road Most fields are bound by mature hedgerows interspersed with trees and roadside vegetation is mainly trees Apart from the north western portion the whole site is elevated and visually prominent from Ballyhanwood Road Development of this site would have a relatively high degree of visual impact 		<p>AOHSV</p> <p>AOCMD</p> <p>LLPA Designation MCH 39 Fort /Ballyhanwood (Part of site)</p> <p>SLNCI Designation MCH 32/13 Moyard Geodiversity (part of site)</p>	<ul style="list-style-type: none"> Abuts limit for most of its eastern side Individually would lead to excessive growth in one direction 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined housing development at Ford Road and properties on Gransha Road In addition SLNCI together with the LLPA mark the boundary between town & country at this point <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A new limit would be as strong as it currently is. 		No objection	Rivers Agency has no reason to advise planning service against the zoning of the site for development purposes.	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on the Ballyhanwood Road. It is not possible within the site to provide access off Ballyhanwood Road with visibility and right turning facilities in accordance with roads service standards. Adequate forward sight distance is not available on Ballyhanwood Road at the site.				9.2 Ha approx	18.4 units	X
2777/1	-1	X	X	-1	0	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
2785/1	<ul style="list-style-type: none"> Elevated land lying south of dwellings which front Lower Braniel Road Generally rising in a south easterly and southerly direction Central portion is heavily vegetated (SLNCI) Western portion open fields with mature hedgerows & trees form boundaries Eastern portion site very elevated above the two properties on Middle Braniel Road with strong boundary cover Not all of the site is visually prominent as the small field to the north west is less elevated 		AOHSV SLNCI Designation CR02/06	<ul style="list-style-type: none"> Abuts limit on northern side only Individually development of the site would not lead to excessive growth in one direction 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined by the residential development to north <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A revised limit would be equally as strong if this land were to be included for development 		No objection	Rivers Agency considers that part of the site is liable to flooding from overland flow subsequently development of part of the site would be contrary to PPS15 (FLD3).	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: An access cannot be provided to serve the site, as it does not have a frontage onto the adopted road network.			<ul style="list-style-type: none"> Inclusion of this site could lead to additional pressure to include adjacent land to west and east 	5.45 units	27 units	X
2785/1	-1	X	X	0	0	0		X (Part of site)	X				-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

Site Ref	Site Analysis	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council Comment	NIE Liens	Other Comments	Area	Provisional Yield @ 25 h/a	Acceptability Index
2787/1A	<p>SITE 1:</p> <ul style="list-style-type: none"> • Small field lying adjacent to development limit at Garland Hill, west of Garland Park • Falling form east to west towards a stream • Mature mixed hedgerow to west, and mainly within boundary to the north • Development of the site would have localised visual impact 		<p>AOHSV Castlereagh Escarpment</p> <p>RLW Designation CR 04</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> • Site abuts limit on eastern and southern sides • Individually would not lead to excessive growth in one direction and could be considered as rounding off 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> • Currently defined by gardens to south and west <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <p>Limit would be defined by natural boundaries but may not be as strong as the current limit because the northern boundary is mainly within.</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. This site drains towards Galwally Stream.	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: An access cannot be provided to serve the site, as it does not have a frontage onto the adopted road network. As this site is isolated further land would be required to facilitate a suitable access.			<ul style="list-style-type: none"> • Electricity pylons cut through the north western portion of the site 	0.94 Ha	24 units	X
2787/1A	0	X	X	0	0	0			X	0			-	-	X

2787/1B	<p>SITE 2:</p> <ul style="list-style-type: none"> • Small field lying adjacent to development limit at Garland Crescent • Sits elevated above Manse Road and rises gently from east to west • Mature mixed hedgerow to west, ranch fencing to east and northern boundary is undefined • Development of the site would have localised visual impact 		<p>AOHSV Castlereagh Escarpment</p> <p>AOCMD Designation CR 07</p> <p>RLW Designation CR 04</p>	<ul style="list-style-type: none"> • Site abuts limit on southern side only • Individually would not lead to excessive growth in one direction and could be considered as rounding off 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> • Currently defined by gardens to south <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> • Western limit would be defined by hedgerow but northern boundary is undefined 		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.	In principle Roads Service has no objection to the proposed zoning.			1.12 Ha	28 units	X
2787/1B	-1	X	X	-1	0	0				0	-	-	X	

2787/1C	-1	X	X	-1	-1	0	No objection	An (undesignated) open watercourse flows along the east boundary of 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.	In principle Roads Service has no objection to the proposed zoning. Improvements will be required to the Manse Road along the site frontage.	0		-	-	X
2787/1C	<p>SITE 3:</p> <ul style="list-style-type: none"> Narrow elongated site consisting of 3 fields and lying east of Manse Road The northern part falls from road level to the east towards a stream while the southern part is slightly more elevated Poor quality agricultural land with rushes in places Site is exposed because of lack of vegetation on roadside boundary Development of this site would have localised visual impact 		<p>AOHSV Castlereagh Escarpment</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> The majority of the western edge of the site abuts the current limit Inclusion of this site would not lead to excessive growth in one direction but could lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Manse Road provides a strong natural boundary <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> The development limit would be not be as strong if this site were to be included 		No objection	An (undesignated) open watercourse flows along the east boundary of 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.	In principle Roads Service has no objection to the proposed zoning. Improvements will be required to the Manse Road along the site frontage.			4.85 units	121 units	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
2963/1	<ul style="list-style-type: none"> Large elevated site consisting of a number of grass fields Rising generally in a south easterly direction towards a quarry and hilltop beyond to the east A laneway, which is the vehicular access to the quarry runs along the southern boundary of the site Because of adjacent housing development and local topography not all of the site is visually prominent but development would have a degree of visual impact. 		AOHSV AOCMD	<ul style="list-style-type: none"> Wholly abuts limit on northern & western sides and partially on its southern side While it is an extensive site and it could be argued that the western portion could be considered to be rounding off, development of the whole site would lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined by the residential development to north, west & south and also a laneway on the south <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> If this site were developed a new limit would be defined by natural field boundaries. 		No objection	Rivers Agency considers that part of the site is liable to flooding from overland flow subsequently development of part of the site would be contrary to PPS15 (FLD3).	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: An access cannot be provided to serve the site, as it does not have a frontage onto the adopted road network.				11.56 Ha approx	289 units	X
2963/1	-1	X	X	0	0	0		X (Part of site)	X				-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH DISTRICT

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDC	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
3061/4	<p>Site is triangular shaped and comprises rough grassland. Access is via laneway which runs from Glencregagh Road.</p> <p>Site is part of undulating land with strong boundary cover.</p> <p>Mount Michael housing development lies to the south and east of the site.</p>		<p>AOHSV</p> <p>Rural Landscape Wedge – Glencregagh Cr04</p>	Rounds off existing development at Mount Michael, contributing to compact urban form.	<p>Existing limit is formed by the rear gardens of houses in Mount Michael.</p> <p>Potential limit will be the same.</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 watercourse (Galwally Stream).	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: The Glencregagh 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 the Glencregagh Road.				0.38 Ha Approx	10 Units	X
3061/4	0	X	X	+1	0	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
3086/1	<ul style="list-style-type: none"> Large area of high quality agricultural grassland lying to west of New Line and Land gently rising to the south west towards Gransha and higher land beyond the site Fields are bound by mature hedgerows and occasional trees Southern boundary largely determined by a very well treed laneway Small field to the east less visually prominent than rest of site Development of the whole site would have a relatively high degree of visual impact 		AOHSV AOCMD	<ul style="list-style-type: none"> Abuts limit on western, northern and eastern side. Development of site would contribute to compact urban form. 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined housing development at Ferdene and Wanstead <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> If part of the site were to be included a new limit would be equally as strong If all of the site were to be included the limit would not be as strong 		No objection	Rivers Agency has no reason to advise planning service against the zoning of the site for development purposes.	In principle Roads Service has no objection to the proposed zoning. The means of vehicular access to the site shall be through Ferdene Road.				4.24 Ha approx	106 units	
3086/1	0	X	X	+1	0	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
3251/1 A	<ul style="list-style-type: none"> The objection site consists of two sites – Site A lies to the west of Dunlady Road and Site B lies to the east of Ballyregan Road <p>Site A</p> <ul style="list-style-type: none"> Lies to the west of Dunlady Road Rough grassland rising generally to the north east from its western boundary with the stream and treed LLPA Dunlady Road rises steeply and the land is elevated and visible from Upper Newtownards Road and developments and roads to the south Development of the site would have a high degree of visual impact 		AOHSV AOCMD LLPA Designation MCH 33 Ballyregan Glen (lies to west of site)	<p>Site A</p> <ul style="list-style-type: none"> Individually development of this site would not lead to excessive growth in one direction but Sites A & B together could Site does not abut existing development limit 	<p>Site A</p> <ul style="list-style-type: none"> Site does not abut existing development limit 		No objection	<p>An (undesignated) open watercourse flows at the centre of the site. The narrow stream valley is designated as an Area of Special Scientific Interest and consultation with EHS will be necessary in this regard. Rivers Agency has no reason to advise planning service against the zoning of the site for development purposes.</p> <p>The proposed zonings are not acceptable to Roads Service. Roads Service has the following initial concerns: A suitable footway link to accommodate the increased pedestrian movements is not available from the sites on the Dunlady Road and Ballyregan Road to the existing footways.</p>				12.81 Ha Approx	320 units		
3251/1 A	-2	X	X	X	-	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
3251/1 B	<p>Site B</p> <ul style="list-style-type: none"> Lies to the east of Dunlady Road Site, consisting of fields and is good quality agricultural land Land generally rising in a north / north westerly direction towards a crest on Ballyregan Road Land is elevated and visible from a number of locations to the south - Upper Newtownards Road and developments and roads to the south Development of the site would have a degree of visual impact 		<p>AHSV</p> <p>AOCMD</p> <p>LLPA Designation MCH 33 Ballyregan Glen (lies to east of site)</p>	<p>Site B</p> <ul style="list-style-type: none"> Individually development of this site would not lead to excessive growth in one direction but Sites A & B together could Site does not abut existing development limit 	<p>Site B</p> <ul style="list-style-type: none"> Site does not abut existing development limit 		No objection	<p>An (undesignated) open watercourse flows at the centre of the site. The narrow stream valley is designated as an Area of Special Scientific Interest and consultation with EHS will be necessary in this regard. Rivers Agency has no reason to advise planning service against the zoning of the site for development purposes.</p> <p>The proposed zonings are not acceptable to Roads Service. Roads Service has the following initial concerns: A suitable footway link to accommodate the increased pedestrian movements is not available from the sites on the Dunlady Road and Ballyregan Road to the existing footways.</p>					4.43 Ha App rox.	111 units	
3251/1 B	-2	X	X	X	-	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
3153/1	<ul style="list-style-type: none"> Large elevated site made up of numerous fields High quality agricultural landscape with 3 private dwellings along the southern boundary and a vacant farm along Ballygowan Road Land generally rises in south / south westerly direction before levelling off near the playing fields located to the south west Fields are bound mainly by mature maintained hedgerows interspersed with trees and there are strong groups within and adjacent to the site The whole site is elevated and visually prominent and parts can be viewed from Castlereagh Road and on approach from the south Development of this site would have a high degree of visual impact 		AOHSV AOCMD	<ul style="list-style-type: none"> Abuts limit on northern side only Individually would lead to excessive growth in one direction 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined by a whin covered ridge which to the south of Greycastle Manor Ballygowan Road provides a strong limit to the north east <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A revised limit would be based on 2 roads and the settlement development limit would not be weakened and would be stronger. 		No objection	An (undesignated) open watercourse flows through 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.	In principle Roads Service has no objection to the proposed zoning. Improvements will be required to the Church Road along the site frontage.			<ul style="list-style-type: none"> Planning permission was refused on the site (north-eastern corner) for 5 detached dwellings and 9 apartments) – Y/2002/0260/F Adjacent uses include playing fields to the south west Inclusion of this site could lead to additional pressure for the inclusion of lands on the eastern side of Ballygowan Road and Middle Braniel Road 	22.36 Ha approx	559 units	X
3153/1	-2	X	X	-1	+1	0				0		Includes 16/1 and 580/B	-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA - CASTLEREAGH

Site Ref	Site Analysis	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	Other Comments	Area	Provisional Yield @ 25 h/a	Acceptability Index
3234/1	<ul style="list-style-type: none"> Site lies at the junction of Glencregagh Road and Manse Road Sits above the level of Manse Road where it is bound by ranch fencing and a planted bank to facilitate road visibility at this junction Rising steeply from Manse Road in a southerly direction Bound mainly by mixed hedgerows to south and west, with some mature trees, ranch fencing to the east Visually prominent , particularly from Manse Road, but localised 		<p>AOHSV Castlereagh Escarpment</p> <p>RLW Designation CR 04</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> Site does not abut current limit of development at any point Inclusion of this site would not lead to excessive growth in one direction but could lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Manse Road to the east provides a strong natural boundary as does the existing built development to the south <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> Both roads could form a strong limit 		No objection	An (undesignated) open watercourse flows past the east of 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.	In principle Roads Service has no objection to the proposed zoning. The preferred means of vehicular access to the site would be through Garland Park, however this land is not shown in control of the developer. Access arrangements to be agreed with DRD Roads Service / Access shall be from Manse Road or Glencregagh Road. Improvements will be required to the Manse Road and Glencregagh Road along the site frontage, to include road widening, re-alignment and footway provision.		<ul style="list-style-type: none"> Inclusion of this objection site would only be possible if objection site adjacent to the south (BMAP 2787/1) were to be included, otherwise this site would be considered to be an isolated site Inclusion of this site could increase pressure for inclusion of additional lands to the west Site no more visually prominent than existing Garland Hill development 	3.82 Ha	96 units	X
3234/1	-1	X	X	X	0	0				0		-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
3268/1	<p>Two grassland fields lying to the south of Ballyhanwood Road, Dundonald.</p> <p>Good mature roadside trees form the coverage for the site.</p> <p>Southern boundary – access to no. 34.</p> <p>Locally site is not visually prominent.</p>		AHSV MCH 32/13 SLNCI (Part of site)	Site does not abut the limit and extends southwards along Ballyhanwood Road and would contribute to urban sprawl. Development would not be compact urban form.	Site does not abut the limit therefore new limit cannot be assessed.		No objection	An (undesignated) open watercourse flows along the west of the site. Rivers Agency has no reason to advise Planning Service against the zoning of the site for development purposes.	<p>The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns:</p> <p>A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Ballyhanwood Road.</p> <p>It is not possible within the site to provide access off Ballyhanwood Road with visibility in accordance with Roads Service standards.</p> <p>Adequate forward sight distance is not available on Ballyhanwood Road at the site.</p>			1.79 Ha	45 units	X	
3268/1	-1	X	X	-1	-	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
3289/1	<ul style="list-style-type: none"> Large area of high quality agricultural grassland containing a small number of dwellings Land gently undulating, generally rising in south / south westerly direction before levelling out adjacent to road Most fields are bound by mature hedgerows interspersed with trees and roadside vegetation is mainly trees Apart from the north western portion the whole site is elevated and visually prominent from Ballyhanwood Road Development of this site would have a relatively high degree of visual impact 		<p>AOHSV</p> <p>AOCMD</p> <p>LLPA Designation MCH 39 Fort /Ballyhanwood (Part of site)</p> <p>SLNCI Designation MCH 32/13 Moyard Geodiversity (Part of site)</p>	<ul style="list-style-type: none"> Abuts limit for most of its eastern side 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined housing development at Ford Road and properties on Gransha Road In addition SLNCI together with the LLPA mark the boundary between town & country at this point <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A new limit would be as strong as it currently is. 		No objection	Rivers Agency has no reason to advise Planning Service against the zoning of the site for development purposes.	<p>The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Ballyhanwood Road. It is not possible within the site to provide access off Ballyhanwood Road with visibility in accordance with Roads Service standards. Adequate forward sight distance is not available on Ballyhanwood Road at the site.</p>			Inclusion of this site could lead to additional pressure for the inclusion of lands to the south and west	12.77 Ha	319 units	X
3289/1	-1	X	X	0	0	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH DISTRICT

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
3382/1	<ul style="list-style-type: none"> A substantial site consisting of Dry Ski Slopes, Golf Course and Country Club and Driving range and associated lands and stretching between two roads Land adjacent to Ballymaconaghy Road is not visually prominent. However, the whole site generally rises in an easterly direction towards Lisnabreeny Road where it quite elevated and visible from long distances Boundaries are a mix of Mature hedgerows and trees and the general landscape within the golf course is very high quality with mature trees throughout <p>Development of the higher eastern slopes land would have significant visual impact</p>		<p>AOHSV Castlereagh Escarpment</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> Site abuts limit in 2 places on western side only Individually would lead to excessive growth in one direction and would lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Ballymaconaghy Road provides a strong natural boundary <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> Limit would be defined by mature mixed hedgerows and trees and a road to the east 		No objection	<p>An (undesignated) watercourse flows through the site, partly in culvert and partly in open watercourse. Rivers Agency considers that part of the site is liable to flooding from inadequate infrastructure subsequently development of part of the site would be contrary to PPS15 (FLD3). The National Flood Map, from a strategic aspect, indicates that part - a small percentage of the site area - of the site lies within a fluvial floodplain. Development of the portion of the site within the floodplain would in general be contrary to PPS 15 (Policy FLD1).</p> <p>In principle Roads Service has no objection to the proposed zoning. Improvements will be required to the Ballymaconaghy Road along the site frontage.</p>				<ul style="list-style-type: none"> Agricultural land to the north and south and residential development to the west Development of this site would result in a significant loss of open space and recreation facility Eastern slopes are very elevated and visible from long distances Inclusion of this site could lead to pressure for inclusion of additional lands east of Ballymaconaghy Road and Manse Road 	34.7 Ha approx	868 units	X
3382/1	-2	X	X	-1	-1	0		X (Part of site)		0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
3384/1	<p>Site comprises lands lying to the south of Purdysburn Hospital complex.</p> <p>The site comprises two distinct parts divided by Mill Road West.</p> <p>Lands to the north of this road comprise the mature vegetated Minnowburn river valley.</p> <p>Lands to the south of Mill Road West comprise agricultural fields which slope quite steeply up from the road to the south.</p>		<p>AOHSV</p> <p>SLNCI – MCH 32/12</p>	Site would form large irregular extension of development into open countryside.	Existing development limit is defined by mature boundary of Purdysburn Hospital complex, potential limit would be weaker.		No objection	<p>The National Flood Map, from a strategic aspect, indicates that part - a small percentage of the site area - of the site lies within a fluvial floodplain. Development of the portion of the site within the floodplain would in general be contrary to PPS 15 (Policy FLD1).</p>	No objection		Electricity pylon sited in field adjacent to Ballycoan Road.		34.44 Ha Approx.	861 units	X
3384/1	-1	X	X	X	-1	0		X (part of site)		0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA - CASTLEREAGH

Site Ref	Site Analysis	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	Other Comments	Area	Provisional Yield @ 25 h/a	Acceptability Index
3402/1	<ul style="list-style-type: none"> Reasonably large Y-shaped agricultural field which lies south of Glencreagh Road Bound by mature trees and mixed hedgerows in most parts, particularly to the west and east Generally rising from its northern boundary to the south and south east towards a hilltop and existing development Western portion of site less steep and less visually prominent and mature trees and hedgerows shield from view Distant views of this site are obtained from the south and development of this site would have significant visual impact 		AOHSV Castlereagh Escarpment RLW Designation CR 04 AOCMD Designation CR 07	<ul style="list-style-type: none"> Site abuts limit to the west and south Individually would not lead to excessive growth in one direction Relatively strong natural boundaries surround the site 	CURRENT LIMIT: <ul style="list-style-type: none"> Mature trees and laneway which bound Forster Green Hospital provide a strong western limit Glencreagh Road provides a strong northern limit Southern limit is defined by some mature trees and rear and side gardens of existing development POTENTIAL LIMIT SHOULD SITE BE INCLUDED: <ul style="list-style-type: none"> Mature mixed hedgerow and road to the north, mature trees and laneway to the east and existing development to the south would form an equally strong limit 		No objection	No response	No response			3.64 Ha approx	91 units	X
3402/1	-2	X	X	0	0	0				0		-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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3409/1	<p>Site comprises a detached house and large garden screened by mature leylandii.</p> <p>The site sits below the level of Milltown Road and is accessed directly off this road.</p>		<p>LVRP</p> <p>Adjacent SLNCI – MCH32/12 Minnowburn</p>	<p>Site sits on its own on the south side of Milltown Road and is visually separate from surrounding development.</p>	<p>Site is separated from the existing development limit by the Milltown Road.</p>		No objection	No response	<p>The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: 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 the A55, Milltown Road (Outer Ring Road).</p>				0.39 Ha Approx.	10 units	X
3409/1	0	X	X	X	X	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA - CASTLEREAGH

Site Ref	Site Analysis	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads Service Comments	Council Comment	Other Comments	Area	Provisional Yield @ 25 h/a	Acceptability Index
3410/1	<ul style="list-style-type: none"> Site lies on southern side of Glencregagh Road Contains a large occupied dwelling and grounds, together with a small field to the east and two smaller fields adjoining the limit to the south Northern part of site rising generally from the road towards a hilltop to the southeast, rising quite steeply from road The two fields to the south are gently sloping and hidden from view from Glencregagh Road because of adjacent topography The whole site high on the Castlereagh escarpment and viewed from long distances. Development would be visually obtrusive 		<p>AOHSV Castlereagh Escarpment</p> <p>RLW Designation CR 04</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> Site abuts current limit on southern side only Individually would not lead to excessive growth in one direction Strong boundaries to west and north formed by mature trees but more open on east 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Rear gardens of existing development to south <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> Inclusion of this site would not lead to a weaker limit 		No objection	No response	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the existing footway on Glencregagh Road. The Glencregagh Road serving the site has substandard alignment.			2.45 Ha approx	61 units	X
3410/1	-2	X	X	X	0	0				0		-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
3420/1	<ul style="list-style-type: none"> Large elevated site consisting of a number of grass fields Rising generally in a south easterly direction towards a quarry and hilltop beyond to the east A laneway, which is the vehicular access to the quarry runs along the southern boundary of the site Because of adjacent housing development and local topography not all of the site is visually prominent but development would have a degree of visual impact. 		AOHSV AOCMD	<ul style="list-style-type: none"> Wholly abuts limit on northern & western sides and partially on its southern side While it is an extensive site and it could be argued that the western portion could be considered to be rounding off, development of the whole site would lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined by the residential development to north, west & south and also a laneway on the south <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> If this site were developed a new limit would be defined by natural field boundaries. 		No objection	No response	In principle Roads Service has no objection to the proposed zoning. The means of vehicular access to the site shall be through the adjacent Castlegrange development. Improvements will be required to the Ballygowan Road at the site.				11.48 Ha approx	287 units	X
3420/1	-2	X	X	0	0	0				0			-	-	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
3421/1	<ul style="list-style-type: none"> Small rectangular site located south of 5 dwellings with ready available access Land rising to the south Degraded land with overgrown hedgerows / woodland Derelict shed within northern part of site Not visually prominent as shielded from view by dwellings on Lower Braniel Road and adjacent SLNCI 		AOHSV AOCMD	<ul style="list-style-type: none"> Abuts limit on northern side only Individually would lead to excessive growth in one direction and could be considered as rounding off 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is defined by the residential development to north <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> If this site were developed a new limit would be defined by natural boundaries. 		No objection	No response	In principle Roads Service has no objection to the proposed zoning.			<ul style="list-style-type: none"> Inclusion of this site could lead to additional pressure to include adjacent land to west and east 	0.55 Ha	14 units	X
3421/1	0	X	X	0	0	0				0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA - CASTLEREAGH

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3426/1	<ul style="list-style-type: none"> Small rectangular hillside site rising steeply in a south easterly direction Heavily vegetated with bushes and trees as well as grassland Development of this site would have a degree of visual impact 		AOHSV Castlereagh Escarpment SLNCI Designation CH 32 Hillfoot Scrub AOCMD Designation CR 07	<ul style="list-style-type: none"> Site abuts limit on northern side only Individually would not lead to excessive growth in one direction but would lead to urban sprawl 	CURRENT LIMIT: <ul style="list-style-type: none"> Currently determined by garden boundaries of adjacent development to the north west POTENTIAL LIMIT SHOULD SITE BE INCLUDED: <ul style="list-style-type: none"> It would be defined by natural boundaries therefore the new limit would be as strong. 		No objection	No response	The proposed zoning is not acceptable to Roads Service. Roads Service has the following initial concerns: 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 the A55, Outer Ring. Adequate spacing between the potential site access, the existing accesses at Nos. 142 – 154 Upper Knockbreda Road and at Orchardvale may not be able to be provided and conflicting and undesirable traffic movements could occur		<ul style="list-style-type: none"> Private residential development adjacent to north Pylons run through southern part of the site Inclusion of this site could lead to pressure for the inclusion of additional lands to the east and west 	4.37 Ha approx	109 units	X
3426/1	0	X	X	0	0	0				0		-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH DISTRICT

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
3600/1	<ul style="list-style-type: none"> Narrow elongated site lying east of Manse Road Falls from road level to the east towards a stream Poor quality agricultural land with rushes in places Site is exposed because of lack of vegetation on roadside boundary and low lying nature Development of this site would have localised visual impact 		<p>AOHSV Castlereagh Escarpment</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> The majority of the western edge of the site abuts the current limit Inclusion of this site would not lead to excessive growth in one direction but could lead to urban sprawl 	<p>CURRENT LIMIT:</p> <p>Manse Road provides a strong natural boundary</p> <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> The development limit would be weakened this site were to be included 		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 the site within the floodplain would in general be contrary to PPS 15 (FLD1).	In principle Roads Service has no objection to the proposed zoning. Improvements will be required to the Manse Road along the site frontage.			<ul style="list-style-type: none"> Agricultural land to north west, south and east, educational use to north east and SLNCI to north Environmental designations adjacent to north - LLPA Designation MCH 36; SLNCI Designation MCH 32/07; AOCMD Designation CR 07 Inclusion of this site could increase pressure for inclusion of additional lands to the west <p>Similar to but smaller than objection site BMAP 2787/1 Site 3</p>	2.16 Ha approx	54 units	X
3600/1	-1	X	X	-1	X	0		X (part of site)		0			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH

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
3696/1	<ul style="list-style-type: none"> The objection site consists of two sites – Site 1 lies to the west of Dunlady Road and Site 2 lies to the east of Ballyregan Road <p>Site A</p> <ul style="list-style-type: none"> Lies to the west of Dunlady Road Rough grassland rising generally to the north east from its western boundary with the stream and treed LLPA Dunlady Road rises steeply and the land is elevated and visible from Upper Newtownards Road and developments and roads to the south Northern boundary of objection site is an arbitrary line Development of the site would have a high degree of visual impact 		AHSV AOCMD	<p>Site A</p> <ul style="list-style-type: none"> Abuts limit on southern side Individually development of this site would not lead to excessive growth in one direction but Site A & B together could Development of this site would lead to urban sprawl 	<p>Site A</p> <p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is drawn to include residential development at Dunlady Manor and mirrored on the eastern side of Dunlady Road <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A new limit would be defined by an arbitrary line to the north 		No objection	An (undesignated) open watercourse flows at the centre of the site. The narrow stream valley is designated as an Area of Special Scientific Interest and consultation with EHS will be necessary in this regard.	Both the proposed zonings are not acceptable to Roads Service. Roads Service has the following initial concerns: Site 1 Ballyregan Road It is not possible within the site to provide access off the Ballyregan Road with visibility and right turning facilities in accordance with roads service standards. Site 2 Dunlady Road It is not possible within the site to provide access off the Ballyregan Road with right turning facilities in accordance with roads service standards.				5.43 Ha Approx.	136 units	X
3696/1	<p>Site A</p> <p>-2</p>	X	X	<p>Site A</p> <p>-1</p>	<p>Site A</p> <p>0</p>	0				+1		-	-	X	

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3696/1	<p>Site B</p> <ul style="list-style-type: none"> Lies to the east of Ballyregan Road Site, consisting of 3 fields, is good quality agricultural land Land generally rising in a north / north westerly direction towards a crest on Ballyregan Road Land is elevated and visible from a number of locations to the south - Upper Newtownards Road and developments and roads to the south Northern boundary of objection site is an arbitrary line Development of the site would have a degree of visual impact 		AHSV AOCMD	<p>Site B</p> <ul style="list-style-type: none"> Abuts limit on southern side Individually development of this site would not lead to excessive growth in one direction but Site A & B together could Development of this site would lead to urban sprawl 	<p>Site B</p> <p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Current limit is drawn to include residential development at Dunlady Manor and mirrored on the eastern side of Dunlady Road <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> A new limit would be defined by a natural boundary to the north 		No objection	An (undesignated) open watercourse flows at the centre of the site. The narrow stream valley is designated as an Area of Special Scientific Interest and consultation with EHS will be necessary in this regard.	Both the proposed zonings are not acceptable to Roads Service. Roads Service has the following initial concerns: Site 1 Ballyregan Road It is not possible within the site to provide access off the Ballyregan Road with visibility and right turning facilities in accordance with roads service standards. Site 2 Dunlady Road It is not possible within the site to provide access off the Ballyregan Road with right turning facilities in accordance with roads service standards.				9.11 ha approx	228 units	X
3696 /1	<p>Site B</p> <p>-2</p>	X	X	<p>Site B</p> <p>-1</p>	<p>Site B</p> <p>0</p>	0				+1			-	-	X

SITE ANALYSIS – METROPOLITAN URBAN AREA – CASTLEREAGH DISTRICT

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
3704/1	<ul style="list-style-type: none"> Site consists of a dwelling, farm buildings and agricultural land Level in the north but rising towards a high point located around the farm buildings Rising from the south towards the same high point located around the dwelling and farm buildings Visually prominent on approach from north and south Development of this land would have degree of visual impact 		<p>AOHSV Castlereagh Escarpment</p> <p>AOCMD Designation CR 07</p>	<ul style="list-style-type: none"> Site abuts limit on western side only Individually would not lead to excessive growth in one direction but could lead to urban sprawl 	<p>CURRENT LIMIT:</p> <ul style="list-style-type: none"> Ballymaconaghy Road provides a strong natural boundary <p>POTENTIAL LIMIT SHOULD SITE BE INCLUDED:</p> <ul style="list-style-type: none"> If this land were to be included the development limit would not be as strong 		No objections	There are (undesigned) watercourses flowing along the south and north edges of the site. Developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourses.	In principle Roads Service has no objection to the proposed zoning. A Conceptual Master Plan to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department and linked to zonings MCH03/10, MCH03/11 and MCH07; improvements will be required to the Ballymaconaghy Road along the site frontage. Access arrangements shall be agreed with Roads Service, DRD.			<ul style="list-style-type: none"> Golf Course and Driving range to the north, agricultural land to the east and south Residential development and substantial Housing Zoning (MCH 03/11) to the west Inclusion of this site could lead to pressure for inclusion of additional lands east of Ballymaconaghy Road and Manse Road 	12.36 Ha approx	309 units	X
3704/1	-1	X	X	-1	-1	0				0			-	-	X