

## **APPENDIX 2:**

### **DISTRIBUTION OF HOUSING GROWTH POTENTIAL IN BMAP**

#### **ASSESSMENT OF ALL RELEVANT OBJECTION SITES:**

- [\*\*METROPOLITAN NEWTOWNABBEY\*\*](#)

## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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
394/1	<ul style="list-style-type: none"> <li>Site consists of agricultural field which slopes down from Mallusk Road to the south.</li> <li>Site is demarcated by fencing and group of mature trees to the west, to the south fencing, hedgerow to the east and stone wall and fence to the north.</li> <li>Southern portion of site would be prominent from Mallusk Road.</li> <li>Prominent from road.</li> </ul>		None	<p>The site abuts the development limit on its southern, eastern and northern boundary.</p> <p>Inclusion of the site can be considered as rounding off and would provide a more compact boundary.</p>	<p>Current limit follows Park Road, the rear of properties, Ballymartin Water and hedgerow.</p> <p>The proposed limit would be defined by Park Road, the rear of properties, and Ballymartin Water.</p>		No objection.		Not acceptable to provide access due to visibility.		No	<p>Residential properties lie to the north, east and south of the site. The surrounding area in these directions is urban in character. To the west lies playing fields and open countryside.</p> <p>This site is part of representation 360/1.</p> <p>A shed is located on the north east corner of the site.</p>	0.94 ha	24	
394/1	0	+2		+1	+1	0				0			0.94	24	A1

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BMAP 398/1	<ul style="list-style-type: none"> <li>Site consists of agricultural fields.</li> <li>The site is bound by residential development, mature trees and mature hedgerows.</li> <li>Flat site.</li> <li>Row of mature trees on southern boundary.</li> <li>Good views of surrounding areas.</li> <li>Abuts busy road.</li> </ul>		None	<p>The site abuts the development limit on its northern boundary and a portion of its eastern boundary.</p> <p>No perceived advantage or disadvantage in terms of urban form.</p>	<p>Current limit follows the rear of residential properties and Upper Hightown Road.</p> <p>The proposed limit would follow rear of residential properties and Upper Hightown Road.</p>		No objection.		No objection.		No	<p>Two dwellings are within site boundary.</p> <p>Site overlaps 3695/1 and 2529/4.</p> <p>Approval has been granted for a dwelling.</p>	4.91	123	
398/1	0	+2		0	0	0				0			4.91	123	A1

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1720/1	<ul style="list-style-type: none"> <li>Large site made up of a number of agricultural fields of varying sizes.</li> <li>The site is flat to the north west with gradual rise to north east with land rising to south of Flush River.</li> <li>Site is defined by Hydepark and Boghill Road, Flush River and hedgerows.</li> <li>Groups of mature trees located on various parts of the site with good demarcation between fields.</li> <li>The surrounding land uses is agricultural.</li> </ul>		None	<p>The site is adjacent to the development limit.</p> <p>Development of the site would see excessive development to the south of existing development limit and resulting urban sprawl.</p> <p>Strategic direction of RDS outweighs this factor.</p>	<p>Current limit follows Hydepark Road.</p> <p>Proposed limit would follow Boghill Road, and hedgerows.</p> <p>Strategic direction of RDS outweighs this factor.</p>		No objection.		No objection.		YES	<p>Hydepark Dam SLNCI abuts part of southern boundary.</p> <p>Site contains agricultural buildings and residential properties.</p> <p>Land to the north of the site as various housing zonings.</p> <p>NIE pylons cross site at two locations.</p>	47.42 ha	1186	
1720/1	0	+2		(X)	(X)	0				0			47.42 ha	(1186)	A1

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2529/4	<ul style="list-style-type: none"> <li>The site consists of a number of agricultural fields traversed by lane serving a number of properties.</li> <li>The site has well defined boundaries of hedgerows with tree interspersed.</li> <li>Field boundaries are well defined with hedgerows and rows of mature trees.</li> <li>Site is relatively flat with slight rise from the rear of housing developments.</li> <li>Good views of surrounding area.</li> <li>Surrounding land use is agricultural bar to the north which is urban.</li> </ul>		None	<p>The site abuts residential development on its northern boundary.</p> <p>The proposed would lead to excessive development to the south and would result in urban sprawl.</p> <p>Strategic direction of RDS outweighs this factor.</p>	<p>Current limit follows Upper Hightown Road, rear of residential developments and zoned housing sites.</p> <p>The proposed limit would follow Upper Hightown Road and the rear of residential developments and zoned sites.</p>		No objection.		No objection.		No	<p>Site overlapped by representations 398/1, 1728/1, 3622/5, and 3695/1.</p> <p>Number of residential buildings, agricultural buildings and a group of derelict building access via laneway.</p> <p>Approval for dwellings.</p>	19.26 ha	482	
2529/4	0	+2		(X)	0	0				0			19.26 ha	(482)	A1

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211/1	<ul style="list-style-type: none"> <li>Site consists of a number of commercial and residential properties.</li> <li>The site boundaries are demarcated by hedgerows, fencing and mature trees.</li> <li>The flat site abuts busy Antrim Road.</li> <li>Surrounding use consists of commercial uses, playing fields and City of Belfast Golf Course.</li> </ul>		None	<p>The site is adjacent to the limit on its northern boundary.</p> <p>The site contains commercial and residential properties.</p>	<p>Current limit follows the Antrim Road, boundary of the golf course and playing fields and rear of residential properties.</p> <p>The proposed development limit would follow Antrim Road, rear of commercial and residential properties and the boundary of the golf course and playing fields.</p>		No objection.		No objection.		No	<p>Site contains the Chimney Corner (RH), car sales business, residential properties and premises pertaining to Golf Course.</p> <p>To the south of the site is play fields and City of Belfast Golf Course and to the north and east commercial and residential developments.</p> <p>Refusal for erection of 6 apts (i.e. U/2006/0471/F).</p>	2.76 ha	69	
211/1	0	+2		0	-1	0				0			2.76 ha	69	B1

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757/2	<ul style="list-style-type: none"> <li>Rectangle shaped site.</li> <li>Demarcated mainly by hedgerows bar portion of northern boundary which abuts Black River.</li> <li>Flat site with slight rise from Park Road adjacent to River.</li> <li>Good views of surrounding area.</li> <li>Rural setting with mature trees adjacent to south of site.</li> </ul>		None	<p>The site is adjacent to the limit on its eastern and southern boundary.</p> <p>The site would extend to the west of the existing limit and would not be considered</p>	<p>Current limit follows Park Road, the rear of properties, and Ballymartin Water.</p> <p>The proposed development limit would follow hedgerow, the rear of properties and Ballymartin Water.</p>		No objection.	Site lies adjacent to two designated watercourses. Part of the site is liable to flooding.	No objection.			<p>Site abuts housing on its southern boundary.</p> <p>To east of the site lies zoning housing land (MNY 02/27) and to north lies SLNCI.</p> <p>Abuts representation 759/3 and 3498/1.</p> <p>Overlaps with representation 2529/9.</p>	1.35 ha	34	
757/2	0	+2		0	-1	0				0			1.35 ha	34	B1

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3695/1	<ul style="list-style-type: none"> <li>Very large site which is traversed by Upper Hightown Road.</li> <li>Site is made up of agricultural fields which vary in size.</li> <li>Site abuts residential development to the east of Upper Hightown Road.</li> <li>Site contains mature hedgerows and rows of mature trees.</li> <li>Site is relatively flat but rises gradually to the south west of the site.</li> <li>Land rises beyond site boundary to the south.</li> <li>Rural setting with good views of surrounding area.</li> </ul>		<p>COU 6/04 Belfast Basalt Escarpment AOHSV</p> <p>NY 05/01 AOCMD</p>	<p>Portion of site abuts development limit on its northern boundary and where it abuts Upper Hightown Road.</p> <p>The development of the site would result in excessive development to the south and west into open countryside and would result in urban sprawl.</p> <p>Strategic direction of RDS outweighs this factor.</p>	<p>The current limit follows the rear of properties, zoned housing land and Upper.</p> <p>The proposed limit would be far weaker in part due to development beyond Upper Hightown Road to the west.</p>		No objection.		No objection.		No	<p>The site contains residential properties, farm buildings and derelict buildings.</p> <p>Site overlaps following representations 398/1, 1728/1, and 2529/4.</p> <p>4.2 Ha covered by AOHSV which has been removed from potential.</p> <p>Refusal for dwelling and approval for nursery building.</p>	62 ha	1550	
3695/1	0	+2		(X)	-1	0				0			62 ha	(1550)	B1



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94/1	<ul style="list-style-type: none"> <li>Site is made up of number of agricultural fields.</li> <li>Site is demarcated by sporadic hedging interspersed with a tree at intervals.</li> <li>Site slopes gently to north east.</li> <li>Surrounding land use is agricultural</li> <li>Open views of surrounding area.</li> </ul>		None	<p>The site is located some distance from development limit.</p> <p>Development of the site would see excessive development to the south into open countryside and would result in urban sprawl.</p>	<p>Current limit follows rear of residential properties, rear of commercial properties and proposed zoned land.</p> <p>The site lies some distance from limit.</p>		No objection.	Two undesignated watercourses, potential constraints regarding discharge of storm water and site/part liable to flooding.	Not acceptable due to access as it does not have frontage onto adopted road.		No	<p>To the east of the site is Hydepark Dam SLNCI</p> <p>Refusal for dwelling adjacent to site (i.e. U/2006/0704/0).</p> <p>Representation 3194/1 abuts southern limit.</p>	5.15 ha	129	
94/1	0	+2		X	-	0			X	0			-	-	X

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360/1	<ul style="list-style-type: none"> <li>Site consists of playing fields and agricultural field.</li> <li>Site is divided by Mallusk Road.</li> <li>Portion of site to the south of the road consists of playing field with mature trees on boundary.</li> <li>Land to north of the road consists of playing field and agricultural field with mature trees on boundary and between land uses.</li> <li>Flat site.</li> </ul>		None	<p>The site abuts the development limit on its eastern boundary.</p> <p>Development of the site whilst not rounding off has no perceived advantage or disadvantage in terms of urban form.</p>	<p>Current limit follows Park Road, the rear of properties, Ballymartin Water, hedgerow, trees and rear of commercial properties.</p> <p>Proposed limit would follow Park Road, the rear of properties, Ballymartin Water and the rear commercial properties.</p>		Nil response.		Nil response.		No	<p>Site contains two playing fields.</p> <p>Residential properties and Public House abut the site on its eastern boundary.</p> <p>Abuts zoning MNY 21 for existing employment / industry.</p> <p>Quarry to the west of site.</p> <p>Site overlaps with representation 394/1.</p>	4.55 ha	114	
360/1	0	+2		0	0	0				0		X	-	-	X

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484/1	<ul style="list-style-type: none"> <li>Site containing former petrol filling station and dwelling with garden.</li> <li>Site defined to south by Doagh Road, mature trees on north and east boundary and has no physical boundary to west bar remnants of form fence in part.</li> <li>Flat site.</li> <li>Commercial and residential developments are the surrounding land use.</li> </ul>		None	<p>The site is adjacent to the limit on its southern boundary.</p> <p>Inclusion of the site would not constitute compact urban form.</p> <p>Given the scale of the site RDS direction can be excluded in this instance.</p>	<p>Current limit follows Doagh Road.</p> <p>Proposed limit would follow Doagh Road, mature trees and remnants of form fence in part.</p>		No objection.		No objection.		No	<p>Approval granted for two dwellings (i.e. U/2006/0390/F)</p> <p>Former commercial and residential use on site.</p> <p>Café abuts the site to the west and garden to dwelling to east.</p> <p>Surrounding land uses mainly commercial.</p>	0.31 ha	8	
484/1	0	+2		X	X	0				0			-	-	X

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755/2	<ul style="list-style-type: none"> <li>Flat site which is traversed by Ballymartin Water.</li> <li>Site boundary is defined by mature trees, hedgerow and Trench Lane.</li> <li>Mature trees are prominent adjacent to Ballymartin Water as it goes through site.</li> <li>Urban development to the north and east of site.</li> </ul>		MNY 42 LLPA Ballymartin Water	<p>Land to the east of the Ballymartin Water is within the development limit.</p> <p>No perceived advantage or disadvantage in terms of urban form.</p>	<p>Current limit follows rear of commercial properties, Ballymartin Water and rear of residential properties.</p> <p>Proposed limit would follow rear of commercial properties, tree line and rear of residential properties.</p>		No objection.	Lies adjacent to a designated watercourse. Part of the site liable to flooding.	Not acceptable as it does not have frontage onto the adopted road network.		No	<p>Planning approval has been granted for housing on that portion of site which is within development limit (i.e. U/2003/0800/F).</p> <p>LLPA traverses the site.</p>	1.8 ha Outside limit.	45	
755/2	0	+1		0	0	0			X	0			-	-	X

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759/3	<ul style="list-style-type: none"> <li>Comprises of two agricultural fields segmented by small water course.</li> <li>Site boundary defined by, Park Road to the east, Ballymartin River to the west and fencing and small water course to south with no clear boundary to north.</li> <li>Site rises slightly towards its northern boundary with good views of surrounding area.</li> <li>Surrounding land use is mainly agricultural.</li> </ul>		<p>MNY 39/07 Park Road West SLNCI and AOCMD</p> <p>MNY 42 LLPA Ballymartin Water</p>	<p>The site abuts the limit on its eastern boundary.</p> <p>The site would extend to the west of the existing limit and would not constitute compact urban form.</p>	<p>Current limit follows Doagh Road, the rear of properties and Ballymartin Water.</p> <p>The proposed development limit would follow hedgerow, Ballymartin Water, fencing and small water course.</p>		No objection.		No objection.		No	<p>To the north of the site are to residential properties.</p> <p>To the east of the site is the City of Belfast Playing Fields.</p> <p>Abuts representation 757/2 and 3489/1.</p> <p>Site overlaps with representation 2529/9.</p> <p>LLPA follows river course.</p> <p>SLNCI covers whole site.</p>	1.12 ha	28	
759/3	0	+2	X	X	-1	0				0			-	-	X

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1728/1	<ul style="list-style-type: none"> <li>Site consists of four agricultural fields.</li> <li>Fencing demarcates the four fields with boundary of hedgerow and trees.</li> <li>Site is open and relatively flat with slight rise from the south.</li> </ul>		<p>COU 6/04 Belfast Basalt Escarpment AOHSV</p> <p>Cavehill / Colinward SLNCI (seeBelfast)</p> <p>NY05 AOCMD.</p>	<p>The site abuts the development limit on its southern boundary.</p> <p>Development of the site would see excessive development to the north into open countryside.</p>	<p>Current limit follows rear of residential properties and proposed housing zonings.</p> <p>Proposed limit would follow rear of properties and proposed zonings.</p>		No objection.		No objection.		No	<p>North portion of site covered by various environmental designations.</p> <p>Residential development lies to the south of the site.</p> <p>Site overlapped by 398/1, 2529/4, and 3695/1.</p> <p>Environmental constraint covers 4.2 of the site and has been removed from site area.</p>	3.56 ha	89	
1728/1	0	+2	X	X	0	0				0			-	-	X

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1931/8a	<ul style="list-style-type: none"> <li>Bound by Doagh and Kingmoss Road to the north, Sallybush Road, to the west, Ballynure Road to the east, and Ballyclare Road to the south.</li> <li>Traversed by railway line.</li> <li>North of the railway line the land undulating with groups of mature trees, with less well define field boundaries in part.</li> <li>South of railway line gently undulating and is mainly agricultural land with well defined field boundaries.</li> <li>Prominent views.</li> <li>Mainly agricultural land within rural setting.</li> </ul>		None	<p>The site lies adjacent to the Ballynure Road which abuts the limit.</p> <p>The proposal would result in excessive development to the west of the limit and would result in urban sprawl into open countryside.</p>	<p>The development limit follows the A8 and Ballynure Road</p> <p>The proposed limit would be considered as being weaker than existing limit as defined by primary roads.</p> <p>Strategic direction of RDS outweighs this factor.</p>		Lies adjacent to three designated and undesignated watercourses. Part of the site is liable to flooding.		No objection.		Yes	<p>Site overlaps with representation 2952/1, and 2529/1</p> <p>Site contains Corrs Corner pub/restaurant, dwellings, farm buildings and commercial properties.</p> <p>Pylons cross part of site.</p>	123.6 ha	3091	
1931/8a	- 1	+2		X	(X)	0				0			-	-	X

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1931/8b	<p>This portion of the site is divided into two parts as Ballycraigy Road traverses the site:</p> <p>B(i)</p> <ul style="list-style-type: none"> <li>Bound by Ballyclare Road to the north, Gravehill Road to the west, Ballycraigy Road to the south and A8 to the east.</li> <li>Rises from Ballycraigy Road to north.</li> <li>Agricultural land with strong field boundaries to an extent.</li> <li>Prominent views.</li> </ul> <p>B(ii)</p> <ul style="list-style-type: none"> <li>Bound by Ballycraigy Road to the north, Ballycraigy Road South to the west, M2 to the south and A8 to the east.</li> <li>Rises from the south to north.</li> <li>Characterised by large fields with well defined field boundaries.</li> <li>Groups of mature trees.</li> <li>Prominent views.</li> </ul>		MNY 41 Ballycraigy	<p>The site lies adjacent to A8 which abuts the limit.</p> <p>The proposal would result in excessive development to the west of the limit and would result in urban sprawl into open countryside.</p> <p>Strategic direction of RDS outweighs this factor.</p>	<p>The development limit follows the A8 and Ballynure Road.</p> <p>The proposed limit would be considered as being weaker than existing limit as defined by primary roads.</p> <p>Strategic direction of RDS outweighs this factor.</p>		No objection.		No objection bar objection to Ballycraigy Road which has substandard alignment.		Yes	<p>Environmental designation covers whole site</p> <p>Site overlaps with representation 2952/1, and 2529/1.</p> <p>Site contains dwellings, and farm buildings.</p> <p>Pylons crosses part of site.</p>	196.4 ha	4910.	
1931/8b	- 1	+2	X	(X)	(X)	0				0			-	-	X



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2529/1	<ul style="list-style-type: none"> <li>Bound to the north by Doagh Road, Ballynure Road to the east, Ballyclare Road to the south and Mossvale Road to the west.</li> <li>Bisected by railway line.</li> <li>South of railway line gently undulating and is mainly agricultural land with well defined field boundaries.</li> <li>North of the railway line the land undulating with groups of mature trees, with less well define field boundaries.</li> <li>Rural in character.</li> <li>Prominent views.</li> </ul>		None	<p>The site lies adjacent to Ballynure Road which abuts the limit.</p> <p>The proposal would result in excessive development to the west of the limit and would result in compact urban form.</p>	<p>The development limit follows the Ballynure Road.</p> <p>The proposed limit would be considered as being weaker than existing limit as defined by primary road.</p> <p>Strategic direction of RDS outweighs this factor.</p>		No objection.	Lies adjacent to two undesignated watercourses. Site/part of site is liable to flooding.	No objection.		YES	<p>Site overlaps with representation 1931/8, and 2952/1.</p> <p>Site contains Corrs Corner pub/restaurant, dwellings, farm buildings and commercial properties.</p>	80.6 ha	2015	
2529/1	- 1	+2		X	(X)	0				0			-	-	X

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2529/9	<ul style="list-style-type: none"> <li>Large site which bound by Mallusk Road, Craigarogan Road, Roughfort Road, M2 Motorway, and Antrim Road bar portion of eastern boundary which is demarcated by lane to rear of dwelling.</li> <li>Antrim Road traverses the site.</li> <li>Land to the south of Antrim Road is relatively flat fields with a slight rise to Mallusk Road.</li> <li>The fields are mainly demarcated with hedgerows interspersed with trees.</li> <li>Land to the north rises to Motorway with the fields in the main well demarcated.</li> <li>Prominent views from roads and M2.</li> </ul>		<p>MNY 39/07 Park Road West SLNCI and AOCMD</p> <p>MNY 42 Ballymartin Water LLPA</p>	<p>The site is within the development limit bar that portion to the south of Ballymartin Water.</p> <p>The inclusion of this land would result in excessive development to the south and would not lead to compact urban form.</p>	<p>Current limit follows the Antrim Road, Park Road, Ballymartin Water, field boundaries, Craigarogan Road, Roughfort Road, and rear of commercial properties.</p> <p>The proposed limit would be the same excluding field boundaries which would be replaced by Mallusk Road.</p>		No objection.		No objection.		No	<p>SLNCI of 1.14 excluded from area.</p> <p>LLPA covered by proposal.</p> <p>Zoning MNY 09 for Employment/ Industry is cover in totality by proposal.</p> <p>Site contains factory, engineering works and a number of residential properties and small settlement of Craigarogan.</p> <p>Overlaps with representations 34981/, 759/3, and 757/2.</p>	75.70 ha	1893	
2529/9	0	+2		X	+1	0				0			-	-	X

## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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	
2647/1	<ul style="list-style-type: none"> <li>Bound by hedgerow, trees and fencing to the north, railway line to south, rear of residential development to east and tapers to point where Lodge Road merges with Old Carrick Road to west.</li> <li>The site is traversed by Hawthorne Road.</li> <li>Land to the west of Hawthorne Road falls steeply from hedge to metal fence before levelling out adjacent to railway line.</li> <li>Overgrown vegetation.</li> <li>Land to the east of the road slopes gently from north to south.</li> <li>Number of agricultural fields.</li> <li>Internal boundaries of hedgerows and trees.</li> <li>Prominent views from road.</li> </ul>		<p>GD 10 LLPA West of Greenisland</p> <p>COU 6/02 AOHSV Carrickfergus Escrapement</p> <p>NY 05 AOCMD</p> <p>MNY 39/01 Brookmount Glen SLNCI</p> <p>MNY 39/08 Three Mile Water</p>	<p>The proposal abuts the development limit to the east.</p> <p>No perceived advantage or disadvantage in terms of urban form.</p>	<p>The proposed limit would stronger as it abuts Old Carrick Road and railway line.</p>		No comment.			Any development should conform to PPS and guidelines.		No	<p>Covered by AOHSV.</p> <p>MNY 39/01 crosses the site.</p> <p>MNY 39/08 Three Mile Water covers 1.69 ha.</p> <p>Representation covers that portion of the site in Newtownabbey and 2647/3 covers that portion in Carrickfergus.</p> <p>Site overlaps in part with the following representation 3781/1, and 3755/1.</p> <p>Contains agricultural outbuildings and farm dwelling.</p>	18.0 ha	450	
2647/1	0	-1	X	0	+1	0				0			-	-	X	

## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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2952/1a	<ul style="list-style-type: none"> <li>Bound to the north by railway line, Ballynure Road to east, Ballyclare Road to the south and Mossvale Road to the west.</li> <li>Gently undulating.</li> <li>Mainly agricultural land with well defined field boundaries.</li> <li>Rural location in character.</li> <li>Prominent views.</li> </ul>			<p>The site lies adjacent to A8 which abuts the limit.</p> <p>The proposal would result in excessive development to the west of the limit and would result in urban sprawl into open countryside.</p>	<p>The development limit follows the A8.</p> <p>The proposed limit would be weaker given it would follow field boundaries in part to the west of the site.</p> <p>Strategic direction of RDS outweighs this factor.</p>		No objection.		No objection bar objection to Ballycraigy Road which has substandard alignment.		YES	<p>Site overlaps with representation 1931/8, and 2529/1.</p> <p>Site contains Corrs Corner pub/restaurant, dwellings and farm buildings.</p> <p>NIE pylons cross site.</p>	38.1 ha	953	
2952/1a	- 1	+2		X	(X)	0				0			-	-	X

## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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2952/1b	<ul style="list-style-type: none"> <li>Bound to the north by Ballyclare Road, A8 to the east, Ballycraigy Road to the south and hedgerows, Kiln Road to the west.</li> <li>Rises from Ballycraigy Road to the north.</li> <li>Strong field boundaries to an extent.</li> <li>Rural location in character.</li> <li>Prominent views.</li> </ul>		MNY 41 Ballycraigy LLPA	<p>The site lies adjacent to A8 which abuts the limit.</p> <p>The proposal would result in excessive development to the west of the limit and would result in urban sprawl into open countryside.</p>	<p>The development limit follows the A8.</p> <p>The proposed limit would weaker given it would follow field boundaries in part to the west of the site.</p> <p>Strategic direction of RDS outweighs this factor.</p>		No objection.		No objection bar objection to Ballycraigy Road which has substandard alignment.		YES	<p>LLPA covers whole site.</p> <p>Site overlaps with representation 1931/8, and 2529/1.</p> <p>Site contains dwellings and farm buildings.</p> <p>NIE pylons cross site.</p>	35.76 ha	894	
2952/1b	- 1	+2	X	X	(X)	0				0			-	-	X

## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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3191/1	<ul style="list-style-type: none"> <li>Site is access via Grange Lane which is tree lined in part.</li> <li>Site is made up of a number of agricultural fields and show jumping area.</li> <li>The site rises to the south with land to the north being flat.</li> <li>Field boundaries are defined by hedgerows interspersed with trees.</li> <li>Surrounding area is rural in character.</li> </ul>		MNY 42 Ballymartin Water LLPA	<p>Site abuts the limit to the north and east.</p> <p>Development of the site would result in excessive development to an extent when account is taken existing urban form at this location.</p>	<p>Current limit follows Ballymartin Water and rear of commercial properties.</p> <p>Proposed limit would follow Ballymartin Water, rear of commercial properties and hedgerows.</p>		Site lies adjacent to a number of undesignated watercourses. Site/part of site is liable to flooding.		An access cannot be provided to serve the site, as it does not have frontage onto the adopted road network.		No	<p>Site contains residential properties.</p> <p>Pending planning application (i.e.U/2003/0825 for bungalow) and refusal for retirement bungalow (i.e. U/2005/0074).</p> <p>LLPA follows river boundary to north of site.</p>	7.28 ha	182	
3191/1	-1	+2		-1	0	0			X	0			-	-	X

## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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
3194/1	<ul style="list-style-type: none"> <li>Site consists of two agricultural fields traversed by Hypepark Lane.</li> <li>Land rises from Hypebank Lane to field to its east.</li> <li>Boundary defined by mature trees and hedgerows.</li> <li>Flat site bar dip along the north west boundary.</li> <li>Dense tree cover along western boundary.</li> <li>Open countryside.</li> </ul>		None	<p>The site abuts the development limit on its northern boundary.</p> <p>Development of the site would result in urban sprawl to the south.</p>	<p>Current limit follows the rear of derelict buildings, rear of commercial properties and Hydepark Road.</p> <p>The proposed limit would follow rear of residential and commercial properties and Hydepark Road.</p>		Lies adjacent to a number of undesignated watercourses and site/part of site liable to flooding.		Access cannot be provided to serve the site as it does not have frontage onto adopted road network.			Site abuts representation 94/1.  The site abuts on its south east boundary Hydepark Dam SLNCI.	7.31	183	
3194/1	0	+2		-1	0	0			X	0			-	-	X

## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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3470/1	<ul style="list-style-type: none"> <li>Site containing a number of agricultural fields demarcated by hedgerows.</li> <li>Site is bound to the west by Pond Burn, Old Carrick Road to the south and hedgerow to east and north.</li> <li>Land rises from south to north.</li> <li>Access to the site is via lane way.</li> <li>Prominent views from the north of the site as it continues to rise towards the escarpment.</li> <li>Surrounding land uses is prominently agricultural.</li> </ul>		COU 6/02 AOHSV  NY 05 AOCMD	<p>The site is adjacent to the development limit on its southern boundary.</p> <p>The site would extend to the north of the existing limit and would result in urban sprawl.</p>	<p>Current limit follows Old Carrick Road and the rear of residential properties and railway line.</p> <p>The proposed limit would follow the Old Carrick Road, hedgerows, rear of residential properties, Pond Burn and railway line.</p>		No objection.		Contrary to PPS 3 if permitted would result in the creation of a new vehicular access/intensification of uses of an existing access on protected route.		YES	<p>Environmental constraints cover whole.</p> <p>Agricultural buildings, residential properties and car sales premises and forecourt are contained within site boundary.</p> <p>Housing development to the south of the site.</p> <p>Adjacent to Monkstown Cemetery.</p> <p>NIE pylons cross middle of site.</p>	27.8 ha	695	
3470/1	-1	X	X	X	X	0				0			-	-	X



## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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3473/1	<ul style="list-style-type: none"> <li>Large site divided into two parts by the Old Carrick Road.</li> <li>Land to south of Old Carrick Road consists of agricultural buildings and residential property.</li> <li>Boundary is defined by hedgerow and trees and site slopes down from Old Carrick Road.</li> <li>Land to the north of the road is made up of agricultural fields with boundary defined by trees and hedgerows.</li> <li>Groups of mature trees adjacent to dwellings.</li> <li>Land rises to the north of the site towards escarpment.</li> <li>Rural setting.</li> <li>Rath</li> </ul>		COU 6/02 Carrickfergus Escarpment AOHSV  NY 05 AOCMD	The site does not abut development limit and would lead to excessive development and create gap site.	Current limit follows Old Carrick Road, rear of residential properties and railway line.  Proposed limit would follow Old Carrick Road, hedgerows, and railway line.		No objection.		Contrary to PPS 3 if permitted would result in the creation of a new vehicular access/intensification of uses of an existing access on protected route.		Yes	Site contains agricultural farm buildings and dwellings.  Environmental constraints cover the totality of the site.  NIE pylon crosses part of site.	31.0 ha	775	
3743/1	-1	X	X	X	X	0				0			-	-	X

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3488/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>Site rises from the north to south.</li> <li>Site is defined by hedgerows and traversed by some trees with hedgerows demarcating internal field boundaries to extent.</li> <li>Good views of surrounding area and development would be prominent.</li> <li>Land rises steeply to escarpment.</li> </ul>		COU 6/04 Belfast Basalt Escarpment AOHSV  NY 05/01 AOCMD  BT 102/12 Cavehill / Collinward SLNCI	Site abuts limit on northern boundary.  Development of the site would result in excessive development to the south and would not constitute compact urban form.	Current and proposed limit would be no different assuming zoning accepted.		No objection.	Lies adjacent to two watercourses. Maybe constrains on development and part of site liable to flooding.	Nil return.		No	3.85 ha of the site covered by SLNCI.  Whole site covered by AOHSV and AOCMD.	8.7 ha	218	
3488/1	-2	X	X	X	0	0				0			-	-	X

## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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
3498/1	<ul style="list-style-type: none"> <li>Site is gently undulating and traversed by Ballymartin River.</li> <li>Access to site is via lane way.</li> <li>Site is made up of a number of agricultural fields and buildings to the south of the site.</li> <li>Group of trees on north west boundary and interspersed on other boundaries.</li> <li>Boundary of site is defined by Ballymartin River, hedgerow and fencing.</li> <li>Rural setting with open view of countryside.</li> </ul>		MNY 42 Ballymartin Water LLPA	<p>Portion of the site containing buildings is within the development limit. The remainder of the site lies outside the development limit.</p> <p>Development of the site would lead to urban sprawl.</p> <p>The proposed limit would result in a gap site between eastern boundary and Park Road.</p>	<p>Current limit follows Park Road, rear of properties and Ballymartin Water.</p> <p>The proposed development limit would follow rear of properties and Ballymartin Water.</p>		No objection.		Not acceptable due to access, right turning traffic, and junction issues.			<p>0.57ha is within limit and excluded from site area.</p> <p>Abuts representation 757/2 and 759/3 and overlaps 2529/9.</p> <p>Buildings to the south of the site are within limit.</p> <p>Site abuts SLNCI on northern boundary.</p> <p>LLPA follows course of river.</p>	7.34 ha	183	
3498/1	0	+2		X	0	0			X	0			-	-	X

## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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
3516/1	<ul style="list-style-type: none"> <li>Site contains a number of agricultural fields.</li> <li>Boundary is defined by hedgerows interspersed with trees.</li> <li>Strong field boundaries of hedgerows interspersed with trees.</li> <li>Groups of mature trees.</li> <li>The site rises continuously to the south from the development limit.</li> <li>Surrounding land use is agricultural bar to the north.</li> </ul>		COU 6/04 Belfast Basalt Escarpment AOHSV  NY 05 AOCMD	<p>The site abuts development limit to the north.</p> <p>Development of the site would lead to excessive development to the south and would not provide compact urban form.</p>	Current and proposed limit would not differ.		No objection		Not acceptable due to access, sight distance and road width.		No	Environmental designation covers whole site.	23 ha	575	
3516/1	X	X	X	X	0	0				0			-	-	X

## SITE ANALYSIS – METROPOLITAN URBAN AREA – NEWTOWNABBEY

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
3755/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>The site abuts trees and hedgerows to the west, railway line to the south, Old Carrick Road to the north and mature hedgerow to the east.</li> <li>Land falls gently from the north to the south.</li> <li>Internal boundaries of hedgerows.</li> <li>Site would be prominent from Old Carrick Road.</li> <li>Surrounding land uses are agricultural and large residential development to the west.</li> </ul>		CE 04 Rural Landscape Wedge Carrickfergus	<p>The site abuts the development limit to the west.</p> <p>Development of the site would result in excessive development to the east and encourage coalescence between Metropolitan Newtownabbey and Metropolitan Carrickfergus.</p>	<p>Current limit follows the Old Carrick Road, rear of residential properties (defined by trees and hedges) and railway line.</p> <p>Proposed limit would follow Old Carrick Road, rear of residential properties and railway line.</p>		No objection.		No objection.		No	Rural Landscape Wedge covers the whole site.	8 ha	200	
3755/1	0	+1	X	X	0	0				0			-	-	X

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3781/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>Triangular shape site that abuts residential development to the east, railway line to the south and has no other clearly defined boundaries.</li> <li>Land falls from the north to the south.</li> <li>Internal boundaries of hedgerows.</li> <li>Prominent views from Old Carrick Road.</li> </ul>		CE 04 Rural Landscape Wedge Carrickfergus	<p>The site abuts the development limit to the east.</p> <p>Inclusion of this site within the development limit would encourage coalescence between Metropolitan Newtownabbey and Metropolitan Greenisland.</p>	<p>Current limit follows the rear of properties and the railway line.</p> <p>The proposed limit would be weaker accounting for the nature of the site.</p>		No objection.		No objection.		No	<p>Rural Landscape Wedge covers whole site.</p> <p>Site overlaps with 2647/1, 2677.3 and 3755/1.</p>	20.8 ha	520	
3781/1	0	+1	X	X	-1	0				0			-	-	X