

## **APPENDIX 4:**

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

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

- [GREENISLAND](#)
- [WHITEHEAD](#)
- [KNOCKNAGUILLIAGH](#)
- [TROOPERSLANE](#)

## SITE ANALYSIS – METROPOLITAN RURAL AREA - GREENISLAND

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
232/1	<ul style="list-style-type: none"> <li>Flat agricultural field.</li> <li>Open views of agricultural land and Carrickfergus. Hills to the north of site.</li> <li>Demarcated by wooden fence to south, wire fence to north, maintained hedgerow to west and garden fence and brick wall to east.</li> <li>Adjacent to busy road to south (i.e. Upper Road).</li> </ul>	<p>COU 6/02 AOHSV</p> <p>CE 06 AOCMD</p>	<p>Site abuts the development limit to the west, east and south.</p> <p>Development of the site would result in a more compact urban form.</p>	<p>Current limit follows the rear of properties and Upper Road Greenisland.</p> <p>The proposed limit would follow the rear of properties.</p>		No objections		Contrary to PPS 3 on grounds of creation of new vehicular access/intensification of uses of existing access.	No	<p>AOHSV covers whole site.</p> <p>To the west and east the site abuts residential properties.</p> <p>To the south of Upper Road residential development.</p> <p>Refusal for retirement farm dwelling (i.e. V/2003/0023/O).</p> <p>Pending application for 2 dwelling houses and 2 blocks of apts (i.e. V/2002/0186)</p>	0.77 ha	19	X
BMAP/232/1	0	X	0	0	0						-	-	X

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BMAP/780/2	<ul style="list-style-type: none"> <li>Flat grassland.</li> <li>Falls very slightly to north.</li> <li>Open countryside to north of site.</li> <li>No boundary to north of site.</li> <li>Boundaries elsewhere hedgerow, fencing, trees.</li> </ul>	Rural Landscape Wedge (CE 05)	<p>Site abuts limit of Greenisland to SE and SW of site.</p> <p>Does not constitute excessive growth but does not round off.</p> <p>Open countryside to north but houses to south may help integrate site.</p> <p>No perceived advantage or disadvantage in terms of urban form.</p>	<p>Current limit follows back of properties fronting onto Shore Road – garden fences and hedging.</p> <p>Proposed limit would follow the rear of properties.</p>		No objection.		Nil Response.	No	<p>Environmental designation cover whole site.</p> <p>Adjacent land use: detached housing to SE of site fronting Shore Road.</p> <p>Industrial workshops and sheds (in use) to SW of site.</p>	0.61 Ha	15	X
BMAP/780/2	0	X	0	-1	0						-	-	X

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783/2	<ul style="list-style-type: none"> <li>Site consists of a number of fields.</li> <li>The irregular shaped site has no clear boundary to the east, north and west.</li> <li>The site abuts hedgerow trees and fencing to the rear of housing to the south.</li> <li>Internal boundaries of hedgerows.</li> <li>Undulating site with steep slope in part to the south east.</li> <li>Mature trees.</li> <li>Agricultural land.</li> </ul>	CE 05 Rural landscape wedge	<p>Site abuts limit of Greenisland to south of site at rear of houses fronting onto Shore Road.</p> <p>Development of this site would encroach into open countryside and would be difficult to integrate.</p> <p>Development of this site would encourage coalescence between Greenisland and Carrickfergus.</p>	<p>Current limit follows back of properties fronting onto Shore Road (garden fences and hedging) and Whinfield Lane.</p> <p>The proposed development limit would follow the rear of properties.</p>		No objections		No acceptable due to access as site does not have frontage onto adopted road network.	Yes	<p><b>Reassessment of this site dependent on the lineament of the finalised A2 Shore Road route at this location.</b></p> <p>Rural landscape wedge covers whole site.</p> <p>Adjacent land use:</p> <p>Detached housing to SE of site fronting Shore Road and to east of site fronting Whinfield Lane.</p> <p>Industrial workshops and sheds (in use) to SW of site.</p>	8.10 ha	203	X
BMAP/783/2	0	X	X	0	0			X			-	-	X

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1486/1	<ul style="list-style-type: none"> <li>Agricultural land.</li> <li>Slopes gradually from north to south which increases towards southern boundary.</li> <li>Site boundary to the north is demarcated by Upper Road and to the south by railway line.</li> <li>Boundary to west and east is identified by mature hedgerows.</li> <li>Surrounding land use is in the main agricultural.</li> <li>Prominent views to south.</li> </ul>	CE 05 Rural Landscape Wedge Carrickfergus	<p>The western boundary of the site abuts a residential dwelling which lines adjacent to the development limit and the remainder of western boundary abuts hedgerow of adjacent agricultural field.</p> <p>Development of the site would encourage coalescence of Carrickfergus and Greenisland and there would be gap site between the lower portion of the proposed western boundary and existing boundary.</p>	<p>Development limit follows the boundary of residential development and mature hedgerow.</p> <p>The proposed development limit would follow site boundary of hedgerows.</p>		No objection.		Not acceptable as proposal is contrary to PPS3.	No	<p>Environmental designation covers whole site.</p> <p>Site overlaps in part with 3743/1.</p>	3.4 Ha	85	X
BMAP/1486/1	-1	X	X	0	0						-	-	X

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2229/1	<ul style="list-style-type: none"> <li>Two fields divided by Whinfield Lane to dwelling</li> <li>Boundary to north is demarcated by railway line, and wooden fence adjacent to dwelling</li> <li>Remaining boundaries demarcated by mature hedgerows and number of mature trees</li> <li>Relatively flat site which rise slightly towards a north eastern direction</li> <li>Agricultural land in rural setting</li> <li>Surrounding land use is agricultural</li> </ul>	CE 05 Carrickfergus Rural Landscape Wedge	<p>Site does not abut the development limit and would encourage coalescence between Greenisland and Carrickfergus.</p> <p>Proposal would result in a gap site.</p>	<p>Current limit which lies to the north west of the site is defined by railway line and rear of properties and hedgerow to north.</p> <p>Development of the site would result in a limit which follows rear of properties abutting hedgerow and railway line.</p> <p>The proposed limit would be weaker given the strong boundary of the existing railway line.</p>		No objection.		Not acceptable as the site does not have frontage to adopted road network.	No	Derelict structure which was once dwelling.	8.5 Ha	213	X
BMAP/2229/1	0	X	X	X	0			X			-	-	X

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3350/1	<ul style="list-style-type: none"> <li>Site demarcated by Upper Road Greenisland to the north, Farm Lodge Road to the east, fencing to the west and no formal boundary to the south other than minor stream.</li> <li>Site slopes slightly to south.</li> <li>Cleared site with site works ongoing for residential development.</li> <li>Open countryside to the west and south.</li> </ul>	<p>CE 04 Rural Landscape Wedge</p> <p>GD 10 West of Greenisland LLPA</p>	<p>The site abuts the development to the east and south.</p> <p>Development of this small site would see growth to west but would be considered as rounding off of existing built form.</p>	<p>Current limit follows the back of properties bar at this location where cuts across a driveway and former garden.</p> <p>The proposed development limit would follow the back of properties.</p>		No objection.		Proposed development contrary to PPS 3.	No	<p>Designation covers whole site.</p> <p>Site appears to have been large front garden to property No.1.</p> <p>Planning approval for demolition of existing dwelling (property No.1) and erection of 19 units (i.e. V/2006/0075/F) excluding garden</p> <p>Cleared site.</p> <p>Overlaps with 3474/1 and 3364/1.</p>	0.37	9	X
BMAP/3350/1	0	X	+1	+1	0						-	-	X

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3364/1	<ul style="list-style-type: none"> <li>Site demarcated by Upper Road Greenisland to the north, Farm Lodge Road to the east, fencing to the west and no formal boundary to the south other than minor stream.</li> <li>Site slopes slightly to south.</li> <li>Cleared site with site works ongoing for residential development.</li> <li>Open countryside to the west and south.</li> </ul>	<p>CE 04 Rural Landscape Wedge</p> <p>GD 10 West of Greenisland LLPA</p>	<p>The site abuts the development to the east and south.</p> <p>Development of this small site would see growth to west but would be considered as rounding off of existing built form.</p>	<p>Current limit follows the back of properties bar at this location where cuts across a driveway and former garden.</p> <p>The proposed development limit would follow the back of properties.</p>		No objection.		Proposed development contrary to PPS 3.	No	<p>Designation covers whole site.</p> <p>Site appears to have been large front garden to property No.1.</p> <p>Planning approval for demolition of existing dwelling (property No.1) and erection of 19 units (i.e. V/2006/0075/F) excluding garden</p> <p>Cleared site.</p> <p>Overlaps with 3474/1 and 3350/1</p>	0.37	9	X
BMAP/3364/1	0	X	+1	+1	0						-	-	X



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3474/1	<ul style="list-style-type: none"> <li>Site demarcated by Upper Road Greenisland to the north, Farm Lodge Road to the east, fencing to the west and no formal boundary to the south other than minor stream.</li> <li>Site slopes slightly to south.</li> <li>Cleared site with site works ongoing for residential development.</li> <li>Open countryside to the west and south.</li> </ul>	<p>CE 04 Rural Landscape Wedge</p> <p>GD 10 West of Greenisland LLPA</p>	<p>The site abuts the development to the east and south.</p> <p>Development of this small site would see growth to west but would be considered as rounding off of existing built form.</p>	<p>Current limit follows the back of properties bar at this location where cuts across a driveway and former garden.</p> <p>The proposed development limit would follow the back of properties.</p>		No objection.		Proposed development contrary to PPS 3.	No	<p>Designation covers whole site.</p> <p>Site appears to have been large front garden to property No.1.</p> <p>Planning approval for demolition of existing dwelling (property No.1) and erection of 19 units (i.e. V/2006/0075/F) excluding garden</p> <p>Cleared site.</p> <p>Overlaps with 3364/1 and 3350/1</p>	0.37	9	X
BMAP/3474/1	0	X	+1	+1	0						-	-	X

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3743/1	<ul style="list-style-type: none"> <li>Agricultural land.</li> <li>Slopes gradually from north to south which increases towards southern boundary.</li> <li>Site boundary to the north is demarcated by Upper Road and to the south by railway line.</li> <li>Boundary to west and east is identified by mature hedgerows.</li> <li>Portion of western boundary abuts dwelling.</li> <li>Surrounding land use is in the main agricultural.</li> <li>Prominent views to south.</li> </ul>	CE 05 Rural Landscape Wedge Carrickfergus	<p>The western boundary of the site abuts a residential dwelling which lines adjacent to the development limit and the remainder of western boundary abuts the limit.</p> <p>Development of the site would encourage coalescence of Carrickfergus and Greenisland and would result in a gap site between existing and potential limit.</p>	<p>Development limit follows the boundary of residential development and mature hedgerow.</p> <p>The proposed development limit would follow site boundary of trees and hedgerows abutting housing.</p>		No objection.		Proposal is contrary to PPS 3.	No	Designation covers the whole site.  Site covers 1486/1.	5.59 Ha	140	X
BMAP/3743/1	-1	X	X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA - WHITEHEAD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
1699/1	<ul style="list-style-type: none"> <li>Corner site which abuts Larne Road to the west Slaughterford Road to the east and road junction to the south.</li> <li>To the north abuts the Bentra Municipal Golf Course which has no boundary treatment.</li> <li>Slopes slightly upwards.</li> <li>Adjacent to residential development to south east and golf course to north with views of open countryside.</li> <li>Busy road junction to south.</li> </ul>	WD05 LLPA Whitehead	<p>The site whilst small would extent out from the development limit in a north westerly direction.</p> <p>Development of the site would encourage urban sprawl.</p>	<p>The development limit follows a strong define boundary being the Slaughterford Road.</p> <p>The proposed development limit would encroach onto the other side of the road and would result in a less well define boundary limit.</p>		No objection.		No objection.	No	<p>LLPA covers whole site.</p> <p>Site consists of Bentra Roadhouse Bar and Restaurant and tarmac car park.</p> <p>Planning permission has been refused for 9 Apts (V/2004/0305/F ) on the 27/9/2005.</p>	0.20 ha	5	X
BMAP/1699/1	0	X	X	X	0					+1	-	-	X

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2811/1	<ul style="list-style-type: none"> <li>Agricultural grassland.</li> <li>Rises steeply to east.</li> <li>Rural setting – extensive views.</li> <li>Site divided by McCrae's Brae Road.</li> <li>Busy road forms.</li> <li>Strong boundary to west.</li> <li>Other boundaries comprise hedgerow, trees.</li> </ul>	COU 6/01 Island Mageee AOHSV  CE 06 AOCMD	A portion of the site abuts development limit for Whitehead to the south.  Development of the site would result in excessive growth to the north and would encroach into open countryside.	Current limit follows back of properties  Development of the site would result in a development limit which follows the rear of properties.		No objection.		No objection.	No	Designation covers the whole site.  Adjacent land use: Housing to the immediate south of site. Golf Club to immediate east.	6.3 Ha	158	X
BMAP/2811/1	-2	X	X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA - KNOCKNAGULLIAGH

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
116/1	<ul style="list-style-type: none"> <li>Overgrown vegetation with trees.</li> <li>Slopes gently from north to south.</li> <li>Rural setting – extensive views to north and east.</li> <li>Busy road forms strong boundary to north and boundary fence of property 92 to west.</li> <li>Other boundaries comprise hedgerows and trees.</li> <li>Surrounding land use is agricultural.</li> </ul>	None	<p>A portion of the site (i.e. western boundary) abuts development limit for Knocknagulliagh.</p> <p>Development of the site along the Belfast Road would not constitute rounding off. Would result in ribbon development along Belfast Road.</p>	<p>Current limit follows back of properties at Knocknagulliagh.</p> <p>Development of the site would result in a development limit which follows the back of properties.</p>		No objections		Contrary to PPS 3 on grounds of creation of new vehicular access/intensification of uses of existing access.	No	<p>Row of residential properties to west of proposed site.</p> <p>NIE lines cross small portion of site.</p>	0.14 Ha		
BMAP/116/1	0		-1	0	0						.	.	

## SITE ANALYSIS – METROPOLITAN RURAL AREA - TROOPERSLANE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
3223/1	<ul style="list-style-type: none"> <li>Rectangle shaped site of two agricultural fields subdivided by farm lane.</li> <li>Gently undulating from west to east.</li> <li>Boundary of site defined by hedgerows and wooden fencing with new planting on southern boundary.</li> <li>Open countryside to east and north – rising to Knockagh Escapement.</li> <li>To south Upper Road and dwelling abuts the boundary to the west.</li> <li>Surrounding land use is agricultural.</li> </ul>	COU 6/02 AOHSV  CE 06 AOCMD	Southern boundary of site abuts the Upper Road which abuts development limit to the south for Trooperslane.  Development of the site would result in excessive growth to the north and would encroach into the open countryside.	Current limit to the north follows Upper Road and the remainder of the limit is drawn around existing residential properties for Trooperslane.  Proposed boundary would not be as well defined.		No objection		Contrary to PPS 3 in that it would result in the creation of a new vehicular access / intensification of uses of an existing access on the protected Route.	No	Environmental designations cover the whole site.	5.13		
BMAP/3223/1	0	X	X	X	0						-	-	