

## **APPENDIX 4:**

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

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

- [CARRYDUFF](#)
- [MONEYREAGH](#)
- [BALLYKNOCKAN](#)
- [CROSSNACREEVY](#)
- [RYAN PARK](#)

## SITE ANALYSIS – METROPOLITAN RURAL AREA – CARRYDUFF

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
<b>BMAP/418/1a</b>	<ul style="list-style-type: none"> <li>This site, which consists of a large field lies north of Hillsborough Road</li> <li>Land is agricultural grassland generally rising from Hillsborough Road to the north west</li> <li>Boundaries are mixed hedgerows with trees</li> <li>The site is clearly visible from Hillsborough Road from both the eastern and the western approach</li> <li>The site is not particularly prominent and development would have a localised degree of visual impact</li> </ul>		<p>Site abuts limit on eastern sides</p> <p>Individually would not lead to excessive growth in one direction but could lead to urban sprawl along Hillsborough Road</p>	<p>The current limit is drawn to include existing residential development on the northern side of the road and is marked by a row of trees</p> <p>Proposed limit would be defined by a mature hedgerow to the west</p>	-	No objections	No objections	No objections		Same site as BMAP/3396/1	3.49 Ha	87	<b>A1</b>
<b>BMAP/418/1(A)</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>						<b>3.49 Ha</b>	<b>87</b>	<b>A1</b>

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BMAP/418/1b	<ul style="list-style-type: none"> <li>This site, which consists of one large field lies south of Hillsborough Road</li> <li>Land is agricultural grassland rising from Hillsborough Road to Moss Road to the south and a crest to the south east</li> <li>Boundaries are mixed hedgerows with trees and</li> <li>The site is clearly visible from visible from Hillsborough Road from both the eastern and the western approach, though initially screened by the trees along Moss Road when approaching from the west</li> <li>The southern portion is prominent and development would have a more significant impact than Site A, particularly when approaching from the east due to the sweeping bend in the road and the fact that the site rises</li> <li>Development of the site would have a localised degree of visual impact</li> </ul>		<p>Site abuts limit on eastern sides</p> <p>Individually would not lead to excessive growth in one direction but could lead to urban sprawl along Hillsborough Road</p>	<p>The current limit is drawn to include existing residential development on the northern side of the road and is marked by a row of trees.</p> <p>Potential limit would be defined by Moss Road to the west and a hedgerow to the south</p>	-	No objections	No objections	No objections		Same site as BMAP/3396/1b	7.21 Ha	180	A1
BMAP/418/1(B)	0		0	0	0						7.21 Ha	180	A1

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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
BMAP/761/1	<ul style="list-style-type: none"> <li>The site lies at the junction of Manse Road and Cadger road on one of the eastern approaches to the settlement</li> <li>It consists of 4 fields and a farmhouse and outbuildings</li> <li>Land is agricultural grassland and generally level</li> <li>Field boundaries are mainly low mature hedgerows and are poor in places</li> <li>The land is neither elevated nor visually prominent</li> <li>The site is not prominent although, development would have a degree of visual impact</li> </ul>		<p>Sites abut limit on its western side</p> <p>Individually development of this site would not lead to excessive growth in any one direction but it could lead to urban sprawl</p>	<p>The current limit is drawn to contain adjacent residential development to the south of Manse Road</p> <p>If this site were to be included a revised limit would be based on two roads and field boundaries</p>	-	No objections		No objections		Part of site subject of current planning application for single dwelling Y/2003/0189.	3.38 Ha	85	A1
BMAP/761/1	0		0	+1	0						3.38 Ha	85	A1

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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
BMAP/2636/4b	<ul style="list-style-type: none"> <li>The site lies between Carryduff River and Killynure Road and wraps around a housing zoning</li> <li>Land is agricultural grassland falling gently from Killynure Road to the watercourse where it is low lying</li> <li>None of the site is visually prominent</li> <li>Development of this site would have a degree of visual impact</li> </ul>		<p>Site abuts limit to north west of site</p> <p>Development of this site could be considered as rounding off</p>	<p>The current limit is drawn to include Housing Zoning CF 04/02</p> <p>If this site were to be included a revised limit would be to a natural boundary</p>	.	No objections	Not acceptable	No objections		Site encompassed by BMAP/3412/1 a.	3.71 Ha	93	A1
BMAP/2636/4(B)	0		0	0	0		X part				3.71 Ha	(93)	A1

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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
BMAP/3396/1a	<ul style="list-style-type: none"> <li>This site, which consists of a large field lies north of Hillsborough Road</li> <li>Land is agricultural grassland generally rising from Hillsborough Road to the north west</li> <li>Boundaries are mixed hedgerows with trees</li> <li>The site is clearly visible from Hillsborough Road from both the eastern and the western approach</li> <li>The site is not particularly prominent and development would have a localised degree of visual impact</li> </ul>		<ul style="list-style-type: none"> <li>Site abuts limit on eastern sides</li> <li>Individually would not lead to excessive growth in one direction but could lead to urban sprawl along Hillsborough Road</li> </ul>	<ul style="list-style-type: none"> <li>The current limit is drawn to include existing residential development on the northern side of the road and is marked by a row of trees</li> <li>Potential limit would be defined by a mature hedgerow to the west</li> </ul>	-					<ul style="list-style-type: none"> <li>Same site as BMAP/418/1a</li> </ul>	3.49 Ha	87	A1
BMAP/3396/1 (A)	0		0	0	0						3.49 Ha	(87)	A1

## SITE ANALYSIS – METROPOLITAN RURAL AREA – CARRYDUFF

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
BMAP/3396/1b	<ul style="list-style-type: none"> <li>Site consists of one large field lying south of Hillsborough Road</li> <li>Land is agricultural grassland rising from Hillsborough Road to Moss Road to the south and a crest to the south east</li> <li>Boundaries are mixed hedgerows with trees</li> <li>Site is clearly visible from Hillsborough Road from both the eastern and the western approach, though initially screened by the trees along Moss Road when approaching from the west</li> <li>The southern portion is prominent and development would have a more significant impact than Site A, particularly when approaching from the east due to the sweeping bend in the road and rising site</li> <li>Development of the site would have a localised degree of visual impact</li> </ul>		<p>Site abuts limit on eastern sides</p> <p>Individually would not lead to excessive growth in one direction but could lead to urban sprawl along Hillsborough Road</p>	<p>The current limit is drawn to include existing residential development on the northern side of the road and is marked by a row of trees</p> <p>Potential limit would be defined by a Moss Road to the west and a hedgerow to the south</p>	-	No objections	No objections	No objections		Same site as BMAP/418/1b	7.21 Ha	180	A1
BMAP/3396/1(B)	0		0	0	0						7.21 Ha	(180)	A1

## SITE ANALYSIS – METROPOLITAN RURAL AREA – CARRYDUFF

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
BMAP/3700/1	<ul style="list-style-type: none"> <li>The large objection site lies west of Cadger Road and north of an industrial zoning located on Comber Road</li> <li>It is a reasonably large L-shaped site, consisting of a number of fields</li> <li>Land is poor quality agricultural grassland with a damp low lying and reedy area where it is crossed by a watercourse</li> <li>Field are bound by mature hedgerows and trees and groups of trees provide screening throughout the site</li> <li>The land is visible from Comber Road across the zoned and undeveloped industrial site. It is not visually prominent.</li> <li>Development of this site would have a degree of visual impact, mainly from the east along Comber Road and from Comber Road</li> </ul>		<ul style="list-style-type: none"> <li>Sites abut limit on its western and side</li> <li>Individually development of this site would not lead to excessive growth in any one direction</li> </ul>	<p>The current limit is drawn to allow for growth in this part of the town with both the housing zoning and employment / industrial zoning defined by field boundaries</p> <p>Potential eastern limit would be located at Cadger Road, which provides a strong boundary and a vegetated laneway to the north</p>	-	No objections		No objections		Housing zoning CF04/01 located to west of site.  Employment/ Industry zoning CF08 located to south of site.	8.93 Ha	223	A1
BMAP/3700/1	0		0	0	0						8.93 Ha	223	A1



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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
BMAP/35/1	<ul style="list-style-type: none"> <li>Site lies to the south of Mealough Road east of number 6</li> <li>Land rises steeply from the road in a southerly direction to a plateau where the adjacent dwelling and yard are located, then falls steeply south of the yard</li> <li>The northern part of the site is prominent and visible from Saintfield Road as well as the dwelling and adjacent land to the west and east</li> <li>Development of this site would have a degree of visual impact</li> </ul>		<p>Site abuts limit on eastern side and southern tip</p> <p>Individually would not lead to excessive growth in one direction</p>	<p>The current limit is drawn to include Housing Zoning CF 04/02</p> <p>Potential limit would be defined by the driveway access to Number 6 Mealough Road and field boundaries to the south west</p>		Attenuation of sewage flows arising from development on this site may be required.	No objections	No objections		<p>A reservoir lies to the north of the site.</p> <p>Site encompassed by BMAP/3406/1 and BMAP/2529/2a.</p>	2.12 Ha	53	B2
BMAP/35/1	-1		0	0	0						2.12 Ha	(53)	B2

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BMAP/225/1	<ul style="list-style-type: none"> <li>Objection site consisting of a small number of fields which lie to the east of No 724 Saintfield Road</li> <li>Agricultural land falling from Saintfield Road to a low rushy area before rising to the north up the hillside towards a hilltop located beyond the site</li> <li>Internal field boundaries are mixed hedgerows with some trees and tree groups</li> <li>The land is largely hidden from view from the road by a mature mixed hedgerow and trees extending along the fields and further east along Saintfield along the lay-by.</li> <li>The more elevated northern portion, however is visible from the south</li> <li>Development of the site would have a degree of visual impact</li> </ul>		<ul style="list-style-type: none"> <li>The site abuts the development limit on its northern boundary</li> <li>Individually would not lead to excessive growth in one direction and it could be considered as rounding off</li> </ul>	<ul style="list-style-type: none"> <li>The current limit is presently drawn to include the industrial estate.</li> <li>Potential limit would be defined by field boundaries on all sides</li> </ul>		No objections	No objections	No objections		Part of site subject of current planning approval for replacement dwelling Y/2005/0367/F	7.95 Ha	199	B2
BMAP/225/1	-1		0	0	0						7.95 Ha	199	B2

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BMAP/760/1	<ul style="list-style-type: none"> <li>The site lies south of the junction of Manse Road and Cadger Road</li> <li>It consists of a number of fields and a farmhouse and outbuildings in the centre</li> <li>Land is agricultural grassland and generally level</li> <li>Field are bound by mature hedgerows and trees and groups of trees provide screening throughout the site</li> <li>The northern portion is fairly open with views across Housing Zoning CF 04/01 to the Baronscourt development</li> <li>The site is not prominent although, development would have a degree of visual impact</li> </ul>		<p>Sites abut limit on its western side</p> <p>Development of this site could be considered as rounding off.</p>	<p>The current limit is drawn to allow for new residential development to the west and it is defined by field boundaries</p> <p>If this site were to be included a revised limit would be to adjoin rear gardens fronting Cadger Road and the road itself</p>	-	No objections	Attenuation of sewage flows from this development may be required	No objections			13.37 Ha	334	<b>B2</b>
BMAP/760/1	0		-1	0	0						13.37 Ha	334	<b>B2</b>

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BMAP/2529/2a	<ul style="list-style-type: none"> <li>A small site lying to the south of Mealough Road</li> <li>Agricultural grassland with private dwellings along eastern boundary</li> <li>Land rises from the road in a southerly direction to a small ridge behind the property then falls again towards its southern boundary</li> <li>The northern part of the site is visible from Saintfield Road as well as the dwelling and adjacent land to the west and east</li> </ul>		<p>Site abuts limit to south and east</p> <p>Individually would not lead to excessive growth in one direction</p>	<p>The current limit is drawn to include the existing development</p> <p>Potential limit would be defined by natural boundaries including a laneway and roadway</p>	-	Attenuation of sewage flows arising from development on this site may be required.	No objections	No objections		A reservoir lies to the north of the site.  Also encompasses sites BMAP/3406 and BMAP/35/1	6.72 Ha	168	B2
BMAP/2529/2(A)	-1		0	0	0						6.72 Ha	168	B2

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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
BMAP/3406/1	<ul style="list-style-type: none"> <li>A small site lying to the south of Mealough Road</li> <li>Agricultural grassland with private dwellings along eastern boundary</li> <li>Land rises steeply from the road in a southerly direction to a small ridge behind the property then falls again towards its southern boundary</li> <li>The northern part of the site is visible from Saintfield Road as well as the dwelling and adjacent land to the west and east</li> </ul>		<p>Site abuts limit to south and east</p> <p>Individually would not lead to excessive growth in one direction</p>	<p>The current limit is drawn to include the existing development</p> <p>Potential limit would be defined by natural boundaries including a laneway and roadway</p>	-	Attenuation of sewage flows arising from development on this site may be required.	No objections	No objections		<p>A reservoir lies to the north of the site.</p> <p>Site encompassed by BMAP/2529/2.</p> <p>Encompasses site BMAP/35/1</p>	6.72 Ha	168	<b>B2</b>
BMAP/3406/1	-1		0	0	0						6.72 Ha	(168)	<b>B2</b>

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<b>BMAP/1378/1b</b>	<ul style="list-style-type: none"> <li>Site lies to the south of Mealough Road and consists of a number of fields</li> <li>Land is undulating and generally rising from north to south towards existing development.</li> <li>It also falls to the west where it is bound by a watercourse</li> <li>Development of this site would have a high degree of visual impact</li> </ul>		<p>Site abuts limit on southern and eastern sides.</p> <p>Inclusion of this site would appear to round off the development limit.</p>	<p>The current limit is drawn to include Housing Zoning CF 04/02</p> <p>Proposed limit would be defined by a laneway to the east a road to the north and watercourse to the west</p>	-	No objections	No objections	No objections		<p>A reservoir lies to the north of the site and is enclosed by a wall, but no vegetation, making all of the land to the south of the reservoir very visible from the Saintfield Road and adjacent development and roads to the east</p> <p>LLPA to north of site.</p> <p>Site encompassed by BMAP/2529/2b.</p>	6.02 Ha	151	<b>C2</b>
<b>BMAP/1378/1(B)</b>	-1		+1	-1	0						6.02 Ha	151	<b>C2</b>

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BMAP/127/1	<ul style="list-style-type: none"> <li>• Objection site lies to the north west of Saintfield Road to the north of Brackenvale Industrial Estate</li> <li>• It, consists of 2 fields of agricultural grassland generally falling west towards the wooded river valley</li> <li>• Land is undulating with a prominent drumlin in the north east</li> <li>• Field are bound by mature mixed hedgerows and trees</li> <li>• On approach from the south the prominent land is visible, but much more so when approaching from the north, where it is visible across a large very open field</li> <li>• Development of this site would have a degree of visual impact</li> </ul>	<p>AOHSV</p> <p>Rural landscape wedge</p> <p>SLNCI MCH 32/14</p>	<p>Sites abut limit on its southern side</p> <p>Individually development of this site would not lead to excessive growth in one direction</p> <p>It would, however, further elongate the settlement at this point, causing sprawl to the north and eroding the buffer between town and city</p>	<p>The current limit is drawn to contain Brackenvale Industrial Estate and it is defined by a hedgerow and trees</p> <p>Potential limit would not be as strong</p>	-	<ul style="list-style-type: none"> <li>• Attenuation of sewage flows arising from a development on this site may be required</li> <li>• A large trunk sewer crosses this site in three directions and may limit future development</li> </ul>	Not acceptable - potential flood risk on part of site	Not acceptable		SLNCI MCH 32/14 on approx. 70% of site.	8.35 Ha	209	X
BMAP/127/1	-1	X	-1	-1	0			X			-	-	X

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BMAP/405/2	<ul style="list-style-type: none"> <li>• Portion of land between Killynure and Saintfield Road in the east.</li> <li>• Site bisected by Killynure Avenue</li> <li>• Agricultural grassland with several dwellings fronting onto Killynure Avenue</li> <li>• Undulating and generally low lying land</li> <li>• Site is open with views obtained from both Ballynahinch Road and Killynure Road</li> <li>• Prominent from Killynure Road, Killynure Avenue and Saintfield Road.</li> </ul>		Site does not abut limit.	Site does not abut limit	-	No objections	No objections	No objections		Small portion of site encompassed by BMAP/3412/1a & 3412/1b and BMAP/581/2	12.48 Ha	312	X
BMAP/405/2	0		X	-	0						-	-	X



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BMAP/581/2	<ul style="list-style-type: none"> <li>Extremely large site ranging from Ballynahinch Road in the west, incorporating Killynure Road and reaching Saintfield Road in the east.</li> <li>Site comprises large tracts of agricultural land with a few dwellings and farm complexes dispersed throughout</li> <li>Undulating and generally low lying land</li> <li>Site is crossed by Carryduff River and a second watercourse</li> <li>Field boundaries comprise hedgerows and trees</li> <li>Site is open with views obtained from both Ballynahinch Road and Killynure Road</li> <li>Development of the site would have a high degree of visual impact from the west, south and east, as well as from Belfast Road further to the east, though from here the visual impact is not so high</li> </ul>	LLPA CF20	<p>Site abuts limit on its north and western boundaries</p> <p>Inclusion of this large site would lead to excessive growth in one direction as well as leading to urban sprawl</p>	<p>The current limit is drawn to include current built form as well as Housing Zoning CF 05/03 and 05/05 and is a mix of boundary types</p> <p>Potential eastern limit would be based on a road which would form strong physical boundary</p> <p>Potential southern boundary has not been indicated as a definite line at this stage but generally the conceptual line would appear to respect the more elevated land to the south</p>	-		Not acceptable - potential flood risk on part of site	No response		<p>LLPA on approx. 20% of site (12.03Ha)</p> <p>Most of site covered by BMAP/3412/1a &amp; 3412/1b.</p>	60.31 Ha	1508	X
BMAP/581/2	0	X	X	0	0		X Part				-	-	X

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BMAP/1378/1a	<ul style="list-style-type: none"> <li>Site lies to the south of Mealough Road and consists of a private dwelling and a number of fields</li> <li>Land is undulating and generally rising from north to south towards existing development.</li> <li>It also falls to the west where it is bound by a watercourse</li> <li>The dwelling sits elevated on a small hilltop in the midst of a strong group of trees (LLPA)</li> <li>The northern part of the site is prominent and visible from Saintfield Road and views of the elevated land to the south are also obtained</li> <li>Development of this site would have a high degree of visual impact</li> </ul>	LLPA CF 15 Mealough Road	<p>Site abuts limit only at south eastern corner</p> <p>Inclusion of this site would leave a gap between the development limit and the site</p>	<p>The current limit is drawn to include Housing Zoning CF 04/02</p> <p>Proposed limit would be defined by a laneway to the east a road to the north and watercourse to the west</p>	-	No objections	No objections	No objections		<p>A reservoir lies to the north of the site and is enclosed by a wall, but no vegetation, making all of the land to the south of the reservoir very visible from the Saintfield Road and adjacent development and roads to the east</p> <p>Site encompassed by BMAP/2529/2b.</p>	8.13 Ha	203	X
BMAP/1378/1(A)	-1	X	X	-1	0						-	-	X

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BMAP/1744/1	<ul style="list-style-type: none"> <li>• Agricultural fields bisected by Killynure Road</li> <li>• Undulating land falling from north to south</li> <li>• Land also falls gently from Killynure Road</li> <li>• Site is open with distant views obtainable from the south</li> <li>• Site is open with distant views obtainable from the south</li> </ul>	<p>LLPA CF20</p> <p>SLNCI CR02/44</p>	<p>Abuts limit to north west of site</p> <p>Inclusion of this site would disproportionately extend Carryduff south east along the Killynure Road.</p>	<p>The current limit is drawn to include Housing Zoning CF 04/02</p> <p>If this site were to be included a revised limit would be to a natural boundary</p>	-	No objections	Not acceptable – potential flood risk on part of site	No objections		<p>LLPA CF20 on approx. 20% of site (3.57 Ha)</p> <p>SLNCI CR02/44 on approx. 10% of site (1.54Ha)</p> <p>Site encompassed by BMAP/2636/4.</p>	20.27 Ha	507	X
BMAP/1744/1	0	X	X	0	0		X part				-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL CASTLEREAGH - CARRYDUFF

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
BMAP/2195/1	<ul style="list-style-type: none"> <li>Large site bisected by Knockbracken Drive.</li> <li>Site to north of road consists of St. Joseph's Church and carpark and a number of playing fields</li> <li>South of road is comprised of a number of agricultural fields, dwelling and Knockbracken Fuels Depot</li> <li>Westernmost field rises up from road in a southerly direction before falling again.</li> <li>Land is generally rising from road in an easterly direction</li> <li>Boundaries comprise, hedging, fencing and trees.</li> </ul>	Rural landscape wedge	<p>Site abuts the limit at its western and southern boundaries.</p> <p>Inclusion of this site would appear to round off the settlement development limit.</p>	<p>Current limit is defined by hedging and fencing around the existing development.</p> <p>Proposed limit would also be defined by hedging and fencing.</p>		No comment	No comment	No objections		<p>Housing development immediately south of site.</p> <p>Existing built form: Fuel depot, church and carpark.</p>	25.77 Ha	644	X
BMAP/2195/1	0	X	0	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA - CARRYDUFF

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
BMAP/2529/2b	<ul style="list-style-type: none"> <li>Extremely large site lying to the west of the settlement and extending westwards from Saintfield Road to include all lands lying between Mealough Road and Hillsborough Road, and east of Upper Mealough Road. Part of the site lies within the development limit</li> <li>Agricultural land with a number of private dwellings and farm complexes.</li> <li>Undulating land, generally elevated in the north, lower lying in the south adjacent to Lough Moss playing fields and elevated in the south</li> <li>Fields are generally bound by mature hedgerows and trees and a strong group of trees (LLPA) lies south of Mealough Road</li> <li>Development of the site would have a high degree of visual impact from Saintfield Road and developments and roads to the east as well as on approach from the west along Hillsborough Road</li> </ul>	LLPA CF 15	<p>Site abuts limit to west of Carryduff</p> <p>Individually would lead to excessive growth in one direction as well as leading to urban sprawl</p>	<p>The current limit is drawn to include existing development and boundary of playing fields</p> <p>Potential limit would be based on 3 roads which would form strong physical boundaries</p>		Attenuation of sewage flows arising from development on this site may be required.	No objections	No objections		<p>A reservoir lies to the north of the site</p> <p>Agricultural land to north, west and south</p> <p>LLPA CF15 on approx 10% of site (8.47 Ha)</p> <p>Encompasses site BMAP/1378 and part of BMAP/3396.</p> <p>Partly includes site: BMAP/418</p>	78.09 Ha	1952	X
BMAP/2529/2(B)	-2	X	X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA - CARRYDUFF

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
BMAP/2636/4a	<ul style="list-style-type: none"> <li>The site lies between Carryduff River and Killynure Road and wraps around a housing zoning</li> <li>Land is agricultural grassland falling gently from Killynure Road to the watercourse where it is low lying</li> <li>None of the site is visually prominent</li> <li>Development of this site would have a degree of visual impact</li> </ul>	LLPA CF20 South East Carryduff	<p>Site abuts limit to north east of site</p> <p>Development of this site could be considered as rounding off</p>	<p>The current limit is drawn to include Housing Zoning CF 04/02</p> <p>If this site were to be included a revised limit would be to a natural boundary</p>		No objections	Not acceptable	No objections		Site encompassed by BMAP/3412/1 a.	4.17 Ha	104	X
BMAP/2636/4(A)	0	X	0	0			X part				-	-	X

**SITE ANALYSIS – METROPOLITAN RURAL AREA – CARRYDUFF**

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
BMAP/3057/1	<ul style="list-style-type: none"> <li>• Portion of land between Killynure and Saintfield Road in the east.</li> <li>• Site bisected by Killynure Avenue</li> <li>• Agricultural grassland with several dwellings fronting onto Killynure Avenue</li> <li>• Undulating and generally low lying land</li> <li>• Site is open with views obtained from both Ballynahinch Road and Killynure Road</li> <li>• Prominent from Killynure Road, Killynure Avenue and Saintfield Road.</li> </ul>		Site does not abut limit.	Site does not abut limit	-	No objections	No objections	No objections		Most of site encompassed by BMAP/581/2, BMAP/3412/1a & 3412/1b and	5.97 Ha	149	X
BMAP/3057/1	0		X	-	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL CASTLEREAGH – CARRYDUFF

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
BMAP/3068/1	<ul style="list-style-type: none"> <li>Objection site lies to the north west of Saintfield Road to the north of Brackenvale Industrial Estate</li> <li>It, consists of 2 fields of agricultural grassland generally falling west towards the wooded river valley</li> <li>Land is undulating with a prominent drumlin in the north east</li> <li>Field are bound by mature mixed hedgerows and trees</li> <li>On approach from the south the prominent land is visible, but much more so when approaching from the north, where it is visible across a large very open field</li> <li>Development of this site would have a degree of visual impact</li> </ul>	<p>Rural landscape wedge</p> <p>AOHSV</p> <p>SLNCI Designation MCH 32/14</p>	<ul style="list-style-type: none"> <li>Sites abut limit on its southern side</li> <li>Individually development of this site would not lead to excessive growth in one direction</li> <li>It would, however, further elongate the settlement at this point, causing sprawl to the north and eroding the buffer between town and city</li> </ul>	<ul style="list-style-type: none"> <li>The current limit is drawn to contain Brackenvale Industrial Estate and it is defined by a hedgerow and trees</li> <li>Potential limit would not be as strong</li> </ul>		<ul style="list-style-type: none"> <li>Attenuation of sewage flows arising from a development on this site may be required</li> <li>A large trunk sewer crosses this site in three directions and may limit future development</li> </ul>	Not acceptable - potential flood risk on part of site	Not acceptable		<p>SLNCI MCH 32/14 on approx. 70% of site.</p> <p>Site encompassed by BMAP/127/1.</p>	7.4 Ha	185	X
BMAP/3068/1	-1	X	-1	-1	0		X part	X			-	-	X



## SITE ANALYSIS – METROPOLITAN RURAL AREA – CARRYDUFF

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
BMAP/3412/1	<ul style="list-style-type: none"> <li>Extremely large site ranging from Killynure Road West, incorporating Killynure Road and reaching Saintfield Road in the east.</li> <li>Site comprises large tracts of agricultural land with a few dwellings and farm complexes dispersed throughout</li> <li>Undulating and generally low lying land</li> <li>Site is crossed by Carryduff River and a second watercourse</li> <li>Field boundaries comprise hedgerows and trees</li> <li>Site is open with views obtained from both Ballynahinch Road and Killynure Road</li> <li>Development of the site would have a high degree of visual impact from the west, south and east, as well as from Belfast Road further to the east, though from here the visual impact is not so high</li> </ul>	LLPA CF20	<p>Site abuts limit on its northern boundary.</p> <p>Inclusion of this large site would lead to excessive growth in one direction as well as leading to urban sprawl</p>	<p>The current limit is drawn to include current built form as well as Housing Zoning CF 05/03 and 05/05 and is a mix of boundary types</p> <p>Proposed limits comprise roads, hedging, fencing and trees.</p>	-	Attenuation of sewage flows arising from a development on this site may be	Not acceptable - potential flood risk on part of site	No objections		LLPA on approx. 20% of site (12.03Ha)  SLNCI on small portion of site (2.58 Ha)  Most of site encompassed by BMAP/581/2.	60.31 Ha	1508	X
BMAP/3412/1	0	X	X	0	0		X Part				-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA – CARRYDUFF

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
BMAP/3702/1	<ul style="list-style-type: none"> <li>Site comprises two pieces of land separated by Carryduff River</li> <li>Land generally more low-lying than surrounding development</li> <li>Land slopes from settlement development limit from the east and west to the Carryduff River.</li> </ul>	LLPA CF20	<p>Site abuts limit to east and west.</p> <p>Inclusion of site would not have a great impact on urban form in this instance.</p>	<p>The current development limit is defined by hedging, fencing and trees.</p> <p>The proposed limit would also be defined by hedging, fencing and trees</p>	-		Not acceptable	No objections			3.01 Ha	75	X
BMAP/3702/1	0	X	0	0	0		X				-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA - MONEYREAGH

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
BMAP/419/1	<ul style="list-style-type: none"> <li>Site lies to the north of Ballykeel Road and consists of a small number of dwellings and a farm and outbuildings to the north</li> <li>Land is generally undulating, and falling from Ballykeel Road to a low lying area then rises gently as it undulates to the north</li> <li>It is traverse by a stream in the south and bound by a watercourse to the west</li> <li>Field boundaries are reasonably well vegetated with hedgerows and trees, although along parts of the stream to the west vegetation is sparse</li> <li>The site is not visually prominent because of its topography</li> <li>Development would have a localised degree of visual impact form Ballykeel Road and Belfast Road</li> </ul>		<p>Site abuts limit on its eastern side</p> <p>Individually would lead to excessive growth in one direction and cause urban sprawl</p>	<p>The current limit is defined by a laneway and rear gardens of the housing development and is vegetated</p> <p>If this site were to be included a revised limit would be defined by a watercourse to the west which is poorly vegetated in parts</p>	-	No objections	Not acceptable – part of site at risk of flooding	No objections			9.19 Ha	230	X
BMAP/419/1	0		X	-1	0		X part						X

## SITE ANALYSIS – METROPOLITAN RURAL AREA - MONEYREAGH

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
BMAP/867/1	<ul style="list-style-type: none"> <li>A large triangular site lying at the junction of Hillsborough Road and Moneyreagh Road</li> <li>It consists mainly of agricultural grassland but also includes private dwellings and local businesses</li> <li>Land is generally undulating but low lying in the south and rising to the north to Orange Hall which is located on Church Road and the housing located further along to the east</li> <li>Field boundaries are a mix of hedgerows and post and wire fencing, both around and internally. The lack of vegetation at the junction to the rear of the car showroom make the site exposed and particularly prominent</li> <li>Development would have a high degree of visual impact</li> </ul>		<p>Site abuts limit on its northern and western side</p> <p>Individually would lead to excessive growth in one direction</p>	<p>The current limit is defined by rear gardens of dwellings on Church Road, and an arbitrary line to include Zoning MCH 03/03</p> <p>If this site were to be included a revised limit would be defined by field boundaries and hedgerows and two roads</p>	-	No objections	No objections	No objections			10.8 Ha	270	X
BMAP/867/1	-1		X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA - MONEYREAGH

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
BMAP/3152/1	<ul style="list-style-type: none"> <li>• Very large site extending from north of Ballykeel Road to Hillsborough Road</li> <li>• A hilltop sits approximately midway within the site. Land is generally undulating and rises east west in parts.</li> <li>• From this high area land falls both north and south towards the roads.</li> <li>• The site contains a number of private dwellings and farm on Hillsborough Road</li> <li>• Field boundaries are reasonably well vegetated with hedgerows and trees, particularly in the elevated part</li> <li>• From Ballykeel Road the northern part of the site is prominent while the southern parts are prominent from Hillsborough Road as it is also high in the south west</li> <li>• Development would have high degree of visual impact</li> </ul>		<p>Site abuts limit on its eastern side</p> <p>Individually would lead to excessive growth in one direction and could lead to urban sprawl along Hillsborough Road</p>	<p>The current limit is defined by rear and side gardens of adjacent housing developments</p> <p>A revised development would be based on a laneway and hedgerow interspersed with trees and further to the north field boundaries and mixed hedgerows</p>	-	No objections	No response	No objections		Refusal: two dwellings to south of site	10.84 Ha	271	X
BMAP/3152/1	-2		X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA - MONEYREAGH

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
BMAP/3391/1	<ul style="list-style-type: none"> <li>Site lies to the north of Ballykeel Road and consists of a large field which lies between and adjacent to a housing development and a farm to the north</li> <li>Land is generally undulating, falling from Ballykeel Road</li> <li>It is traverse by a laneway to the farm and fields</li> <li>Field boundaries are reasonably well vegetated with hedgerows and there are trees in the south west corner</li> <li>The site is not visually prominent because of its topography</li> <li>Development would have a localised degree of visual impact</li> </ul>		<p>Site abuts limit on its eastern side</p> <p>Individually would not lead to excessive growth in one direction and could be considered as rounding off</p>	<p>The current limit is defined by a laneway and rear gardens of the housing development and is vegetated</p> <p>If this site were to be included a revised limit would be defined by a watercourse to the west which is poorly vegetated in parts</p>	-	No objections	No objections	Not acceptable			2.08 Ha	52	X
BMAP/3391/1	0		-1	-1	0			X			-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL CASTLEREAGH - BALLYKNOCKAN

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
BMAP/3261/1	<ul style="list-style-type: none"> <li>Number of agricultural fields surrounding settlement development limit.</li> <li>Site includes Orange Hall and vacant dwelling</li> <li>Generally flat land</li> <li>Portion of site directly south west of No. 60 Tullygarvan Road is rising to the south east</li> <li>Boundaries comprise road, watercourses, hedging and trees.</li> </ul>	BKN 02	<p>Site surrounds the existing settlement development.</p> <p>Inclusion of this site within the development limit would result in excessive growth of the settlement.</p>	<p>Current limit is drawn around the existing development clustered around the Mill Road and Tullygarvan Road.</p> <p>Proposed limit would be defined by Mill Road, watercourses, hedging and trees.</p>	-	No objections	No objections	No objections		<p>Planning history: Y/2001/0699/F – approval for change of use.</p> <p>Y/2000/0636/F – approval for replacement dwelling.</p> <p>Y/2001/0697/F – approval for 2 replacement dwellings.</p>	9.1 Ha	228	X
BMAP/3261/1	0	X	X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA - CROSSNACREEVY

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
BMAP/3173/1	<ul style="list-style-type: none"> <li>An L-shaped site lying to the east of 212 – 250 Ballygowan Road</li> <li>Land rises from the stream which runs partially along its northern boundary towards the above properties</li> <li>Land is poor quality with willows and scrub</li> <li>The eastern boundary is reasonably well vegetated with hedgerows and trees particularly adjacent to No 250, and there are some tree groups within the site</li> <li>The site is exposed on its southern boundary because of a lack of vegetation, making it visually prominent on approach from Moneyreagh</li> <li>Development would have a high degree of visual impact</li> </ul>	LLPA CSY 04	<p>Site abuts limit on its western side</p> <p>Individually would not lead to excessive growth in one direction but could lead to pressure for the inclusion of adjacent lands to the east and south</p>	<p>The current limit is based on rear gardens of the frontage properties and are a mix of fencing and planting</p> <p>If this site were to be included a revised limit would be defined by the stream and hedgerow to the east and the laneway to the south</p>	-	No objections	Not acceptable – small part of site at risk of flooding	Not acceptable		An old electricity transformer is located close to No 250  Site encompassed by BMAP/3709/1.	2.05 Ha	51	X
BMAP/3173/1	-2	X	-1	-1	0		X part	X			-	-	X



## SITE ANALYSIS – METROPOLITAN RURAL AREA - CROSSNACREEVY

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
BMAP/3538/1	<ul style="list-style-type: none"> <li>A small site of two fields lying to the south of School Road</li> <li>The land is rough grassland and falls north east, east and south east towards the watercourse which forms the eastern boundary</li> <li>Mature hedgerows surround the majority of the site</li> <li>The local contours on adjacent land, together with vegetation mean that this land is hidden from view and could visually integrate with the settlement</li> <li>The site is not visually prominent</li> </ul>	LLPA CSY 04	<ul style="list-style-type: none"> <li>Site partly abuts limit on its western side only</li> <li>Individually development of this land could lead to excessive growth in one direction and could lead to urban sprawl along School Road</li> </ul>	<ul style="list-style-type: none"> <li>The current limit is defined by a row of semi mature conifers, a garden boundary and field boundary</li> <li>If this site were to be included a revised limit would be defined by a road, stream and field boundaries</li> </ul>		No objections		No objections		<ul style="list-style-type: none"> <li>A new dwelling beside Number 3 School Road was under construction at the time of survey</li> </ul> <p>Site encompassed by BMAP/3709/1.</p>	2.08Ha	52	X
BMAP/3538/1	0	X	X	-1	0						-	-	X



## SITE ANALYSIS – METROPOLITAN RURAL AREA - CROSSNACREEVY

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
<b>BMAP/3706/1</b>	<ul style="list-style-type: none"> <li>An large area of land lying to the east of Ballygowan Road centred on Ards View House</li> <li>The house and outbuildings sit on top of a drumlin and land rises in all directions towards them</li> <li>Land is generally high quality agricultural land and fields are bound with a variety of hedgerows particularly where it is bound by the stream to the north.</li> <li>Trees line the laneway to the house</li> <li>The site is elevated and visually prominent on approach from either direction along Ballygowan Road, as well as being visible from the east</li> </ul>	LLPA CSY04	<ul style="list-style-type: none"> <li>Site abuts limit on its western side only marginally</li> <li>Individually would lead to excessive growth in one direction, would result in urban sprawl and change the scale of the settlement completely</li> </ul>	<ul style="list-style-type: none"> <li>The current limit is defined by the laneway adjacent to 250 Ballygowan Road</li> <li>If this site were to be included a revised limit would be defined by a road, stream and field boundaries</li> </ul>	-	No objections	Not acceptable – small part of site at risk of flooding	No objections		Site encompassed by BMAP/3709/1	14.59 Ha	365	<b>X</b>
<b>BMAP/3706/1</b>	<b>-2</b>	<b>X</b>	<b>X</b>	<b>-1</b>	<b>0</b>		<b>X part</b>				<b>-</b>	<b>-</b>	<b>X</b>

## SITE ANALYSIS – METROPOLITAN RURAL AREA - CROSSNACREEVY

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
BMAP/3709/1	<ul style="list-style-type: none"> <li>An extensive area of land lying to the east of Ballygowan Road surrounding Crossnacreevy House</li> <li>The land is generally undulating, consisting of several small drumlins and rises to the east towards Lisleen Road</li> <li>The objection site contains a number of single dwellings as well as farmhouses and outbuildings, some of which are located on top of drumlins</li> <li>Land is generally high quality agricultural land and fields are bound with a variety of hedgerows</li> <li>Development would have a high degree of visual impact</li> </ul>	LLPA CSY 04	<p>Site abuts limit on its western side</p> <p>Individually would lead to excessive growth in one direction and would result in urban sprawl and change the scale of the settlement completely</p>	<p>The current limit is based on rear gardens of the frontage properties at 214 – 250 Ballygowan Road</p> <p>If this site were to be included a revised limit would be defined by a road and field boundaries</p>	-	No objections	Not acceptable – part of site at risk of flooding	No objections		<p>An old electricity transformer is located close to No 250</p> <p>LLPA CSY 04 on approx. 50% of site</p>	77.09 Ha	1927	X
BMAP/3709/1	-2	X	X	-1	0		X part				-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA - RYAN PARK

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
BMAP/3425/1	<ul style="list-style-type: none"> <li>Site lies adjacent to Roselawn Cemetery (LLPA) at the southern boundary of Ryan Park</li> <li>The site consists of 3 dwellings and gardens, one of which is boarded up, and a commercial business 'Rent A Truck'</li> <li>The land is flat and part fronts onto Ballyowan Road while the commercial business is tucked behind the public authority housing</li> <li>The southern boundary is well vegetated, benefiting from the mature planting within the cemetery and which screens the settlement from view when approaching from the south</li> </ul>	LLPA CSY 03	<ul style="list-style-type: none"> <li>Site partly abuts limit on its western side only</li> <li>Individually development of this land would lead to excessive growth in one direction, could lead to urban sprawl and be out of scale with the settlement as a whole</li> </ul>	<ul style="list-style-type: none"> <li>The current limit is drawn to include the public authority housing, and sewage treatment works</li> <li>If this site were to be included a revised limit would be defined by the road, the northern boundary of the LLPA and posts and security wire which surround the commercial premises</li> </ul>	-					LLPA on approx. 60% of site.	1.85 Ha	46	X
BMAP/3425/1	0	X	-1	-1	0						-	-	X