

## **APPENDIX 4:**

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

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

- [BALLYCLARE](#)
- [BALLYEASTON](#)
- [BALLYNURE](#)
- [BALLYROBERT](#)
- [COGRY / KILBRIDE](#)
- [DOAGH](#)
- [STRAID](#)
- [BALLYCRAIGY](#)
- [BRUSLEE](#)
- [CRAIGAROGAN](#)
- [HILLHEAD](#)
- [KINGSMOSS](#)
- [LOWTOWN](#)
- [ROUGHFORT](#)
- [TILDARG](#)

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/246/2	<ul style="list-style-type: none"> <li>Agricultural grassland with some rushes and gorse bushes</li> <li>Mostly flat land</li> <li>Eastern portion of site rises gently to north</li> <li>Derelict building in fenced off area to the west of the site</li> </ul>		<p>Abuts limit to the north west of Ballyclare.</p> <p>Inclusion of the site would not constitute rounding off.</p>	<p>Current limit is defined by Rashee Road and by fencing and hedging around The Priory and Beechfield housing developments.</p> <p>Proposed limit would be defined by trees and hedging.</p>	-	No objections		No objections		<p>Housing developments to south of site; bungalow and garden to north of site fronting Rashee Road.</p> <p>Abuts objection site BMAP/3441/1</p>	7.3 Ha	183	A1
BMAP/246/2	0		0	0	0						7.3 Ha	183	A1

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/1886/2c	<ul style="list-style-type: none"> <li>Predominantly agricultural grassland,</li> <li>Land north of Cloughlin Lane falls slightly before rising to Cogry Road to the north</li> <li>Site is prominent from Cogry Road.</li> </ul>		<p>Abuts limit at NW edge of Ballyclare.</p> <p>Proposed inclusion of this site would round off development limit</p>	<p>Current limit defined by Cloughlin Lane.</p> <p>Proposed limit is defined by Cogry Road to the north and elsewhere by hedging and trees.</p>	-	No response		No response		<p>This site was included within the modifications to the development limit as per PAC.</p> <p>Current application for housing scheme: U/2001/0243/O</p> <p>Site encompassed by BMAP/1978/9c</p>	9.94Ha	249	A1
BMAP/1886/2(C)	0		+1	0	0					+1	9.94Ha	(249)	A1

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/1978/9c	<ul style="list-style-type: none"> <li>Predominantly agricultural grassland,</li> <li>Land north of Cloughlin Lane falls slightly before rising to Cogry Road to the north</li> <li>Site is prominent from Cogry Road.</li> </ul>		<p>Abuts limit at NW edge of Ballyclare.</p> <p>Proposed inclusion of this site would round off development limit</p>	<p>Current limit defined by Cloughlin Lane.</p> <p>Proposed limit is defined by Cogry Road to the north and elsewhere by hedging and trees.</p>	-	No objections		No objections		<p>The majority of this site was included within the modifications to the development limit as per Newtownabbey Area Plan 2005.</p> <p>Current application for housing scheme: U/2001/0243/O</p>	18.4 Ha	460	A1
BMAP/1978/9(C)	0		0	0	0					+1	18.4 Ha	460	A1

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/2733/4a	<ul style="list-style-type: none"> <li>Agricultural grassland with some rushes</li> <li>Ballycorr Road binds site to north west</li> <li>Land rises gently to NW and forms “drumlin” feature</li> <li>Boundaries comprise fencing and trees</li> </ul>		<p>This site abuts the limit to the east of Ballyclare.</p> <p>Inclusion of this site may be perceived as rounding off the development limit.</p>	<p>Current limit is defined by Ballycorr Road, trees and fencing.</p> <p>Proposed limit would be defined by Ballycorr Road, trees and fencing</p>	-	No objections		No objections		Adjacent land use: housing development to immediate south west of site.	3.75 Ha	94	A1
2733/4(A)	0		+1	0	0						3.75 Ha	94	A1

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/331/2	<ul style="list-style-type: none"> <li>Ballyclare Rugby Club</li> <li>Site comprises a number of grass playing fields, a gravel pitch, clubhouse, carpark and grounds.</li> <li>Site is predominantly flat</li> <li>Surrounding land is undulating grassland.</li> </ul>		<p>Abuts limit to the west of Ballyclare, just north of the Highgrove housing development.</p> <p>Proposed inclusion of this site would not round off the limit and would result in a “notch” of development</p>	<p>Current limit appears to have no physical boundary; rather it follows the proposed location of the relief road.</p> <p>Proposed limit is defined by trees and a tall hedge between the site and the housing at Highgrove Drive to the south.</p>	-	No comment		No objections		<p>Current application for housing scheme on northern part of site: U/2001/0243/O</p> <p>Roads Service requires protection of proposed line of relief road.</p> <p>This site is covered by BMAP/1978/9b</p>	12.13Ha	303	<b>B1</b>
BMAP/331/2	0		0	0	0						12.13Ha	(303)	<b>B1</b>

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/1886/2b	<ul style="list-style-type: none"> <li>Predominantly agricultural grassland, some arable fields</li> <li>Includes Ballyclare Rugby Club, dwellings, agricultural buildings and sheds/</li> <li>To north of Doagh Road land forms “drumlin” feature – rises steeply from road and falls again before rising NW to Cloughlin Lane.</li> <li>Site is prominent from Doagh Road.</li> </ul>		<p>Abuts limit at SW edge of Ballyclare.</p> <p>Proposed inclusion of this site would round off development limit; however the site is of significant size.</p>	<p>Current limit defined by Cloughlin Lane to the north and to SW by proposed location of relief road, elsewhere by fencing, hedging and trees.</p> <p>Proposed limit is defined by fencing, hedging, and trees.</p>	-	No response		No response		<p>Current application for housing scheme on northern part of site: U/2001/0243/O</p> <p>Most of site encompassed by site BMAP/1978/9b apart from small area (2.02Ha)</p>	38.72 Ha	968	<b>B1*</b>
BMAP/1886/2(B)	-1		0	0	0						38.72 Ha	(918) 51	<b>B1*</b>

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/1978/9b	<ul style="list-style-type: none"> <li>Predominantly agricultural grassland, some arable fields</li> <li>To north of Doagh Road land forms “drumlin” feature – rises steeply from road and falls again before rising NW to Cloughlin Lane.</li> <li>Site is prominent from Doagh Road.</li> </ul>		<p>Abuts limit at SW edge of Ballyclare.</p> <p>Proposed inclusion of this site would round off development limit; however the site is of significant size.</p>	<p>Current limit defined by Cloughlin Lane to the north and to SW by proposed location of relief road, elsewhere by fencing, hedging and trees.</p> <p>Proposed limit is defined by fencing, hedging, and trees.</p>	-	No objections		No objections		Current application for housing scheme on northern part of site: U/2001/0243/O	36.7 Ha	918	<b>B1</b>
BMAP/1978/9(B)	-1		0	0	0						36.7 Ha	918	<b>B1</b>



## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/3441/1	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Undulating land – rises to northern boundary</li> <li>Good intra-field boundaries</li> <li>Boundaries comprise hedging, fencing and trees</li> <li>Gateside housing development helps to screen site</li> </ul>		<p>This site abuts the limit to the north of Ballyclare.</p> <p>Inclusion of this site would not constitute rounding off and would encourage urban sprawl by extending Ballyclare to the north.</p>	<p>Current limit defined by a lane, hedging, and fencing.</p> <p>Proposed limit would be defined by a lane, hedging, fencing and trees.</p>	-	No objections		No objections	Y	<p>Gateside housing development adjacent to site to south.</p> <p>Abuts objection BMAP/246/2</p>	13.35 Ha	334	C2
BMAP/3441/1	0		-1	0	0				-1		13.35 Ha	334	C2

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/59/1	<ul style="list-style-type: none"> <li>Elevated site, rising from Green Road in southerly direction</li> <li>Site bisected by landfill access road</li> <li>East of access road is grassed area and strong tree line, east of treeline is area of rough grassland</li> <li>West of access road consists of rundown building housing an electronics repair shop; a shed / lockup and a larger shed/garage. There is a tarmacked area to the south bound by a stone wall.</li> <li>Boundaries comprise trees, fencing, and walls</li> <li>Site prominent from Green Road</li> </ul>		<p>This site does not abut the settlement development limit for Ballyclare.</p> <p>However it abuts objection site BMAP/3518/1 which abuts the limit.</p>	<p>Current limit is defined by Templepatrick Road and does not abut the objection site.</p> <p>Proposed limit would be defined by Green Road, trees, garden walls and fences. The boundary to the south of the site however is not strong and partly comprises a stone wall, hedging and trees and is partly open to south.</p>	-	No objections		No response		<p>Adjacent land use: Housing adjacent to site at Greenwood Avenue; Landfill site to south.</p> <p>Abuts objection sites BMAP/3518/1 and BMAP/169/1.</p>	1.05 Ha	26	X
BMAP/59/1	-1		X	-1	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/169/1	<ul style="list-style-type: none"> <li>Site elevated above Green Road</li> <li>Rough grassland</li> <li>Wooded area to south – nursery plantation</li> <li>Land rising to southern boundary</li> <li>Existing housing at Greenwood Avenue helps to screen the site</li> </ul>	LLPA BE 17	The objection site does not abut the development limit for Ballyclare.	<p>Current limit is defined by Templepatrick Road.</p> <p>Proposed limit would be defined by trees, fencing and hedging.</p>	-	No objections		Not acceptable		<p>Housing and gardens adjacent to site at Greenwood Avenue; Landfill site to south.</p> <p>Planning history: Refusal of application for housing development U/2004/0632/O</p> <p>LLPA BE 17 on approx 25% of site.</p> <p>Abuts objection site BMAP/59/1</p>	0.36 Ha	9	X
BMAP/169/1	0	X	X	-	0			X			-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/239/1	<ul style="list-style-type: none"> <li>Site bound by dry stream to north and fencing to south.</li> <li>Watercourse flows through top third of site</li> <li>North of watercourse is overgrown with long grass, trees, gorse and brambles</li> <li>South of watercourse consists of rough grassland with some rushes and trees</li> </ul>		<p>Abuts limit to the north west of Ballyclare at Rashee Road</p> <p>Inclusion of the site would not constitute rounding off. It would not result in compact urban form as it would leave a notch of land between the southern boundary of the site and Cloughlin Road which remains outside the limits.</p>	<p>Current limit is defined by Rashee Road and Cloughlin Lane.</p> <p>Proposed limit would be defined by trees, fencing and dry stream.</p>	-	No objections		No objections		<p>Army cadets' hall to immediate south of site. Dwellings opposite site fronting onto Rashee Road.</p> <p>Current planning application for housing scheme: U/2001/0243/O</p> <p>Same site as BMAP/2717/1</p> <p>Site is encompassed by BMAP/1978/9c</p>	2.5 Ha	63	X
BMAP/239/1	0		X	-1	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/649/2	<ul style="list-style-type: none"> <li>Site comprises dwelling, agricultural buildings and five fields to south of Doagh Road; and three fields to north of Doagh Road</li> <li>Half of site already inside limit – cuts site in two.</li> <li>Predominantly agricultural grassland</li> <li>Land falls SE from Doagh Road to river</li> <li>Land rises from Doagh Road NW</li> </ul>	LLPA BE 20	<p>Abuts limit to the south west of Ballyclare – limit bisects the site.</p> <p>Proposed inclusion of this site would result in a small extension of the limit but it may lead to urban sprawl - especially as it decreases the area between Ballyclare and Doagh.</p>	<p>Current limit appears to have no physical boundary; rather it follows the proposed location of the relief road.</p> <p>Proposed limit is defined by hedging.</p>	-	No objections		No objections		<p>LLPA BE 20 on 90% of site.</p> <p>Site affected by protection lines for Ballyclare Relief Road.</p> <p>Current planning application for 1<sup>st</sup> phase of relief road and new residential neighbourhood U/2006/0377/O.</p> <p>Previous refusal for residential development and associated road improvements U/1999/0189.</p> <p>Site encompassed by BMAP/1978/9a and 1978/9b</p>	14.47 Ha	362	X
BMAP/649/2	0	X	-1	+1	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/798/2	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Undulating land rising to southern boundary</li> <li>Land falls from road in south westerly direction</li> <li>Prominent from Hillhead Road travelling south</li> </ul>		<p>Abuts limit to the south of Ballyclare and abuts limit of Hillhead to the south east.</p> <p>Inclusion of the site would not constitute rounding off and would result in coalescence of Ballyclare with Hillhead.</p>	<p>Current limit is defined by a main road and a treeline, however there is no physical definition of the limit abutting the objection site.</p> <p>Proposed limit would be defined by a main road, patchy hedging and trees.</p>	-	No objections		No objections		<p>Detached houses and gardens adjacent to site at Hillhead Road.</p> <p>Part of site within limits and zoned for Employment/ Industry BE 06.</p> <p>Same site as BMAP/801/2.</p>	8.57 Ha	214	X
BMAP/798/2	-1		X	+1	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/801/2	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Undulating land rising to southern boundary</li> <li>Land falls from road in south westerly direction</li> <li>Prominent from Hillhead Road travelling south</li> </ul>		<p>Abuts limit to the south of Ballyclare and abuts limit of Hillhead to the south east.</p> <p>Inclusion of the site would not constitute rounding off and would result in coalescence of Ballyclare with Hillhead.</p>	<p>Current limit is defined by a main road and a treeline, however there is no physical definition of the limit abutting the objection site.</p> <p>Proposed limit would be defined by a main road, patchy hedging and trees.</p>	-	No objections		No objections		<p>Detached houses and gardens adjacent to site at Hillhead Road.</p> <p>Part of site within limits and zoned for Employment/ Industry BE 06.</p> <p>Same site as BMAP/798/2</p>	8.57 Ha	214	X
BMAP/801/2	-1		X	+1	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/1413/1	<ul style="list-style-type: none"> <li>Agricultural grassland with some rushes in parts</li> <li>Undulating land – falls from southern boundary before rising again to Cogry Road in northerly direction</li> <li>Boundaries comprise hedging and trees</li> </ul>		<p>Abuts limit to the north west of Ballyclare.</p> <p>Inclusion of the site would not constitute rounding off and leaves a gap between the southern boundary and the development limit at Cloughlin Lane – however this land is subject to objections BMAP/1978/9 and BMAP/1886/2.</p>	<p>Current limit is defined by Rashee Road and Cloughlin Lane.</p> <p>Proposed limit would be defined by hedging and trees.</p>	-	No objections		Not acceptable		<p>Current application for housing scheme includes site: U/2001/0243/O</p> <p>Army cadets' hall and Orange Hall adjacent to site at Rashee Road; dwellings and gardens adjacent to site at Cloughlin Lane.</p> <p>Site is encompassed by BMAP/1978/9c</p>	4.72 Ha	118	X
BMAP/1413/1	0		-1	-1	0			X			-	-	X



## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/1886/2a	<ul style="list-style-type: none"> <li>Predominantly agricultural grassland, some arable fields</li> <li>Six Mile Water flows through SE of site</li> <li>Land is undulating, falls from Templepatrick Road to Six Mile Water and then rises from river to Doagh Road in north westerly direction</li> <li>Portion just south of Doagh Road is prominent from Templepatrick Road</li> </ul>	LLPA BE20	<p>Abuts limit at SW edge of Ballyclare.</p> <p>Proposed inclusion of this site would result in significant expansion of Ballyclare to the SW and would constitute urban sprawl and possibility of coalescence with Doagh.</p>	<p>Current limit defined to south by Templepatrick Road and by proposed location of relief road.</p> <p>Proposed limit is defined by Templepatrick Road to south and elsewhere by the river, fencing, hedging, and trees.</p>	-	No response		No response		<p>LLPA on approx. 60% of site. Area outside LLPA (32.65Ha) does not abut the limit and would therefore be unacceptable re urban form.</p> <p>Current planning application for 1<sup>st</sup> phase of relief road and new residential neighbourhood U/2006/0377/O.</p> <p>Previous refusal for residential development and associated road improvements U/1999/0189.</p>	64.83 Ha	1621	X
BMAP/1886/2(A)	-1	X	-1	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/1978/9a	<ul style="list-style-type: none"> <li>Predominantly agricultural grassland,</li> <li>Six Mile Water flows through SE of site</li> <li>Land is undulating, falls from Templepatrick Road to Six Mile Water and then rises from river to Doagh Road in north westerly direction</li> <li>Portion just south of Doagh Road prominent from Templepatrick Road</li> </ul>	LLPA BE20	<p>Abuts limit at SW edge of Ballyclare.</p> <p>Proposed inclusion of this site would result in significant expansion of Ballyclare to the SW and would constitute urban sprawl and possibility of coalescence with Doagh.</p>	<p>Current limit defined to south by Templepatrick Road and by proposed location of relief road.</p> <p>Proposed limit is defined by Templepatrick Road to south and elsewhere by the river, fencing, hedging, and trees.</p>	-	No objections		No objections		<p>LLPA on approx. 75% of site.</p> <p>Small area outside LLPA (10.21Ha) but this does not abut the limit and would therefore be unacceptable re urban form.</p> <p>Current planning application for 1<sup>st</sup> phase of relief road and new residential neighbourhood U/2006/0377/O.</p> <p>Previous refusal for residential development and associated road improvements U/1999/0189.</p>	38.06Ha	952	X
BMAP/1978/9(A)	-1	X	-1	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/2717/1	<ul style="list-style-type: none"> <li>Site bound by dry stream to north and fencing to south.</li> <li>Watercourse flows through top third of site</li> <li>North of watercourse is overgrown with long grass, trees, gorse and brambles</li> <li>South of watercourse consists of rough grassland with some rushes and trees</li> </ul>		<p>Abuts limit to the north west of Ballyclare at Rashee Road</p> <p>Inclusion of the site would not constitute rounding off. It would not result in compact urban form as it would leave a notch of land between the southern boundary of the site and Cloughlin Road which remains outside the limits.</p>	<p>Current limit is defined by Rashee Road and Cloughlin Lane.</p> <p>Proposed limit would be defined by trees, fencing and dry stream.</p>	-	No objections		No objections		<p>Army cadets' hall to immediate south of site. Dwellings opposite site fronting onto Rashee Road.</p> <p>Current planning application for housing scheme: U/2001/0243/O</p> <p>Same site as BMAP/239/1</p> <p>Site is encompassed by BMAP/1978/9c</p>	2.5 Ha	63	X
BMAP/2717/1	0		X	-1	0						-	-	X

**SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare**

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/2733/4b	<ul style="list-style-type: none"> <li>Agricultural grassland with some rushes</li> <li>Six Mile Water binds site to south east</li> <li>Land flat to south, rises gently to NW and forms “drumlin” feature</li> <li>Boundaries comprise fencing and trees</li> </ul>	LLPA BE 18	<p>This site abuts the limit to the east of Ballyclare.</p> <p>Inclusion of this site may be perceived as rounding off to a certain degree</p>	<p>Current limit is defined by Ballycorr Road, a pathway, trees and fencing.</p> <p>Proposed limit would be defined by a strong treeline to the north east and Six Mile Water to the south.</p>	-	No objections		No objections		Adjacent land use: housing development to the south.	6.75 Ha	169	X
2733/4(B)	0	X	0	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY – Ballyclare

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/3448/1	<ul style="list-style-type: none"> <li>Predominantly agricultural grassland, some arable fields</li> <li>Dwellings at Doagh Road and at "Isle of Man"</li> <li>Also some agricultural buildings and sheds on site</li> <li>Six Mile Water flows through SE of site</li> <li>Land is undulating, falls from Templepatrick Road to Six Mile Water and then rises from river to Doagh Road in north westerly direction</li> <li>To north of Doagh Road land forms "drumlin" feature – rises steeply from road and falls again to NW.</li> <li>Site is prominent from Doagh Road.</li> <li>Northern portion of site prominent from Templepatrick Road</li> </ul>	LLPA BE20	<p>Abuts limit at SW edge of Ballyclare.</p> <p>Proposed inclusion of this site would result in significant expansion of Ballyclare to the SW and would constitute urban sprawl and possibility of coalescence with Doagh.</p>	<p>Current limit defined to south by Templepatrick Road and to SW by proposed location of relief road.</p> <p>Proposed limit is defined by Templepatrick Road to south and elsewhere by the river, fencing, hedging, and trees.</p>	-	No objections		No objections		<p>LLPA on approx.75% of site.</p> <p>Current planning application for 1<sup>st</sup> phase of relief road and new residential neighbourhood U/2006/0377/O.</p> <p>Previous refusal for residential development and associated road improvements U/1999/0189.</p> <p>Site encompassed by BMAP/1886/1a</p> <p>Same site as BMAP/3508/1</p>	89.56Ha	2239	X
BMAP/3448/1	-1	X	X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/3494/1	<ul style="list-style-type: none"> <li>Agricultural grassland with some rushes in poorly drained areas</li> <li>Falls from Templepatrick Road in north westerly direction</li> <li>Land levels out towards the river and becomes gently undulating</li> <li>Boundaries comprise Six Mile Water, trees, hedging (patchy in parts) and road to east.</li> </ul>	LLPA BE 18	<p>This site abuts the limit to the east of Ballyclare.</p> <p>Inclusion of this site would not constitute rounding off and would encourage urban sprawl by extending the settlement to the east along the Templepatrick Road</p>	<p>Current limit is defined by a pathway to the north west of Henryville Manor and by a laneway to the north east of Henryville Court.</p> <p>Proposed limit would be defined by Six Mile Water to the north west, hedging and trees to the north and north east and Templepatrick Road to the south east</p>	-	No objections		Not acceptable		Henryville housing development adjacent to site to south.  Abuts objection BMAP/2733/4	10.43 Ha	261	X
BMAP/3494/1	0	X	-1	0	0			X			-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY – Ballyclare

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/3508/1	<ul style="list-style-type: none"> <li>Predominantly agricultural grassland, some arable fields</li> <li>Dwellings at Doagh Road and at "Isle of Man"</li> <li>Also some agricultural buildings and sheds on site</li> <li>Six Mile Water flows through SE of site</li> <li>Land is undulating, falls from Templepatrick Road to Six Mile Water and then rises from river to Doagh Road in north westerly direction</li> <li>To north of Doagh Road land forms "drumlin" feature – rises steeply from road and falls again to NW.</li> <li>Site is prominent from Doagh Road.</li> <li>Northern portion of site prominent from Templepatrick Road</li> </ul>	LLPA BE20	<p>Abuts limit at SW edge of Ballyclare.</p> <p>Proposed inclusion of this site would result in significant expansion of Ballyclare to the SW and would constitute urban sprawl and possibility of coalescence with Doagh.</p>	<p>Current limit defined to south by Templepatrick Road and to SW by proposed location of relief road.</p> <p>Proposed limit is defined by Templepatrick Road to south and elsewhere by the river, fencing, hedging, and trees.</p>	-	No objections		No objections		<p>LLPA on approx.75% of site.</p> <p>Current planning application for 1<sup>st</sup> phase of relief road and new residential neighbourhood U/2006/0377/O.</p> <p>Previous refusal for residential development and associated road improvements U/1999/0189.</p> <p>Site encompassed by BMAP/1886/1a</p> <p>Same site as BMAP/3448/1</p>	89.56Ha	2239	X
BMAP/3508/1	-1	X	X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Ballyclare

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/3518/1	<ul style="list-style-type: none"> <li>Former mill site</li> <li>Tall redbrick industrial buildings most striking feature of site</li> <li>Green Burn flows along southern boundary of site – culverted under buildings at one point</li> <li>South east of site is wooded and there is a grassy area around the pond</li> <li>Two derelict houses to SW boundary of site</li> <li>Rises slightly to the north</li> <li>Beyond the site to the south, the land rises steeply to the south</li> <li>Large site but is screened by the tall buildings and mature trees</li> </ul>	LLPA BE 17	<p>This site abuts the limit to the east of Ballyclare.</p> <p>Inclusion of this site would constitute significant growth to the east of Templepatrick Road along Green Road</p>	<p>Current limit is defined by Templepatrick Road.</p> <p>Proposed limit would breach this strong limit as it stands and would be defined by Green Road and mature trees.</p>	-	No objections		No objections		<p>Adjacent land use: Housing opposite site at Greenwood Avenue. Housing on opposite side of Templepatrick Road.</p> <p>Abuts objection site BMAP/59/1.</p> <p>Existing built form: industrial buildings and warehouses.</p>	9.83 Ha	246	X
BMAP/3518/1	0	X	-1	-1	0					+1	-	-	X



## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYEASTON

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
944/1	<ul style="list-style-type: none"> <li>Agricultural field.</li> <li>Well defined boundaries of hedgerow interspersed with trees.</li> <li>Number of mature trees.</li> <li>Land slopes down from Trenchill Road and continues beyond southern boundary.</li> <li>Prominent views.</li> <li>Adjacent to the western boundary is the ruins of Church and dwelling to east.</li> <li>Surrounding land use is mainly agricultural.</li> </ul>	BN 04 Ballyeaston LLPA.	<p>The site abuts the development limit to the north, west and east.</p> <p>Inclusion of the site would result in a more compact urban form.</p>	<p>Current limit follows the rear of properties and traverses the field with no visible boundary.</p> <p>The proposed limit would be the same bar that portion traversing the site now being replaced by the rear of properties abutting hedgerow.</p>		No objection.	No reason to advise.	Not acceptable due to access which cannot be provided to serve the site due to frontage onto the adopted road.	No	<p>LLPA covers the entirety of the site.</p> <p>Site overlaps with representation 3457/1.</p> <p>Given the nature of the development limit at this location Road Service comments should be viewed with this in mind.</p>	0.7ha	18	X
BMAP/944/1	-1	X	+1	+1	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYEASTON

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
1488/1	<ul style="list-style-type: none"> <li>Portion of agricultural field.</li> <li>The site is bound to the hedgerow to the south, boundary of hall and hedgerow to west and hedgerow to the east.</li> <li>No boundary to the north.</li> <li>Mature trees.</li> <li>The site rises to the north of the site and continues to rise beyond limit.</li> <li>Prominent views.</li> <li>Surrounding land use mainly agricultural.</li> </ul>	BN 04 Ballyeaston LLPA	<p>The site abuts the development limit to the south and west.</p> <p>No perceived advantage or disadvantage in urban form.</p>	<p>Current limit follow the rear of properties.</p> <p>The proposed limit would be no different.</p>	-	No objection.	No reason to advice.	Not acceptable due public road serving site has inadequate width and footway provision.	No	<p>LLPA covers that portion of the site within development limit.</p> <p>Southern boundary of site abuts proposed zoning BN 02/01 which has pending planning application for four dwellings.</p>	1.2ha	30	X
BMAP/1488/1	-1	X	0	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYEASTON

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
3457/1	<ul style="list-style-type: none"> <li>Agricultural field.</li> <li>Well defined boundaries of hedgerow interspersed with trees.</li> <li>Number of mature trees.</li> <li>Land slopes down from Trenchill Road and continues beyond southern boundary.</li> <li>Prominent views.</li> <li>Adjacent to the western boundary is the ruins of Church and dwelling to east.</li> <li>Surrounding land use is mainly agricultural.</li> </ul>	BN 04 Ballyeaston LLPA.	<p>The site abuts the development limit to the north, west and east.</p> <p>Inclusion of the site would result in a more compact urban form.</p>	<p>Current limit follows the rear of properties and traverses the field with no visible boundary.</p> <p>The proposed limit would be the same bar that portion traversing the site now being replaced by the rear of properties abutting hedgerow.</p>		No objection.	No reason to advise.	Not acceptable due to access which cannot be provided to serve the site due to frontage onto the adopted road.	No	<p>LLPA covers the entirety of the site.</p> <p>Site overlaps with representation 3457/1.</p> <p>Given the nature of the development limit at this location Road Service comments should be viewed with this in mind.</p>	0.7ha	18	X
BMAP/3457/1	-1	X	+1	+1	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYNURE

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
602/1	<ul style="list-style-type: none"> <li>Site consists of residential property with garden.</li> <li>Site is has strong boundary to the north (i.e. hedgerow) with weak boundaries to west, east and south.</li> <li>Flat site with slight rise towards dwelling.</li> <li>Number of mature trees.</li> <li>Site visible from Lismenary Road.</li> </ul>	None	<p>Site abuts limit on southern boundary.</p> <p>Development of this site would constitute urban sprawl.</p>	<p>Current limit follows the rear of residential properties.</p> <p>The proposed limit would also follow the rear of properties.</p>		No objection.		Nil return.	No	Site lies within Larne Borough.	0.61ha	15	
BMAP/602/1	0		-1	0	0					Site lies within Larne Borough.	0.61ha	15	B1

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYNURE

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
67/1	<ul style="list-style-type: none"> <li>Site contains one large agricultural field.</li> <li>Bound by Larne Road to the west, hedgerow abutting housing to the south in part with the remainder of this and other boundaries demarcated by hedgerow interspersed with trees.</li> <li>Site rises steeply from Larne Road.</li> <li>Prominent views of surrounding area.</li> <li>Surrounding land mainly agricultural.</li> </ul>	None	<p>Site abuts development limit on western boundary.</p> <p>Development of this site would result in excessive development to the west of the settlement and would constitute urban sprawl.</p>	Current and proposed limit would follow the rear of properties.		No objection.	Lies adjacent to undesignated water course.	Not acceptable due to being unable to provide access off Larne Road and carriageway is substandard.	No		1.8 ha	45	X
BMAP/67/1	-2		X	0	0			X			-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYNURE

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
1395/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>Bound to the south by rear of residential property, Christ Church and Rectory and hedgerow abutting Church Road, with hedgerow interspersed with trees along remaining boundaries.</li> <li>Well define field boundaries.</li> <li>Land rises with prominent views.</li> <li>Very mature trees.</li> <li>Rural area in character.</li> </ul>	BNE 05 Ballynure River	<p>Site abuts the development limit on eastern boundary.</p> <p>Development of this site would result in excessive abutting to the west and would constitute urban sprawl.</p>	<p>Current limit follow the rear of residential properties abutting hedgerow and Church Hall.</p> <p>Proposed limit would abut laneway and Church Road.</p>		No objection.		Not acceptable due to footway link.	No	LLPA covers the entirety of the site.	4.3ha	108	X
BMAP/1395/1	-2	X	X	+1	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYNURE

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
1436/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields and abuts the rear of commercial, residential and agricultural buildings on northern boundary.</li> <li>Site is bound by hedgerows and fencing.</li> <li>Internal boundaries of hedgerows.</li> <li>Land is undulating bar field adjacent to Ballynure Methodist Church which slopes to the southern boundary.</li> <li>Prominent from Belfast Road.</li> <li>Groups of trees abut north east boundary.</li> </ul>	None	<p>The site abuts the development limit on northern and eastern boundary.</p> <p>Development of the site would lead to excessive development to the south and would constitute urban sprawl.</p>	Development limit follows the rear of properties and the proposed boundary would follow rear of properties.		No objection.		Not acceptable to provide access off Carrickfergus Road due to visibility and there should be no direct access to A8.	No	<p>Site includes agricultural building.</p> <p>Planning application lodged for farm retirement dwelling (U/2007/0213).</p>	6.1ha	153	X
BMAP/1436/1	0		X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYNURE

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
3044/2	<ul style="list-style-type: none"> <li>Site consists of two agricultural fields.</li> <li>South is bound by Castle Road to the north, fencing to west and hedgerow and trees interspersed on other boundaries.</li> <li>Site slopes steeply down from the Castle Road towards Castle Water.</li> <li>Part of site very undulating before sloping steeply to Caste Water.</li> <li>Group of mature trees.</li> <li>Strong internal boundaries.</li> <li>Surrounding land use is mainly agricultural.</li> </ul>	None	<p>The site abuts limit on western boundary.</p> <p>Development of the site would result in excessive development to the east and would constitute urban sprawl.</p>	Current limit and proposed limit would follow rear of residential properties.		No objection.		No objection.	No	Site overlaps with representation 1925/1.	4.12ha	103	X
BMAP/3044/2	-2		X	0	0						-	-	X



## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYNURE

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
3046/2	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>The site is defined by mature trees to the rear of residential properties and hedgerow abutting the Larne Road to the east.</li> <li>The remaining boundaries are defined by hedgerows and trees.</li> <li>The site abuts residential development to the south and west.</li> <li>The site is flat to north of properties abutting Larne Road, undulating otherwise.</li> <li>Internal boundaries of hedgerow and fencing.</li> <li>Prominent views from Larne Road.</li> </ul>	None	<p>The site abuts development limit to the south and west.</p> <p>Development of this site accounting for its size and location would constitute urban sprawl.</p>	<p>Current limit follows rear of residential properties.</p> <p>The proposed limit would follow the rear of properties abutting hedgerow and Larne Road.</p>		No objection.		Not acceptable as contrary to PPS3.	Yes		11.15	279	X
BMAP/3046/2	-1		X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYNURE

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
3050/1	<ul style="list-style-type: none"> <li>Site consists of two agricultural fields.</li> <li>Site is bound by hedgerow to rear of properties to the west and hedgerow interspersed with trees on other boundaries.</li> <li>Strong internal field boundaries.</li> <li>Undulating site.</li> <li>Prominent views due to part of site being relatively elevated.</li> </ul>	None	<p>The site abuts the development limit to the west.</p> <p>Development of the site would lead to excessive development to the east and would constitute urban sprawl.</p>	Current limit and proposed limit would follow rear of residential properties.		No objection.	Lies adjacent to watercourse.	No objection.	No		3.6ha	90	X
BMAP/3050/1	-1		X	0	0						-	-	X

**-SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYROBERT**

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
2037/1	<ul style="list-style-type: none"> <li>Site abuts dwelling 119 to south in part, bank to north with some vegetation which is lower than the site. The boundary to west consists of stone wall and remnants of fence and former railway embankment to east.</li> <li>The site is flat with tarmac path and little vegetation.</li> <li>Scrub land.</li> <li>Site is prominent from Ballyrobert Road.</li> </ul>	BT 04 Ballyrobert LLPA	<p>Site abuts the development limit to the south.</p> <p>Development of this site would be acceptable in terms of urban form.</p>	<p>The current limit follows the rear of properties and abuts LLPA (proposed) to west of Ballyrobert Road.</p> <p>The proposed limit would abut LLPA and would provide a stronger boundary.</p>		No objection.		No objection.	No	<p>Environmental designation crosses the site.</p> <p>Planning permission has been granted for dwelling on the site (i.e. U/2004/0074/F).</p>	0.25ha	1	A1
BMAP/2037/1	0		+1	+1	0						0.25ha	1	A1

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYROBERT

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
50/1	<ul style="list-style-type: none"> <li>A number of agricultural fields.</li> <li>Land is flat with hedgerows, trees and fencing defining the boundaries.</li> <li>Internal boundaries consist of hedgerows and fencing.</li> <li>Abutting and within the western boundary is embankment associated with former railway line.</li> <li>Good views of surrounding area.</li> </ul>	None	<p>The south west corner of the site (containing buildings) is within the development limit.</p> <p>Development of the site would result in a gap site between existing and potential limit when account is taken of the site.</p>	<p>Current limit follows the rear of properties.</p> <p>The proposed limit would be no different.</p>		No objection.		No objection.	No	<p>Planning permission was refused for three dwellings to replace farm buildings (i.e. U/2006/0452/F).</p> <p>Site contains dwelling and a number of farm buildings.</p>	9.0ha	225	X
BMAP/50/1	0		X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYROBERT

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
272/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>The site is bound by hedgerows interspersed with trees on all bar portion of north east boundary which has no boundary and boundary to south which is defined by fencing adjacent to lane.</li> <li>Internal boundaries of hedgerows.</li> <li>The site is flat which is characteristic of the surrounding land.</li> <li>Surrounding land use is mainly agricultural.</li> </ul>	None	<p>The site is positioned between one and two fields from development limit.</p> <p>Development of the site would result in a gap site between existing and potential limit when account is taken of the site.</p>				No objection.	Not acceptable due to access issues.	No		4.9 ha	123	
272/1	0		X	-	0			X			-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYROBERT

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
1461/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>Site is traversed by Ballyrobert Road.</li> <li>The field to the west of the road is bound by wooden fencing and hedgerow to the north and hedgerow on all other boundaries.</li> <li>The site rises gently to the north.</li> <li>The land to the east consists of three fields which are bound by hedgerows.</li> <li>Number of trees on northern boundary abutting housing.</li> <li>Internal boundaries of hedgerows.</li> <li>Land is relatively flat with exception of field adjacent to Ballyrobert Road which is slightly undulating and field adjacent to Mossely Road which falls away gradually from road.</li> <li>Site prominent from roads.</li> </ul>	None	<p>The site abuts current limit only in part along its northern boundary.</p> <p>Development of the site would result in a gap site between existing and potential limit when account is taken of the site.</p>	<p>Current limit follows the rear of properties.</p> <p>The proposed limit would be no different.</p>		No objection.		Site to west of Ballyrobert Road not acceptable due to access. To east no objection.	No	Roads comments highlight objection to part of site.	5.6ha	140	X
BMAP/1461/1	0		X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYROBERT

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
2043/1	<ul style="list-style-type: none"> <li>Flat site which lies to the rear of residential properties 115 -119.</li> <li>There is no boundary to the north, with weak boundary in part to south bar hedgerow interspersed with trees adjacent to rear of dwelling 113, hedgerow to east and tall trees to west adjacent to rear of dwellings 115-119.</li> <li>Small stream traverses the site.</li> <li>Rough grass.</li> <li>Site is not prominent from road.</li> </ul>	None	<p>The site abuts the development limit on its western boundary and a portion of its southern boundary.</p> <p>Developments to the east of the existing limit would not be excessive and would be acceptable in terms of urban form given the proximity of urban development.</p>	Current and proposed limit would follow the rear of properties.		No objection.		Not acceptable as site does not have frontage onto adopted road network.	No		0.47ha	12	X
BMAP/2043/1	0		0	0	0			X			-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – BALLYROBERT

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
2114/1	<ul style="list-style-type: none"> <li>Site consists of three agricultural fields.</li> <li>The site is traversed by the Ballyrobert Road.</li> <li>Land to the east of the road rises to the north and is bound by hedgerow bar northern boundary which consists of fencing and concrete wall.</li> <li>The land rise to the north.</li> <li>The land to the west of the road is defined by hedgerow, fencing and mature trees.</li> <li>The internal boundary between the two fields defined by hedgerow.</li> <li>Field abutting the road rises from the south to north, whilst adjacent field is flat.</li> <li>Site is prominent from Ballyrobert Road particularly when exiting Ballyrobert.</li> <li>Good views of surrounding area.</li> </ul>	None	<p>The site lies adjacent to the development limit, bar south east corner.</p> <p>Development of the site would result in excessive development to the north of the settlement and would constitute urban sprawl.</p>	<p>Current limit follows the rear of properties and the proposed LLPA (stream) which acts as a natural boundary.</p> <p>Proposed limit would follow the rear of properties abutting hedgerow.</p>		No objection.		No objection.	No	BT 04 Ballyrobert LLPA abuts southern limit.	3.3ha	83	X
BMAP/2114/1	-1		X	X	0						-	-	X



## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – COGRY/KILBRIDE

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
3478/1	<ul style="list-style-type: none"> <li>Site contains agricultural field and a number of buildings.</li> <li>The site is flat with lane traversing the site.</li> <li>Land to the south of the lane is bound by wooden fence to the north, fencing to south and hedgerow interspersed with trees to west and east.</li> <li>The land is flat with open views of surrounding area.</li> <li>The land to the north of the lane contains tarmac parking area adjacent to Cogry Road and a number of buildings.</li> <li>The site is bound to the north by Cogry Road, west by Doagh River, fencing to east and lane to south.</li> <li>The surrounding land use is urban to north and east and agricultural to the south and east.</li> </ul>	CY 04 Doagh River Corridor LLPA	<p>A portion of the site is within the current limit being former mill and associated buildings.</p> <p>Portion of the site which is not within the current limit is the agricultural field. Inclusion of the field would see expansion to the south of the settlement which would not result in compact urban form.</p>	<p>Current limit follows the rear of properties, tarmac parking area and lane demarcated by fence and rear of mill.</p> <p>The proposed limit would be the same bar tarmac parking area and lane being replaced by rear of properties abutting fence of field.</p>		No objection.		No objection.	No	<p>0.70 ha covered by LLPA which is the mill and associated buildings.</p> <p>Number of buildings including former mill building.</p> <p>Approval granted for two storey office block (U/2006/0479/0) on part of site and there is a deferred planning application covering part of the site for residential development (including former mill building for apts U/2006/0290/0). Both applications within current limit.</p>	1.55 Outside limit.	39	C1
BMAP/3478/1	0		-1	-1	0						1.55ha	39	C1

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – COGRY/KILBRIDE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing		Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
						Water & Sewerage							
1636/1	<ul style="list-style-type: none"> <li>Site of agricultural fields.</li> <li>Site is bound to the east by hedgerow and trees, trees to north, hedgerow to south and rear gardens hedges, fencing and occasional trees to west.</li> <li>The site falls from the north to the south.</li> <li>Steep fall from north of site to Doagh River.</li> <li>There is wire fencing separating fields.</li> <li>Surrounding land use agricultural bar to west which is Cogry Hill / Cogry Rise housing development and beyond Doagh River which is public sector housing.</li> <li>Prominent views particular from north of site.</li> </ul>	None	<p>Site abuts the development limit on its western boundary.</p> <p>Development of the site would result in excessive development to the east and would constitute urban sprawl.</p>	<p>Current limit follows the rear of properties and Doagh River.</p> <p>Proposed limit would follow similar boundary.</p>		No objection.	Site lies adjacent to two undesignated watercourses. May be constraints regarding storm water discharge.	No objection.	No	North boundary abuts Doagh River LLPA.	6.0ha	150	X
BMAP/1636/1	-2		X	0	0						-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – DOAGH

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
805/2	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>The site is bound by hedgerow to the north, south, east and hedgerow interspersed with mature trees to west.</li> <li>Group of trees on western boundary.</li> <li>Strong internal boundaries of hedgerow.</li> <li>Undulating site with the field to the west more undulating as it falls to the south.</li> <li>Prominent views from road.</li> <li>Surrounding land consists mainly of agricultural land.</li> </ul>	None	<p>The site abuts the development limit on its eastern boundary.</p> <p>No perceived advantage or disadvantage in terms of urban form.</p>	<p>Current limit follows the rear of properties and proposed zoning DH 04/02 for housing abutting hedgerow.</p> <p>Proposed limit would be no different.</p>		No objection.	If zoned there maybe constraints.	No objection.	No	Site abuts housing zoning DH 04/02 on eastern boundary.	4.93ha	123	<b>B1</b>
BMAP/805/2	-1		0	0	0						4.93ha	123	<b>B1</b>

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Straid

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/786/1	<ul style="list-style-type: none"> <li>• Site is generally flat</li> <li>• Predominantly agricultural grassland</li> <li>• Small area in use as storage and yard for agricultural general merchants</li> <li>• Partly culverted stream flows through northern half of site</li> <li>• Existing development will screen site from Main Street</li> <li>• Site is prominent from Spring Lane; however this is small country lane.</li> </ul>		<p>Site abuts limit to the north east of Straid.</p> <p>Inclusion of this site would not consolidate the settlement and would not constitute rounding off.</p>	<p>Current limit is defined by Spring Lane and fencing and hedging around the properties fronting onto Main Street and Spring Lane.</p> <p>Proposed limit would be defined by Spring Lane, fencing, hedging and mature trees.</p>		No objections		Not acceptable as the site as it does not have frontage onto adopted road.		<p>Adjacent land use: Housing fronting Main Street and Spring Lane; General Merchants.</p> <p>Abuts objection site: BMAP/1722/1</p>	1.67 Ha	42	X
BMAP/786/1	0		-1	0				X			-	-	X

**SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Straid**

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/791/2a	<ul style="list-style-type: none"> <li>• Agricultural grassland</li> <li>• Land falls to Calhame Road in a northerly direction</li> <li>• Open site – no boundary to west</li> <li>• Straid Primary School to south of site</li> <li>• Housing to east of site may help integration</li> <li>• Prominent from Calhame Road</li> </ul>	LLPA SD04	<p>Site abuts limit to the north west of Straid.</p> <p>Inclusion of this site could be perceived as rounding off.</p>	<p>Current limit is defined by hedging and fencing around the primary school and the new housing off Main Street.</p> <p>Proposed limit would be defined by Calhame Road to north but there is no physical boundary to the west.</p>		No objections		No objections		Adjacent land use: New housing off Main Street; Straid Primary School to south.	1.08 Ha	27	X
BMAP/791/2(A)	-1	X	+1	-1							-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Straid

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/791/2b	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Land rises from Irish Hill Road in a westerly direction</li> <li>Boundaries comprise hedging and tall trees</li> <li>Straid Primary School to north of site</li> <li>Prominent from Irish Hill Road</li> </ul>	LLPA SD04	<p>Site abuts limit to the south west of Straid.</p> <p>Inclusion of this site would not constitute rounding off.</p> <p>However the urban form would not be compromised by inclusion of the site.</p>	<p>Current limit is defined by Irish Hill Road and by tall trees and hedging around Straid Primary School.</p> <p>Proposed limit would be defined by Irish Hill Road and by hedging to the south and west.</p>		No objections		No objections	No	<p>Adjacent land use: Housing opposite site at Village Hill; Straid Primary School to north.</p> <p>LLPA SD 04 on approx. 50% of site</p>	3.11 Ha	78	
791/2b	-1	X	0	0							-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Straid

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/1722/1	<ul style="list-style-type: none"> <li>Flat site currently in use as storage and yard for agricultural general merchants</li> <li>Current use is unsightly</li> <li>Bound by fencing</li> <li>Screened to some extent by development to south west, however site is prominent from Spring Lane</li> </ul>		<p>Site abuts limit to the north east of Straid.</p> <p>Inclusion of this site would not consolidate the settlement and would not constitute rounding off.</p>	<p>Current limit is defined by storage sheds and fencing around the properties fronting onto Main Street and Spring Lane.</p> <p>Proposed limit would be defined by fencing.</p>		No objections		Not acceptable as the site does not have frontage onto adopted road network.		<p>Adjacent land use: Housing fronting Main Street and Spring Lane; General Merchants.</p> <p>Abuts objection site: BMAP/786/1</p>	0.23 Ha	6	X
BMAP/1722/1	0		-1	0	0			X			-	-	X

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BALLYCRAIGY

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
3436/1	<ul style="list-style-type: none"> <li>Site traversed by Gravehill Road.</li> <li>Land to the north of the road has hedgerows on all bar the northern boundary where there is no boundary.</li> <li>The site rises from the road with mature trees to the west of the site.</li> <li>The land to the south is bound by hedgerow bar limited hedgerow on southern boundary.</li> <li>Mature tree on northern boundary.</li> <li>The site is presently used for agricultural purposes.</li> <li>Surrounding land is flat to the south of the road and rises towards farm to north west.</li> <li>Land used for agricultural purposes.</li> <li>Open views.</li> </ul>	MNY 41 Ballycraigy LLPA	<p>The site abuts the development limit to the south of the site.</p> <p>Development of the site would not constitute compact urban form rather excessive development to the north.</p>	<p>Current limit follows the rear of properties.</p> <p>The proposed limit would follow the rear of properties.</p>		No objection.		Not acceptable due to visibility, Gravehill Road does not have adequate width and footway provisions.	No	LLPA covers the entirety of the site.	1.5ha		
BMAP/3436/1	0	X	X	0	0						.	.	



## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY - BRUSLEE

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
3109/3	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields traversed by Lisglass Road.</li> <li>Lands to south is flat with the boundary defined by trees, fencing, and stream.</li> <li>Internal boundaries of mature trees and fencing.</li> <li>Land to the north of the road is relatively flat.</li> <li>Boundary of mature trees, and bushes.</li> <li>Internal boundaries of fencing, mature trees and bushes.</li> <li>In totality prominent views.</li> <li>Groups of mature trees including planted trees.</li> <li>Rural sitting.</li> <li>Surrounding land use is agricultural.</li> </ul>	None	<p>A small portion of the boundary abuts the development limit to the south of Lisglass Road to the west of the site.</p> <p>The excessive development to the west of the small settlement would constitute urban sprawl.</p>	<p>The development limit follows the rear of properties traversed by the Belfast Road.</p> <p>The proposed limit would follow rear of properties abutting trees, fencing, and bushes.</p>		No objection.		Not acceptable due to lack of footway provision, unacceptable increase in traffic and TA required.		A number of derelict buildings.  Approval has been granted for a replacement dwelling (U/2005/0692/F).	18.5ha		X
BMAP/3109/3	0		X	-1	0						-	-	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – CRAIGAROGAN

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
372/1	<ul style="list-style-type: none"> <li>• Triangular in shape consisting of buildings and agricultural fields.</li> <li>• Bound by mature hedgerow and trees.</li> <li>• Row of mature trees along northern boundary abutting Bernice Road.</li> <li>• Dense vegetation to north east of site adjacent to dwelling.</li> <li>• The site slopes up from the road and is more pronounced from the rear of the residential property to boundary in part.</li> <li>• Internal boundaries of hedgerow and trees between fields.</li> <li>• Boundary of residential property defined by mature trees and planting to all boundaries.</li> <li>• Large gardens to the sides and rear of the property.</li> <li>• Open views.</li> <li>• Site well screened from Bernice Road.</li> <li>• Busy road.</li> </ul>	None	<p>Accounting for shape of the site a narrow point of the site abuts the development limit to the north east.</p> <p>Development of the site would result in excessive development and would not constitute compact urban form.</p>	<p>The current limit follows the rear of properties.</p> <p>The proposed limit would follow the rear of properties abutting hedgerow, trees and Bernice Road.</p>		No objection.		No objection.	No	<p>Large detached dwelling and out buildings.</p> <p>Approval has been granted for replacement dwelling and garage (i.e. U/2005/0094/0).</p>	2.66ha		
BMAP/372/1	-1		X	0	0						-	-	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – CRAIGAROGAN

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
1671/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>The site abuts the rear of residential properties to north west of its boundary which is defined by hedgerow and fencing.</li> <li>The remainder of the boundary is defined by a mixture of hedgerows, fencing and trees.</li> <li>Internal boundaries of the site are mainly fencing bar one mature hedgerow.</li> <li>The site is flat bar land to rear of properties 26-38 which rises to the north east.</li> <li>Prominent views.</li> <li>Rural setting.</li> </ul>	<p>NY 02/01 Bairds Brae Wetland SLNCI.</p> <p>NY 05 ACOMD.</p>	<p>The site abuts the development limit to the north west of its boundary.</p> <p>The proposed development would result in excessive development to the north east into open countryside and would constitute urban sprawl.</p>	<p>Current limit follows the rear of properties.</p> <p>The proposed limit would follow the rear of properties abutting hedgerows, trees and fencing.</p>		No objection.		Not acceptable due to access.	No	<p>0.97ha of SLNCI covers site.</p> <p>Planning approval for housing covers portion of site (i.e. U/2004/0734/F).</p>	4.34 ha		
BMAP/1671/1	-1		X	0	0						-	-	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – HILLHEAD

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
1218/1	<ul style="list-style-type: none"> <li>Site consists of a narrow strip of land which is traversed by lane to dwelling and has no eastern boundary.</li> <li>Land to the south of the lane consists of two parcels of land. The first is agricultural land bound by hedgerow abutting Hillhead Road to the west and hedgerow of property 129 to the south, hedgerow to the north and the second is a car parking area demarcated by hedgerow from the former.</li> <li>Land rises from lane and steeply from car park abutting the field.</li> <li>Land to the north demarcated to the north by concrete wall and fence to the west and stone wall of laneway.</li> <li>Agricultural land.</li> <li>Site has a number of mature trees.</li> <li>Prominent views.</li> </ul>	HD 08 Hillhead House, Hillhead Road LLPA	<p>The site abuts the development limit to the south but only to a degree to the north.</p> <p>Inclusion of this site would result in ribbon development along the road.</p>	<p>Current limit follows the rear of properties and Hillhead Road.</p> <p>The proposed limit would follow the rear of properties along this side of the road.</p>		No objection.		Not acceptable due to lack of footway.	No	LLPA covers the whole site.	0.84		
BMAP/1218/1	-1	X	-1	-1	0						-	-	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – HILLHEAD

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
1877/1	<ul style="list-style-type: none"> <li>Site consists of five rear gardens.</li> <li>Three of gardens abut the garden to the rear of 122 Hillhead Road.</li> <li>There is no define boundary to east or south (bar hedgerow to rear to of 130) and hedgerow interspersed with trees to the north and south.</li> <li>Strong internal boundaries between gardens of hedgerows.</li> <li>The site slopes slightly from the east to west.</li> <li>Site is not prominent from the main road.</li> <li>Surrounding land use mainly agricultural.</li> </ul>	HD 07 North west of Hillhead. LLPA	<p>The site abuts the development limit to the north, east and south.</p> <p>Inclusion of the site would result in a compact urban form and more logical boundary.</p>	<p>Current limit follows the rear of properties, Hillhead Road and the building line of five properties which is not clearly identified on the ground by any physical or natural boundary.</p> <p>The proposed limit would follow the rear of properties and Hillhead Road.</p>		No objection.	There may be constraints regarding the discharge of storm water to adjacent watercourse.	Not acceptable due to not having frontage onto the adopted road.	No	O.21 ha covered by LLPA.	0.40		
BMAP/1877/1	0	X	+1	+1	0			X			-	-	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – HILLHEAD

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
2515/1	<ul style="list-style-type: none"> <li>Site consists of agricultural field between number 10 and 14 Logwood Road.</li> <li>A portion of the site is demarcated by wooden fence adjacent to stables.</li> <li>Site is bound by hedgerow to west and hedgerow, trees and fencing to east.</li> <li>Bound by hedgerow to the north and trees and hedgerow to the south.</li> <li>The site falls from Logwood Road to Ballylinney Burn.</li> </ul>	None	<p>The site abuts the limit on a portion of its western boundary being 14 Logwood Road.</p> <p>Inclusion of the site would put pressure for expansion along the Logwood Road to the east and lands between the rear of properties at Logwood Road and Hillhead Road at this location. Thus proposed development would result in urban sprawl.</p>	<p>Current limit follows the rear of properties and commercial premises.</p> <p>The proposed limit would be the same bar a portion of the limit abutting hedgerow to rear of properties.</p>		No objection.		Not acceptable due to lack of footway provision.	No	<p>Stables are built on site.</p> <p>Backs onto commercial premises (industrial) to the south of the site.</p>	1.52		
BMAP/2515/1	-1		X	0	0						-	-	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – HILLHEAD

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
2519/1	<ul style="list-style-type: none"> <li>Access to the site is via laneway with well maintained hedgerows.</li> <li>The site has well defined boundaries of hedgerows and mature trees.</li> <li>Land rises up from the road to the south of the site.</li> <li>Maintain gardens and vegetable plot.</li> <li>Rural setting.</li> <li>Prominent views.</li> <li>Adjacent to Garden Centre.</li> </ul>	None	<p>The site lies some distance from the development limit.</p> <p>Inclusion of the site would create gap site between existing and potential limit if site included.</p>	Proposed limit would be weaker given that the existing limit follows the rear of properties and the proposed limit would include Logwood Road.		No objection.		No objection.	No	<p>Residential property and industrial building.</p> <p>Planning permission for replacement of industrial building and its retention for storage (i.e. U/2003/0670/F).</p>	0.97		
BMAP/2519/1	-1		X	-1	0						.	.	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – HILLHEAD

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
3190/1	<ul style="list-style-type: none"> <li>Flat site to the rear of residential properties.</li> <li>Access is via tarmac area to garden and concrete access adjacent to garden to remainder of site which contains buildings</li> <li>There has only partial boundary to east of stone wall adjacent to property 190.</li> <li>The remaining boundaries consist of hedgerows and rear of building to the west.</li> <li>The site abuts stream along portion of southern boundary (Ballylinny Burn).</li> <li>Mature trees.</li> <li>The site is not prominent from road.</li> <li>Surrounding land use is mainly agricultural.</li> </ul>	HD 03 South east of Hillhead. LLPA	<p>The site abuts the development limit to the east.</p> <p>Inclusion of the site would put pressure for expansion to the west of the settlement along the Hillhead Road at this location.</p>	<p>Current limit follows the rear of properties and commercial premises.</p> <p>The proposed limit would follow as above plus Ballylinny Burn and hedgerows abutting housing.</p>		No objection.		Not acceptable due to not having frontage onto the adopted road.	No	<p>LLPA traverses the site and abuts southern boundary in part.</p> <p>The site contains a number of farm buildings, pigeon loft, greenhouses and a number of mushroom tunnels.</p>	1.38		
BMAP/3190/1	0		-1	0	0			X		+2	-	-	



## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – HILLHEAD

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
3304/1	<ul style="list-style-type: none"> <li>Site consists of a single agricultural field.</li> <li>Site is defined by hedgerow to north and east, fencing to the west and trees to south.</li> <li>The site slopes gently from west to east boundary and slopes down from north to south on western boundary.</li> <li>Visually prominent from road.</li> </ul>	None	<p>The site does not abut the development limit.</p> <p>Inclusion of the site would create gap site between existing and potential limit if site included.</p>	Proposed limit would be weaker given that the existing limit follows the rear of properties and the proposed limit would include Logwood Road.		No		Not acceptable due to lack of footway provision.	No		0.78		
BMAP/3304/1	0		X	- 1	0						.	.	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – HILLHEAD

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
3509/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>The site is bound to the north and west by hedgerows abutting stream and Ballyinny Burn.</li> <li>To the east the boundary is defined by hedgerow and fencing and abuts the rear of a number of dwelling.</li> <li>Hedgerow to the south.</li> <li>Group of mature trees to the west of the site adjacent to cave (The Lynn) and waterfall which are within the boundary of the site.</li> <li>Undulating site.</li> <li>Internal boundaries of hedgerows and fencing.</li> <li>Rural character.</li> <li>Prominent views.</li> <li>Surrounding land use agricultural.</li> </ul>	None	<p>The site abuts the development limit to the east as defined by the rear of residential properties.</p> <p>Inclusion of this site would result in excessive development to the west of Hillhead and would constitute urban sprawl.</p>	<p>The proposed limit follows the rear of properties and Hillhead Road.</p> <p>The proposed limit would following the rear of properties abutting hedgerows.</p>		No objection.		Not acceptable due to access.	No	<p>There appears to be a dwelling on the site. Unable to confirm as laneway blocked.</p> <p>Approval granted for replacement dwelling (i.e. U/2005/0588/O).</p> <p>Site contains cave and waterfall.</p>	10.48		
BMAP/3509/1	-1		X	0	0						-	-	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – HILLHEAD

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
3524/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>Trees, wooden fence and hedgerow abutting laneway to dwelling define north boundary.</li> <li>Hedgerow and trees run the length of the eastern boundary which abuts the rear of dwellings in part.</li> <li>Boundary to the south follows course of a stream with mature trees and to the north mature trees and hedgerow.</li> <li>Well defined internal boundaries of mature trees, shrubs and bushes.</li> <li>Undulating land.</li> <li>Rural character</li> <li>Visually prominent.</li> </ul>	None	<p>Portion of site abuts the development limit on its eastern boundary.</p> <p>Accounting for the size of the site, the settlement characteristics, and excessive development to the west into open countryside. The resulting development would constitute urban sprawl.</p>	<p>Current limit follows the rear of properties.</p> <p>The proposed limit would follow the rear of properties abutting hedgerow, trees and stream.</p>		No objection.		Not acceptable as it does not have frontage onto existing adopted road.		Two dwellings and two outbuildings.  Planning permission granted for replacement dwellings and garage (i.e. U/2006/0488/RM).	16.74ha		
BMAP/3524/1	0		X	0	0			X			-	-	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – KINGMOSS

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
879/1	<ul style="list-style-type: none"> <li>Site to rear of dwelling to north with no clear boundary to the south other than what appears as fencing across part of the boundary.</li> <li>Boundary to the east and west consists of hedgerow.</li> <li>To the west of site there is internal hedgerow which forms part of the former railway line.</li> <li>A portion of the site abutting internal hedgerow and eastern boundary has been fenced off.</li> <li>Site prominent as one crosses bridge</li> <li>Agricultural land.</li> </ul>	KS 02 Dismantled Railway at Kinsbog Crossing. SLNCI	<p>The site abuts the development limit to the west and east.</p> <p>Inclusion of this site would not constitute rounding off.</p>	Current limit follows the rear of properties and the proposed would not differ.		No objection.	Rivers Agency have no reason to advise.	Not acceptable due to access and suitable footway.	No	Portion of the site is within dismantled railway line SLNCI KS 02.	0.23ha		
BMAP/879/1	0		-1	0	0						.	.	

## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – LOWTOWN

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
1905/1	<ul style="list-style-type: none"> <li>Site consists of a number of agricultural fields.</li> <li>The site is bound by hedgerow to the north and west with hedgerow interspersed trees to south. The boundary to the east is rear of residential properties and consists of hedgerow of varying size.</li> <li>Internal boundaries of hedgerows.</li> <li>Number of mature trees within site.</li> <li>The site consists of flat land which rises moderately to the south of site.</li> <li>Good views of surrounding area.</li> <li>Prominent views.</li> <li>Rural setting.</li> </ul>	None	<p>The site abuts the development limit to the east.</p> <p>Development of this site into open countryside would be excessive in scale accounting for the urban form and size of the small settlement.</p>	<p>Current limit follows the rear of properties.</p> <p>The proposed limit would follow the rear of properties abutting hedgerow.</p>		No objection.		Not acceptable due access problems, alignment, road width and footway provision. TA required.	No		10.37ha		
BMAP/1905/1	-1		X	0	0						.	.	

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Millbank

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/212/1	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Site bound by Ballymartin Water to the north east</li> <li>Also included on site are agricultural sheds and pond</li> <li>Land falls from Millbank Road East in a north easterly direction to Ballymartin Water – small hummock to north east of pond</li> <li>Site visually prominent from Millbank Road.</li> </ul>		<p>Site abuts limit to south east of Millbank.</p> <p>Inclusion of this site may be perceived as rounding off and would appear to consolidate the settlement.</p>	<p>Current limit has no physical boundary on the ground and cuts through the garden of 28 Millbank Road.</p> <p>Proposed limit would be defined by river to north east and fencing to the south east.</p>		No objections		Not acceptable	No	<p>Adjacent land use: Housing fronting Millbank Road.</p> <p>Current approval for 6 dwellings: U/2004/0429/O</p> <p>This covers part of the site and would therefore be recognised as acceptable.</p> <p>Site encompassed by: BMAP/214/1</p>	0.22 Ha	6	
BMAP/212/1	-1		+1	+1				X		A	-	-	

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Millbank

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/214/1	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Site bound by Ballymartin Water to the north east</li> <li>Also included on site are: agricultural shed, pond and area to south where the grass has been cleared.</li> <li>Land falls from Millbank Road East in a north easterly direction to Ballymartin Water – small hummock to north east of pond</li> <li>Site visually prominent from Millbank Road and Millbank Road East.</li> </ul>		<p>Site abuts limit to south east of Millbank.</p> <p>Inclusion of this site may be perceived as rounding off and would appear to consolidate the settlement.</p>	<p>Current limit has no physical boundary on the ground and cuts through the garden of 28 Millbank Road.</p> <p>Proposed limit would be defined by river to north east, fencing to the south east and Millbank Road East to the south west.</p>		No objections		No objections	No	<p>Adjacent land use: Housing fronting Millbank Road.</p> <p>Current approval for 6 dwellings: U/2004/0429/O</p> <p>This covers part of the site and would therefore be recognised as acceptable.</p> <p>Encompasses site: BMAP/212/1</p>	0.91 Ha	23	
BMAP/214/1	-1		+1	+1						A	-	-	

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Millbank

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/454/1	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Land falls to watercourse in a north westerly direction</li> <li>Boundaries comprise hedging, fencing and trees</li> <li>Existing housing may help to integrate development</li> </ul>		<p>Site abuts limit to the north west of Millbank.</p> <p>Inclusion of this site may be perceived as rounding off the development limit.</p>	<p>Current limit is defined by hedging and fencing around the properties fronting onto the cul-de-sac west of Millbank Road. However there is no physical boundary between dwelling nos 25 and 23.</p> <p>Proposed limit would be defined by a watercourse to the north west, and hedging to the west.</p>		No objections		No objections		<p>Adjacent land use: Housing fronting Millbank Road.</p> <p>Planning History:</p> <p>Refusal for dwelling U/2004/0797/O</p> <p>Approval for replacement of dwelling with 2 dwellings U/2004/0610/F</p>	0.97 Ha	24	
BMAP/454/1	0		+1	+1							-	-	



## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Millbank

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/1504/1	<ul style="list-style-type: none"> <li>Site contains rubble, earth and other material cleared from construction of 2 dwellings to south west.</li> <li>Grassy mound to north of site</li> <li>Site bound by Ballymartin Water to the north and north west</li> <li>Land falls from south west in north easterly direction</li> <li>Site prominent from Millbank Road</li> </ul>		<p>Site abuts limit to the north of the southern nodule of Millbank.</p> <p>Inclusion could be perceived as rounding off of the limit.</p>	<p>Current limit is defined by Millbank Road and there is no physical boundary where the site abuts the limit at 45 Millbank Road.</p> <p>Proposed limit would be defined by Ballymartin Water.</p>		No objections		No objections	No	<p>Adjacent land use: Housing fronting Millbank Road.</p> <p>Planning History:</p> <p>Refusal for dwelling U/2004/0797/O</p> <p>Approval for replacement of dwelling with 2 dwellings U/2004/0610/F</p>	0.15 Ha	4	
BMAP/1504/1	0		+1	+1							-	-	

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Millbank

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/1756/1	<ul style="list-style-type: none"> <li>• Agricultural grassland</li> <li>• Site rises from south west in a north easterly direction</li> <li>• No boundary to south of site</li> <li>• Elsewhere boundaries comprise hedging and trees</li> <li>• Housing to west of site fronting onto Millbank Road help to screen the site</li> <li>• However it is prominent from Millbank Road East.</li> </ul>		<p>Site abuts limit to south east of Millbank.</p> <p>This is a large site in relation to Millbank and would also result in undesirable backland development.</p>	<p>Current limit is defined by hedging to rear of properties fronting onto Millbank Road.</p> <p>Proposed limit would be defined by hedging to the east and there is no physical boundary to the south.</p>		No objections		No objections		Adjacent land use: Housing fronting Millbank Road.	1.57 Ha	39	
BMAP/1756/1	0		X	-1							-	-	

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Roughfort

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/96/1	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Land falls gently from Lylehill Road East to north</li> <li>Boundaries comprise trees, hedging and fencing</li> <li>Site is screened by housing fronting onto Old Coach Road and to a lesser degree Lylehill Road East.</li> </ul>		<p>Site abuts limit to the west of Roughfort.</p> <p>Inclusion of this site may be perceived as rounding off of the development limit.</p>	<p>Current limit is defined by trees, hedging and fencing around the properties fronting onto Old Coach Road and Lylehill Road East.</p> <p>Proposed limit would be defined by a strong line of mature trees to the west and Lylehill Road East to the south.</p>		No objections		Not acceptable	No	<p>Adjacent land use: Housing to west of site; Industrial buildings and sheds to east of site.</p> <p>Abuts objection sites BMAP/3633/2; BMAP/3329/1.</p>	1.86 Ha	47	
BMAP/96/1	0		+1	+1				X			-	-	

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Roughfort

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/1102/1	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Land generally falls from Roughfort Road to south and east</li> <li>Small portion of site is inside limit</li> <li>Boundaries comprise fencing, and trees</li> <li>Prominent from Roughfort Road</li> </ul>		<p>Site abuts limit to east of eastern nodule of Roughfort.</p> <p>This site would not constitute rounding off and would extend the settlement in a linear form along Roughfort Road – also encouraging urban sprawl.</p>	<p>Current limit is defined by trees and fencing around properties fronting onto Roughfort Road.</p> <p>Proposed limit would be defined by Roughfort Road, fencing and trees.</p>		No objections			No	<p>Adjacent land use: Housing fronting onto Roughfort Road.</p> <p>Abuts objection sites: BMAP/3633/2b.</p>	0.65 Ha	16	
BMAP/1102/1	0		-1	0							.	.	

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Roughfort

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/3329/1	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Land rises from Old Coach Road in a southerly direction to Lylehill Road East.</li> <li>Agricultural building or shed located midway on the eastern boundary</li> <li>Boundaries mostly comprise hedging and trees.</li> <li>Site is prominent from Old Coach Road</li> </ul>		<p>Site abuts limit to north west of Roughfort.</p> <p>This site alone would not constitute rounding off as there would be a “notch” of land to the east of the site and to the west of Roughfort which is not included within the settlement development limit.</p> <p>However this site is also subject to objection: BMAP/96/1</p>	<p>Current limit is defined by Old Coach Road and by trees, hedging and fencing around the existing development.</p> <p>Proposed limit would also be defined by Old Coach Road, trees and hedging.</p>		No objections		Not acceptable	No	<p>Adjacent land use: Housing fronting onto Old Coach Road.</p> <p>Abuts objection sites: BMAP/96/1; BMAP/3505/1.</p>	5.45 Ha	136	
BMAP/3329/1	-1		X	0				X			-	-	

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Roughfort

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/3505/1	<ul style="list-style-type: none"> <li>Agricultural grassland</li> <li>Land generally falls from Old Coach Road in a north easterly direction to Millbank Road East</li> <li>Westernmost field falls to the north and then rises again to the Millbank Road</li> <li>Farm house, outbuildings and sheds located towards the middle of the site</li> <li>Good intra-field boundaries – hedging and trees.</li> <li>Prominent from Millbank Road East – however this is fairly quiet country road.</li> </ul>		<p>Site abuts limit to north west of Roughfort.</p> <p>This site would not constitute rounding off – indeed the size of the site renders it unacceptable in terms of urban form.</p> <p>Inclusion of this site would result in urban sprawl and encourage coalescence of Roughfort with Millbank.</p>	<p>Current limit is defined by Old Coach Road.</p> <p>Proposed limit would also be defined by Old Coach Road, Millbank Road and Millbank Road East, hedging and trees.</p>		No objections			No	<p>Adjacent land use: Housing fronting onto Old Coach Road.</p> <p>Abuts objection sites: BMAP/3329/1 BMAP/3633/2a.</p>	19.31 Ha	483	
BMAP/3505/1	0		X	0							-	-	

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Roughfort

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/3633/2a	<ul style="list-style-type: none"> <li>Very large site</li> <li>Predominantly agricultural grassland, some dwellings, farm complexes and associated agricultural buildings also on site.</li> <li>NW portion rises from Old Coach Road to Lylehill Road East.</li> <li>SW portion rises from Lylehill Road East to south and falls away before rising again to southern boundary</li> <li>SE portion – undulating grassland, generally rising to south and south east</li> <li>Site prominent on approach to Roughfort from east and west along Old Coach Road</li> </ul>		<p>Site abuts limit to east, west and south of Roughfort.</p> <p>The sheer size of this objection site renders it unacceptable in terms of urban form.</p> <p>Inclusion of this site would result in urban sprawl and damage the semi-rural character of Roughfort.</p>	<p>Current limit is defined by Old Coach Road and by trees, hedging and fencing around the existing development.</p> <p>Proposed limit would be also be defined by Old Coach Road, trees, hedging, fencing and a watercourse to the south east.</p>		No objections		Not acceptable	No	<p>Adjacent land use: Housing within Roughfort; Coal and Oil Merchants to west of site.</p> <p>NIE pylons and lines cross site.</p> <p>Abuts objection sites: BMAP/96/1; BMAP/3329/1; BMAP/3505/1.</p>	69.70 Ha	1743	
BMAP/3633/2(A)	-1		X	0				X			.	.	

## SITE ANALYSIS – METROPOLITAN RURAL NEWTOWNABBEY - Roughfort

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/3633/2b	<ul style="list-style-type: none"> <li>Site bisected by Roughfort Road</li> <li>Site comprises agricultural grassland and some areas where the vegetation is cleared to expose the soil.</li> <li>Northern portion falls to east and also gently to north</li> <li>North east corner of site is fenced off and included within carpark area for business adjacent to site</li> <li>Southern portion falls to north east and also falls gently to southern boundary</li> <li>Dwelling to SE corner</li> <li>Site open with poor field boundaries</li> <li>Site fairly prominent from Roughfort Road</li> </ul>		<p>Site abuts limit to the east of the eastern node of Roughfort.</p> <p>Inclusion of this large site would lead to excessive expansion of Roughfort to the east, leading to urban sprawl and coalescence with Metropolitan Newtownabbey.</p>	<p>Current limit is defined by trees and fencing around property fronting onto Roughfort and Fort Roads.</p> <p>Proposed limit would be defined by fencing, hedging and trees.</p>		No objections		Not acceptable	No	<p>Adjacent land use: Housing to west of site; Industrial buildings and sheds to east of site.</p> <p>Playing fields located to north of site.</p>	11.58 Ha	290	
BMAP/3633/2(B)	0		X	0				X			-	-	



## SITE ANALYSIS – METROPOLITAN RURAL AREA NEWTOWNABBEY – TILDARG

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
2909/1	<ul style="list-style-type: none"> <li>Site consists of one agricultural field.</li> <li>The site is bound by hedgerow to the south and east. The remaining boundaries defined by wooden fencing with young tree saplings abutting.</li> <li>The site rises to the north.</li> <li>Site is prominent from Conlig Road and Tildarg Road South.</li> <li>Land to the south of the site is flat.</li> <li>Surrounding land use is agricultural</li> <li>Rural character.</li> </ul>	None	<p>The site abuts the limit to an extent on its western boundary.</p> <p>Would result in development to the east of the settlement which does not constitute compact urban form.</p>	<p>Current limit follows the rear of properties, Primary School grounds, Tildarg Road and Tildarg Road South.</p> <p>The proposed limit would not be weaker.</p>		No objection.	No reason to advise against zoning.	No objection.	No		1.94 ha		
BMAP/2909/1	-1		X	0	0						.	.	