

APPENDIX 4:

DISTRIBUTION OF HOUSING GROWTH POTENTIAL IN BMAP

ASSESSMENT OF ALL RELEVANT OBJECTION SITES: NORTH DOWN

- [CRAWFORDSBURN](#)
- [GROOMSPORT](#)
- [HELEN'S BAY](#)
- [SEAHILL](#)
- [CRAIGANTLET](#)
- [SIX ROAD ENDS](#)

SITE ANALYSIS – METROPOLITAN RURAL AREA CRAWFORDSBURN

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
643/1	<p>Part of the site is utilised for the Country Club members parking.</p> <p>Site is most prominent at its southern boundary.</p> <p>Site rises towards its southern boundary.</p> <p>Consists of grasslands and stoned car park area.</p> <p>Lands fall towards the bowling green and tennis court.</p> <p>Densely forested towards the area of existing open space.</p>	LLPA - CFN 06	Site is bound by the current limit on its north, west and eastern sides. Inclusion of the site would contribute to the rounding off of the settlement creating compact urban form.	Current limit is characterised by the rear of dwellings along Meadow Park North to the west, an area of existing open space to the east and Crawfordsburn Country Club Bowling green and tennis court. New limit would be to south of the site at a prominent hilltop bound by trees and hedge.		No objections	No objections	Not acceptable. The proposed zoning is contrary to PPS3 in that it would if permitted result in the intensification of uses of an existing access on the Protected Route of B20, Crawfordsburn Road.	Yes	<p>Site may be prominent from south side of the south boundary.</p> <p>W/2005/0668/F Replacement Country Club facility with bowling green, tennis courts, underground car parking, 17 No. houses and 33 No. apartments – registered.</p>	0.92 Ha Approx.	23 units	X
BMAP/643/1	-1	X	+1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA GROOMSPORT

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
1836/1	<p>Comprises a number of maintained grassland fields.</p> <p>Land rises to the south and south east.</p> <p>Prominent along south and east boundary.</p> <p>Site is well screened by a stone wall along church frontage and Springwell Road (also dense hedging and trees).</p> <p>Other boundaries include low hedgerows and post and wire fencing.</p>	None	<p>Site extends southwards from Groomsport along Springwell Road and extends into open countryside.</p> <p>Dwellings currently lie along Springwell Road - outside the limit. Development of site would create urban sprawl.</p>	<p>Donaghadee Road provides a strong definitive boundary for the current development limit. Development of the site would create a less definitive boundary, formed by hedgerows.</p>		No objections	<p>Potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.</p>	No objections		<p>Could be argued that the Donaghadee Road as a physical boundary has been weakened by the fact there is existing linear development on the Springwell Road.</p> <p>Lands fronting Donaghadee Road may be more suitable topography wise to development as it is less prominent at this point.</p>	9.94 Ha Approx.	249 units	X
BMAP/1836/1	0		X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA HELENS BAY

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
2173/1	<p>Cleared Site.</p> <p>Reasonably level land.</p> <p>Boundaries quite definitive – well screened with mature tall trees and dense hedging.</p> <p>Densely wooded area along south east boundary adjacent to narrow road.</p> <p>Site elevated from road level but not visible and well screened.</p> <p>Railway line to the north.</p>	Rural Landscape Wedge ND 04	Site extends along Bridge Road South away from Helens Bay settlement limit. Development may contribute to sprawl along Bridge Road South.	Development limit is currently provided by railway lines which gives a strong physical boundary. Development of the site would create a definitive boundary along Bridge Road South and narrow road but would not be as strong as the railway lines. Acceptance of this site may open lands south of railway lines to further pressure.		No objections	Rivers Agency has no reason to advise Planning Service against the zoning of the site for development purposes.	Nil return	No	Existing dwelling lies within site and there is a current approval for 3 dwellings (replacement, see history). Site is well screened and set back from Bridge Road South (not visible from here –tall trees).	1.24 Ha Approx	31 units	X
BMAP/2173/1	0	X	0	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA HELENS BAY

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3129/1&3	<p>Site is elevated from road level.</p> <p>Site consists of rough grassland.</p> <p>Tall trees provide south and west boundaries.</p> <p>Scattered vegetation along northern boundary at Craigdarragh Road.</p> <p>Prominent along Craigdarragh Road.</p> <p>Lies adjacent to large detached dwelling.</p>	LLPA – CFN 06	Site lies along the development limit but sprawls south of the railway lines.	Railway line provides the current limit. New development limit would be formed by tall trees. Less definitive boundary would be created.		No objections	Potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	Not acceptable. Not possible to provide an access off Craigdarragh Road with visibility in accordance with Department's standards. Adequate forward sight distance not available on the Craigdarragh Road at the site. A suitable footway link to accommodate the increase pedestrian movements not available from the site to the existing footway on Craigdarragh Road.	No	Site lies along the railway lines and is hard to access.	3.35 Ha Approx.	84 units	X
BMAP/3129/1&3	-1	X	X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA HELENS BAY

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3392/1	<p>Site consists of a large grassland field south of the railway line/east of Craigdarragh Road.</p> <p>Land rises from Craigdarragh Road to the south western boundary.</p> <p>Site is well screened and a strong boundary is formed around the site consisting of very tall trees.</p> <p>Access to the site via Craigdarragh Road.</p> <p>Boundary to the west of site is densely wooded.</p>	None	Site does not abut the development limit of Helens Bay or Seahill however it lies along the Craigdarragh Road where a number of dwellings are scattered along the road between Helens Bay and Bangor Road.	Site is not adjacent to any development limit therefore it cannot be assessed due to its location.		No objections	Potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	Not acceptable. A suitable footway link to accommodate the increased pedestrian movements is not available from the site to the footway further up the Craigdarragh Road.	No		1.77 Ha approx	44 units	X
BMAP/3392/1	0		X	-	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA HELENS BAY

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3684/3 & 4	<p>Site is irregular in shape and located on both sides of the Craigdarragh Road between the Railway Line and the A2 Bangor/Belfast road.</p> <p>The composite area comprises agricultural fields and a mixture of public sector housing/traditional semi-detached housing on generous plots and large detached houses set back from the road within larger garden plots.</p> <p>Field boundaries mainly formed by well established trees and hedging. A number of mature trees also lie within the larger gardens of the detached properties.</p> <p>Parts of the site are visually prominent from the Craigdarragh Road and the A2 Belfast-Bangor Road, particularly land adjacent to the Railway Line.</p>	Partly within LLPA	Part of the site abuts the southern boundary of Helens Bay and the western boundary of Seahill. The Craigdarragh Road generally has a built up urban form due to the mixture of housing along either sides however it still remains part of a rural setting. Development of the site would lead to urban coalescence with Helens Bay and Seahill and would create urban sprawl along the Craigdarragh Road.	The development limit that abuts the site at Helens Bay and Seahill is formed along the Railway Line which provides a strong physical boundary. The site if included in Seahill would no longer provide a clear separation/distinction between Seahill and Helens Bay.		No objections	If zoned for development purposes, potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse	Not acceptable. Re-zoning the proposed site as settlement would be dependant on upgrading of Craigdarragh Road to accommodate additional development.		They want this identified as a settlement.	40.67 Ha approx	1017 units	X
BMAP/3684/3 & 4	-1		X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA SEAHILL

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
47/1	<p>Site can be accessed from Bangor and Craigdarragh Road.</p> <p>Site is prominent along Craigdarragh Road and Bangor Road.</p> <p>Undulating, agricultural lands which are well maintained.</p> <p>Site boundaries are marked by hedgerows and sparse trees.</p>	None	Site abuts the development limit of Seahill. Site fronts onto Bangor Road and Craigdarragh. Development of this site would contribute to urban sprawl.	Current development limit lies to the rear of existing dwellings at Martello Park. Development of the site would weaken the limit leaving infill opportunities along Bangor Road and the potential of further growth along Craigdarragh Road.		No objections	No objections	No objections	No		7.44 Ha Approx.	186 Units	X
BMAP/47/1	-1		X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – SEAHILL

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420/1	<p>The site is located to the south of Belfast-Bangor Road and to the east and west of Carney Hill Road.</p> <p>The composite site comprises undulating agricultural grassland where parts of the site rise steeply, particularly within the middle of the site.</p> <p>Other parts of the site are quite open, particularly along the south east.</p> <p>The large “West Winds” farmhouse lies in the centre of the site, situated on a hilltop (not included in the objection site).</p> <p>The site is quite prominent and clearly visible from the Belfast-Bangor Road.</p> <p>Views to and from the site over the open countryside.</p>	Partly within LLPA (See map)	The site abuts the limit of Seahill along its northern boundary and extends southwards into open countryside. Development of the site would lead to urban sprawl and excessive growth of Seahill.	The development limit is formed along the northern boundary of the site mainly by rear gardens and the Bangor Road. The site if included would form an equally defined boundary along the field boundaries to the south.		No objections	There may be constraints regarding the discharge of storm water to the adjacent watercourse.	Not acceptable. Not possible to provide access off Ballymoney Road with visibility in accordance with Roads Service standards. Access off Carney Hill would, if permitted, result in the intensification of uses of an existing access on the protected route of A2 Bangor Road	No	The site lies partly within an LLPA located in the centre of the site to the south and west of the West Winds House (See map).	19.64 Ha	491 units	X
BMAP/420/1	-1		X	0	0						-	-	X

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926/1A	<p>The site is located to the south of Belfast-Bangor Road to the rear of detached dwellings and to the west of Carney Hill road.</p> <p>The site comprises undulating agricultural grassland sloping down from the south towards the Belfast-Bangor Road and steeply rising in parts.</p> <p>The large “West Winds” farmhouse lies to the east of the site, detached housing lies to the north and open countryside lies to the south.</p> <p>The site is quite prominent in parts and clearly visible from the Belfast-Bangor Road.</p> <p>Views to and from the site over the open countryside.</p>	None	The site abuts the limit of Seahill along its northern and eastern boundary with housing encompassing the site to the north, east and west. Development of the site would enable a more compact urban form and “round off” the development limit.	The development limit is formed along the northern and eastern boundary of the site mainly by rear gardens. The site if included would form an equally defined boundary along the field boundaries to the south.			If zoned for development purposes, potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	Not acceptable. An access cannot be provided to serve this site as it does not have frontage onto the adopted road network.	No		5.95 Ha	149 units	X
BMAP/926/1(A)	-1		+1	0	0			X			-	-	X

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926/1B	<p>The site is located to the south of Belfast-Bangor Road and to the rear of dwellings located along the Ballymoney Road.</p> <p>The site comprises undulating agricultural grassland which rises steeply in parts and is quite open, particularly along the south east.</p> <p>The large “West Winds” farmhouse lies to the west of the site, the Belfast-Bangor Road lies to the north and open countryside lies to the south.</p> <p>The site is quite prominent in parts and visible from the Belfast-Bangor Road.</p> <p>Views to and from the site over the open countryside.</p>	Partly within LLPA (See map)	The site abuts the limit of Seahill along its western boundary and extends eastwards and southwards. Development of site would lead to urban sprawl and excessive growth in one direction.	The development limit is formed along the western boundary of the site mainly by rear gardens and field boundaries to the east of “west winds” farmhouse. The site if included would form an equally defined boundary along the field boundaries to the east and south.		No objections	There may be constraints regarding the discharge of storm water to the adjacent watercourses	Not acceptable. Not possible within the site to provide access off Ballymoney Road with visibility in accordance with Roads Service standards. A access off Carney Hill would, if permitted, result in the intensification of uses of an existing access on the protected route of A2 Bangor Road	No	A small portion of the site lies within an LLPA (the far western portion)	8.37 Ha	209 units	X
BMAP/926/1(B)	-1		X	0	0						-	-	X

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927/1A	<p>The site is located to the south of Belfast-Bangor Road to the rear of detached dwellings and to the west of Carney Hill road.</p> <p>The site comprises undulating agricultural grassland sloping down from the south towards the Belfast-Bangor Road and steeply rising in parts.</p> <p>The large “West Winds” farmhouse lies to the east of the site, detached housing lies to the north and open countryside lies to the south.</p> <p>The site is quite prominent in parts and clearly visible from the Belfast-Bangor Road.</p> <p>Views to and from the site over the open countryside.</p>	None	The site abuts the limit of Seahill along its northern and eastern boundary with housing encompassing the site to the north, east and west. Development of the site would enable a more compact urban form and “round off” the development limit.	The development limit is formed along the northern and eastern boundary of the site mainly by rear gardens. The site if included would form an equally defined boundary along the field boundaries to the south.			If zoned for development purposes, potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	Not acceptable. An access cannot be provided to serve this site as it does not have frontage onto the adopted road network.	No		5.95 Ha	149 units	X
BMAP/927/1(A)	-1		+1	0	0			X			-	-	X

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927/1B	<p>The site is located to the south of Belfast-Bangor Road and to the rear of dwellings located along the Ballymoney Road.</p> <p>The site comprises undulating agricultural grassland which rises steeply in parts and is quite open, particularly along the south east.</p> <p>The large “West Winds” farmhouse lies to the west of the site, the Belfast-Bangor Road lies to the north and open countryside lies to the south.</p> <p>The site is quite prominent in parts and visible from the Belfast-Bangor Road.</p> <p>Views to and from the site over the open countryside.</p>	Partly within LLPA (See map)	The site abuts the limit of Seahill along its western boundary and extends eastwards and southwards. Development of site would lead to urban sprawl and excessive growth in one direction.	The development limit is formed along the western boundary of the site mainly by rear gardens and field boundaries to the east of “west winds” farmhouse. The site if included would form an equally defined boundary along the field boundaries to the east and south.		No objections	There may be constraints regarding the discharge of storm water to the adjacent watercourses	Not acceptable. Not possible within the site to provide access off Ballymoney Road with visibility in accordance with Roads Service standards. Access off Carney Hill would, if permitted, result in the intensification of uses of an existing access on the protected route of A2 Bangor Road	No	A small portion of the site lies within an LLPA (the far western portion)	8.37 Ha	209 units	X
BMAP/927/1(B)	-1		X	0	0						-	-	X

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2773/2	<p>Composite Site stretches from Hollywood to Seahill and is located along Ballygrainey Road and north and south of Bangor Road.</p> <p>Entire site generally comprised of large detached properties set within generous plots of land along the Bangor Road and Ballygrainey Road.</p> <p>Some residential properties have distinct quality, character and appearance and high quality landscaped gardens.</p> <p>Land rises steeply from the Bangor Road to the south where it becomes quite prominent however is well screened from the road.</p> <p>Views over Belfast Lough from the Ballygrainey Road.</p> <p>Vegetation characterised by a mix of tall trees and hedging.</p>	Partly within LLPA SL 05 and LLPA HD 15.	The site stretches from Hollywood to Seahill and any development would result in urban sprawl and coalescence of settlements.	The development limits at Hollywood and Seahill are characterised by rear gardens. The site if included would form an equally defined limit along the rear gardens to the south however there would no longer be a clear distinction between Hollywood and Seahill limits.		No comment	Potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse There is no nearby watercourse.	No comment	No		22.29 Ha approx	558 units	X
BMAP/2773/2	-1		X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – SEAHILL

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2945/1	<p>Site is located off the Craigdarragh Road and consists of a large detached dwelling set in expansive well maintained gardens which include a large number of trees, shrubbery and rockeries within.</p> <p>The land rises upwards towards the dwelling where panoramic views of the sea can be seen.</p> <p>The site also contains two fields to the south and west of the dwelling. The fields slope upwards towards the railway line to the north west.</p> <p>A stream runs along the eastern boundary of the site to the rear of housing along the Craigdarragh Road. The railway line runs along the northern boundary and housing development at Mayfield lies to the west.</p>	None	The site abuts the development limit along the northern and western boundaries and extends south eastwards towards the Craigdarragh Road. Housing lies along the Craigdarragh Road and to the north and west. Development of the site would create excessive growth and expansion of Seahill. Accessed from Craigdarragh Road leaving the site isolated from Seahill.	The development limit to the north is formed by the railway line and to the west is formed by the rear gardens of the Mayfield housing development. The site if included would form a less defined limit along field boundaries.			If zoned for development purposes, potential developers should be informed that there may be constraints regarding the discharge of storm water to the adjacent watercourse.	Not acceptable. The existing carriageway width at Martello Park and Martello Drive are substandard making them unsuitable for accommodating further development. It is not possible within the site to provide access off Craigdarragh Road with visibility and right turning facilities in accordance with Roads Service standards.	No		9.4 Ha	235 units	X
BMAP/2945/1	0		X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – SEAHILL

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3486/1	<p>Site comprises lands at St Columbanus, a number of fields to the south, a number of well maintained fields located immediately to the south, east and west and an extensive wooded area to the west.</p> <p>The composite site is reasonably level and is set back from the Craigdarragh Road with access via two laneways leading up from the Craigdarragh Road.</p> <p>The coastal area lies immediately to the north of the site and a stream runs through the site from north to south.</p>	Entirely within LLPA and partly within SLNCI. Partly within BMA Coastal Area.	The site abuts a small portion of the development limit along its western boundary. The site covers an extensive area and development of the site would lead to excessive growth of Seahill in one direction and potential coalescence with Helens Bay.	The development limit that abuts the site is formed by field boundaries to the rear of dwellings at Rhanbuoy Park. The site if included would not form any stronger or more defined boundary.		No objections	No objections	Not acceptable. An access cannot be provided to serve the site as it does not have frontage onto the adopted road network.	No	Part of the site located at St Columbanus has been granted planning permission for 6 detached dwellings – allowed on appeal (W/2004/0625/F).	10.65 Ha	266 units	X
BMAP/3486/1	0	X	X	0	0			X			-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – SEAHILL

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3757/1	<p>Site is located to the east of housing development at Rhanbuoy Park and Craigowen Road and can be accessed via a lane off the Craigdarragh Road. The railway line lies immediately to the south east.</p> <p>The site consists of two agricultural fields one of which is relatively flat and contains trees and steep banks along the railway line. The other field slopes quite steeply towards the south west to where a wooded area and banks lie along the highest point.</p> <p>A post and wire fence and trees separate the two fields.</p> <p>The site is well screened with strong field boundaries around the two fields and is only visible from the Railway Line.</p>	Entirely within LLPA and partly within SLNCI	The site abuts the development limit to the west where housing lies. Development of the site would contribute to a more compact urban form however the site extends into open countryside and has distinct rural character.	The development limit is formed by the rear gardens and trees to the rear of the housing development. The site if included would form a defined boundary with tall trees along the access lane.		No objections	No objections	No objections	No	The field to the south has been refused planning permission for residential development (W/1999/0014/0).	4.93 Ha	123 units	X
BMAP/3757/1	0	X	0	+1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA CRAIGANTLET

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
248/1	<p>Site is elevated from road level. Rises steeply from the Hollywood Road towards the east. Boundary along the Hollywood Road is provided by a steep embankment and fencing.</p> <p>Tall mature trees lie along the east boundary of the site.</p> <p>Tree saplings and grassland on site.</p> <p>Exposed prominent site along Hollywood Road.</p>	LLPA – CT 03	Development of the site would lead to an extension to the Dunlady Road node along the Hollywood Road towards the Hollywood Road node. It would contribute to the coalescence of the nodes and would be substantial in relation to the settlement.	The existing boundary is marked by the rear of existing dwellings. Development of the site would weaken the overall limit by making it less definitive and more prominent.		No objections in principle	No objections	The proposed zoning is not acceptable to Road Service. It is not possible within the site to provide access of Hollywood Road with visibility in accordance with Road Service standards.	No	Site is in a prominent location in the relatively open countryside. The settlement is busy in terms of traffic passing through.	0.80 Ha Approx		
BMAP/248/1	-1	X	X	-1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA CRAIGANTLET

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720/1A	<p>Site is divided into two plots – south of Craigantlet Cottages and south west of Craigantlet Mission Hall.</p> <p>Sites lie adjacent to each other.</p> <p>Lands south of Craigantlet Cottages:</p> <p>Grassland fields to north and south of Whinney Hill.</p> <p>Boundaries are formed by hedging, whin and mature trees (to the rear of Craigantlet Cottages).</p> <p>Lands fall in a north westerly direction and rises towards Craigantlet Cottages.</p>	None	Site lies between two of Craigantlet nodes. It merges with Craigantlet Cottages and is only separated from the Dunlady Road node by the road. Development of this site would contribute to excessive growth relative to this settlement.	Development limit around node is provided by soft landscape edge and whin hedgerows. New limit would be equally definitive.		No objections	No objections	No Objection in principle. Improvements will be required on Craigantlet Road along the site frontage. Junction improvement scheme is likely to affect part of the site.	No	If these sites were approved the size of Craigantlet would double in size and create excessive growth of settlement.	0.98 Ha Approx lands south of Craigantlet Cottages.		
BMAP/720/1(A)	-1		X	0	0						-	-	

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720/1B	<p>Site is divided into two plots – south of Craigantlet Cottages and south west of Craigantlet Mission Hall.</p> <p>Sites lie adjacent to each other.</p> <p>Lands south west of Craigantlet Mission Hall:</p> <p>Lands south west of the Mission Hall are steeper and more prominent at Craigantlet Road at the boundary of the Mission Hall.</p> <p>Both sites are located at the Junction and would be visually prominent.</p>	None	The second plot would extend the Mission Hall node towards the junction. Development of this site would not constitute excessive growth in relation to the settlement.	Development limit around node is provided by soft landscape edge and whin hedgerows. New limit would be equally definitive.		No objections	No objections	No objections	No	If these sites were approved the size of Craigantlet would double in size and cause excessive growth of settlement.	0.42 Ha Approx		
BMAP/720/1(B)	-2		0	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA SIX ROAD ENDS

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
31/1	<p>Work has commenced on site along Gransha Road.</p> <p>Access to site is from Ballycrochan Road.</p> <p>Site is open to the south and east boundaries.</p> <p>Site slopes gently to the east, but is generally flat.</p> <p>North boundary is quite well defined with a mix of trees, hedge and whin.</p> <p>Site is predominantly rough grasslands.</p>	None	The site creates a small extension to the north of the current limit between Gransha Road and Ballycrochan Road. No major sprawl is created. No adverse impact to settlement is the site was to be included.	Current limit is open with no distinctive boundary at presence. New boundary would provide a more definitive boundary in the form of trees and hedge.		No consultation	No consultation	No Consultation		<p>Work has begun on a New Manse which was approved on site on the 3/10/06.</p> <p>Site has been granted permission for one dwelling – W/2005/0964/O.</p>	0.50 Ha Approx		
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