# Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan Designations, Policies, Proposals and Zonings</td>
<td>5</td>
</tr>
<tr>
<td>Preamble</td>
<td>13</td>
</tr>
<tr>
<td>Background</td>
<td>15</td>
</tr>
<tr>
<td>Regional Policy Context</td>
<td>15</td>
</tr>
<tr>
<td>Summary of District Proposals for Lisburn</td>
<td>16</td>
</tr>
<tr>
<td><strong>Lisburn City</strong></td>
<td>17</td>
</tr>
<tr>
<td>Housing</td>
<td>18</td>
</tr>
<tr>
<td>Employment</td>
<td>23</td>
</tr>
<tr>
<td>Retailing</td>
<td>27</td>
</tr>
<tr>
<td>Transportation</td>
<td>29</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>31</td>
</tr>
<tr>
<td>Urban Environment</td>
<td>34</td>
</tr>
<tr>
<td>Open Space, Sport and Outdoor Recreation</td>
<td>35</td>
</tr>
<tr>
<td>Tourism</td>
<td>37</td>
</tr>
<tr>
<td>Health, Education and Community Facilities</td>
<td>37</td>
</tr>
<tr>
<td><strong>Lisburn City Centre</strong></td>
<td>38</td>
</tr>
<tr>
<td>Retailing</td>
<td>39</td>
</tr>
<tr>
<td>Housing</td>
<td>39</td>
</tr>
<tr>
<td>Transportation</td>
<td>40</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>41</td>
</tr>
<tr>
<td>Urban Environment</td>
<td>41</td>
</tr>
<tr>
<td>Open Space, Sport and Outdoor Recreation</td>
<td>43</td>
</tr>
<tr>
<td><strong>Metropolitan Lisburn</strong></td>
<td>44</td>
</tr>
<tr>
<td>Housing</td>
<td>44</td>
</tr>
<tr>
<td>Employment</td>
<td>49</td>
</tr>
<tr>
<td>Retailing</td>
<td>49</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>49</td>
</tr>
<tr>
<td>Urban Environment</td>
<td>52</td>
</tr>
<tr>
<td>Open Space, Sport and Outdoor Recreation</td>
<td>53</td>
</tr>
<tr>
<td><strong>Towns</strong></td>
<td>57</td>
</tr>
<tr>
<td>-----------</td>
<td>----</td>
</tr>
<tr>
<td>Hillsborough and Culcavy</td>
<td>58</td>
</tr>
<tr>
<td>Moira</td>
<td>64</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Villages</strong></th>
<th>73</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aghalee</td>
<td>74</td>
</tr>
<tr>
<td>Annahilt</td>
<td>78</td>
</tr>
<tr>
<td>Dromara</td>
<td>81</td>
</tr>
<tr>
<td>Drumbeg</td>
<td>86</td>
</tr>
<tr>
<td>Drumbo</td>
<td>90</td>
</tr>
<tr>
<td>Glenavy</td>
<td>93</td>
</tr>
<tr>
<td>Lower Ballinderry</td>
<td>98</td>
</tr>
<tr>
<td>Maghaberry</td>
<td>102</td>
</tr>
<tr>
<td>Milltown</td>
<td>106</td>
</tr>
<tr>
<td>Ravernet</td>
<td>111</td>
</tr>
<tr>
<td>Stoneyford</td>
<td>114</td>
</tr>
<tr>
<td>Upper Ballinderry</td>
<td>118</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Small Settlements</strong></th>
<th>123</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ballybaughlis</td>
<td>124</td>
</tr>
<tr>
<td>Ballycarn</td>
<td>126</td>
</tr>
<tr>
<td>Ballylesson</td>
<td>128</td>
</tr>
<tr>
<td>Ballynadolly</td>
<td>130</td>
</tr>
<tr>
<td>Ballyskeagh</td>
<td>133</td>
</tr>
<tr>
<td>Boardmills</td>
<td>135</td>
</tr>
<tr>
<td>Carr</td>
<td>138</td>
</tr>
<tr>
<td>Drumlough</td>
<td>140</td>
</tr>
<tr>
<td>Drumlough Road</td>
<td>143</td>
</tr>
<tr>
<td>Location</td>
<td>Page</td>
</tr>
<tr>
<td>-------------------</td>
<td>------</td>
</tr>
<tr>
<td>Dundrod</td>
<td>145</td>
</tr>
<tr>
<td>Duneight</td>
<td>147</td>
</tr>
<tr>
<td>Edenderry</td>
<td>150</td>
</tr>
<tr>
<td>Feumore</td>
<td>152</td>
</tr>
<tr>
<td>Halfpenny Gate</td>
<td>155</td>
</tr>
<tr>
<td>Halftown</td>
<td>157</td>
</tr>
<tr>
<td>Hillhall</td>
<td>159</td>
</tr>
<tr>
<td>Kesh Bridge</td>
<td>161</td>
</tr>
<tr>
<td>Lambeg</td>
<td>163</td>
</tr>
<tr>
<td>Legacurry</td>
<td>166</td>
</tr>
<tr>
<td>Long Kesh</td>
<td>168</td>
</tr>
<tr>
<td>Lower Broomhedge</td>
<td>170</td>
</tr>
<tr>
<td>Lurganure</td>
<td>172</td>
</tr>
<tr>
<td>Lurganville</td>
<td>174</td>
</tr>
<tr>
<td>Lurgill</td>
<td>176</td>
</tr>
<tr>
<td>Magheraconluce</td>
<td>178</td>
</tr>
<tr>
<td>Morningside</td>
<td>180</td>
</tr>
<tr>
<td>Purdysburn</td>
<td>182</td>
</tr>
<tr>
<td>St. James</td>
<td>185</td>
</tr>
<tr>
<td>The Temple</td>
<td>187</td>
</tr>
<tr>
<td>Tullynacross</td>
<td>189</td>
</tr>
<tr>
<td>Upper Broomhedge</td>
<td>191</td>
</tr>
</tbody>
</table>

### Countryside

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Policy Context</td>
<td>194</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>194</td>
</tr>
<tr>
<td>Urban Environment</td>
<td>199</td>
</tr>
</tbody>
</table>
### Employment

- Employment

### Strategic Land Reserve of Regional Importance

- Strategic Land Reserve of Regional Importance

### Public Services and Utilities

- Public Services and Utilities

### Tourism

- Tourism

### Lagan Valley Regional Park

- Lagan Valley Regional Park

### Appendices

#### Appendix 1

- Conservation Areas

#### Appendix 2

- Historic Parks, Gardens & Demesnes

#### Appendix 3

- Glossary
The following comprises a list of all allocations, designations, policies, proposals and zonings as contained in Lisburn District.

<table>
<thead>
<tr>
<th>Lisburn City</th>
<th>Designation LC 01</th>
<th>Settlement Development Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Zonings LC 02 – LC 04</td>
<td>Housing</td>
</tr>
<tr>
<td></td>
<td>Zonings LC 05 - 07</td>
<td>Employment</td>
</tr>
<tr>
<td></td>
<td>Zonings LC 08</td>
<td>Mixed Use Site</td>
</tr>
<tr>
<td></td>
<td>Zonings LC 09 - 15</td>
<td>Existing Employment</td>
</tr>
<tr>
<td></td>
<td>Designation LC 16</td>
<td>Sprucefield Regional Shopping Centre</td>
</tr>
<tr>
<td></td>
<td>Proposal LC 17</td>
<td>Road Schemes</td>
</tr>
<tr>
<td></td>
<td>Proposal LC 18</td>
<td>Relocation of Rail Halt/Station</td>
</tr>
<tr>
<td></td>
<td>Proposal LC 19</td>
<td>Park and Ride Site</td>
</tr>
<tr>
<td></td>
<td>Designation LC 20</td>
<td>Sites of Local Nature Conservation Importance</td>
</tr>
<tr>
<td></td>
<td>Designations LC 21 - 29</td>
<td>Local Landscape Policy Areas</td>
</tr>
<tr>
<td></td>
<td>Designations LC 30 - 34</td>
<td>Areas of Townscape Character</td>
</tr>
<tr>
<td></td>
<td>Designation LC 35</td>
<td>Historic Park, Garden and Demesne</td>
</tr>
<tr>
<td></td>
<td>Proposals LC 36 - 38</td>
<td>Open Space</td>
</tr>
<tr>
<td></td>
<td>Designation LC 39</td>
<td>Community Greenways</td>
</tr>
<tr>
<td></td>
<td>Proposal LC 40</td>
<td>Health Use</td>
</tr>
<tr>
<td></td>
<td>Proposal LC 41</td>
<td>Education Use</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lisburn City Centre</th>
<th>Proposal LC 42</th>
<th>Lisburn City Centre Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Proposal LC 43</td>
<td>Lisburn Primary Retail Core</td>
</tr>
<tr>
<td></td>
<td>Proposal LC 44</td>
<td>Lisburn Primary Frontage</td>
</tr>
<tr>
<td></td>
<td>Proposal LC 45</td>
<td>Protected Town Centre Housing Areas</td>
</tr>
<tr>
<td></td>
<td>Proposal LC 46</td>
<td>Area of Parking Restraint</td>
</tr>
<tr>
<td></td>
<td>Proposal LC 47</td>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td></td>
<td>Designation LC 48</td>
<td>Historic Park, Garden and Demesne</td>
</tr>
<tr>
<td></td>
<td>Proposal LC 49</td>
<td>Urban Design</td>
</tr>
<tr>
<td><strong>Metropolitan Lisburn</strong></td>
<td><strong>Designation ML 01</strong></td>
<td><strong>Metropolitan Development Limit</strong></td>
</tr>
<tr>
<td>-------------------------</td>
<td>----------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Zonings ML 02 - 04</td>
<td>Housing</td>
<td></td>
</tr>
<tr>
<td>Zonings ML 05 - 08</td>
<td>Existing Employment</td>
<td></td>
</tr>
<tr>
<td>Designation ML 09</td>
<td>District Centre</td>
<td></td>
</tr>
<tr>
<td>Designation ML 10</td>
<td>Local Centre</td>
<td></td>
</tr>
<tr>
<td>Designation ML 11</td>
<td>Sites of Local Nature Conservation Importance</td>
<td></td>
</tr>
<tr>
<td>Designations ML 12 - 19</td>
<td>Local Landscape Policy Areas</td>
<td></td>
</tr>
<tr>
<td>Designation ML 20</td>
<td>Area of Townscape Character</td>
<td></td>
</tr>
<tr>
<td>Designations ML 21 - 22</td>
<td>Urban Landscape Wedges</td>
<td></td>
</tr>
<tr>
<td>Designation ML 23</td>
<td>Community Greenways</td>
<td></td>
</tr>
</tbody>
</table>

**Towns**

<table>
<thead>
<tr>
<th><strong>Hillsborough and Culcavy</strong></th>
<th><strong>Designation HH 01</strong></th>
<th><strong>Settlement Development Limit</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning HH 02 - 04</td>
<td>Housing</td>
<td></td>
</tr>
<tr>
<td>Designation HH 05</td>
<td>Sites of Local Nature Conservation Importance</td>
<td></td>
</tr>
<tr>
<td>Designations HH 06 - 11</td>
<td>Local Landscape Policy Areas</td>
<td></td>
</tr>
<tr>
<td>Designation HH 12</td>
<td>Historic Park, Garden and Demesne</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Moira</strong></th>
<th><strong>Designation MA 01</strong></th>
<th><strong>Settlement Development Limit</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Zonings MA 02 - 04</td>
<td>Housing</td>
<td></td>
</tr>
<tr>
<td>Designation MA 05</td>
<td>Sites of Local Nature Conservation Importance</td>
<td></td>
</tr>
<tr>
<td>Designations MA 06 - 10</td>
<td>Local Landscape Policy Areas</td>
<td></td>
</tr>
<tr>
<td>Designation MA 11</td>
<td>Historic Park, Garden and Demesne</td>
<td></td>
</tr>
</tbody>
</table>

**Villages**

<table>
<thead>
<tr>
<th><strong>Aghalee</strong></th>
<th><strong>Designation AG 01</strong></th>
<th><strong>Settlement Development Limit</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Designations AG 02 - 03</td>
<td>Housing Land Use Policy Areas</td>
<td></td>
</tr>
<tr>
<td>Designation AG 04</td>
<td>Sites of Local Nature Conservation Importance</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Designation</td>
<td>Type</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Annahilt</td>
<td>Designation AG 05</td>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Dromara</td>
<td>Designation DA 01</td>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td></td>
<td>Designations DA 02 - 04</td>
<td>Housing Land Use Policy Areas</td>
</tr>
<tr>
<td></td>
<td>Zoning DA 05</td>
<td>Mixed Use</td>
</tr>
<tr>
<td></td>
<td>Designations DA 06 - 10</td>
<td>Local Landscape Policy Areas</td>
</tr>
<tr>
<td>Drumbeg</td>
<td>Designation DG 01</td>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td></td>
<td>Designations DG 02 - 03</td>
<td>Housing Land Use Policy Areas</td>
</tr>
<tr>
<td></td>
<td>Designation DG 04</td>
<td>Site of Local Nature Conservation Importance</td>
</tr>
<tr>
<td></td>
<td>Designations DG 05 - 06</td>
<td>Local Landscape Policy Areas</td>
</tr>
<tr>
<td></td>
<td>Designation DG 07</td>
<td>Area of Village Character</td>
</tr>
<tr>
<td>Drumbo</td>
<td>Designation DO 01</td>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td></td>
<td>Designation DO 02</td>
<td>Housing Land Use Policy Area</td>
</tr>
<tr>
<td></td>
<td>Designation DO 03</td>
<td>Site of Local Nature Conservation Importance</td>
</tr>
<tr>
<td></td>
<td>Designation DO 04</td>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Glenavy</td>
<td>Designation GY 01</td>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td></td>
<td>Designations GY 02 - 04</td>
<td>Housing Land Use Policy Areas</td>
</tr>
<tr>
<td></td>
<td>Zoning GY 05</td>
<td>Employment</td>
</tr>
<tr>
<td></td>
<td>Designations GY 06 - 07</td>
<td>Local Landscape Policy Areas</td>
</tr>
<tr>
<td></td>
<td>Designation GY 08</td>
<td>Area of Village Character</td>
</tr>
<tr>
<td>Lower Ballinderry</td>
<td>Designation LB 01</td>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td></td>
<td>Designations LB 02 - 03</td>
<td>Housing Land Use Policy Areas</td>
</tr>
<tr>
<td></td>
<td>Designations LB 04 - 06</td>
<td>Local Landscape Policy Areas</td>
</tr>
<tr>
<td></td>
<td>Designation LB 07</td>
<td>Area of Village Character</td>
</tr>
<tr>
<td>Maghaberry</td>
<td>Designation MY 01</td>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td>Designations MY 02 - 04</td>
<td>Housing Land Use Policy Areas</td>
<td></td>
</tr>
<tr>
<td>------------------------</td>
<td>------------------------------</td>
<td></td>
</tr>
<tr>
<td>Designation MY 05</td>
<td>Local Landscape Policy Area</td>
<td></td>
</tr>
</tbody>
</table>

**Milltown**

<table>
<thead>
<tr>
<th>Designation MN 01</th>
<th>Settlement Development Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designations MN 02 - 03</td>
<td>Housing Land Use Policy Areas</td>
</tr>
<tr>
<td>Designation MN 04</td>
<td>Sites of Local Nature Conservation Importance</td>
</tr>
<tr>
<td>Designations MN 05 - 09</td>
<td>Local Landscape Policy Areas</td>
</tr>
</tbody>
</table>

**Ravernet**

<table>
<thead>
<tr>
<th>Designation RT 01</th>
<th>Settlement Development Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designation RT 02</td>
<td>Site of Local Nature Conversation Importance</td>
</tr>
<tr>
<td>Designations RT 03 - 04</td>
<td>Local Landscape Policy Areas</td>
</tr>
</tbody>
</table>

**Stoneyford**

<table>
<thead>
<tr>
<th>Designation SY 01</th>
<th>Settlement Development Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designations SY 02 - 04</td>
<td>Housing Land Use Policy Areas</td>
</tr>
<tr>
<td>Designation SY 05</td>
<td>Site of Local Nature Conservation Importance</td>
</tr>
<tr>
<td>Designations SY 06 - 07</td>
<td>Local Landscape Policy Areas</td>
</tr>
</tbody>
</table>

**Upper Ballinderry**

<table>
<thead>
<tr>
<th>Designation UB 01</th>
<th>Settlement Development Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designations UB 02 - 03</td>
<td>Housing Land Use Policy Areas</td>
</tr>
<tr>
<td>Designations UB 04 - 05</td>
<td>Local Landscape Policy Areas</td>
</tr>
<tr>
<td>Designations UB 06</td>
<td>Area of Village Character</td>
</tr>
</tbody>
</table>

**Small Settlements**

<table>
<thead>
<tr>
<th>Designation BYS 01</th>
<th>Settlement Development Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designation BCN 01</td>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td>Designation BLN 01</td>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td>Designation BLN 02</td>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Designation BDY 01</td>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td>Designation BDY 02</td>
<td>Site of Local Nature Conservation Importance</td>
</tr>
<tr>
<td>Location</td>
<td>Designation</td>
</tr>
<tr>
<td>-------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Ballyskeagh</td>
<td>BH 01</td>
</tr>
<tr>
<td></td>
<td>BH 02 - 03</td>
</tr>
<tr>
<td>Boardmills</td>
<td>BS 01</td>
</tr>
<tr>
<td></td>
<td>BS 02 - 05</td>
</tr>
<tr>
<td>Carr</td>
<td>CR 01</td>
</tr>
<tr>
<td>Drumlough</td>
<td>DLH 01</td>
</tr>
<tr>
<td></td>
<td>DLH 02 - 04</td>
</tr>
<tr>
<td>Drumlough Road</td>
<td>DHR 01</td>
</tr>
<tr>
<td>Dundrod</td>
<td>DD 01</td>
</tr>
<tr>
<td></td>
<td>DD 02</td>
</tr>
<tr>
<td>Duneight</td>
<td>DT 01</td>
</tr>
<tr>
<td></td>
<td>DT 02 - 05</td>
</tr>
<tr>
<td>Edenderry</td>
<td>EY 01</td>
</tr>
<tr>
<td></td>
<td>EY 02</td>
</tr>
<tr>
<td></td>
<td>EY 03</td>
</tr>
<tr>
<td>Feumore</td>
<td>FE 01</td>
</tr>
<tr>
<td></td>
<td>FE 02 - 05</td>
</tr>
<tr>
<td>Halfpenny Gate</td>
<td>HE 01</td>
</tr>
<tr>
<td></td>
<td>HE 02 - 03</td>
</tr>
<tr>
<td>Halftown</td>
<td>HTN 01</td>
</tr>
<tr>
<td></td>
<td>HTN 02</td>
</tr>
<tr>
<td>Hillhall</td>
<td>HL 01</td>
</tr>
<tr>
<td></td>
<td>HL 02 - 03</td>
</tr>
<tr>
<td>Kesh Bridge</td>
<td>KE 01</td>
</tr>
<tr>
<td>Location</td>
<td>Designation</td>
</tr>
<tr>
<td>-------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Lambeg</td>
<td>KE 02</td>
</tr>
<tr>
<td>Legacurry</td>
<td>LG 01</td>
</tr>
<tr>
<td>Designations LG 02 - 03</td>
<td>Local Landscape Policy Areas</td>
</tr>
<tr>
<td>Designation LG 04</td>
<td>Area of Village Character</td>
</tr>
<tr>
<td>Long Kesh</td>
<td>LH 01</td>
</tr>
<tr>
<td>Designations LH 02 - 04</td>
<td>Local Landscape Policy Areas</td>
</tr>
<tr>
<td>Lower Broomhedge</td>
<td>LBE 01</td>
</tr>
<tr>
<td>Designation LBE 02</td>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Lurganure</td>
<td>LE 01</td>
</tr>
<tr>
<td>Designation LE 02</td>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Lurganville</td>
<td>LVE 01</td>
</tr>
<tr>
<td>Designation LVE 02</td>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Lurgill</td>
<td>LL 01</td>
</tr>
<tr>
<td>Magheraconluce</td>
<td>ME 01</td>
</tr>
<tr>
<td>Designations ME 02 - 04</td>
<td>Local Landscape Policy Areas</td>
</tr>
<tr>
<td>Morningside</td>
<td>MS 01</td>
</tr>
<tr>
<td>Designation MS 02</td>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Purdysburn</td>
<td>PN 01</td>
</tr>
<tr>
<td>Designation PN 02</td>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Designation PN 03</td>
<td>Area of Village Character</td>
</tr>
<tr>
<td>St. James</td>
<td>SS 01</td>
</tr>
<tr>
<td>Designations SS 02 - 03</td>
<td>Local Landscape Policy Areas</td>
</tr>
<tr>
<td>The Temple</td>
<td>TE 01</td>
</tr>
<tr>
<td>Tullynacross</td>
<td>TS 01</td>
</tr>
</tbody>
</table>
### Designations TS 02 - 03
- Local Landscape Policy Areas

### Upper Broomhedge
- Designation UBE 01: Settlement Development Limit
- Designations UBE 02 - 03: Local Landscape Policy Areas

### Countryside

<table>
<thead>
<tr>
<th>Natural Environment</th>
<th>Designation LN 01</th>
<th>Sites of Local Nature Conservation Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Designation LN 02</td>
<td>Rural Landscape Wedges</td>
</tr>
<tr>
<td></td>
<td>Designation LN 03</td>
<td>Belfast Hills Access Points</td>
</tr>
<tr>
<td>Urban Environment</td>
<td>Designation LN 04</td>
<td>Historic Parks, Gardens and Demesnes</td>
</tr>
<tr>
<td></td>
<td>Designation LN 05</td>
<td>Area of Significant Archaeological Interest</td>
</tr>
<tr>
<td></td>
<td>Policy LN 06</td>
<td>Area of Significant Archaeological Interest</td>
</tr>
</tbody>
</table>

### Employment
- Zoning LN 07: Existing Employment

### Strategic Land Reserve of Regional Importance
- Designation LN 08: Strategic Land Reserve of Regional Importance

### The Lagan Valley Regional Park
- Designations LN 09 - 14: Lagan Valley Regional Park Nodes
Loose maps accompanying Lisburn District Proposals

Map No. 1 - Lisburn Countryside
Map No. 2/001 - Lisburn City
Map No. 3 - Metropolitan Lisburn
Map No. 4 - Hillsborough
Map No. 5 - Moira
The District Proposals for Lisburn form an integral part of the Belfast Metropolitan Area Plan 2015 which is a development plan being prepared under the provisions of Part 3 of the Planning (Northern Ireland) Order 1991 by the Department of the Environment (DOE). The Plan covers the City Council Areas of Belfast and Lisburn and the Borough Council Areas of Carrickfergus, Castlereagh, Newtownabbey and North Down.

The Department is now publishing the Belfast Metropolitan Area Plan 2015 consisting of a Written Statement and accompanying maps. The Written Statement is divided into four parts:

- Part 1 sets out the background to the preparation of the Plan;
- Part 2 sets out the Plan’s Guiding Principles and the Plan Strategy proposed to meet these;
- Part 3 sets out the Plan framework comprising allocations, designations, policies and proposals relating to the Plan Area as a whole, intended to complement, and with reference to, the Regional Policy Context; and
- Part 4 translates the broad allocations, designations, policies and proposals in Part 3 into site specific designations, policies, proposals and zonings for the individual Council Areas included within the Plan Area.

The Plan Strategy, allocations, designations, policies, proposals and zonings in Parts 3 and 4 of the Plan comprise, and are hereafter also referred to collectively as the Plan Proposals.

The Plan is published in seven Volumes:

- Volume 1 consists of Parts 1, 2 and 3 which deal with the Plan Area as a whole;
- Volumes 2 to 7 collectively form Part 4, the District Proposals, which set out the site-specific Plan Proposals for individual Council areas as follows:
  - Volume 2 - Belfast District Proposals
  - Volume 3 - Lisburn District Proposals
  - Volume 4 - Carrickfergus District Proposals
  - Volume 5 - Castlereagh District Proposals
  - Volume 6 - Newtownabbey District Proposals
  - Volume 7 - North Down District Proposals

The District Proposals for Lisburn consist of designations, policies, proposals and zonings specific to the administrative area of Lisburn City Council. They relate in general to specific locations identified by defined boundaries on relevant maps. The designations, policies, proposals and zonings flow from the Plan Strategy and Plan Proposals for individual land uses contained in Parts 2 and 3 of Volume 1 of the Plan. As such they reflect the Spatial Framework Guidance and Regional Guidance contained in the Regional Development Strategy (RDS) and regional planning policies contained in Planning Policy Statements (PPSs), and A Planning Strategy for Rural Northern Ireland.

To understand the full range of the Plan Proposals that apply to Lisburn City Council area, it is therefore necessary to read the District Proposals in this Volume in conjunction with the Plan Strategy and the Plan Proposals contained in Volume 1 of the Plan which relate to the entire Plan Area. The District Proposals are presented in this Volume as follows:

- Designations, policies, proposals and zonings for individual locations considered in terms of:
1. Lisburn City;
2. Metropolitan Lisburn;
3. Towns;
4. Villages, and
5. Small settlements.

- Designations, policies, proposals and zonings for the Countryside.

**Background**

Situated to the south west of the BMA, Lisburn City Council area has the largest land area of the six Districts in the Metropolitan Area, with the second largest population next to Belfast. The Council was awarded City status in May 2002, and the City of Lisburn provides an important focus for the District. This portion of the District incorporates part of the Contiguous Development Zone (CDZ)\(^1\) hereafter known as Metropolitan Lisburn. Lisburn abuts the administrative districts of Belfast and Castlereagh in the BMA, and the surrounding Districts of Antrim, Banbridge, Craigavon and Down.

Hillsborough and Moira are the two main towns situated in the rural area of Lisburn District, and there are also a significant number of villages and small settlements distributed throughout the countryside.

In 2001 the population of the City and Borough was 108,694. This had increased by 11,471 (10.5%) to 120,165 in 2011.

Lisburn City Council area contains a diversity of landscapes, with the steep slopes of the Antrim Plateau dominating the landscape setting to the north east of the District, and descending gradually towards the shores of Lough Neagh to the west and to the River Lagan valley to the south. To the east of Lisburn the River Lagan flows within a relatively narrow valley corridor which forms part of the Lagan Valley Regional Park and Lagan Valley Area of Outstanding Natural Beauty. Towards the south east of the District the steep escarpment slopes of the Castlereagh Hills surround Belfast.

There are a number of important areas of nature conservation within Lisburn City Council area. Part of the Lough Neagh shoreline lies to the north west and this is recognised internationally as a Ramsar Site, a Special Protection Area (SPA) and an Area of Special Scientific Interest (ASSI). There are several other ASSIs distributed throughout the District, a National Nature Reserve at Belshaw’s Quarry in the Belfast Hills, and Local Nature Reserves at Edenderry, Portmore Lough and Slievenacloy. There are also four Areas of High Scenic Value that affect Lisburn, comprising Belfast Basalt Escarpment, Castlereagh Slopes, Magheraknock Loughs to the south east of Lisburn and Portmore Lough to the east of Lough Neagh.

Despite the easy commuting distance to Belfast, Lisburn has a strong and independent identity within the BMA, and a green wedge between Lisburn and Dunmurry at Mossside ensures that Lisburn retains its individual character and that coalescence with Belfast is prevented.

Lisburn has a strong growth dynamic, enhanced by its locational advantages, and the rapid growth experienced in the District, particularly in the past 35 years has meant that it is subject to continuous pressure for housing and industrial development.

**Regional Policy Context**

The District Proposals are developed within the context of the Plan Strategy and the Plan Proposals contained in Volume 1 of the Plan. They therefore reflect the planning policy content of the RDS and PPSs.

The urban area of Lisburn benefits from its location at the meeting point of the Belfast/Dublin economic corridor and the East/West transport corridor. The potential exists to grow the retail offer and create high quality office offer through the creation of

---

\(^1\)See Appendix 1 – The definition of Contiguous Development Zone is included in the Glossary of Terms.
employment in business services. Potential also exists to generate a new driver for the night-time economy and to provide a range of flexible commercial accommodation and business parks at development locations such as Blaris and Maze/Long Kesh.

Summary of District Proposals for Lisburn

The settlement hierarchy in Lisburn District consists of Lisburn City, the small towns of Moira and Hillsborough, 12 villages and 31 small settlements. The settlements in Lisburn District are identified in Designation SETT 1 in Part 3, Volume 1 of the Plan. The District Proposals designate Settlement Development Limits, zone land and designate Land Use Policy Areas in these settlements in accordance with the BMA Settlement Strategy.

Lisburn City Council area also has a metropolitan component, situated to the north east of the District, containing part of the continuous built-up area of Belfast and including Dunmurry, Derriaghy, Lagmore, Twinbrook and Poleglass. The District Proposals designate a Metropolitan Development Limit and zone land in Metropolitan Lisburn in accordance with the BMA Settlement Strategy in Part 3, Volume 1 of the Plan.

The District Proposals recognise the strong growth dynamic and high development potential of Lisburn City Council area, reflecting its strategic location at the meeting of Key Transport Corridors on the Regional Strategic Transportation Network.

The distribution of housing growth potential in the District is in accordance with the approach set out in the BMA Housing Strategy, and accompanying Plan Proposals in the Housing Section in Part 3, Volume 1 of the Plan. Approximately 516 hectares of land are zoned and designated for housing, including land for the provision of social housing. Key Site Requirements are stipulated, as appropriate, with which particular site development proposals must comply.

The District Proposals facilitate expansion of economic growth in accordance with the BMA Employment Strategy in Part 3, Volume 1 of the Plan, and in line with Lisburn’s continued development as a strong employment base. West Lisburn/Blaris is identified as a Major Employment Location, which forms part of approximately 152 hectares of land zoned for employment in Lisburn City Council area. This figure includes a mixed-use site at Barbour Threads, Mill Street, Lisburn, a mixed use site in the rural area within Dromara and land zoned for employment use in Glenavy.

The transportation proposals focus on Lisburn’s favourable position on the strategic transportation network, and on maintaining linkages with the rest of the BMA by improving the rail service between Lisburn and Belfast. The rail halt/station at Knockmore will be relocated to West Lisburn in order to provide access to the Major Employment Location at West Lisburn/Blaris, and the construction of the M1 – Knockmore Link road will provide access to West Lisburn. An Area of Parking Restraint, together with traffic management measures, will assist in maintaining and enhancing the vitality of the city centre by making better use of parking spaces.

In accordance with the BMA Retail and Office Strategies in Part 3, Volume 1 of the Plan, Lisburn City Centre is promoted as the main foci for retailing and offices in the District. The Plan identifies boundaries for Lisburn City Centre, a Primary Retail Core, and Primary Retail Frontage. In addition, 14 Protected City Centre Housing Areas are also identified. Further limited expansion is proposed, outside the city centre, at the Regional Shopping Centre – Sprucefield; a District Centre is designated at Dairy Farm, and a Local Centre is designated at Dunmurry.

The District Proposals identify Conservation Areas in Lisburn, Moira and Hillsborough, and designate six Areas of Townscape Character, seven Areas of Village Character, and 13 Historic Parks, Gardens and Demesnes. Urban design criteria have also been included for Lisburn City Centre to protect areas of architectural, townscape and landscape importance.
in accordance with the BMA Urban Environment Strategy in Part 3, Volume 1 of the Plan.

The District Proposals recognise Lisburn’s attractive setting, and seek to protect the varied landscapes contained within its boundaries, including the Lagan Valley Regional Park. In addition to international designations such as Ramsar sites, the Plan designates 99 Sites of Local Nature Conservation Importance and 104 Local Landscape Policy Areas in Lisburn City Council area in line with the BMA Environment Strategy in Part 3, Volume 1 of the Plan.

Four Areas of High Scenic Value are designated in Lisburn District in the Countryside and Coast Section in Part 3, Volume 1 of the Plan. A Rural Landscape Wedge is designated at Mosside in order to maintain a separation between Lisburn and Belfast and protect Lisburn City’s strong and independent identity.

The District Proposals identify, define and safeguard, as appropriate, specific areas where the retention or provision of additional recreational, tourism and other community facilities are required to serve the needs of the District.

**LISBURN CITY**

The City of Lisburn has an attractive setting, with the River Lagan flowing through its centre, and the Lagan Valley providing an area of special landscape value which is protected by its designation as a Regional Park.

For hundreds of years, Lisburn’s strategic location on the River Lagan has had a significant influence on the growth of the settlement. The development of the linen industry in the 18th century and the growth of Belfast as a major port during the industrial revolution increased the importance of the Lagan Valley as a location for industry. The Lagan Canal was constructed in the 18th century connecting Lisburn with Lough Neagh, and the opening of the Lagan Navigational Canal between Lisburn and Belfast in 1763, and the Ulster Railway running from Belfast in 1839, have added to Lisburn’s locational advantages.

The town grew rapidly during the latter half of the 19th century when much of the present urban fabric was built. This growth continued in the 20th century, with good accessibility to the M1 motorway, and a favourable location in relation to the rail network enhancing its role as a sub-regional centre. The City is also situated on the Belfast/Dublin development corridor, providing linkages to the major regional port and airport gateways, and Lisburn is an important retail, service and cultural centre, with a strong employment base.

A vibrant City Centre, together with a regional shopping centre at Sprucefield, combine to give Lisburn an important role as the commercial centre for the District and a wider catchment in the Belfast area, and it also has a strong manufacturing base. The Lagan Valley LeisurePlex together with the adjacent cinema at the Lisburn OmniPlex, add significantly to the range and quality of Lisburn’s indoor leisure and recreational provision.

The Lisburn Historic Quarter, situated within a Conservation Area in the centre of the City, has an attractive 18th century streetscape and provides a focus for the physical and economic regeneration of the area. The Lisburn Historic Quarter Partnership, created in 2000, has brought a number of key stakeholders together in order to rejuvenate the older part of the City.

The City plays a pivotal role within the Metropolitan Area due to its strategic location, and good road and rail links - the M1 motorway, connecting Belfast to the west of Northern Ireland and the A1 route connecting Belfast to Dublin pass through the District. The Northern Ireland rail network connecting Belfast to Dublin also crosses the City Council Area. These factors combine to provide Lisburn with the potential for significant further growth.
A Settlement Development Limit is designated as identified on Map No. 2/001 – Lisburn City.

The RDS identifies Lisburn City as a settlement in the BMA with high growth potential, and the Settlement Development Limit is designated to take this factor into account. The limit is drawn to respect the City’s strong and independent identity within the Belfast Metropolitan Area, and to protect its natural setting.

Opportunities for the outward expansion of Lisburn City are constrained in several directions by topographic and environmental factors. Lisburn has a strong landscape setting and is situated on the River Lagan, with the Lagan Valley Regional Park limiting scope for development. The Belfast Hills to the north and the Castlereagh Slopes to the south also restrict development.

The Settlement Development Limit is drawn to maximise the use of existing land within the previous limit of development, taking into account any land with extant planning permission.

**Housing**

The Plan zones approximately 250 hectares of land for housing in Lisburn City within the Plan period including 9 hectares for social housing identified by the Housing Needs Assessment carried out by the Northern Ireland Housing Executive (NIHE).

Sites are selected to allow for the efficient use of land within the urban footprint, to provide choice in the housing market and to include existing commitments. Other factors influencing site selection include access to public transport, and the need to minimise any detrimental impact on the environment.

Land zoned for housing will be developed in accordance with prevailing regional planning policy and with the Plan Proposals, including Key Site Requirements where stipulated. These may include access/infrastructure requirements, protection or enhancement of nature conservation interests, landscaping, provision for walking and/or cycling, local neighbourhood facilities and other site-specific requirements.
## Housing Zonings

The following sites are zoned for housing and complete at 31 July 2011.

### Zoning LC 02

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>LC 02/01</td>
<td>Saintfield Mews, off Saintfield Road</td>
<td>0.16</td>
</tr>
<tr>
<td>LC 02/02</td>
<td>Alpha Court, off Belfast Road</td>
<td>0.17</td>
</tr>
<tr>
<td>LC 02/03</td>
<td>Fontaine Place, off Belfast Road</td>
<td>0.18</td>
</tr>
<tr>
<td>LC 02/04</td>
<td>Hertford Square and 13-17 Hertford Crescent</td>
<td>0.32</td>
</tr>
<tr>
<td>LC 02/05</td>
<td>Millar’s Ford, off Moira Road</td>
<td>0.26</td>
</tr>
<tr>
<td>LC 02/06</td>
<td>Church Square, off Ballymacoss Avenue</td>
<td>0.35</td>
</tr>
<tr>
<td>LC 02/07</td>
<td>Tirowen Crescent, off Tirowen Drive</td>
<td>0.37</td>
</tr>
<tr>
<td>LC 02/08</td>
<td>Bentrim Court, off Antrim Road</td>
<td>0.42</td>
</tr>
<tr>
<td>LC 02/09</td>
<td>Springhill, off Nettlehill Road</td>
<td>0.57</td>
</tr>
<tr>
<td>LC 02/10</td>
<td>Springhill Mews, off Nettlehill Road</td>
<td>0.57</td>
</tr>
<tr>
<td>LC 02/11</td>
<td>Iniscarn Close, off Iniscarn Park</td>
<td>1.70</td>
</tr>
<tr>
<td>LC 02/12</td>
<td>Rivergate Lane, off Sprucefield Close</td>
<td>2.01</td>
</tr>
<tr>
<td>LC 02/13</td>
<td>Holyburn, Glenbrae and Limetree Lodge, off Limetree Avenue</td>
<td>6.49</td>
</tr>
<tr>
<td>LC 02/14</td>
<td>Chapel Hill Mews, off Chapel Hill</td>
<td>0.16</td>
</tr>
<tr>
<td>LC 02/15</td>
<td>Queensway Gate, off Queensway</td>
<td>0.17</td>
</tr>
<tr>
<td>LC 02/16</td>
<td>Cathedral View, off North Circular Road</td>
<td>0.55</td>
</tr>
<tr>
<td>LC 02/17</td>
<td>Bellevue Manor and 11-21 Bellevue Drive</td>
<td>0.41</td>
</tr>
<tr>
<td>LC 02/18</td>
<td>Beechfield Mews, off Moira Road</td>
<td>0.52</td>
</tr>
<tr>
<td>LC 02/19</td>
<td>Weavers Mews and 15b/17 Ballymacash Road</td>
<td>0.6</td>
</tr>
<tr>
<td>LC 02/20</td>
<td>Tonagh Gardens, adjacent to Tonagh Primary School</td>
<td>0.85</td>
</tr>
<tr>
<td>LC 02/21</td>
<td>1-8 Berkeley Hall and 24-40 Berkeley Hall Court, off Saintfield Road</td>
<td>0.97</td>
</tr>
</tbody>
</table>
The following sites are zoned for housing and have extant approval on which development is not started or development is ongoing at 31 July 2011.

**Zoning LC 03**

**Housing Committed Housing Sites - Development Ongoing/Not Started**

The following sites are zoned for housing as identified on Map No. 2/001 – Lisburn City.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>LC 03/01</td>
<td>Causeway Manor, off Causeway End Road</td>
<td>0.76</td>
</tr>
<tr>
<td>LC 03/02</td>
<td>Site between Mill Street and Bridge Street</td>
<td>0.50</td>
</tr>
<tr>
<td>LC 03/03</td>
<td>Thompson Manor and land to the rear of Thompson House Hospital</td>
<td>1.19</td>
</tr>
<tr>
<td>LC 03/04</td>
<td>Clonmore Manor, off Harmony Hill</td>
<td>3.76</td>
</tr>
<tr>
<td>LC 03/05</td>
<td>Land between Magheralave Road and Clontara Park</td>
<td>7.54</td>
</tr>
<tr>
<td>LC 03/06</td>
<td>Land at the junction of Ballinderry Road and Knockmore Road</td>
<td>0.67</td>
</tr>
<tr>
<td>LC 03/07</td>
<td>Site between Green Park and Wilmar Road</td>
<td>1.00</td>
</tr>
<tr>
<td>LC 03/08</td>
<td>Land between Clontara Park and Belsize Road</td>
<td>3.33</td>
</tr>
<tr>
<td>LC 03/09</td>
<td>Linen Green, off Derriaghy Road</td>
<td>3.82</td>
</tr>
<tr>
<td>LC 03/10</td>
<td>Causeway Meadows, off Causeway End Road</td>
<td>5.02</td>
</tr>
<tr>
<td>LC 03/11</td>
<td>Berkeley Hall, Plantation</td>
<td>5.26</td>
</tr>
<tr>
<td>LC 03/12</td>
<td>Land to the east of Stockdam Road</td>
<td>11.98</td>
</tr>
<tr>
<td>LC 03/13</td>
<td>Land between Magheralave Road and Belsize Road</td>
<td>18.68</td>
</tr>
<tr>
<td>LC 03/14</td>
<td>Land between Brokerstown Road and Ballinderry Road</td>
<td>45.00</td>
</tr>
</tbody>
</table>
The plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.

The following sites are zoned for housing and are uncommitted at 31 July 2011.

<table>
<thead>
<tr>
<th>Zoning LC 04</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uncommitted Housing Sites</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The following sites are zoned for housing as identified on Map No. 2/001 – Lisburn City.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>LC 04/01</td>
<td>Auchenhove, off Mill Street, Lambeg</td>
<td>0.16</td>
</tr>
<tr>
<td>LC 04/02</td>
<td>Land between Wyncroft Gardens/Crescent and Northern Ireland Fire and Rescue Station, Prince William Road</td>
<td>0.73</td>
</tr>
<tr>
<td>LC 04/03</td>
<td>Land adjacent to 29 Sloan Street</td>
<td>0.1</td>
</tr>
<tr>
<td>LC 04/04</td>
<td>North of Brookefield, Magheralave Road</td>
<td>0.93</td>
</tr>
<tr>
<td>LC 04/05</td>
<td>West of Ballinderry Industrial Estate, Ballinderry Road</td>
<td>3.37</td>
</tr>
</tbody>
</table>

It should be noted that Zoning LC 04/03 lies within an Area of Archaeological Potential.
Key Site Requirements are specified for the following zonings:

### Zoning LC 04/02

<table>
<thead>
<tr>
<th>Housing</th>
<th>Site between Wyncroft Gardens/Crescent and Northern Ireland Fire and Rescue Station, Prince William Road</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.73 hectares of land are zoned for housing at Prince William Road as identified on Map No. 2/001 – Lisburn City.</td>
</tr>
</tbody>
</table>

Key Site Requirements:

- Housing development shall be a minimum gross density of 25 dwellings per hectare;
- Access shall be from Wyncroft Gardens / Wyncroft Crescent. The existing vehicular access to the site from Hillside Gardens shall be permanently closed;
- The design and layout of the development shall include measures to mitigate possible noise nuisance from the adjacent Prince William Road, the Fire Station and neighbouring commercial properties. This shall include the provision of a 5m wide landscape buffer of trees and hedges of native species along the northern and eastern boundaries of the site; and
- The development shall be designed, landscaped and implemented to accommodate the existing NIE Sub Station adjacent to the northern boundary of the site.

Detailed consultation with Northern Ireland Water will be required as its infrastructure is located within the site.

### Zoning LC 04/04

<table>
<thead>
<tr>
<th>Housing</th>
<th>North of Brookefield, Magheralave Road</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.93 hectares of land are zoned for housing North of Brookefield, Magheralave Road as identified on Map No. 2/001 – Lisburn City.</td>
</tr>
</tbody>
</table>

Key Site Requirements:

- A Masterplan shall be submitted for approval, which should address the relationship with the adjoining housing zonings and the provision of a landscape buffer along the western and northern boundaries of the site to separate housing from the adjoining open space; and
- A 6m wide easement shall be provided along the southern boundary of the site as a link to the Open Space (LC 38) to the east.

### Zoning LC 04/05

<table>
<thead>
<tr>
<th>Housing</th>
<th>West of Ballinderry Industrial Estate Ballinderry Road</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3.37 hectares of land are zoned for housing west of Ballinderry Industrial Estate between Ballinderry Road and Causeway End Road as identified on Map No. 2/001 – Lisburn City.</td>
</tr>
</tbody>
</table>

Key Site Requirements:

- Housing development shall be a minimum gross density of 25 dwellings per hectare;
- No development shall take place on the embankment in the northern part of the site. This area shall be safeguarded and managed in accordance with details to be submitted for the approval of the Department;
- Trees and hedges shall be retained along the boundary of the site with Ballinderry Road;
Social Housing

The Plan has zoned the following sites to contribute toward meeting social housing need in Lisburn City.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>LC 02/14</td>
<td>Chapel Hill Mews, off Chapel Hill</td>
<td>0.16</td>
</tr>
<tr>
<td>LC 02/15</td>
<td>Queensway Gate, off Queensway</td>
<td>0.17</td>
</tr>
<tr>
<td>LC 02/20</td>
<td>Tonagh Gardens, adj to Tonagh Primary School</td>
<td>0.85</td>
</tr>
<tr>
<td>LC 02/26</td>
<td>70a-76e Tirowen Drive</td>
<td>0.44</td>
</tr>
<tr>
<td>LC 02/27</td>
<td>1-6 Avonmore Terrace &amp; 102-112 Warren Gardens</td>
<td>0.36</td>
</tr>
<tr>
<td>LC 03/19</td>
<td>Windermere Housing Development</td>
<td>6.58</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>8.56</strong></td>
</tr>
</tbody>
</table>

In addition to the above, social housing has been developed on a number of other sites, including general housing zonings and whiteland, over the Plan period to date.

Employment

The RDS identifies Lisburn as a strategic location for employment growth, and recognises the need to promote its continued development as a strong employment base. As a result, the Plan proposes to strengthen the City’s role as an important employment centre by zoning an additional 142 hectares of land for employment uses within the settlement limit of Lisburn City (part of this zoning consists of a mixed-use site).

Zoned employment lands are in a variety of locations to allow for a range of employment types and choice. All existing employment zonings are identified on Map No. 2/001 – Lisburn City. Applications for planning permission within these sites will be determined in accordance with prevailing regional planning policy and the Key Site Requirements in the Plan where stipulated.

Acceptable Uses on employment zonings (except where otherwise specified in individual zonings (based on the Planning (Use Classes) Order (Northern Ireland) 2004):

- Class B1: Business (b) as a call centre
- Class B1: Business (c) for research and development
- Class B2: Light Industrial
- Class B3: General Industrial
- Class B4: Storage or Distribution
Employment Zonings

**Zoning LC 05**

**Employment**
**Major Employment Location**
**Land at West Lisburn, Blaris Road**

119.48 hectares of land are zoned for Employment Use at West Lisburn/ Blaris as identified on Map No. 2/001 – Lisburn City.

Key Site Requirements:

- Development of the site shall only be permitted in accordance with an overall Masterplan (incorporating a transport masterplan) to be agreed with the Department.

- The Masterplan shall outline:
  - the overall design concept, objectives and priorities for the site;
  - a block structure defined by a hierarchy of routes and spaces;
  - appropriate scale, massing and design variety of building blocks;
  - appropriate open space and public realm;
  - appropriate landscaping including boundary planting and around Blaris old cemetery;
  - appropriate public transport, cycleway, footpath and parking provision;
  - the proposed phasing of development.

- The following uses will be acceptable on the site:
  - Industrial and Business, Use Classes B1, B2, B3 and B4;
  - Hotel and ancillary leisure facilities;
  - School;
  - Healthcare facilities (Use Class D1 (a));
  - Car Showrooms;
  - Open space;
  - Small scale retail development to serve local needs.

The above Use Classes are as defined in the Planning (Use Classes) Order (Northern Ireland) 2004.

- The total amount of floorspace for Business Use Class B1 (a) (Offices) within the overall Zoning shall not exceed 5,000 m². Consideration may be given to proposals above 5,000 m² where it can be demonstrated that the proposal cannot be accommodated within Belfast or Lisburn city centres and would otherwise result in the loss of significant inward investment.

- The provision of the M1-Knockmore link road. The funding of this road shall be the responsibility of the developers either in full or very substantial part; and

- A linear riverside park shall be provided within the area that comprises LLPA LC 21 to include pedestrian and cycle corridors which integrate with the proposed development, Blaris Old Cemetery and the wider River Lagan corridor.

This zoning is a major employment opportunity in a highly accessible location on the periphery of the Metropolitan area. It represents a prime location for employment use to meet the needs of the Belfast Metropolitan Area and the spatial framework guidance in the RDS.

Developers will be responsible for funding the Knockmore Link either in full or in a very substantial part. DRD’s priority for funding will be concentrated on the construction of major capital work schemes.
on the Strategic Road Network. Any contribution towards developer-led schemes will be subject to detailed economic appraisal, the availability of funding and inclusion within the major works programme.

Detailed consultation with Northern Ireland Environment Agency (Built Heritage), DOE, will be required with regard to the identification and treatment of buried archaeological remains.

### Zoning LC 06

**Employment**  
**Land at Knockmore Road/Lissue Road**

3.09 hectares of land are zoned for Employment at West Lisburn, Lissue Road as identified on Map No. 2/001 – Lisburn City.

Key Site Requirement:
- Buffer landscaping shall be provided to define the settlement development limit on the western edge of the site.

### Zoning LC 07

**Employment**  
**Land at Lissue Road**

14.34 hectares of land are zoned for Employment at West Lisburn, Lissue Road as identified on Map No. 2/001 – Lisburn City.

Key Site Requirement:
- A Masterplan shall be submitted to and approved by the Department in order to guide the comprehensive development of this site and address such issues as:
  - linkages to other lands in the area including to Lissue Road/Moira Road (including pedestrian and cycle links);
  - the relationship of development proposals to residential properties; and
  - structure landscaping (including belts of landscaping to define the settlement development limit).

### Mixed Use Site

**Zoning LC 08**  
**Mixed Use Site**  
**Land at Barbour Threads Mill, Mill Street**

5.53 hectares are zoned for Mixed Use development as identified on Map No. 2/001 – Lisburn City.

Key Site Requirements:
- Development shall only include the following uses:
  - Residential;
  - Light industrial - Use Class B2;
  - Storage or distribution use - Use Class B4;
  - Business use - Use Class B1 (a) up to a maximum of 1623m² in total on the site;
  - Business use - Use Class B1 (b) and (c);
  - Interpretive/visitor facilities;
  - Museum;
  - Education/heritage uses;
  - Water-based recreation facilities;
  - Refreshment facilities; and
  - Small-scale retail facilities to serve local needs.

The above Use Classes are as defined in the Planning (Use Classes) Order (Northern Ireland) 2004.
• Development of the site shall only be permitted in accordance with an overall comprehensive masterplan for the site as approved by the Department. This shall outline the design concept, objectives and priorities for the site and shall take account of the adjacent Lagan Valley Regional Park Node – Designation LN 11;

• A detailed site investigation shall be carried out to establish its suitability for the proposed end use. The investigation shall include historical research, soil analysis and boreholes as necessary in accordance with best practice. The investigation shall include an action plan to remedy any contamination found. Details shall be submitted for the approval of the Department prior to any planning permission being granted on the site;

• A built heritage assessment shall be submitted with any planning application and shall include details of how heritage features are to be protected and incorporated within the scheme. Detailed consultation with Northern Ireland Environment Agency (Built Heritage) will be required; and

• Small sections of the site on the southern and eastern boundaries are situated in the River Lagan floodplain. A flood risk assessment shall be carried out and submitted to the Department to inform proposals for the development of the site.

Some up-grading of the existing foul sewerage system may be required; existing combined trunk sewers, combined pumped trunk sewer and storm sewers within the site may limit future development of the site. Part of the site may be within the ‘Corndon Sanitaire’ of New Holland WWTW and Hilden SPS which may also affect future development of the site.

The site is in close proximity to the sewage treatment works, which serves a large population.

Detailed consultation with Northern Ireland Environment Agency (Built Heritage), DOE, and Lisburn City Council Environmental Health Department will be required.

**Existing Employment**

Key Site Requirements are set out below to facilitate comprehensive development of LC 09 which is currently largely undeveloped.

### Zoning LC 09

**Existing Employment**

**Land at Ballinderry Road/Knockmore Road, Lisburn**

44.3 hectares of land are zoned as Existing Employment at Ballinderry Road / Knockmore Road as identified on Map No. 2/001 – Lisburn City.

Key Site Requirements:

• Development shall only include the following uses:
  - Industrial and Business, Use Classes B 1 (b), B 1 (c) B 2, B 3 and B 4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;

• Development of the site shall only be permitted in accordance with an overall comprehensive masterplan for the site to be submitted to and agreed with the Department. This shall outline the design concept, objectives and priorities for the site, including mitigation of the impact of development upon the adjacent Lissue House;

• A comprehensive landscaping plan for the proposed development will be required to be submitted with the concept masterplan. This shall indicate the existing trees and hedges on the site and those to be retained, as well as
planting proposals for the site. The treatment
of the boundary with Lissue House and
proposals for substantial buffer planting (of
at least 10m in width) shall be specifically
addressed; and

- Access shall be via the existing access to the
industrial estate onto Ballinderry Road.

Detailed consultation with Rivers Agency, DARD, and
Northern Ireland Water will be required.

Existing foul and storm sewers and an existing
watermain within the site may limit future
development of the site. A storm sewage pumping
station may be required to serve the site and up-
grading of the existing foul sewerage system may be
required.

### Zoning LC 10 – LC 15

#### Existing Employment

The following lands in Lisburn City are zoned as
Existing Employment as identified on Map No.
2/001 – Lisburn City.

- **LC 10** Blaris Industrial Estate, Altona Road
- **LC 11** Enterprise Crescent, Ballinderry Road
- **LC 12** Ballinderry Road, Lisburn
- **LC 13** Flush Park Industrial Estate,
  Knockmore Road / Moira Road
- **LC 14** Lissue Industrial Estate, Moira Road
- **LC 15** Coca Cola Plant, Lissue Road

### Retailing

#### Designation LC 16

**Sprucefield Regional Shopping Centre**

The Department designates and defines
Sprucefield Regional Shopping Centre in
accordance with Policy R 3 in Part 3, Volume 1
of the Plan and as indicated on Map No. 2/001 -
Lisburn City. Future proposals for development
as shown on Map No. 2/002 for Sprucefield
Regional Shopping Centre shall be required to
incorporate the following requirement.

**Key Site Requirement:**

- Development of the Area of Development
Potential shall only be permitted in
accordance with an overall comprehensive
masterplan for the site to be agreed with the
Department.

In order to control the expansion of the Sprucefield
Regional Centre, the extent of the Centre is defined
in the Plan, with boundaries provided by the M1
motorway to the north, the A1-M1 link to the west,
a section of the Ravernet River to the east and
field boundaries to the south. This boundary has
been drawn to incorporate existing and approved
floorspace.

Policy for the control of development within
Sprucefield Regional Shopping Centre is contained in
Policy R 3 in Part 3, Volume 1 of the Plan.
Transportation

Lisburn City is situated on the main Belfast–Dublin transportation corridor and is favourably located within the BMA in terms of its proximity to roads and railways. Strategic highway access to Lisburn is provided, principally, by the M1 motorway, the A1, the A3 and the A49.

Lisburn’s road network is characterised by an inner ring road which operates one-way and forms the perimeter of the mainly pedestrianised city centre and a high capacity southern orbital road made up of Thiepval Road, Governor’s Road, Laganbank Road and Queen’s Road. These two routes are connected by the radial roads Chapel Hill, Hillsborough Road, Linenhall Road, Bridge Street and Castle Street which are within the City Centre. The one-way system currently carries a high proportion of through traffic.

Paid car parking is in good supply in the City Centre, most of which is surface parking and much of which is accessed off the one-way system. Parking is, however, one of the main sources of city centre traffic congestion.

Road Proposals

<table>
<thead>
<tr>
<th>Proposal LC 17</th>
<th>Knockmore – M1 Link (Non-Strategic)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LC 17/02</td>
<td>North Lisburn Feeder Road (Non-Strategic)</td>
</tr>
</tbody>
</table>

The M1 motorway forms a key part of the Regional Strategic Transport Network, running southwest of Belfast to Lisburn and onwards to the west. It is anticipated that toward the end of the Plan period, peak traffic levels on the section of the M1 between Blacks Road and Lisburn will approach or exceed available road capacity. Proposal LC 17/01 allows for the protection and detailed planning for the widening of the M1 between Blacks Road and Sprucefield from a dual 2 lane motorway to a dual 3 lane motorway, and improving the connection between the M1 and A1. It is expected that implementation of this scheme will be outside the 2015 Plan period; however, development pressures in the Sprucefield area or at the Maze may require this scheme to be implemented earlier. Part of the road proposal falls within Belfast District.

The proposed M1 widening will take place within the existing road boundary therefore there is no need for a Road Protection Corridor. A map showing the Road Protection Corridor required to facilitate the implementation of the proposed A1 link is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

The Knockmore Link (LC 17/02) will provide access to the Major Employment Location at West Lisburn as identified in accordance with the RDS. The North Lisburn Feeder Road (LC 17/03) will facilitate new housing developments to the north east of Lisburn and will provide an alternative orbital route around Lisburn.

Developers will be responsible for funding both LC 17/02 and LC 17/03 either in full or in a substantial part. DRD’s priority for funding will be concentrated on the construction of major capital work schemes on the Strategic Transport Network. Any
contribution towards developer-led schemes will be subject to detailed economic appraisal, the availability of funding and inclusion within the major works programme.

Prevailing regional planning policy for the protection of the above strategic and non-strategic road schemes is contained in PPS 3: Access, Movement and Parking.

### Proposal LC 18
**Relocation of Rail Halt/Station**
**Lisburn City**

A scheme to relocate Knockmore Station to West Lisburn is identified on Map No. 2/001 – Lisburn City.

The relocation of the rail halt/station from Knockmore to West Lisburn will facilitate the employment zonings at West Lisburn / Blaris. The BMTP proposes that the existing Lisburn – Belfast services are extended to start and end from the West Lisburn station and that the Portadown service also stops there. A new stop at West Lisburn on the Belfast – Dublin Enterprise is also proposed.

### Proposal LC 19
**Park and Ride Site**
**Lisburn City**

A Park and Ride Site is identified at West Lisburn on Map No. 2/001 – Lisburn City.

In addition to the proposed Knockmore Link and North Lisburn Feeder Road, provision of a Park and Ride site adjacent to the proposed West Lisburn rail halt/station will encourage travel by train.

Prevailing regional planning policy for the protection of transportation schemes is contained in PPS 3: Access, Movement and Parking.

### Belfast Metropolitan Transport Plan
BMTP also proposes a number of transportation initiatives, which will further enhance Lisburn’s accessibility and support its role as a strategic location within the region i.e.:

- the improvement of the rail services by up to 50% between Lisburn and Belfast, served by trains to/from Belfast and by the Belfast-Dublin Enterprise service;
- development of a Quality Bus Corridor between Lisburn and Belfast City Centres;
- the introduction of Intelligent Transport Systems (ITS) solutions including Variable Message Signs (VMS) in conjunction with parking provision; and
- the widening of the M1 and junction improvements on Westlink.

Further significant improvements to the M1 between Blacks Road and Sprucefield, and the connection between the M1 and A1 are proposed (see Proposal LC 17/01). It is expected that the implementation of these measures will be outside the Plan period. However, development pressures in the Sprucefield area or at the Maze area may require these schemes to be implemented earlier, with developers responsible for their funding either in full or in a very substantial part.

In order to encourage greater use of public transport and more walking and cycling, thereby reducing car dependency, a range of measures are proposed which include:

- the development of an integrated network of Quality Walking Routes and cycle routes including the provision of improved links to bus and rail stations;
- improvements to local bus services and inter urban bus services with improved frequencies on core routes supported by the introduction of bus priority measures at key junctions and a city centre one way system; and
• a contra-flow bus lane that enables buses to access the bus station without having to pass round the full one way system.

The BMTP also identifies the need to retain the option of re-instating the Antrim-Lisburn rail line as part of a potential Belfast/Lisburn/Antrim/Belfast passenger circle line which could also serve Belfast International Airport. This is a longer-term possibility if a robust financial, economic and transportation case can be made. During the Plan period public transport access to the International Airport will be provided by bus and taxi.

**Natural Environment**

**Sites of Local Nature Conservation Importance**

Sites of Local nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. Sites are identified on the basis of their flora, fauna or earth science interest.

The policy for the control of development within SLNCIs is contained in PPS 2.

### Designation LC 20

<table>
<thead>
<tr>
<th>Sites of Local Nature Conservation Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 2/001 - Lisburn City and Map No. 1 – Lisburn Countryside:</td>
</tr>
<tr>
<td>LC 20/01</td>
</tr>
<tr>
<td>LC 20/02</td>
</tr>
<tr>
<td>LC 20/03</td>
</tr>
<tr>
<td>LC 20/04</td>
</tr>
<tr>
<td>LC 20/05</td>
</tr>
<tr>
<td>LC 20/06</td>
</tr>
</tbody>
</table>

### Designation LC 21

<table>
<thead>
<tr>
<th>Local Landscape Policy Area Knockmore</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Lisburn City and Map No. 1 – Lisburn Countryside.</td>
</tr>
</tbody>
</table>

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:

- Area of local nature conservation interest - River landscape pertaining to the River Lagan
with deciduous tree groups linking Long Kesh/Lower Broomhedge/Lurganure LLPA (LH 02) and Lagan Valley Regional Park.

### Designation LC 22

**Local Landscape Policy Area**

**Knockmore Road**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Lisburn City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:

- Area of local amenity importance - Playing fields with perimeter structure planting.

### Designation LC 23

**Local Landscape Policy Area**

**Lissue**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Lisburn City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Listed building and its surroundings - Lissue House and its setting;
- Area of local nature conservation interest - Belts of mature trees, which provide landscape edge definition to the western extension of the Lisburn urban area.

### Designation LC 24

**Local Landscape Policy Area**

**McKinstry Road**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Lisburn City and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings – Braithwaite’s Hill: Rath and Church and Graveyard (site of);
- Area of local nature conservation interest – Mature trees which include specimen redwoods;
- Area of local amenity importance - A contemporary formal park that includes BMX facility and allotment gardens and provides linkage to the Lagan Valley Regional Park.

### Designation LC 25

**Local Landscape Policy Area**

**Moira Road**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Lisburn City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Area of local nature conservation interest - Stand of mature trees contributing to the urban landscape character;
- Area of local amenity importance - Formal square fronted by terraced houses.
### Designation LC 26

**Local Landscape Policy Area**
**Rathdown, Moira Road**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Lisburn City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings – Rath & Burnt Mounds;
- Area of local nature conservation interest - Mature oak trees.

### Designation LC 27

**Local Landscape Policy Area**
**Ravernet**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Lisburn City and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Listed building and its surroundings - Shamrock Vale (B1);
- Area of local nature conservation interest - River corridor with associated bank side vegetation and belt of woodland along the southern boundary.

### Designation LC 28

**Local Landscape Policy Area**
**Stockdam/Belsize Road**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Lisburn City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings – Rath referred to as Hill Head and the remains of a Tree Ring;
- Area of local nature conservation interest - Linear landscape wedge centred on a stream valley feeding a dam for a former mill. Heavily wooded formal park around the dam/reservoir with prominent topographical feature and panoramic views north and east and a stand of trees on a linear ridge connecting to open countryside.

### Designation LC 29

**Local Landscape Policy Area**
**Wallace Park**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Lisburn City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Area of local amenity importance - A formal Victorian/Edwardian park within an urban area providing recreational/open space amenity;
- Area of local nature conservation interest - Mature trees located within an urban park.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website [www.planningni.gov.uk](http://www.planningni.gov.uk) or from the local Area Planning Office.
Urban Environment

Lisburn Conservation Area

Part of Lisburn Conservation Area lies outside the City Centre boundary and is identified for information on Map No. 2/001 – Lisburn City and Map No. 2/003 – Lisburn City Centre.

Areas of Townscape Character

Development Proposals within Areas of Townscape Character (ATCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Designations LC 30 - 34

<table>
<thead>
<tr>
<th>Area of Townscape Character</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following Areas of Townscape Character are designated in the locations identified on Map No. 2/001 – Lisburn City and Map No. 2/003 – Lisburn City Centre.</td>
<td></td>
</tr>
<tr>
<td>LC 30 Bachelors Walk</td>
<td></td>
</tr>
<tr>
<td>LC 31 Hilden</td>
<td></td>
</tr>
<tr>
<td>LC 32 Seymour Street</td>
<td></td>
</tr>
<tr>
<td>LC 33 Wallace Park</td>
<td></td>
</tr>
<tr>
<td>LC 34 Warren Park</td>
<td></td>
</tr>
</tbody>
</table>

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Historic Park, Garden and Demesne

Designation LC 35

Historic Park, Garden and Demesne
Wallace Park

A Historic Park, Garden, and Demesne of Special Historic Interest is designated at Wallace Park as identified on Map No. 2/001 - Lisburn City.

Wallace Park, originally known as ‘The People’s Park’, is a much appreciated long standing public park which was developed from part of a private nineteenth century demesne belonging to a significant benefactor of the town, Sir Richard Wallace in 1884. It maintains many of its mature trees and the original basic structure of the park combined with modernity. Wallace also furnished the park with a bandstand, entrance gates and lodges. The lodges were both renovated and restored in 2004/2005 by Hearth. The bandstand (not the original) was largely rebuilt in 2011. On the southern side of the Park the central core is in grass sports fields while the east and west sides of the south side are in parkland with mature trees.

Wallace Park Historic Park, Garden and Demesne makes a valuable contribution to the quality and character of the local landscape in Lisburn City, and further details are included in a register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland, published by the Northern Ireland Environment Agency. This register summarises the historical significance of each site. It also seeks to encourage the public, as well as owners, to value and support the protection and maintenance of such sites.

Prevailing regional planning policy for the protection of Historic Parks, Gardens and Demesnes of Special Historic Interest is set out in PPS 6: Planning, Archaeology and Built Heritage. Additional information about Historic Parks, Gardens and Demesnes is available on the Department’s NIEA website www.doeni.gov.uk/niea.
A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Area of Archaeological Potential**

Areas of Archaeological Potential indicate to developers where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. Developers are advised to liaise with the Department before submitting any proposals within these areas.

In accordance with PPS 6 - Planning, Archaeology and the Built Heritage, the Area of Archaeological Potential in Lisburn City is available for information on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Open Space, Sport and Outdoor Recreation**

Lisburn City Council owns and manages a large variety of open space, sport and outdoor recreational areas throughout the Council area. This includes playing fields at Wallace Park, Rushmore Drive and adjacent to the Lagan Valley LeisurePlex.

In addition, there are also other areas of open space including private playing fields within the educational sector and grassland areas, parks, walkways and casual play areas located within housing areas.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

Areas of existing open space above one hectare are listed below and identified for information only on Map No. 2/001 – Lisburn City:

- Wallace Park;
- Playing fields at Rushmore Drive;
- Playing fields at Limetree Avenue;
- Playing fields at Lagan Valley LeisurePlex;
- Barbour Memorial Playing Fields and playground, Saintfield Road;
- Playing fields and playground at Hill Street;
- NIHE grassed area at Glenmore Walk;
- Grassed area at the hill in Ballymacoss;
- Grassed area at Rathvarna Drive;
- Grassed area at Brokerstown Road;
- Grassed area at Dundrod Drive;
- Grassed area and playground at Drumbeg Drive adjacent to River Lagan;
- Grassed area at Ashmount Gardens;
- River Lagan walkway with grass and trees between Millbrook Walk and Huguenot Drive;
- Fort Hill College sports grounds at Low Road;
- Friends School sports grounds at Magheralave Road;
- Wallace High School sports grounds at Clonevin Park;
- Laurelhill Community College sports grounds (dual use agreement in place with Lisburn City Council) at Laurel Hill Road;
- Lisnagarvey High School sports grounds at Warren Gardens;
- Grassed area at Maralin Avenue adjacent to River Lagan;
- Duncan’s Park (walkways and playground) at Duncan’s Road;
- Sir Milne Barbour Memorial Park (bowling green and walkways) at Warren Gardens;
• Old Warren Woodland (managed by The Woodland Trust) at Avonmore Park;
• Grassed area, tennis courts and playground at Grove Activity Centre, Ballinderry Park;
• Playing fields at Kirkwoods Road.

**Proposed Open Space**

**Proposal LC 36**

Open Space  
West Lisburn

25 hectares of land are identified for the provision of open space as identified on Map No. Map No. 2/001 – Lisburn City.

This area is proposed for informal recreation/amenity open space as part of the overall development of West Lisburn employment zoning (Ref. LC 05).

**Proposal LC 37**

Open Space  
Lands west of Magheralave Road  
Lisburn

9.08 hectares of land from the Stockdam Road running in a north north easterly direction towards the Magheralave Road are identified for the provision of open space as identified on Map No. 2/001 - Lisburn City.

**Proposal LC 38**

Open Space  
Magheralave Road and Belsize Road  
Lisburn

13.01 hectares of land from the Magheralave Road running in an easterly direction towards the Belsize Road are identified for the provision of open space as identified on Map No. 2/001 - Lisburn City.

Lisburn City Council has indicated its intention to develop LC 37 and LC 38 as an extension of Duncan’s Park and for new open space provision at Magheralave Road, in association with proposed housing expansion in the area, over the Plan period.

Prevailing regional planning policy for the control of development on land identified for the provision of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

**Community Greenways**

The Plan Proposals promote the concept of Community Greenways, which seek to re-establish corridor links between parks and natural areas to create a network of urban open space. Greenways provide places for both recreation and exercise alongside opportunities for pedestrian and cycle routes as well as wildlife habitats. Both publicly-owned open space and private lands are included.

Policy for the control of development within a designated Community Greenway is contained in Plan Policy OS 1 as set out in Part 3, Volume 1 of the Plan.

**Designation LC 39**

Community Greenways  
Lisburn City

Community Greenways are designated in the following areas as identified on Map No. 2/001 – Lisburn City:

- LC 39/01 Friends School/Belfast Hills
- LC 39/02 Friends School/River Lagan
- LC 39/03 Friends School/Millbrook/Lagan Valley Regional Park
- LC 39/04 Friends School/Lagan Valley Regional Park
Further details of the designated Community Greenways, including maps and route information are available in the BMAP Community Greenway Clarification Booklet on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Tourism

The City of Lisburn provides the main focus for tourism in the District, with its linen heritage, and the Irish Linen Museum situated in the central retail core. It has also benefited from a number of new developments and restoration work in recent years which have improved not only the retail vibrancy of the City Centre but also its environmental quality, built heritage and public realm.

The Lagan Valley LeisurePlex offers various recreational opportunities while the Lagan Valley Island and Island Arts Centre provides a number of arts and cultural activities. The Historic Quarter and the restored River Lagan Lock 12 have all greatly contributed to the tourism potential of the City Centre, and the opportunity exists to consolidate and enhance the tourism activities through evolving a strong dynamic between the retail centre, the Island Civic Centre, the Irish Linen Centre and Lisburn Museum and the LeisurePlex facility.

The River Lagan and the Lagan Valley Regional Park (LVRP) run through Lisburn City Centre and both offer major tourism and recreational opportunities. The RDS recognises the significance of the LVRP and seeks to protect it whilst increasing access for residents and tourists, consistent with protecting its integrity and value. With the opportunity for the expansion of water-based tourism throughout the Lagan Valley Regional Park, Lisburn Council has taken a proactive approach encouraging environmental improvements and new development on the riverfront. These developments have improved the visual and environmental quality of the river and made it more accessible for walking, angling and recreation activities along the river and towpath.

The Lisburn City Council area presently attracts a large number of visitors from outside the region due to the quality and variety of retail development available. There is a wide range of choice on offer, not only within Lisburn City Centre, but also at the Regional Shopping Centre at Sprucefield.

Health and Education

Policy for the control of development on land identified for the provision of the following health and education facilities LC 40 and LC 41 is contained in Policy CF 1 as set out in Part 3, Volume 1 of the Plan.

Health

<table>
<thead>
<tr>
<th>Proposal LC 40</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Use</td>
</tr>
<tr>
<td>Rear of Lagan Valley Hospital</td>
</tr>
</tbody>
</table>

0.33 hectares of land to the rear of Lagan Valley Hospital is identified for health use as shown on Map No. 2/001 – Lisburn City.

This proposal will cater for an expansion of the services and facilities associated with Lagan Valley Hospital.

Education

<table>
<thead>
<tr>
<th>Proposal LC 41</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education Use</td>
</tr>
<tr>
<td>Land between Brokerstown Road, Knockmore Road and Limetree Avenue</td>
</tr>
</tbody>
</table>

4.35 hectares of land adjacent to Parkview Special School are identified for education use on Map No. 2/001 – Lisburn City.
LISBURN CITY CENTRE

Designation LC 42

City Centre Boundary
Lisburn

A City Centre boundary is designated for Lisburn as identified on Map 2/001 – Lisburn City, and Map No. 2/003 – Lisburn City Centre.

The Lisburn City Centre boundary is drawn to encompass the usual concentration of existing and planned uses with a City Centre function. These land uses include retailing, professional services, restaurants, banking, estate agents and other office uses. The City Centre area, identified in Lisburn Area Plan 2001, is extended in two areas to the east of the River Lagan. As a result, part of the river is now included within the City Centre area.

The City Centre boundary incorporates Bow Street, Market Square, Castle Street and Bridge Street to the east of the City, together with Governor’s Road, Laganbank Road and Queens Road, along with The Riverside Centre at Young Street and The Island Civic Centre. The railway line marks the northern boundary of Lisburn City Centre, located beyond Antrim Street and Bachelors Walk.

Lisburn City Centre faces a number of design issues including the dominance of roads infrastructure and traffic in the centre, and the resulting severance caused by this. The existence of gap sites and underdeveloped backland areas behind principal streets, varying quality of the public realm, and a lack of residential development in the City Centre and a low level of night-time activity are also issues.

Policy for the control of development in the City Centre is contained in Part 3, Volume 1 of the Plan and in prevailing regional planning policy.

City Centre Regeneration

The Department for Social Development (DSD) is responsible for regeneration, and proposes to forward its regeneration objectives for Lisburn City Centre through the initiation of necessary regeneration action at a pace which maximises the opportunity for physical economic and social development, while securing orderly development across the BMA.

DSD is committed to promoting a vital and viable City Centre for Lisburn by helping the city centre to adapt to changing circumstances, while maximising the contribution that it makes to the prosperity of Northern Ireland. As part of this process, DSD will promote administrative arrangements that help to achieve:

- better management and strategic planning for Lisburn City Centre;
- the development of a vision for the future; and
- a partnership approach involving all those in government, local authorities, and the parts of the private sector with an interest in the success of Lisburn City Centre.

To achieve these objectives, DSD will work with District Councils and private sector developers to facilitate sustainable regeneration.

DSD will consider the use of its statutory powers where appropriate to deliver the regeneration of Lisburn City through:

- the formulation of regeneration strategies and policies;
- the preparation of masterplans;
- the preparation of development schemes;
- the preparation of development briefs;
- the appraisal of development proposals.

Development schemes and/or briefs prepared by DSD and its regeneration strategies, policies and proposals will be taken into consideration where relevant at the planning application stage.
Retailing

**Designation LC 43**

**Primary Retail Core**

Lisburn

A Primary Retail Core is designated within Lisburn City Centre as identified on Map No. 2/003 – Lisburn City Centre.

The purpose of identifying a primary retail core is to allow control to be exercised over development inside that area to ensure continuance of a compact, lively and attractive shopping environment. The Primary Retail Core within Lisburn City Centre defines the main focus of retail activity and retail investment during the Plan period. It includes the main retail outlets along the pedestrianised Bow Street and comprises the Bow Street Mall, accessed via Bow Street and Antrim Street. The Primary Retail Core also contains banks and professional offices within Market Square and along Bow Street. This designated area also contains the Irish Linen Centre/Lisburn Museum at Market Square.

**Designation LC 44**

**Primary Retail Frontage**

Lisburn

A Primary Retail Frontage is designated within Lisburn City Centre as identified on Map No. 2/003 – Lisburn City Centre.

The Primary Retail Frontage within Lisburn City Centre is located along Market Square and Bow Street extending along the northern side of Chapel Hill.

Policy for the control of retail development in the Primary Retail Core and the Primary Retail Frontage is contained in Policy R 1 in Part 3, Volume 1 of the Plan, and in prevailing regional planning policy currently contained in PPS 5: Retailing and Town Centres.

Housing

There is one site zoned for housing (LC 02/14) within Lisburn City Centre as identified on Map No. 2/003 – Lisburn City Centre.

Details of the housing site in Lisburn City Centre are set out in zoning LC 02 Housing – Committed Housing Sites (Built). This site has been developed for social housing.

**Protected City Centre Housing Areas**

**Designation LC 45**

**Protected City Centre Housing Areas**

The following areas are designated as Protected City Centre Housing Areas as identified on Map No. 2/003 – Lisburn City Centre.

- LC 45/01 Ridgeway Street and Chapel Hill
- LC 45/02 Manor Drive and 44 Hillsborough Road
- LC 45/03 2-12 Wallace Avenue
- LC 45/04 1-9a Conway Street / 5-15 Wallace Avenue
- LC 45/05 2-12 Conway Street / 17- 23 Wallace Avenue
- LC 45/06 32-54 Wallace Avenue
- LC 45/07 29-45 Wallace Avenue
- LC 45/08 47-55 Wallace Avenue / 57- 59 Seymour Street
- LC 45/09 90-102 Wallace Avenue / 51- 55 Seymour Street
- LC 45/10 Anderson House, Seymour Street
- LC 45/11 2-12a Seymour Street
There are a number of established residential areas at the above locations in Lisburn City Centre, and the Department recognises the importance of maintaining these communities.

Policy for the control of development in Protected Housing Areas is contained in Policy HOU 4 in Part 3, Volume 1 of the Plan.

Transportation

Area of Parking Restraint

Designation LC 46

Area of Parking Restraint
Lisburn City Centre

An Area of Parking Restraint is designated in Lisburn City Centre as identified on Map No. 2/003 – Lisburn City Centre.

Car parking standards within the designated Area of Parking Restraint will be assessed in accordance with Policy TRAN 1 in Part 3, Volume 1 of the Plan.

This applies a standard of 1.0 space per dwelling and for non-residential parking, 1 space per 50 square metres of non-operational and 1 space per 930 square metres for operational space.

Belfast Metropolitan Transport Plan

The Belfast Metropolitan Transport Plan (BMTP) proposes a number of transportation initiatives that will further enhance the accessibility of Lisburn City Centre. In order to encourage greater use of public transport and more walking and cycling, thereby reducing car dependency, a range of measures are proposed which include:

• The development of an integrated network of Quality Walking Routes and cycle routes including the provision of improved links to bus and rail stations;
• Improvements to local bus services and inter urban bus services with improved frequencies on core routes supported by the introduction of bus priority measures at key junctions and in the city centre one way system;
• The redevelopment of the Smithfield Square bus station with improved facilities and a contra-flow bus lane that will enable buses to access the bus station without having to pass round the full one way system; and
• The provision of more parking at Lisburn Railway station in the City Centre.

BMTP also proposes a number of measures aimed at improving the quality of the urban environment in the city centre of Lisburn. The following measures are proposed:

• The retention of the one-way system but with further traffic management measures that aim to reduce the severing effect of traffic on the city centre area, while maintaining accessibility for all modes of transport. A range of measures will be required and will be developed in detail but are expected to include:
  - network optimisation measures to deter through traffic from using one way system and thereby seeking to route along the orbital road, including the implementation of an Urban Traffic Control (UTC) system;
  - further traffic calming of streets in the city centre area and, as part of the wider BMA traffic calming proposals, the introduction of calming schemes on residential and access roads around the city centre area.
• The introduction, subject to appropriate funding
arrangements and a detailed business case review, of a Lisburn City Centre-Sprucefield bus shuttle to encourage visitors to Sprucefield to also visit Lisburn City Centre. This will be supported by the implementation of bus priority measures between Sprucefield and Lisburn; and

• The more effective management of city centre car parking to reduce the amount of long stay parking and to maximise the use of short stay spaces, though with no significant expansion of the number of public and private car parking spaces available unless essential to support new development. Parking requirements for new developments will be in accordance with relevant parking standards.

Natural Environment

Local Landscape Policy Area

Development proposals within or adjoining this Local Landscape Policy Area will be considered in accordance with Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation LC 47

Local Landscape Policy Area

Governor’s Road

A Local Landscape Policy Area is designated as identified on Map No. 2/003 - Lisburn City Centre.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

• Archaeological sites and monuments and their surroundings - Unnamed Site: Barrow. This is an almost circular earthen mound with a well preserved domed profile; identified on OS Maps as a Fairy Mound;

• Listed building and its surroundings - Christ Church of Ireland (B);

• Local nature conservation interest – Structure planting on the inner ring road.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Urban Environment

Lisburn Conservation Area

Designated in 1992, the Lisburn Conservation Area includes Bow Street, with its modern buildings, the 19th century Railway Street and Seymour Street alongside the older and distinctive 18th century historic core of Bridge Street, Castle Street and the Market Square. The historic core of Lisburn has a fine heritage of historical associations and buildings of architectural character.

Development Proposals within Lisburn Conservation Area will be assessed in accordance with prevailing regional planning policy as currently set out in PPS 6: Planning, Archaeology and the Built Heritage.

Important historic buildings, some of which are listed, are located within the Conservation Area. These include the Cathedral in the Georgian area, the museum and Victorian Assembly Rooms in Market Square and the railway station at Bachelor’s Walk alongside Castle Gardens Historic Park, Garden and Demesne. These buildings combine with the seventeenth century street pattern at Market Square to create an undeniable sense of place, forming a civic heart in the oldest part of the city. High quality insertions such as the Irish Linen Centre and the Civic Centre are good examples of how modern design can be utilised to reinvigorate and complement the historic areas of a city.
The Conservation Area is identified on Map No. 2/001 – Lisburn City and Map No. 2/003 – Lisburn City Centre. A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Areas of Townscape Character

Bachelors Walk Area of Townscape Character

Part of Bachelors Walk Area of Townscape Character (Ref. LC 30) lies within Lisburn City Centre boundary and is identified on Map No. 2/003 – Lisburn City Centre.

Seymour Street Area of Townscape Character

Part of Seymour Street Area of Townscape Character (Ref. LC 32) lies within Lisburn City Centre boundary and is identified on Map No. 2/003 – Lisburn City Centre.

Development Proposals within Areas of Townscape Character (ATCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Historic Park, Garden and Demesne

Designation LC 48

Historic Park, Garden and Demesne
Lisburn Castle Gardens

A Historic Park, Garden and Demesne of Special Historic Interest is designated at Lisburn Castle Gardens as identified on Map No. 2/003 – Lisburn City Centre.

Lisburn Castle Gardens Historic Park, Garden and Demesne is an extensive area within the City Centre of Lisburn, consisting of green space with paths and decorative planting. This site is a remaining part of the gardens for the Castle of 1622, which was destroyed by fire in 1707. As the castle was never rebuilt, some of the area was developed as a public pleasure ground, so there is a long tradition of public access. There is an avenue of mature trees, lawns and flowerbeds, and there are two fountains contained within the Park.

This Historic Park, Garden and Demesne makes a valuable contribution to the quality and character of the local landscape in Lisburn City Centre.

Further details of this site are included in a register of Historic Parks and Gardens and Demesnes of Special Historic Interest in Northern Ireland published by the Northern Ireland Environment Agency. This register summarises the historical significance of the sites. It also seeks to encourage the public, as well as owners, to value and support the protection and maintenance of such sites.

Prevailing regional planning policy for the protection of Historic Parks, Gardens and Demesnes of Special Historic Interest is set out in PPS 6: Planning, Archaeology and the Built Heritage. Additional information about Historic Parks, Gardens and Demesnes is available on the Department’s NIEA website www.doeni.gov.uk/niea.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Area of Archaeological Potential

Areas of Archaeological Potential indicate to developers where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. Developers are advised to liaise with the Department before submitting any proposals within these areas.
In accordance with PPS 6: Planning, Archaeology and the Built Heritage, the Area of Archaeological Potential in Lisburn City Centre is available for information on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Urban Design**

**Proposal LC 49**

**Urban Design**

**Lisburn City Centre**

Urban Design Criteria to be applied to Lisburn City Centre:

- Development shall respect the established building line;
- Building heights should generally be 3–4 storeys to reinforce scale and character. Where a taller building is proposed, this will only be acceptable where it can be demonstrated that it acts as a landmark gateway building aiding legibility. This may be a maximum of 5 storeys. Suitable locations may include ends of new and existing streets;
- Development shall be fine grain in nature, and aim to reflect traditional plot widths. The facades of larger development proposals shall be broken up visually to reflect the scale of traditional units.

The Urban Design Criteria aim to achieve greater consolidation of the City Centre as a key urban space, with appropriate forms of development and civic space. They will assist promotion of the development of key sites in accordance with the principles of good design.

Policy for Urban Design Criteria is contained in Policy UE 1 in Part 3, Volume 1 of the Plan.

**Open Space, Sport and Outdoor Recreation**

Amenity and recreational forms of open space exist in Lisburn City at Castle Gardens and a section of the Princess Diana Memorial Gardens, Queen’s Road.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

An area of existing open space above one hectare is listed below and identified for information only on Map No. 2/003 – Lisburn City Centre.

- Castle Gardens (landscaping, walkways and War Memorial) between Castle Street and Queen’s Road
Metropolitan Lisburn

**Designation ML 01**

**Metropolitan Development Limit**

Lisburn

A portion of the Metropolitan Development Limit is designated in Lisburn City Council area as identified on Map No. 3 - Metropolitan Lisburn.

The portion of the Metropolitan Development Limit within Lisburn City Council area is designated to prevent suburban sprawl and urban impingement into the open countryside, maintain a separation between Metropolitan Lisburn and Lisburn City and protect the independent identity of Lisburn City.

Metropolitan Lisburn is separated from Lisburn City by the Moss side Rural Landscape Wedge, and contains part of the Lisburn City Council area that is contiguous with the built-up area of Belfast, containing Dunmurry, Derriaghy and housing areas at Poleglass, Twinbrook and Lagmore.

The Metropolitan Development Limit relates to the entire Contiguous Development Zone (CDZ) and in addition to the portion within Lisburn City Council area, extends into the neighbouring council areas of Belfast, Castlereagh, Newtownabbey and North Down.

**Housing**

The Plan zones approximately 112 hectares of land for housing in Metropolitan Lisburn within the Plan period including 12 hectares for social housing.

Sites have been selected to allow for the efficient use of land within the urban footprint, to provide choice in the housing market, to include existing commitments and some small development opportunities. Other factors influencing site selection include access to public transport and the need to minimise any detrimental impact on the environment.

Land zoned for housing will be developed in accordance with prevailing regional planning policy and with the Plan Proposals, including Key Site Requirements where relevant. These may include access/infrastructure requirements, public open space provision, protection or enhancement of nature conservation interests, landscaping, provision for walking and/or cycling, local neighbourhood facilities and other site-specific requirements.
### Housing Zonings

The following sites are zoned for housing and complete at 31 July 2011.

#### Zoning ML 02

#### Housing

**Committed Housing Sites - Built**

The following sites are zoned for housing as identified on Map No. 3 – Metropolitan Lisburn.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>ML 02/01</td>
<td>Sandymount Mews</td>
<td>0.1</td>
</tr>
<tr>
<td>ML 02/02</td>
<td>Colin Close, off Colin Road</td>
<td>0.25</td>
</tr>
<tr>
<td>ML 02/03</td>
<td>142 Upper Dunmurry Lane and Brookland Court</td>
<td>0.24</td>
</tr>
<tr>
<td>ML 02/04</td>
<td>Good Shepherd Court, off Good Shepherd Road</td>
<td>0.26</td>
</tr>
<tr>
<td>ML 02/05</td>
<td>Margaretta Crescent, off Margaretta Park</td>
<td>0.24</td>
</tr>
<tr>
<td>ML 02/06</td>
<td>Summerhill Mews, off Summerhill Drive</td>
<td>0.53</td>
</tr>
<tr>
<td>ML 02/07</td>
<td>148-152, 156-172 Lagmore Dale</td>
<td>0.58</td>
</tr>
<tr>
<td>ML 02/08</td>
<td>Pinetree Manor and 15-29 Glasvey Court</td>
<td>0.64</td>
</tr>
<tr>
<td>ML 02/09</td>
<td>Pembroke Manor, off Pembroke Loop Road</td>
<td>0.73</td>
</tr>
<tr>
<td>ML 02/10</td>
<td>Ashgrove, adjacent to Dunmurry Free Presbyterian Church</td>
<td>0.86</td>
</tr>
<tr>
<td>ML 02/11</td>
<td>Killeaton Place, off Queensway</td>
<td>0.96</td>
</tr>
<tr>
<td>ML 02/12</td>
<td>Queensway Park, off Mosside Road</td>
<td>1.26</td>
</tr>
<tr>
<td>ML 02/13</td>
<td>Brians Well Close and Brians Well Court, off Brians Well Road</td>
<td>1.9</td>
</tr>
<tr>
<td>ML 02/14</td>
<td>White Glen, off Lagmore View</td>
<td>2.51</td>
</tr>
<tr>
<td>ML 02/15</td>
<td>White Rise, off Lagmore View</td>
<td>4.87</td>
</tr>
<tr>
<td>ML 02/16</td>
<td>Summerhill Walk</td>
<td>0.38</td>
</tr>
<tr>
<td>ML 02/17</td>
<td>Foxes Glen, off Stewartstown Road</td>
<td>2.99</td>
</tr>
<tr>
<td>ML 02/18</td>
<td>Redwood Housing Development, off Kingsway</td>
<td>6.61</td>
</tr>
<tr>
<td>ML 02/19</td>
<td>Bell Steel Manor, off Bell Steele Road</td>
<td>0.48</td>
</tr>
<tr>
<td>ML 02/20</td>
<td>Milfort Mews, 20-22c Milfort Avenue and 4-4c Glenburn Road</td>
<td>1.07</td>
</tr>
<tr>
<td>ML 02/21</td>
<td>Cloona Manor, off Colin Road</td>
<td>1.95</td>
</tr>
</tbody>
</table>
The following sites are zoned for housing and have extant approval on which development is not started or development is ongoing at 31 July 2011.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>ML 02/22</td>
<td>Old Golf Course Park, off Edenvale Meadows</td>
<td>4.34</td>
</tr>
<tr>
<td>ML 02/23</td>
<td>Cherry Mews, off Cherry Road</td>
<td>0.65</td>
</tr>
</tbody>
</table>

The following sites are zoned for housing as identified on Map No. 3 – Metropolitan Lisburn.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>ML 03/01</td>
<td>Lagmore Housing Development</td>
</tr>
<tr>
<td>ML 03/02</td>
<td>1-2 Greenmount, off Kingsway</td>
</tr>
<tr>
<td>ML 03/03</td>
<td>Land at Upper Dunmurry Lane, south of Kilwee Industrial Estate</td>
</tr>
<tr>
<td>ML 03/04</td>
<td>Land at Kingsway, adjacent to Redwood Housing Development</td>
</tr>
<tr>
<td>ML 03/05</td>
<td>Land adjacent to Magnolia Park, Creighton Mews and Creighton Road</td>
</tr>
<tr>
<td>ML 03/06</td>
<td>Land at Lagmore Road</td>
</tr>
<tr>
<td>ML 03/07</td>
<td>Land at Glenburn Road, opposite Milfort Mews</td>
</tr>
<tr>
<td>ML 03/08</td>
<td>The Rose Garden, off Queensway</td>
</tr>
</tbody>
</table>

The Plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.
The following sites are zoned for housing and are uncommitted at 31 July 2011.

### Zoning ML 04

#### Housing

**Uncommitted Housing Sites**

The following sites are zoned for housing as identified on Map No. 3 – Metropolitan Lisburn.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>ML 04/01</td>
<td>24 Barbour Gardens, off Kingsway</td>
<td>0.3</td>
</tr>
<tr>
<td>ML 04/02</td>
<td>Land at Upper Dunmurry Lane</td>
<td>1.56</td>
</tr>
<tr>
<td>ML 04/03</td>
<td>Land at Broom Park, between Creighton Manor and Magnolia Park</td>
<td>0.35</td>
</tr>
<tr>
<td>ML 04/04</td>
<td>Land between Dunmurry Lane and Kingsway</td>
<td>0.38</td>
</tr>
<tr>
<td>ML 04/05</td>
<td>Land at Station View/Barbour Gardens</td>
<td>1.61</td>
</tr>
<tr>
<td>ML 04/06</td>
<td>Land west of Old Golf Course Park</td>
<td>0.56</td>
</tr>
</tbody>
</table>

### Social Housing

The following sites are zoned for social housing.

### Zoning ML 04

#### Social Housing

**Uncommitted Housing Sites**

The following sites are zoned for social housing as identified on Map No. 3 – Metropolitan Lisburn.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>ML 04/07</td>
<td>Land at Jasmine Way, off Twinbrook Road</td>
<td>0.28</td>
</tr>
<tr>
<td>ML 04/08</td>
<td>Land south of Areema Housing Development</td>
<td>1.76</td>
</tr>
<tr>
<td>ML 04/09</td>
<td>Land west of Foxes Glen, Stewartstown Road</td>
<td>0.70</td>
</tr>
</tbody>
</table>
Key Site Requirements are specified for the following zonings:

### Zoning ML 04/08

**Social Housing**

**Land south of Areema Housing Development**

1.76 hectares of land are zoned for social housing on land south of Areema Housing Development as identified on Map No. 3 – Metropolitan Lisburn.

Key Site Requirements:

- Housing development shall be a minimum gross density of 17 dwellings per hectare; and
- Access shall be from Areema Drive.

### Zoning ML 04/09

**Social Housing**

**Land west of Foxes Glen Stewartstown Road**

0.7 hectares of land are zoned for social housing on land west of Foxes Glen, Stewartstown Road as identified on Map No. 3 – Metropolitan Lisburn.

Key Site Requirements:

- Housing development shall be a minimum gross density of 30 dwellings per hectare; and
- Access shall be from Foxes Glen.

In total the Plan has zoned the following sites to contribute toward meeting social housing need in Metropolitan Lisburn.

### Housing Social Housing

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>ML 02/16</td>
<td>Summerhill Walk</td>
<td>0.38</td>
</tr>
<tr>
<td>ML 02/17</td>
<td>Foxes Glen, off Stewartsown Road</td>
<td>2.99</td>
</tr>
<tr>
<td>ML 02/19</td>
<td>Bell Steel Manor, off Bell Steele Road</td>
<td>0.48</td>
</tr>
<tr>
<td>ML 02/21</td>
<td>Cloona Manor, off Colin Road</td>
<td>1.95</td>
</tr>
<tr>
<td>ML 02/23</td>
<td>Cherry Mews, off Cherry Road</td>
<td>0.65</td>
</tr>
<tr>
<td>ML 04/07</td>
<td>Land at Jasmine Way, off Twinbrook Road</td>
<td>0.28</td>
</tr>
<tr>
<td>ML 04/08</td>
<td>Land at south of Areema Housing Development</td>
<td>1.76</td>
</tr>
<tr>
<td>ML 04/09</td>
<td>Land west of Foxes Glen, Stewartstown Road</td>
<td>0.28</td>
</tr>
</tbody>
</table>

Total 8.77

In addition to the above, social housing has been developed on a number of sites, including general housing zonings and whiteland, over the Plan period to date.
Employment

Existing Employment

<table>
<thead>
<tr>
<th>Zoning ML 05 – ML 08</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Employment</strong></td>
</tr>
<tr>
<td>The following lands in Metropolitan Lisburn are zoned as Existing Employment as identified on Map No. 3 – Metropolitan Lisburn.</td>
</tr>
<tr>
<td>ML 05 Seymour Hill Industrial Estate</td>
</tr>
<tr>
<td>ML 06 Dunmurry and Derriaghy Industrial Estates</td>
</tr>
<tr>
<td>ML 07 Springbank Industrial Estate</td>
</tr>
<tr>
<td>ML 08 Kilwee Industrial Estate, Dunmurry</td>
</tr>
</tbody>
</table>

Retailing

<table>
<thead>
<tr>
<th>Designation ML 09</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>District Centre</strong></td>
</tr>
<tr>
<td>A District Centre is designated at the Dairy Farm as identified on Map No. 3 – Metropolitan Lisburn.</td>
</tr>
</tbody>
</table>

Dairy Farm District Centre would benefit from further retail development to serve the needs of its catchment area.

The policy for the control of retail development within designated District Centres is contained in prevailing regional planning policy.

<table>
<thead>
<tr>
<th>Designation ML 10</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Centre</strong></td>
</tr>
<tr>
<td>A Local Centre is designated at Dunmurry as identified on Map No. 3 – Metropolitan Lisburn.</td>
</tr>
</tbody>
</table>

Natural Environment

Sites of Local Nature Conservation Importance

Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. The SLNCIs lie within or are adjoining the Metropolitan Development Limit for Lisburn. Sites are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

<table>
<thead>
<tr>
<th>Designation ML 11</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sites of Local Nature Conservation Importance</strong></td>
</tr>
<tr>
<td>The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 3 – Metropolitan Lisburn and Map No.1 – Lisburn Countryside:</td>
</tr>
<tr>
<td>ML 11/01 Colin Glen (Geodiversity)</td>
</tr>
<tr>
<td>ML 11/02 Colin Glen / Hammils Bottom</td>
</tr>
<tr>
<td>ML 11/03 Colin House</td>
</tr>
<tr>
<td>ML 11/04 Conway Lane, Aberdelghy</td>
</tr>
<tr>
<td>ML 11/05 Glen River at Dunmurry</td>
</tr>
<tr>
<td>ML 11/06 Lagmore</td>
</tr>
<tr>
<td>ML 11/07 Seymour Hill</td>
</tr>
</tbody>
</table>
Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

ML 11/01 Colin Glen (Geodiversity)
A portion of this SLNCI, which is designated in Lisburn District Proposals – Volume 3, also falls within Belfast District.

ML 11/02 Colin Glen / Hammils Bottom
A portion of this SLNCI, which is designated in Lisburn District Proposals – Volume 3, also falls within Belfast District.

Local Landscape Policy Areas
These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Metropolitan Lisburn and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation ML 12
Local Landscape Policy Area Areema
A Local Landscape Policy Area is designated as identified on Map No. – 3 Metropolitan.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Archaeological sites and monuments and their surroundings - Dunmurry Fort (Rath) and Dunmurry Mound (Motte);
- Area of local amenity importance – Open space within a high-density residential area with a group of mature trees.

Designation ML 13
Local Landscape Policy Area Bogstown Glen
A Local Landscape Policy Area is designated as identified on Map No. – 3 – Metropolitan Lisburn and Map No.1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest - A steeply sided steam valley forming an important linear landscape wedge between large-scale residential developments. It also contains a wooded area along the valley.

Designation ML 14
Local Landscape Policy Area Colin Road
A Local Landscape Policy Area is designated as identified on Map No. – 3 – Metropolitan Lisburn.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – Wooded stream corridor situated within existing residential area.
Designation ML 15

Local Landscape Policy Area
Derryaghy River

A Local Landscape Policy Area is designated as identified on Map No. 3 – Metropolitan Lisburn.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

• Area of local nature conservation interest - Linear park based on the landscape corridor of the Derryaghy River and an area of mature deciduous trees;

• Area of local amenity importance – Sports grounds and open space which is contained by housing development and industrial buildings.

Designation ML 16

Local Landscape Policy Area
Glenburn

A Local Landscape Policy Area is designated as identified on Map No. 3 – Metropolitan Lisburn.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

• Listed buildings and their surroundings – Two railway bridges;

• Area of local nature conservation interest - River corridor that passes through Dunmurry.

Designation ML 17

Local Landscape Policy Area
Lagmore

A Local Landscape Policy Area is designated as identified on Map No. 3 - Metropolitan Lisburn.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Area of local nature conservation interest - Extensive and steep glen based on a stream corridor including the drained Lagmore Reservoir/ Dam, forming a green wedge in a residential area.

Designation ML 18

Local Landscape Policy Area
Laurel Glen

A Local Landscape Policy Area is designated as identified on Map No. 3 – Metropolitan Lisburn.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

• Area of local nature conservation interest - Stands of mature vegetation in a planned open space;

• Area of local amenity importance - Extensive and undulating open space area with footpaths linking residential areas.
A Local Landscape Policy Area is designated as identified on Map No. 3 - Metropolitan Lisburn and Map No.1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – An area of mainly deciduous woodland on rising ground, which provides a landscape and visual buffer to the urban edge.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Colin Glen Local Landscape Policy Area**

Part of Colin Glen LLPA falls within Metropolitan Lisburn but is designated in Belfast District Proposals – Volume 2, Local Landscape Policy Areas, Colin Glen LLPA.

**McKinstry Road Local Landscape Policy Area**

Part of McKinstry Road LLPA adjoins the Settlement Development Limit of Metropolitan Lisburn but is designated in the Lisburn City Local Landscape Policy Section (See Ref. LC 24.)

### Urban Environment

#### Area of Townscape Character

Development Proposals within Area of Townscape Character (ATCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

**Designation ML 20**

#### Area of Townscape Character

**Dunmurry**

An Area of Townscape Character is designated at Dunmurry as identified on Map No. 3 Metropolitan Lisburn.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

#### Urban Landscape Wedge

Policy for the control of development within the Urban Landscape Wedges is contained in Plan Policy UE 4 and where applicable, Plan Policy ENV 1 as set out in Part 3, Volume 1 of the Plan.

**Designation ML 21**

#### Urban Landscape Wedge

**Colin Glen (Lisburn)**

A portion of the Colin Glen Urban Landscape Wedge is designated between the Colin/ Dunmurry area and the Lisburn District boundary as identified on Map No. 3 - Metropolitan Lisburn.

The designated Urban Landscape Wedge will:

- break up the visual impact of the housing mass in the vicinity;
- provide additional protection for the component
valuable areas of open space for the surrounding large urban population;

- help to define and retain the identities of the Suffolk and West Belfast area and the Dunmurry/Colin areas; and
- prevent the different urban communities from merging.

The northern section contains the Colin Glen Linear Park forest and riverside walkway. The southern part of the wedge is situated south of the Stewartstown Road following the path of the Colin Glen River valley. Suffolk playing fields, Colin Valley Golf Course and amenity spaces along the Old Golf Course Road are located in this section. All of these areas are identified as existing open space.

Community Greenways run the entire length of the Wedge and are designated at Ref. ML 23.

The majority of the Wedge is designated as the Colin Glen Site of Local Nature Conservation Importance and as the Colin Glen Local Landscape Policy Area, both of which extend beyond the Metropolitan Development Limit. The Hannahstown Rural Landscape Wedge is designated adjacent to this Urban Landscape Wedge to the north to protect the setting and rural character of Hannahstown and West Belfast.

A portion of this Wedge between the Lisburn District Plan boundary and the Suffolk/West Belfast area lies within Belfast City Council Area and is designated accordingly in the Belfast District Proposals, Volume 2 of the Plan.

The designated Urban Landscape Wedge will:

- break up the visual impact of the housing mass in the vicinity;
- provide amenity and recreational benefits to residents of the area; and
- provide additional protection for the component valuable areas of open space and biodiversity for the surrounding large urban population.

Lagmore Glen comprises a deep wooded river valley of high visual landscape quality running from Mount Eagles Avenue in the north west to Christ the Redeemer Primary School in the south east. It includes part of Lagmore SLNCI (ML 11/06) which consists of a mosaic of woodland and semi-natural grassland, containing both floral and faunal interest. It also includes Lagmore LLPA (ML 17).

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

Lisburn City Council owns and maintains a large variety of open space, sport and outdoor recreational areas throughout Metropolitan Lisburn. This includes a number of playing fields including those at Summerhill Road and Fullerton Park, Aberdelghy Golf Course and Colin Valley Golf Club are also located in the Metropolitan Lisburn area.

There are also privately owned playing fields at Ashley Park, McComb Park and Richardson Park and other areas of open space including private playing fields in the education sector and grassland areas, glens, parks, walkways and casual play areas located within housing areas. The largest area of general amenity open space, Colin Glen Linear Park, is maintained by the Colin Glen Trust, while Seymour Hill woodland is managed by the Woodland Trust.
Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

Areas of existing open space above one hectare are listed below and identified for information only on Map No. 3 – Metropolitan Lisburn.

- Playing fields, synthetic pitch and playground at Summerhill Road;
- Jubilee Park (formerly Fullerton Park) playing fields and playground at Glenburn Road;
- Grassed area at Glenbawn Crescent;
- Grassed area at Glasvey Rise;
- Grassed area to the west of Creighton’s Road;
- Grassed area at Glasvey Drive;
- Grassed area at Oakvale Gardens containing two Scheduled Raths;
- Grassed area around Rathmoyne and Coolmoyne Houses at Kingsway;
- Colin Valley Golf Club between Black’s Road and Old Golf Course Road;
- Ashley Park Football Grounds – Dunmurry Rec. Football Club;
- Richardson Park – BT Social Club football grounds;
- St John’s GAC ground at Brian’s Well Road;
- John Mitchell GAC playing field, Colin Valley Football Club playing field and playing field associated with Colin Valley Youth Centre at Good Shepherd Road;
- Derriaghy Cricket Club at Queensway;
- McComb Park, Dunmurry Cricket Club at Ashley Park;
- Dunmurry High School sports grounds at River Road;
- Jubilee Park (walkways along Glen River) between Kingsway and Glenburn Road;
- Grassed and vegetated area at Pantridge Road;
- Grassed area with mature vegetation at Ballybog Road;
- Grassed area with pathways and mature trees at Colin Road and Pembroke Loop Road;
- Grassed area with mature vegetation at Yew Tree Walk;
- Colin Glen (mature trees and pathway along Colin River, maintained by Colin Glen Trust);
- Laurel Glen (grassed and wooded area) between Bell Steel Road and Stewartstown Road;
- Bogstown Glen (linear wooded area) adjacent to Lagmore development;
- Lagmore Glen (linear grassed and wooded area) at Lagmore development;
- Grassed and vegetated area to the east of Creighton Road;
- Derriaghy River Glen (linear park with walkways along Derriaghy River and mature trees);
- Grassed area with mature boundary trees at Mosside Road and Queensway;
- Grassed area and trees at Summerhill Road/Creighton Road;
- Land at Sally Garden Lane, off Bell Steel Road.

**Community Greenways**

The Plan Proposals promote the concept of Community Greenways, which seek to re-establish corridor links between parks and natural areas to create a network of urban open space. Community Greenways provide places for both recreation and
exercise alongside opportunities for pedestrian and cycle routes as well as wildlife habitats. Both publicly owned open space and private lands are included.

### Designation ML 23

<table>
<thead>
<tr>
<th>Community Greenways</th>
<th>ML 23/01</th>
<th>Lady Dixon/Belfast Hills</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Greenways are designated in the following areas as identified on Map No. 3 – Metropolitan Lisburn.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Policy for the control of development within a designated Community Greenway is contained in Policy OS 1 as set out in Part 3, Volume 1 of the Plan.

Further details of the designated Community Greenways, including maps and route information are available in the BMAP Community Greenway Clarification Booklet on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Lady Dixon/Belfast Hills Community Greenway**

The southern part of the Lady Dixon/Belfast Hills Community Greenway falls within Belfast District but is designated in the Lisburn District Proposals – Volume 3, Metropolitan Lisburn, Community Greenways, Ref: ML 23/01.
Towns

HILLSBOROUGH AND CULCAVY

Hillsborough is situated south west of Belfast and south of Lisburn. Culcavy is located to the west of Hillsborough on the opposite side of the Belfast to Dublin Road (A1).

In Hillsborough, the estate buildings and the extensive designated parkland of the Castle Estate contribute to the setting of the town, with St Malachy’s Parish Church providing a strong focus in the town centre. Avenues of mature trees on approach roads provide attractive gateways to the town. Hillsborough is a planned settlement, designed to complement and enjoy the associated parklands and Demesne of the Downshire estate. The quality of its landscape setting is apparent whether viewed from the main approach roads to the north, south and east or as seen from the centre of the town. The town has a unique character and a large part of the town has been designated as a Conservation Area. Hillsborough’s historic gardens, Forest Park and amenity areas add to its special character.

Hillsborough has a long history as a settlement. As a town, it owes its origins to Colonel Arthur Hill who, in the mid-17th century, built a fort on an earlier settlement site (dating back to the first millennium AD). It appears to have been well established by the later 17th century, but its present layout was conceived in the 1730s and has extended periodically from that time onwards. The town itself has developed a very distinctive character over the past 300 years, reflected in its buildings and monuments, many of which are statutorily protected, and it contains a significant number of late Georgian buildings.

Culcavy has a more modest history of development. In the early 19th century a distillery was established here, using the nearby Lagan Navigational Canal to receive raw materials. Through the 19th and 20th century more industry developed, along with housing. The increase in residential development in Culcavy is more marked in the later twentieth century, and little now survives of its earlier industrial elements.

Designation HH 01
Settlement Development Limit Hillsborough

A Settlement Development Limit is designated as identified on Map No. 4 – Hillsborough.

The Settlement Development Limit is designated to take account of the town’s role as a local service and employment centre while protecting its natural setting. The opportunity for outward expansion is constrained by a number of environmental factors including the high quality landscape and the need to protect the setting of the Hillsborough Forest Park and Demesne and Hillsborough Castle and Demesne. The Settlement Development Limit is drawn to take into account the important contribution that these elements make to the setting of the town, and provides for urban containment.

Housing

The Plan zones approximately 31 hectares of land for housing in Hillsborough during the Plan period including 0.27 hectares for social housing identified by the Housing Needs Assessment carried out by the Northern Ireland Housing Executive (NIHE).

Sites have been selected to allow for the efficient use of land within the urban footprint, to provide choice in the housing market and to include existing commitments and small scale opportunities. Other factors influencing site selection include access to public transport and the need to minimise any detrimental impact on the environment.

Land zoned for housing will be developed in accordance with prevailing regional planning policy and with the Plan Proposals, including Key Site...
Requirements where relevant. These may include access/infrastructure requirements, public open space provision, protection or enhancement of nature conservation interests, landscaping, provision for walking and/or cycling, local neighbourhood facilities and other site-specific requirements.

**Housing Zonings**

The following sites are zoned for housing and complete at 31 July 2011.

<table>
<thead>
<tr>
<th>Zoning HH 02</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Committed Housing Sites - Built</strong></td>
</tr>
<tr>
<td>The following sites are zoned for housing as</td>
</tr>
<tr>
<td>identified on Map No. 4 – Hillsborough:</td>
</tr>
<tr>
<td>Reference</td>
</tr>
<tr>
<td>HH 02/01</td>
</tr>
<tr>
<td>HH 02/02</td>
</tr>
<tr>
<td>HH 02/03</td>
</tr>
<tr>
<td>HH 02/04</td>
</tr>
<tr>
<td>HH 02/05</td>
</tr>
</tbody>
</table>

The following sites are zoned for housing and have extant approval on which development is not started or development is ongoing at 31 July 2011.

<table>
<thead>
<tr>
<th>Zoning HH 03</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Committed Housing Sites</strong></td>
</tr>
<tr>
<td>Development Ongoing/Not Started</td>
</tr>
<tr>
<td>The following sites are zoned for housing as</td>
</tr>
<tr>
<td>identified on Map No. 4 – Hillsborough:</td>
</tr>
<tr>
<td>Reference</td>
</tr>
<tr>
<td>HH 03/01</td>
</tr>
<tr>
<td>HH 03/02</td>
</tr>
<tr>
<td>HH 03/03</td>
</tr>
<tr>
<td>HH 03/04</td>
</tr>
<tr>
<td>HH 03/05</td>
</tr>
<tr>
<td>HH 03/06</td>
</tr>
<tr>
<td>HH 03/07</td>
</tr>
</tbody>
</table>

The plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.
The following sites are zoned for housing and are uncommitted at 31 July 2011.

### Zoning HH 04

#### Housing Uncommitted Housing Sites

The following sites are zoned for housing as identified on Map No. 4 – Hillsborough:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>HH 04/01*</td>
<td>Land between 92 Carnreagh and Downshire Crescent</td>
<td>3.66</td>
</tr>
<tr>
<td>HH 04/02</td>
<td>Land at Dromore Road, adjacent to Royal Park Avenue and Royal Park Lane</td>
<td>1.43</td>
</tr>
</tbody>
</table>

* In relation to Zoning HH 04/01 detailed consultation with Rivers Agency, DARD, will be required. A foul sewage pumping station may be required to discharge to the existing foul trunk sewer and discharge may be limited.

### Social Housing

The following site is zoned for social housing.

#### Zoning HH 04

#### Social Housing Uncommitted Housing Site

The following site is zoned for social housing as identified on Map No. 4 – Hillsborough:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>HH 04/03</td>
<td>Land at 25 Lisburn Road</td>
<td>0.27</td>
</tr>
</tbody>
</table>

In addition to the above, social housing has been developed on a number of other sites, including general housing and whiteland, over the Plan period to date.

### Natural Environment

#### Site of Local Nature Conservation Importance

A Site of Local Nature Conservation Importance (SLNCI) is designated in Hillsborough in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

#### Designation HH 05

#### Site of Local Nature Conservation Importance

Hillsborough Park Lake

A Site of Local Nature Conservation Importance is designated at Hillsborough Park Lake as identified on Map No. 4 – Hillsborough and Map No. 1 – Lisburn Countryside.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

### Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Hillsborough and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.
Designation HH 06

Local Landscape Policy Area
Hillsborough Forest Park

A Local Landscape Policy Area is designated as identified on Map No. 4 – Hillsborough and Map No. 1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local nature conservation interest – Hillsborough Forest Park, a registered Historic Park and Garden containing a lake, parkland, and mature trees and forest planting;
- Archaeological site and monument and its surroundings – The Park contains Hillsborough Fort, which is a monument in State Care;
- Listed buildings and their surroundings – St Malachi’s Church, its gateway, screen and lodges, together with the War Memorial on Main Street.

Designation HH 07

Local Landscape Policy Area
Hillsborough Castle

A Local Landscape Policy Area is designated as identified on Map No. 4 – Hillsborough and Map No. 1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local amenity importance – Hillsborough Castle and Demesne is a registered Historic Park and Garden;
- Listed buildings and their surroundings – Hillsborough Castle Lodge, guard house, summerhouse, boundary railings and walls;
- Archaeological sites and monuments and their surroundings – Richhill Gates are a State Care monument which form the entrance to Hillsborough Castle and are located in the centre of Hillsborough;
- Area of local nature conservation interest - Water features and associated vegetation.

Designation HH 08

Local Landscape Policy Area
Mill Pond, Culcavy

A Local Landscape Policy Area is designated as identified on Map No. 4 – Hillsborough and Map No. 1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – Mill pond and planned landscape, together with the watercourse and associated vegetation.

Designation HH 09

Local Landscape Policy Area
River Corridor, Culcavy

A Local Landscape Policy Area is designated as identified on Map No. 4 – Hillsborough and Map No. 1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – River corridor and associated vegetation, including mixed broadleaf trees.
### Designation HH 10

**Local Landscape Policy Area Carnreagh**

A Local Landscape Policy Area is designated as identified on Map No. 4 – Hillsborough.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant buildings and their surroundings – A number of large houses set in the remnants of a planned landscape.

### Designation HH 11

**Local Landscape Policy Area Lisburn Road**

A Local Landscape Policy Area is designated as identified on Map No. 4 – Hillsborough.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant buildings and their surroundings – The Manse and grounds adjacent to Hillsborough Presbyterian Church, together with a number of large buildings set in planned landscapes.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

### Urban Environment

#### Area of Archaeological Potential

Areas of Archaeological Potential indicate to developers where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. Developers are advised to liaise with the Department before submitting any proposals within these areas.

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, the Area of Archaeological Potential in Hillsborough is available for information on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

#### Hillsborough Conservation Area

Designated in 1976, Hillsborough Conservation Area is a unique area encompassing the historic village core along with the parklands and Demesne of the Downshire Estate. For the most part the Conservation Area boundary follows natural features on the ground and is well protected by large land holdings in public ownership.

Hillsborough is a Georgian planned town with many historic buildings along the Main Street. Characterised by craft shops and other specialist shopping, the area has an attractive landscape setting including Hillsborough Castle Park, which comprises the Government House and Fort.

Development proposals within Hillsborough Conservation Area will be assessed in accordance with prevailing regional planning policy as currently set out in PPS 6: Planning, Archaeology and the Built Heritage and any design guidance.

The Conservation Area is identified on Map No. 4 – Hillsborough and is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Historic Park, Garden and Demesne

Designation HH 12

Historic Park, Garden and Demesne
Hillsborough Castle

A Historic Park, Garden, and Demesne of Special Historic Interest is designated at Hillsborough Castle and is identified on Map No. 4 – Hillsborough and Map No. 1 – Lisburn Countryside.

There are references to the building of the demesne wall around the Large Park in 1668. This was the site of a former house and surrounding ornamental grounds, now much altered. It contains a lake, parkland, an artillery fort, mature trees and forest planting. The Small Park, on the west side of the town of Hillsborough, is the site of the present house of circa 1797. This area was totally enclosed by walls during the 1840s, after the main road to Moira was re-routed away from the house.

Hillsborough Castle Historic Park, Garden and Demesne makes a valuable contribution to the quality and character of the local landscape, and details are included in a register of Historic Parks and Gardens and Demesnes of special historic interest in Northern Ireland, published by the Northern Ireland Environment Agency. This register summarises the historical significance of the sites. It also seeks to encourage the public, as well as owners, to value and support the protection and maintenance of such sites.

Prevailing regional planning policy for the protection of Historic Parks, Gardens and Demesnes of special historic interest is set out in PPS 6: Planning, Archaeology and Built Heritage. Additional information about Historic Parks, Gardens and Demesnes is available on the Department’s NIEA website www.doeni.gov.uk/niea.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

Areas of existing open space above one hectare are listed below and identified for information only on Map No. 4 – Hillsborough.

- Lisburn Borough Council grass playing field and polymeric sports pitch at Camreagh Road;
- Beechlawn Special School sports facilities at Dromore Road;
- Hillsborough Fort grounds (fort grounds, grassed areas, forest, lake walkways) and tennis courts at Park Street;
- Old Coach Road War Memorial (grassed area with war memorial).
**MOIRA**

Moira is an attractive ridge-top town that takes its special character from its linear plan and location on the southern escarpment of the Lagan Valley. This character is enhanced by the planned landscaping associated with the former Moira Demesne, and a large part of the town centre has been designated as a Conservation Area.

Moira acts as a service centre for a significant rural hinterland, and provides a focal point for community activity. It also has a role as a commuter settlement, and occupies a favourable location in relation to the transportation network.

The earliest records of the present settlement at Moira date back to the 17th century, but the general area is known to have been settled long before this, as seen by its upstanding archaeological monuments. The present town is close to the reputed site of a major battle in 637 AD, and it was laid out from the mid-18th century alongside the 17th century planned landscape around Moira Castle, built circa 1651. The town’s 18th century form has survived along its main street, giving the settlement a very distinctive character; while the planned landscape around the former castle is an important area of open space in the town.

**Settlement**

<table>
<thead>
<tr>
<th>Designation MA 01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td>Moira</td>
</tr>
</tbody>
</table>

A Settlement Development Limit is designated as identified on Map No. 5 – Moira.

The opportunity for the outward expansion of Moira is constrained by a number of environmental factors, including the need to safeguard local landscapes on the edge of the settlement, which make an important contribution to the visual amenity and setting of the town. The town’s location on a ridge, with the steep eastern slopes of the ridge and valley floor below restrict development in this direction, while the Moira Demesne situated to the north west of the town also provides a limit to the expansion of the town. The Settlement Development Limit also excludes areas of high quality agricultural land.

**Housing**

The Plan zones approximately 43 hectares of land for housing in Moira within the Plan period.

Sites have been selected to allow for the efficient use of land within the urban footprint, to provide choice in the housing market and to include existing commitments. Other factors influencing site selection include access to public transport and the need to minimise any detrimental impact on the environment.

Land zoned for housing will be developed in accordance with prevailing regional planning policy and with the Plan Proposals, including Key Site Requirements where relevant. These may include access/infrastructure requirements, public open space provision, protection or enhancement of nature conservation interests, landscaping, provision for walking and/or cycling, local neighbourhood facilities and other site-specific requirements.
**Housing Zonings**

The following sites are zoned for housing and complete at 31 July 2011.

<table>
<thead>
<tr>
<th>Zoning MA 02</th>
<th>Housing Committed Housing Sites - Built</th>
</tr>
</thead>
</table>

The following sites are zoned for housing as identified on Map No. 5 – Moira.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA 02/01</td>
<td>Rawdon Court Mews</td>
<td>0.28</td>
</tr>
<tr>
<td>MA 02/02</td>
<td>1-5Aa Meeting Street and Manor Court</td>
<td>0.31</td>
</tr>
<tr>
<td>MA 02/03</td>
<td>Kilmore Manor, off Old Kilmore Road</td>
<td>0.31</td>
</tr>
<tr>
<td>MA 02/04</td>
<td>65-83 and 74-84 Earlsfort</td>
<td>0.68</td>
</tr>
<tr>
<td>MA 02/05</td>
<td>43-63 and 60-72 Earlsfort</td>
<td>1.06</td>
</tr>
<tr>
<td>MA 02/06</td>
<td>1-23, 2-14, 30 Berwick Heights, 23-26, 27-29 Berwick View and 10 Berwick View</td>
<td>2.23</td>
</tr>
<tr>
<td>MA 02/07</td>
<td>Wynfort Lodge, off Old Kilmore Road</td>
<td>2.22</td>
</tr>
<tr>
<td>MA 02/08</td>
<td>Glebe Housing Development</td>
<td>2.42</td>
</tr>
<tr>
<td>MA 02/09</td>
<td>Langtry Lodge, off Backwood Road</td>
<td>2.66</td>
</tr>
<tr>
<td>MA 02/10</td>
<td>Glebe Housing Development, adjacent to Waringfield</td>
<td>5.3</td>
</tr>
</tbody>
</table>

The following sites are zoned for housing and have extant approval on which development is not started or development is ongoing at 31 July 2011.

<table>
<thead>
<tr>
<th>Zoning MA 03</th>
<th>Housing Committed Housing Sites Development Ongoing/Not Started</th>
</tr>
</thead>
</table>

The following sites are zoned for housing as identified on Map No. 5 – Moira.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA 03/01</td>
<td>Limestone Meadows, off Clarehill Road</td>
<td>6.05</td>
</tr>
<tr>
<td>MA 03/02</td>
<td>Land to the north of 47 Lurgan Road</td>
<td>0.4</td>
</tr>
</tbody>
</table>

The plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.

The following sites are zoned for housing and are uncommitted at 31 July 2011.

<table>
<thead>
<tr>
<th>Zoning MA 04</th>
<th>Housing Uncommitted Housing Sites</th>
</tr>
</thead>
</table>

The following sites are zoned for housing as identified on Map No. 5 – Moira.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA 04/01</td>
<td>Land adjacent to Clarehill Quarries and south of Berwick View</td>
<td>0.66</td>
</tr>
</tbody>
</table>
Key Site Requirements are specified for the following zonings:

### Zoning MA 04/01

**Housing**  
**Land adjacent to Clarehill Quarries and south of Berwick View**

0.66 hectares of land are zoned for housing adjacent to Clarehill Quarries and south of Berwick View as identified on Map No. 5 – Moira.

Key Site Requirements:

- Housing development shall be a minimum gross density of 10 dwellings per hectare and a maximum gross density of 25 dwellings per hectare;
- A 3-5 metres wide landscape buffer of trees and hedges of native species shall be provided along the western boundary of the site. This is to provide screening for development;
- The design and layout of the development shall include measures to mitigate possible noise and odour nuisance from the adjacent industrial premises. This shall include a 3-5 metre wide landscape buffer of trees and hedges of native species planted along the south eastern boundary of the site.

### Zoning MA 04/04

**Housing**  
**Land adjacent to St. John’s Park and 1a Hillsborough Road**

0.8 hectares of land are zoned for housing adjacent to St. John’s Park and 1a Hillsborough Road as identified on Map No. 5 – Moira.

Key Site Requirements:

- Housing development shall be a minimum gross density of 20 dwellings per hectare and
a maximum gross density of 25 dwellings per hectare; and
- Access shall be from St. John’s Park.

Pumping may be required to drain this site to the existing foul sewers in St. John’s Park.

A public storm water system exists in St. John’s Park but it may not be possible to drain to this system by gravity and Northern Ireland Water will not adopt pumping installations in storm drainage systems.

**Zoning MA 04/06**

**Housing**

**Land at Old Kilmore Road and adjacent to Danesfort**

2.01 hectares of land are zoned for housing at Old Kilmore Road and adjacent to Danesfort as identified on Map No. 5 – Moira.

Key Site Requirements:
- Housing development shall be a minimum gross density of 20 dwellings per hectare and a maximum gross density of 25 dwellings per hectare; and
- Access shall be from Old Kilmore Road and Danesfort.

Pumping may be required to drain this site to the existing foul sewers on the Old Kilmore Road.

A public surface sewerage water system exists at the junction of Old Fort Gardens with Old Kilmore Road. It may not be possible to access this system by gravity and Northern Ireland Water will not adopt pumping installations in storm drainage systems.

**Zoning MA 04/08**

**Housing**

**Land adjacent to Wynfort Lodge Old Kilmore Road**

2.41 hectares of land are zoned for housing adjacent to Wynfort Lodge at Old Kilmore Road as identified on Map No. 5 – Moira.

Key Site Requirements:
- Housing development shall be a minimum gross density of 20 dwellings per hectare and a maximum gross density of 25 dwellings per hectare; and
- Access shall be from Old Kilmore Road and Wynfort Lodge.

Detailed consultation with Rivers Agency, DARD, will be required as there are watercourses within and adjacent to the site.

Pumping may be required to drain this site to the existing foul sewers on the Old Kilmore Road.

A public surface sewerage water system exists at the junction of Old Fort Gardens with Old Kilmore Road but it may not be possible to access this system by gravity and Northern Ireland Water will not adopt pumping installations in storm drainage systems.

**Zoning MA 04/09**

**Housing**

**Land adjacent to 43/45 Lurgan Road**

2.39 hectares of land are zoned for housing adjacent to 43/45 Lurgan Road as identified on Map No. 5 – Moira.

Key Site Requirement:
- Housing development shall be a minimum gross density of 20 dwellings per hectare and a maximum gross density of 25 dwellings per hectare.
Detailed consultation with NIEA (Landscape Architects and Natural Heritage), DOE, will be required.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within the site.

### Zonings MA 04/10

#### Housing

**Land south and east of Moira Baptist Church Clarehill Road**

2.54 hectares of land are zoned for housing south and east of Moira Baptist Church, Clarehill Road as identified on Map No. 5 – Moira.

**Key Site Requirements:**

- Development of the site shall be restricted to single-storey dwellings; and
- A Masterplan addressing the relationship of the development to the nearby listed building (St. John’s Church), the important view of St. John’s Church from the Clarehill Road and the comprehensive landscaping of the site shall be submitted for the approval of the Department.

### Zonings MA 04/12

#### Housing

**Land north west of Magherahinch House Main Street**

2.27 hectares of land are zoned for housing north west of Magherahinch House, Main Street as identified on Map No. 5 – Moira.

**Key Site Requirement:**

- A Masterplan addressing the following matters shall be submitted for the approval of the Department:
  - The relationship of the development to the adjoining listed building – Magherahinch House;
  - The provision of buffer planting to the southern and eastern boundaries of the site;
  - The retention of existing vegetation within the site or on the boundaries;
  - Access from the adjoining housing zonings; and
  - Housing density in the range of 15 to 25 dwellings per hectare.

### Natural Environment

#### Sites of Local Nature Conservation Importance

Two Sites of Local Nature Conservation Importance (SLNCIs) in Moira are designated in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

#### Designation MA 05

**Sites of Local Nature Conservation Importance**

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 5 – Moira and Map No.1 – Lisburn Countryside.

- MA 05/01 Clarehill Quarry (Geodiversity)
- MA 05/02 Moira Demesne

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Moira and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation MA 06
Local Landscape Policy Area
Moira Castle Demesne

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moira and Map No.1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

• Area of local amenity importance – Moira Castle Demesne and the Town Park which make an important contribution to the landscape setting of the town, and include a number of mature and impressive trees. Other mature trees still exist in adjoining farmland, which was formerly parkland;

• Area of local nature conservation interest – the River Lagan corridor and wetland, together with other watercourses and vegetation;

• Listed buildings and their surroundings – Magherahinch House and Berwick Hall;

• Archaeological sites and monuments and their surroundings – the site of Moira Castle which is now demolished and the remains of a 17th century demesne, and Pretty Mary’s Fort which is a Scheduled Rath. Also the Hermitage which is situated on high ground and has excellent views.

Designation MA 07
Local Landscape Policy Area
Rough Fort Rath

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moira.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Archaeological site and its surroundings: Rough Fort – State Care Rath with associated vegetation, situated on high ground within an area of housing.

Designation MA 08
Local Landscape Policy Area
Fortwilliam House

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moira.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Listed building and its surroundings – Fortwilliam House with associated planting.
### Designation MA 09

#### Local Landscape Policy Area
**Moira Presbyterian Churches**

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moira.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Locally significant buildings and their surroundings – two Presbyterian churches;
- Archaeological site and its surroundings – Carnalbanagh Scheduled monument, encompassing an early Christian settlement beneath a post–medieval mound.

### Designation MA 10

#### Local Landscape Policy Area
**St. John’s Church**

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moira.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Listed building and its surroundings – St. John’s Church of Ireland, Main Street.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

### Urban Environment

#### Moira Conservation Area

Designated in 1983, Moira Conservation Area comprises the historic core of the 18th century town, along Main Street. The area includes town centre commercial uses with some recent residential backland development. The publicly owned demesne protects the setting of the area to the northwest and a degree of protection is found elsewhere by the lack of access from main roads and the prevalence of split ownership. The juxtaposition of the Church of Ireland, the Demesne and Main Street are central to the layout of the 18th century town of Moira.

The views of St. John’s spire and the 18th century parkland, from the surrounding area and in particular from the north and M1 motorway, contribute significantly to the special character and appearance of the town, providing an attractive natural setting.

Development Proposals within Moira Conservation Area will be assessed in accordance with prevailing regional planning policy as currently set out in PPS 6: Planning, Archaeology and the Built Heritage and any design guidance.

The Conservation Area is identified on Map No. 5 – Moira and is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

### Historic Park, Garden and Demesne

#### Designation MA 11

#### Historic Park, Garden and Demesne
**Moira Castle**

A Historic Park, Garden and Demesne of Special Historic Interest is designated at Moira Castle and is identified on Map No. 5 – Moira.

The house was demolished in 1870 but there is pictorial evidence as to its appearance and its
surrounding parkland in the late 18th century. The demesne dates from the 17th century and a good portion remains as a public park. The historical interest lies in the layout of straight avenues (replanted) with orientation onto features in the town and vestiges of canals and ponds. There are some impressive and mature trees, including two large planes. Other mature trees still exist in the farmland, formerly parkland, beyond the present-day public park. In 1969 a note in the UAHS book on the locality says of Moira demesne, ‘… planting remains (after the demolition of the castle), constituting a rare and potentially valuable asset in an area otherwise poor in landscaped parkland’. The site is of historic interest as it was the site of the first glasshouses in Ireland.

The details of the Historic Park, Garden and Demesne are included in a register of Historic Parks, Gardens and Demesnes of special historic interest in Northern Ireland, published by Northern Ireland Environment Agency. This Register summarises the historical significance of each site and the contribution that its planned features make to the local landscape. It also seeks to encourage the public, as well as owners, to value and support the protection and maintenance of such sites.

Prevailing regional planning policy for the protection of Historic Parks, Gardens and Demesnes of special historic interest is set out in PPS 6: Planning, Archaeology and the Built Heritage. Additional information about Historic Parks, Gardens and Demesnes is available on the Department’s NIEA website www.doeni.gov.uk/niea.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

An area of existing open space above one hectare is listed below and identified for information only on Map No. 5 – Moira.

- Moira Demesne (Demesne Grassland area, walkways, football playing fields and playground) at Main Street.

Community Facilities

A new cemetery and crematorium on lands opposite Nos. 3 and 5 Lisburn Road was approved early in 2012. This includes a 9,000 plot cemetery, access roads and around 300 parking spaces.
Villages

AGHALEE

Aghalee has an attractive setting on the steep, wooded slopes of Friary Glen, and is situated beside the now disused Lagan Navigational Canal.

The early development of Aghalee was due to its strategic location beside the canal, and with the opening of the Lagan Navigational Canal at the end of the 18th century, the village became a distribution centre for the surrounding area. It developed as an important lock station on the Lagan Navigation, and was one of the last sizeable settlements before the canal entered Lough Neagh.

While the canal was in operation, trade continued on a significant scale. When the canal finally ceased to operate in 1954, the area began to decline in commercial importance. The population of the settlement decreased considerably in the latter part of the 19th century and the first part of the 20th century.

The village retains many of the 18th century structures and buildings belonging to the canal, adding to the character of the settlement. From the 1970s Aghalee developed as a commuter area for Belfast and Craigavon and this was accompanied by significant population growth.

The Settlement Development Limit is designated to take account of land with extant planning permission for housing, while recognising the role of the village and protecting its natural setting. The limit excludes important landscapes including a ridge that rises sharply to the north and east, running in a north west/south eastern direction. This area is visible over large tracts of countryside to the south, north, west and from Lough Neagh. It also prevents ribbon development on the Ballinderry Road and Soldierstown Road.

Housing

Land designated as Housing Land Use Policy Areas will be developed in accordance with prevailing regional planning policy and the relevant Plan Proposals including Key Site Requirements where specified.

The following sites are designated as Housing Land Use Policy Areas and complete at 31 July 2011.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG 02/01</td>
<td>Lock Keepers Lodge, off Soldierstown Road</td>
<td>0.31</td>
</tr>
<tr>
<td>AG 02/02</td>
<td>3-19 and 8-24 Holly Brook, off Soldierstown Road</td>
<td>0.66</td>
</tr>
<tr>
<td>AG 02/03</td>
<td>Lockvale Manor, off Lurgan Road</td>
<td>1.21</td>
</tr>
<tr>
<td>AG 02/04</td>
<td>Meadowfield Court, off Soldierstown Road</td>
<td>0.76</td>
</tr>
</tbody>
</table>
The following site is uncommitted at 31 July 2011.

### Designation AG 03

**Housing Land Use Policy Area**

**Uncommitted Housing Site**

The following site is designated as a Housing Land Use Policy Area as identified on Map No. 6 – Aghalee.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG 03/01</td>
<td>Land between Nos. 2 and 2a Lurgan Road</td>
<td>0.2</td>
</tr>
</tbody>
</table>

### Natural Environment

**Site of Local Nature Conservation Importance**

Sites of Local Nature Conservation Importance in Aghalee are designated in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

### Designation AG 04

**Sites of Local Nature Conservation Importance**

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 6 – Aghalee and Map No.1 – Lisburn Countryside.

- AG 04/01 Broadwater/Friar’s Glen
- AG 04/02 Broadwater (Geodiversity)

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

### Local Landscape Policy Area

This Local Landscape Policy Area (LLPA) lies within and adjoining the Settlement Development Limit of Aghalee and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

### Designation AG 05

**Local Landscape Policy Area**

A Local Landscape Policy Area is designated as identified on Map No. 6 – Aghalee and Map No.1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- **Areas of local nature conservation interest** – The disused Lagan Navigational Canal running through the centre of Aghalee, together with Aghalee Burn, both of which contribute to the landscape setting;
- **Areas of local nature conservation interest** – Wetland area to the east of Aghalee Bridge, and important areas of woodland to the north east of the village;
- **Listed buildings and their surroundings** – Aghalee House and Laurel Vale House, together with their associated grounds;
- **Archaeological sites and monuments and their surroundings** – A medieval church (in ruins) and graveyard to the north of Aghalee.

A clarification map and, for information purposes, further details on the features of this LLPA are
available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Open Space, Sport and Outdoor Recreation**

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

An area of existing open space over one hectare is listed below and identified for information only on Map 6 – Aghalee:

- Playing field and playground at Lurgan Road
ANNAHILT

Annahilt has a distinctive drumlin setting, with a small wooded estate situated on a ridge to the west, and panoramic views on the approaches to the settlement.

Maps of the early nineteenth century show little development at Annahilt beyond a schoolhouse and a small number of dwellings close to the main crossroads. The settlement has expanded considerably in the second half of the twentieth century.

The following site has extant approval on which development is not started or development is ongoing at 31 July 2011.

**Designation AT 02**

**Housing Land Use Policy Area**

**Committed Housing Site**

**Development Ongoing/Not Started**

The following site is designated as a Housing Land Use Policy Area as identified on Map No. 6 – Annahilt.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>AT 02/01</td>
<td>Land adjacent to Annahilt Gate</td>
<td>2.16</td>
</tr>
</tbody>
</table>

The following sites are designated as Housing Land Use Policy Areas and are uncommitted at 31 July 2011.

**Designation AT 03**

**Housing Land Use Policy Areas**

**Uncommitted Housing Sites**

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 6 – Annahilt.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>AT 03/01</td>
<td>Land adjacent to 178/180 Magheraconlucen Road</td>
<td>1.01</td>
</tr>
<tr>
<td>AT 03/02</td>
<td>Land between 267, 269 &amp; 277 Ballynahinch Road</td>
<td>0.76</td>
</tr>
</tbody>
</table>

Housing

Land designated as Housing Land Use Policy Areas will be developed in accordance with prevailing regional planning policy and the relevant Plan Proposals including Key Site Requirements where specified.
Key Site Requirements are specified for the following sites:

**Designation AT 03/01**

**Housing Land Use Policy Area**

**Land adjacent to 178/180 Magheraconluce Road**

1.01 hectares of land are designated as a Housing Land Use Policy Area adjacent to 178/180 Magheraconluce Road as identified on Map No. 7 – Annahilt.

Key Site Requirement:

- Housing development shall be a minimum gross density of 20 dwellings per hectare and a maximum gross density of 25 dwellings per hectare.

Detailed consultation with Northern Ireland Water will be required as an existing trunk sewer crosses this site. Discharge to sewer may be limited.

Detailed consultation with River Agency, DARD, will be required.

**Designation AT 03/02**

**Housing Land Use Policy Area**

**Land between 267, 269 & 277 Ballynahinch Road**

0.76 hectares of land are designated as a Housing Land Use Policy Area between Nos. 267, 269 & 277 Ballynahinch Road as identified on Map No. 7 – Annahilt.

Key Site Requirements:

- Housing development shall be a minimum gross density of 20 dwellings per hectare and a maximum gross density of 25 dwellings per hectare; and
- Access shall be from Ballynahinch Road.

Existing combined trunk sewers and foul sewers traverse the site and are adjacent to the site boundaries. Discharge from any new development to these sewers may be limited. Detailed consultation with Northern Ireland Water will be required.

**Open Space, Sport and Outdoor Recreation**

Annahilt contains two small areas of open space – an equipped playground at the Primary School and grassland within the Westwinds estate.

Policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.
This material is Crown Copyright and is reproduced with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, © Crown copyright and database right, NIMA No. EMQU206.1 (2013).

Belfast Metropolitan Area Plan 2015
Map No. 7 - Annahilt

- Settlement Development Limit
- Housing Land Use Policy Area
- Site of Local Nature Conservation Importance

For Information Only:
- Archaeological Site and Monument (Scheduled)
- Archaeological Site and Monument (Unscheduled)

See Lisburn Countryside Proposals for SLNCI Designations LN 01/05 & LN 01/31.
DROMARA

Dromara enjoys an upland setting being located on the northern slopes of Slieve Croob. The River Lagan and its valley dominate the landscape to the west of the settlement, and flows through the centre of the village.

Dromara is a small mill village and although many of its buildings appear to date from the early nineteenth century, the street pattern suggests that the settlement has a much earlier history. It formerly had its own court and market house and a market place at the road junction in the centre of the village. St John’s Church is the oldest building in Dromara, and the site of the church has a history extending back to the early fourteenth century as ecclesia de Druimberra.

The Settlement Development Limit is designated to take account of the role of the settlement whilst protecting its natural setting. Land with extant planning permission for housing is included within the limit. The limit excludes important landscapes of the Lagan Valley to the north and the River Lagan corridor to the north west and the south west of the settlement, agricultural land and land not committed for development. The Settlement Development Limit takes account of the need to prevent ribbon development along the Hillsborough Road, Rathfriland Road and Moybrick Road.

Housing

Land designated as Housing Land Use Policy Areas will be developed in accordance with prevailing regional planning policy and the relevant Plan Proposals including Key Site Requirements where specified.

The following site is complete at 31 July 2011.

### Designation DA 02

#### Housing Land Use Policy Area

**Committed Housing Site - Built**

The following site is designated as a Housing Land Use Policy Area as identified on Map No. 8 – Dromara.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA 02/01</td>
<td>Woodvale Housing Development</td>
<td>4.05</td>
</tr>
</tbody>
</table>

The following sites have extant approval on which development was not started or development was ongoing at 31 July 2011.

### Designation DA 03

#### Housing Land Use Policy Areas

**Committed Housing Sites Development Ongoing/Not Started**

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 8 – Dromara.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA 03/01</td>
<td>Land between 33 and 39 Hillsborough Road</td>
<td>0.48</td>
</tr>
<tr>
<td>DA 03/02</td>
<td>Drum Manor and 43 Drum Road</td>
<td>0.75</td>
</tr>
<tr>
<td>DA 03/03</td>
<td>Land at Moybrick Road</td>
<td>1.11</td>
</tr>
<tr>
<td>DA 03/04</td>
<td>Woodvale Housing Development and site to the rear of 8 Moybrick Road</td>
<td>1.48</td>
</tr>
</tbody>
</table>
The plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.

The following site is designated as a Housing Land Use Policy Area and is uncommitted at 31 July 2011.

**Designation DA 04/01**

**Housing Land Use Policy Area**

**Land to the rear of and adjacent to 38 Hillsborough Road**

0.72 hectares of land are designated as a Housing Land Use Policy Area to the rear of and adjacent to 38 Hillsborough Road as identified on Map No. 8 – Dromara.

Key Site Requirements:

- Housing development shall be a minimum gross density of 4 dwellings per hectare and a maximum gross density of 6 dwellings per hectare;
- A 3 metres wide landscape buffer of trees and hedges of native species shall be planted along the southern boundary adjacent to Dromara Primary School in order to provide screening for the development;
- Access shall be from the Hillsborough Road; and
- Development shall be designed, landscaped and implemented to accommodate the existing overhead power lines and sub-station and shall adhere to standard safety clearances.

Detailed consultation with Rivers Agency, DARD, will be required.

A foul sewage pumping station may be required and discharge to existing sewers may be limited.

**Mixed Use**

The following site DA 05 is zoned for Mixed Use as identified on Map No. 8 - Dromara.

The site shall be developed in accordance with Key Site Requirements as set out below, prevailing regional planning policy and the relevant Plan proposals.

**Zoning DA 05**

**Mixed Use Site**

**Land south of Woodvale Rathfriland Road**

3.55 hectares of land are zoned for Mixed Use south of Woodvale at Rathfriland Road as identified on Map No. 8 – Dromara.

Key Site Requirements:

- Development shall be carried out in accordance within a concept masterplan for the site, which shall address the form of development, landscaping of the site and the relationship of dwellings and employment uses and between the development and existing dwellings;
- Development shall only include the following uses:
  - Industrial and Business, Use Classes B1 (b), B1 (c), B2 and B4;
  - Residential, Use Class C1.

The above Classes are as defined in the Planning (Use Classes) Order (Northern Ireland) 2004.

- Development shall comprise residential and employment uses in the ratio of 50% residential to 50% employment; and
- A 10 metre buffer shall be provided between development and the river to the western boundary of the site.
Detailed consultation with NIEA (Built Heritage), DOE, will be required prior regarding the area in the vicinity of the rath remnants, along the southern boundary of the site.

Detailed consultation with Rivers Agency, DARD, and Northern Ireland Water will be required.

Discharge from any new development to the existing foul trunk sewer located to the north eastern corner of the site in Rathfriland Road may be limited; a foul sewage pumping station may be required to serve this site; a watermain may also be required to serve the site.

**Natural Environment**

**Local Landscape Policy Areas**

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Dromara and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation DA 06**

**Local Landscape Policy Area Banbridge Road**

A Local Landscape Policy Area is designated as identified on Map No. 8 – Dromara and Map No.1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Listed buildings and their surroundings – St. John’s Church, built in 1811, and Dromara House, Banbridge Road;

- Locally significant buildings and their surroundings - Late 19th century mill cottages and a post-war school of high visual quality;

- Area of local nature conservation interest – River corridor and associated vegetation which make an important contribution to the setting of the town.

**Designation DA 07**

**Local Landscape Policy Area Hillsborough Road**

A Local Landscape Policy Area is designated as identified on Map No. 8 – Dromara.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Listed building and its surroundings – Dromara Masonic Hall on the Hillsborough Road, built in the mid 19th century.

**Designation DA 08**

**Local Landscape Policy Area Begny Hill Road**

A Local Landscape Policy Area is designated as identified on Map No. 8 – Dromara.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant building and its surrounding – Dromara Second Presbyterian Church.
Part 4 Volume 3

**Designation DA 09**

**Local Landscape Policy Area**
**Rathfriland Road Stream Corridor**

A Local Landscape Policy Area is designated as identified on Map No. 8 – Dromara.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – Watercourse and associated vegetation.

**Designation DA 10**

**Local Landscape Policy Area**
**Dundrum Road Stream Corridor**

A Local Landscape Policy Area is designated as identified on Map No. 8 – Dromara.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – Watercourse and associated vegetation.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Open Space, Sport and Outdoor Recreation**

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing Open Space whether or not they are indicated in the Plan Proposals Map for information.

Dromara contains three small areas of open space – an equipped playground on Rathfriland Road, a hard-cored sports area at Dromara Primary School and riverside grassland on the Banbridge Road. A further site over one hectare is listed below and shown on Map No. 8 - Dromara:

- Riverside walkway, Hillsborough Road.

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, the Area of Archaeological Potential in Dromara is available for information on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Area of Archaeological Potential**

Areas of Archaeological Potential indicate to developers where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. Developers are advised to liaise with the Department before submitting any proposals within these areas.
Drumbeg village consists of two nodes of development, separated by a substantial area of agricultural land, and is located to the east of the M1 motorway, and south east of Dunmurry. The village has an attractive setting and is situated within the Lagan Valley Regional Park, and the Lagan Valley Area of Outstanding Natural Beauty.

The earliest elements of Drumbeg date back to at least the medieval period, when a Parish Church was recorded at the site of the present St Patrick’s Church. As a settlement, Drumbeg has largely evolved over the past 200 years, and in more recent years more extensive development has occurred along the western side of the present Drumbeg Road.

The Settlement Development Limit takes account of the role of the village whilst protecting its natural setting. The limit will maintain a compact form and exclude important landscapes to the south, east and north. The Settlement Development Limit also takes account of the village’s location within the Lagan Valley Regional Park and Lagan Valley Area of Outstanding Natural Beauty, the setting of St Patrick’s Church, a listed building and archaeological site. It prevents ribbon development along the Ballyskeagh Road, Quarterlands Road and Drumbeg Road.

Drumbeg as a designated settlement within the Lagan Valley Regional Park is identified as a suitable location for the provision of service facilities for visitors to the Lagan Valley Regional Park.

Housing

Land designated as Housing Land Use Policy Areas will be developed in accordance with prevailing regional planning policy and the relevant Plan Proposals including Key Site Requirements where specified.

The following site is complete at 31 July 2011.

<table>
<thead>
<tr>
<th>Designation DG 02</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Land Use Policy Area</td>
</tr>
<tr>
<td>Committed Housing Site - Built</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>DG 02/01</td>
<td>Drumbeg Cottages, off Ballyskeagh Road</td>
<td>0.18</td>
</tr>
</tbody>
</table>

The following sites have extant approval on which development is not started or development is ongoing at 31 July 2011.

<table>
<thead>
<tr>
<th>Designation DG 03</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Land Use Policy Areas</td>
</tr>
<tr>
<td>Committed Housing Sites</td>
</tr>
<tr>
<td>Development Ongoing/Not Started</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>DG 03/01</td>
<td>Gowan Meadows</td>
<td>1.99</td>
</tr>
<tr>
<td>DG 03/02</td>
<td>Land at 56/58 Quarterlands Road and between Zenda Park and Rural Cottages</td>
<td>1.23</td>
</tr>
</tbody>
</table>
The plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.

Natural Environment

Sites of Local Nature Conservation Importance

A Site of Local Nature Conservation Importance (SLNCI) in Drumbeg is designated in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

Designation DG 04

Site of Local Nature Conservation Importance

Ballygowan Meadow

A Site of Local Nature Conservation Importance is designated at Ballygowan Meadow in the location identified on Map No. 9 – Drumbeg.

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Flood Plain around Eel Weir and Sir Thomas and Lady Dixon Park

A portion of these two SLNCIs, which are designated in Belfast District Proposals – Volume 2, also falls within Lisburn District and adjoins the Settlement Development Limit of Drumbeg.

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Drumbeg and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation DG 05

Local Landscape Policy Area

Drumbeg Road

A Local Landscape Policy Area is designated as identified on Map No. 9 – Drumbeg and Map No. 1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

• Listed buildings and their surroundings – St. Patrick’s Church with a lych gate, and Drum House;

• Archaeological site and its surroundings – The church is situated on an archaeological site that was probably a medieval church set in an oval enclosure;

• Area of local nature conservation interest – River Lagan and canal together with associated vegetation provide a distinctive landscape setting;

• Locally significant building and its surroundings – A rectory surrounded by vegetation which is visually significant.
Designation DG 06

Local Landscape Policy Area
Tributary of River Lagan

A Local Landscape Policy Area is designated as identified on Map No. 9 – Drumbeg and Map No. 1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Area of local nature conservation interest – Watercourse and associated vegetation.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Urban Environment

Area of Village Character

Development Proposals within Areas of Village Character (AVCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Designation DG 07

Area of Village Character
Drumbeg

An Area of Village Character is designated as identified on Map No. 9 – Drumbeg.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
DRUMBO

Drumbo lies within an Area of High Scenic Value, occupying a unique hilltop setting with panoramic views over the Lagan Valley.

Drumbo is laid out around a junction of route ways that now converge at the front of the Presbyterian Meeting House. The Meeting House is on an earlier church site that would have been an important monastic site in the first millennium AD. The ruins of a round tower in the graveyard at Drumbo represent the remains of the earlier site. The present village has expanded along the ridge away from the church and graveyard, with much of the built form developing in the late twentieth century. The church buildings still occupy a prominent site at the centre of the settlement.

Designation DO 01

Settlement Development Limit
Drumbo

A Settlement Development Limit is designated as identified on Map No. 10 – Drumbo.

The Settlement Development Limit takes account of the role of the village whilst protecting its natural setting. The limit excludes important landscapes, including Drumbo Glen to the north east of the settlement and takes account of the settlement’s location within the Lagan Valley Area of Outstanding Natural Beauty and Castlereagh Slopes Area of High Scenic Value. The Settlement Development Limit is also designated to protect the setting of Drumbo Presbyterian Church, a listed building and Drumbo Round Tower, a scheduled monument. It takes into account land with extant planning permission, and prevents ribbon development along the Pinehill Road, Drumbo Road, Back Road and Front Road.

Housing

Land designated as Housing Land Use Policy Areas will be developed in accordance with prevailing regional planning policy and the relevant Plan Proposals including Key Site Requirements where specified.

The following site is designated as a Housing Land Use Policy Area and is complete at 31 July 2011.

Designation DO 02

Housing Land Use Policy Area
Committed Housing Site - Built

The following site is designated as a Housing Land Use Policy Area and identified on Map No. 10 – Drumbo.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>DO 02/01</td>
<td>Land adjacent to 220 Mealough Road</td>
<td>0.26</td>
</tr>
</tbody>
</table>

Natural Environment

Site of Local Nature Conservation Importance

There is a Site of Local Nature Conservation Importance (SLNCI) in Drumbo that is designated in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

Designation DO 03

Site of Local Nature Conservation Importance
Drumbo Glen

A Site of Local Nature Conservation Importance is designated at Drumbo Glen in the location identified on Map No. 10 – Drumbo and Map No. 1 – Lisburn Countryside.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Local Landscape Policy Area

This Local Landscape Policy Areas (LLPA) lies adjoining the Settlement Development Limit of Drumbo and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation DO 04

Local Landscape Policy Area
Drumbo

A Local Landscape Policy Area is designated as identified on Map No. 10 – Drumbo and Map No. 1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

• Listed building and its surroundings – Drumbo Presbyterian Church;
• Archaeological sites and monuments and their surroundings – The church occupies the site of a medieval Parish Church, and an earlier Norman Monastery; A round tower still survives and is now a scheduled monument;
• Locally significant buildings and their surroundings – the Manse and Rokeby Hall;
• Areas of local nature conservation interest – Watercourse and associated vegetation and an important tree group near Drumbo Presbyterian Church.

Area of Archaeological Potential

Areas of Archaeological Potential indicate to developers where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. Developers are advised to liaise with the Department before submitting any proposals within these areas.

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, the Area of Archaeological Potential in Drumbo is available for information on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

An area of existing open space above one hectare is listed below and identified for information only on Map No. 10 – Drumbo.

• Playing field, playground and grassland at Front Road.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
GLENAVY

Glenavy is sited on the banks of the Glenavy River. Stone walls, bridges and mature riverside trees provide interest on approaches to the village, and contribute to its character.

Glenavy was first recorded as a Parish Church site in the fourteenth century, but there are strong Patrician associations with this site suggesting a lengthy ecclesiastical history. The present St Aidan’s Church is on the site of the earlier foundations, and is located on what was the junction of a number of important route ways. By the early nineteenth century some industrial development had taken place, and this contributed to the growth of the village. The present layout, with its broad main street, gives the settlement a strong sense of place.

The proximity of the village to the City of Lisburn, and good road links north to Antrim and south to the M1 motorway have combined to attract new housing to the settlement. The A26 Moira Road currently forms the greater part of the eastern development limit, while the now disused railway line acts as the western limit.

Designation GY 01

Settlement Development Limit
Glenavy

A Settlement Development Limit is designated as identified on Map No. 11 – Glenavy.

The Settlement Development Limit is designated to take account of the role of the village whilst protecting its natural setting. The limit excludes important elevated landscapes, including Sentry Hill, east of the railway line and north of Pigeontown Road; and Bonfire Hill, south of the Tullynewbank Road, both being visible over large tracts of countryside. The Settlement Development Limit also excludes agricultural land, land not committed for development and takes account of the setting of listed buildings such as St Aidan’s Church. It is designated to take account of land with extant planning permission for housing, and prevents ribbon development along Gobrana Road, Belfast Road, Lisburn Road and the Moira Road.

Housing

Land designated as Housing Land Use Policy Areas will be developed in accordance with prevailing regional planning policy and the relevant Plan Proposals including Key Site Requirements where specified.

The following sites are designated as Housing Land Use Policy Areas and are complete at 31 July 2011.

Designation GY 02

Housing Land Use Policy Areas
Committed Housing Sites - Built

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 11 – Glenavy.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>GY 02/01</td>
<td>Oak Grove Manor, off Moira Road</td>
<td>0.29</td>
</tr>
<tr>
<td>GY 02/02</td>
<td>Miller’s Lane, 1/2 Ashleigh Court and 7-18 Lynnwood Mews</td>
<td>1.48</td>
</tr>
<tr>
<td>GY 02/03</td>
<td>Lyngrove Hill Housing Development, off Crumlin Road</td>
<td>3.85</td>
</tr>
<tr>
<td>GY 02/04</td>
<td>Riverside Meadows, off Pigeontown Road</td>
<td>0.22</td>
</tr>
</tbody>
</table>

The following sites are designated as Housing Land Use Policy Areas and have extant approval on which development is not started or development in ongoing at 31 July 2011.
The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 11 – Glenavy.

<table>
<thead>
<tr>
<th>Designation</th>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>GY 03/01</td>
<td>Killultagh Housing Development and 16A to 20B Glen Road</td>
<td>8.06</td>
<td></td>
</tr>
<tr>
<td>GY 03/02</td>
<td>1-21 Dun Eden Grove and land between Crumlin Road and the rear of 8-12 Dun Eden Grove</td>
<td>1.88</td>
<td></td>
</tr>
</tbody>
</table>

The plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.

A foul sewer exists on Main Street. Pumping may be required to drain to this sewer. There are no public storm water sewers available to serve these lands. It may be possible to drain to the Glenavy River subject to formal approval from Rivers Agency. Storm sewers must drain by gravity and Northern Ireland Water will not adopt pumping installations in storm drainage systems.

**Employment**

### Zoning GY 05

**Employment**

**Land north west of Gobrana Road**

6.27 hectares of land north west of Gobrana Road are zoned for Employment as identified on Map No. 11 – Glenavy.

Key Site Requirements:

- Development shall only include the following uses: Industrial and Business, Use Classes B1 (b), B1 (c), B2, B3 and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;
- Consideration shall be given to the exact type of employment use at this location with a view to protecting the amenity of the residential premises in close proximity;
- Development of the site shall only be permitted in accordance with an overall comprehensive masterplan for the site to be agreed with the Department. This shall
the design concept objectives and priorities for the site;

- Access shall be from the Gobrana Road;

- An archaeological evaluation shall be carried out and submitted to the Department with any planning application and shall have regard to the identification and mitigation (with provision for excavation recording and/or preservation in situ) of buried archaeological remains which may presently survive at this site;

- Buildings shall exhibit variety in their elevational treatment and heights with particular consideration given to views into the site; and

- A buffer of no less than 8 metres shall be provided to the south west boundary of the site between the adjoining housing lands.

Detailed consultation with Northern Ireland Water will be required.

A pumping station may be required to access the foul sewer on the Gobrana Road; storm sewers must drain by gravity and Northern Ireland Water will not adopt pumping installations in storm drainage systems.

Detailed consultation with Rivers Agency, DARD, will be required.

Natural Environment

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Glenavy and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation GY 06

Local Landscape Policy Area
Crumlin Road

A Local Landscape Policy Area is designated as identified on Map No. 11 – Glenavy and Map No. 1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local amenity importance – Sentry Hill is a localised landform with a strong line of trees running from north to south;

- Locally significant building and its surroundings – Glebe House is now in ruins and mature trees cover the site.

Designation GY 07

Local Landscape Policy Area
Glenavy River Corridor

A Local Landscape Policy Area is designated as identified on Map No. 11 – Glenavy and Map No. 1 – Lisburn Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local nature conservation interest – a river corridor containing mature trees, stone walls and bridges;

- Listed building and its surroundings – St. Aidan’s Church and grounds.
Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Urban Environment**

**Area of Village Character**

Development Proposals within Areas of Village Character (AVCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

**Designation GY 08**

<table>
<thead>
<tr>
<th>Area of Village Character</th>
<th>Glenavy</th>
</tr>
</thead>
<tbody>
<tr>
<td>An Area of Village Character is designated in Glenavy as identified on Map No. 11 – Glenavy.</td>
<td></td>
</tr>
</tbody>
</table>

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Area of Archaeological Potential**

Areas of Archaeological Potential indicate to developers where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. Developers are advised to liaise with the Department before submitting any proposals within these areas.

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, the Area of Archaeological Potential in Glenavy is available for information on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

---

**Open Space, Sport and Outdoor Recreation**

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

An area of existing open space over one hectare is listed and identified for information only on Map No. 11 – Glenavy.

- Mature trees and grassland alongside Glenavy River.
LOWER BALLINDERRY

Lower Ballinderry lies on the eastern shore of Lough Neagh, with the Glenavy Road running through the centre of the settlement. The village is situated on gently undulating land with an open aspect to the east, west and south.

Lower Ballinderry was sited on a crossroads that linked the medieval church site of Aghagallon (Ballinderry Old Graveyard), and later to the Plantation site of Portmore Castle. The village has at its core Ballinderry Moravian Church, a listed building which along with other listed structures forms a distinct core to the settlement around the crossroads. The settlement has a pre-eminently 18th century character, visible in buildings, in form and layout, and in the lime tree plantings.

The Settlement Development Limit is designated to take into account the role of the settlement whilst protecting its natural setting. The limit excludes important landscapes to the north and west, agricultural land and lands that are not committed to development. It also takes account of the setting of the listed Moravian Church, and prevents ribbon development along the Portmore Road, Crumlin Road, Aghalee Road and Lower Ballinderry Road, with the aim of preventing further encroachment into the countryside. The limit also takes account of land with extant planning permission for housing.

The following sites are designated as Housing Land Use Policy Areas and are complete at 31 July 2011.

**Designation LB 02**

**Housing Land Use Policy Areas**

**Committed Housing Sites - Built**

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 12 – Lower Ballinderry.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>LB 02/01</td>
<td>39/41 Portmore Lea and Brook Lodge Housing Development, off Aghalee Road</td>
<td>1.74</td>
</tr>
<tr>
<td>LB 02/02</td>
<td>Laurel Wood Housing Development, off Aghalee Road</td>
<td>0.94</td>
</tr>
<tr>
<td>LB 02/03</td>
<td>Hunter’s Chase Housing Development, off Crumlin Road</td>
<td>1.36</td>
</tr>
</tbody>
</table>

The following site is designated as a Housing Land Use Policy Area and is uncommitted at 31 July 2011.

**Designation LB 03/01**

**Housing Land Use Policy Area**

Land adjacent to Portmore Road, Lower Ballinderry Primary School and Millvale

1.79 hectares of land are designated as a Housing Land Use Policy Area adjacent to Portmore Road, Lower Ballinderry Primary School and Millvale on Map No. 12 – Lower Ballinderry.

Key Site Requirements:

- Housing development shall be a minimum gross density of 20 dwellings per hectare and
a maximum gross density of 25 dwellings per hectare; and

• Access shall be from the Crumlin Road.

Detailed consultation with Northern Ireland Water will be required as its infrastructure is located within the site.

**Natural Environment**

**Local Landscape Policy Areas**

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Lower Ballinderry and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation LB 04**

**Local Landscape Policy Area**

**Ballinderry House**

A Local Landscape Policy Area is designated as identified on Map No. 12 – Lower Ballinderry.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Listed building and its surrounding – Ballinderry House, its grounds and associated vegetation. The grounds of the house include several trees that make an important contribution to visual amenity.

**Designation LB 05**

**Local Landscape Policy Area**

**Portmore Road**

A Local Landscape Policy Area is designated as identified on Map No. 12 – Lower Ballinderry and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

• Area of local nature conservation interest – A mill race, a mill building and associated vegetation along the watercourse;

• Listed building and its surroundings – Ballinderry Moravian Church and its associated lands, including nearby trees and vegetation in the centre of the village.

**Designation LB 06**

**Local Landscape Policy Area**

**East of Lower Ballinderry**

A Local Landscape Policy Area is designated as identified on Map No. 12 – Lower Ballinderry and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Area of local nature conservation interest – A local watercourse comprising a tree lined stream that forms an important wildlife corridor, and is also a significant landscape feature.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Urban Environment

Area of Village Character

Development proposals within Areas of Village Character (AVCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Designation LB 07

<table>
<thead>
<tr>
<th>Area of Village Character</th>
<th>Lower Ballinderry</th>
</tr>
</thead>
<tbody>
<tr>
<td>An Area of Village Character is designated in Lower Ballinderry as identified on Map No. 12 – Lower Ballinderry.</td>
<td></td>
</tr>
</tbody>
</table>

A clarification map is available on the Department’s Planning NI website planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

Lower Ballinderry has a small soccer pitch at Lower Ballinderry Primary School.
Maghaberry is set on the Upper Ballinderry Plateau, with the steeper escarpment slopes on the southern margin of the plateau delineating the southern boundary of the settlement. These slopes overlook the Lagan Valley and are particularly sensitive to new development.

Until the early 20th Century, Maghaberry was a townland with a rural crossroads, on the edge of the plateau area. The economy of the area was primarily agriculture-based, with a number of limestone quarries. The village serves as a commuter settlement, with its population working and shopping outside the settlement.

**Designation MY 01**

**Settlement Development Limit Maghaberry**

A Settlement Development Limit is designated as identified on Map No. 13 – Maghaberry.

The Settlement Development Limit takes account of the role of the settlement whilst protecting its natural setting. The limit excludes the steep escarpment slope to the south of the settlement that provides its distinctive setting. It also excludes sites of archaeological and wildlife interest such as the Glen Rath and Spence’s Fort, as well as agricultural land and land not committed to development. The limit is designated to take account of land with extant planning permission for housing, and it is also drawn to prevent ribbon development on the Hammonds Road, the Glen Road and Maghaberry Road.

**Housing**

Land designated as Housing Land Use Policy Areas will be developed in accordance with prevailing Regional Planning Policy and the relevant Plan Proposals including Key Site Requirements where specified.

The following sites are designated as Housing Land Use Policy Areas and are complete at 31 July 2011.

**Designation MY 02**

**Housing Land Use Policy Areas Committed Housing Sites - Built**

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 13 – Maghaberry.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MY 02/01</td>
<td>Wellington Parks, off Hammond Road</td>
<td>2.25</td>
</tr>
<tr>
<td>MY 02/02</td>
<td>Willow Lodge, off Old Road</td>
<td>3.47</td>
</tr>
</tbody>
</table>

The followings sites are designated as Housing Land Use Policy Areas and have extant approval on which development is not started or development is ongoing at 31 July 2011.

**Designation MY 03**

**Housing Land Use Policy Areas Committed Housing Sites Development Ongoing/Not Started**

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 13 – Maghaberry.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MY 03/01</td>
<td>Land between Old Road and Maghaberry Road</td>
<td>12.1</td>
</tr>
<tr>
<td>MY 03/02</td>
<td>Elm Vale and 3 Clover Lane, off Hammond Road</td>
<td>1.17</td>
</tr>
<tr>
<td>MY 03/03</td>
<td>27b/c Maghaberry Road, Chestnut Hall Housing Development and Arindale Grange</td>
<td>3.78</td>
</tr>
</tbody>
</table>
The plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.

The following sites are designated as Housing Land Use Policy Areas and are uncommitted at 31 July 2011.

### Designation MY 04

**Housing Land Use Policy Areas Uncommitted Housing Sites**

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 13 – Maghaberry.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MY 04/01</td>
<td>Land at Maghaberry Road in front of 12a/b Old Road</td>
<td>0.14</td>
</tr>
<tr>
<td>MY 04/02</td>
<td>Land at 1 Trummery Lane</td>
<td>0.18</td>
</tr>
<tr>
<td>MY 04/03</td>
<td>East of Wellington Park Drive</td>
<td>1.22</td>
</tr>
</tbody>
</table>

**Natural Environment**

### Local Landscape Policy Area

This Local Landscape Policy Areas (LLPA) lies adjoining the Settlement Development Limit of Maghaberry and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

### Designation MY 05

**Local Landscape Policy Area Maghaberry**

A Local Landscape Policy Area is designated as identified on Map No. 13 – Lower Ballinderry and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- **Area of local amenity importance** – The escarpment to the south of the settlement provides a distinctive landscape setting;
- **Area of local nature conservation interest** – Several watercourses with associated vegetation;
- **Listed buildings and their surroundings** – A thatched house at Trummery Lane and the Church of the Blessed Virgin Mary and St. Brigid and the former Quaker Meeting House;
- **Archaeological sites and monuments and their surroundings** – Spence’s Fort, a scheduled monument that consists of the remains of a raised rath, and Trummery Graveyard, together with the remains of a church, Trummery Round Tower and a cross-carved stone.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Open Space, Sport and Outdoor Recreation

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

An area of existing open space over one hectare is listed below and identified for information only on Map No. 13 – Maghaberry.

• Maghaberry Primary School sports grounds at Maghaberry Road.
MILLTOWN

Milltown is separated from the urban area of both Lisburn and Dunmurry by a small area of open and elevated countryside.

Milltown, as its name suggests, owes much of its history to the succession of mills that were established by the early nineteenth century, and which continued to develop over the next 100 years. Christ Church, a local landmark, lies to the eastern end of the settlement, is situated on an earlier site that dates back to at least the medieval period.

Throughout the nineteenth century the village of Milltown was fairly modest in size, but the settlement has expanded significantly in the later twentieth century.

Designation MN 01

Settlement Development Limit Milltown

A Settlement Development Limit is designated as identified on Map No. 14 – Milltown.

The Settlement Development Limit is designated to take account of the role of the settlement whilst protecting its natural setting. The limit excludes the important landscape and nature conservation areas including Hulls Glen to the north west, Derriaghy Glen to the north west and an area of woodland to the east. It is tightly drawn to prevent coalition with Belfast and Lisburn and preserve the Mossside Landscape Wedge to the north, east and south of the settlement. It will also prevent the encroachment of development into the Belfast Basalt Escarpment Area of High Scenic Value to the north and west of Milltown, and excludes land not committed for development. The limit is designated to take account of land with extant planning permission for housing, and to prevent ribbon development along the Derriaghy Road and the Barnfield Road.

Housing

Land designated as Housing Land Use Policy Areas will be developed in accordance with prevailing regional planning policy and the relevant Plan Proposals including Key Site Requirements where specified.

The following sites are designated as Housing Land use Policy Areas and are complete at 31 July 2011.

Designation MN 02

Housing Land Use Policy Areas Committed Housing Sites - Built

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 14 – Milltown.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MN 02/01</td>
<td>46 Barnfield Road and Barnfield Cottages</td>
<td>0.47</td>
</tr>
<tr>
<td>MN 02/02</td>
<td>Church Glen, off Derriaghy Road</td>
<td>0.86</td>
</tr>
<tr>
<td>MN 02/03</td>
<td>Barleywood Mill, off Milltown Road</td>
<td>0.97</td>
</tr>
<tr>
<td>MN 02/04</td>
<td>Chestnut Hill, off Derriaghy Road</td>
<td>0.52</td>
</tr>
</tbody>
</table>
The following sites are designated as Housing Land Use Policy Areas and are uncommitted at 31 July 2011.

### Designation MN 03

**Housing Land Use Policy Areas**  
**Uncommitted Housing Sites**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MN 03/01</td>
<td>Between 50 Barnfield Road and Barnfield Cottages</td>
<td>0.05</td>
</tr>
<tr>
<td>MN 03/02</td>
<td>Site at 49 Derriaghy Road</td>
<td>0.4</td>
</tr>
<tr>
<td>MN 03/03</td>
<td>Site between 20 Derriaghy Road and Chestnut Hill</td>
<td>0.13</td>
</tr>
<tr>
<td>MN 03/04</td>
<td>Site beside 20 Derriaghy Road and opposite 55 Derriaghy Road</td>
<td>0.19</td>
</tr>
<tr>
<td>MN 03/05</td>
<td>Land west of Barnfield Grange</td>
<td>1.68</td>
</tr>
</tbody>
</table>

Key Site Requirements are specified for Site MN 03/05 below.

### Designation MN 03/05

**Housing Land Use Policy Area**  
**Land west of Barnfield Grange**

1.68 hectares of land west of Barnfield Grange are designated as a Housing Land Use Policy Area as identified on Map No. 14 – Milltown.

Key Site Requirements:
- Housing development shall be a minimum gross density of 15 dwellings per hectare and a maximum gross density of 21 dwellings per hectare;
- Access shall be from the Barnfield Road; and
- Density on higher and more prominent areas of the site, at the northern and western end, shall be lower density and single storey to ensure integration into the wider landscape.

An existing foul sewer is located in Barnfield Road. Access may be through private property and discharge to this sewer may be limited.

A foul sewer extension may be required to serve this site.

There is no existing storm drainage system to serve this site.

### Natural Environment

**Sites of Local Nature Conservation Importance**

Sites of Local Nature Conservation Importance (SLNCIs) in Milltown are designated in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

### Designation MN 04

**Sites of Local Nature Conservation Importance**

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 14 – Milltown and Map No. 1 – Lisburn Countryside.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>MN 04/01</td>
<td>Derriaghy Glen</td>
</tr>
<tr>
<td>MN 04/02</td>
<td>Hull’s Glen</td>
</tr>
<tr>
<td>MN 04/03</td>
<td>Milltown Church</td>
</tr>
</tbody>
</table>
Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Local Landscape Policy Areas**

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Milltown and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation MN 05**

**Local Landscape Policy Area South of Derriaghy Road**

A Local Landscape Policy Area is designated as identified on Map No. 14 – Milltown and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local nature conservation interest – A watercourse with significant belts of vegetation;
- Listed building and its surroundings – Christ Church, a pre-1830 church together with its setting; and
- Locally significant buildings and their surroundings – Derriaghy Cottage dating from the 1830s, together with the site of a mill.

**Designation MN 06**

**Local Landscape Policy Area North of Derriaghy Road**

A Local Landscape Policy Area is designated as identified on Map No. 14 – Milltown and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local nature conservation interest – A watercourse with significant belts of vegetation;
- Listed and locally significant buildings and their surroundings – A two storey house built in the 1830s, late 19th century houses, a pre-1830 farm, a school built in 1888, a public house dating from the 1700s, the Masonic Hall built in 1906 and an early 20th century cottage with a quality setting.

**Designation MN 07**

**Local Landscape Policy Area North West of Milltown**

A Local Landscape Policy Area is designated as identified on Map No. 14 – Milltown and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local nature conservation interest – A watercourse with associated vegetation;
- Listed and locally significant buildings and their surroundings – St. Patrick’s Church, 1930s two storey houses and 1950s semi-detached houses.
**Designation MN 08**

**Local Landscape Policy Area**

Oldpark Road, West of Milltown

A Local Landscape Policy Area is designated as identified on Map No. 14 – Milltown and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local nature conservation interest – A watercourse with associated vegetation;
- Locally significant buildings and their surroundings – A group of farm buildings, the earliest dating from the 1830s.

**Designation MN 09**

**Local Landscape Policy Area**

19 & 21 Derriaghy Road

A Local Landscape Policy Area is designated as identified on Map No. 14 – Milltown.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant buildings and their surroundings – Beechill House, a two storey house dating from the 1830s, with later additions.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

---

**Open Space, Sport and Outdoor Recreation**

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

Milltown has two small areas of open space, an equipped playground at Milltown Avenue and a hard cored court in Derriaghy Primary School.
RAVERNET

Ravernet lies to the south of the Ravernet River, at the junction of the Ravernet Road, Carnbane Road and Legacurry Road. The settlement consists of a mix of public and private housing developments. It has a compact form with few opportunities for development.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Ravernet and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Natural Environment

Site of Local Nature Conservation Importance

A Site of Local Nature Conservation Importance (SLNCI) is designated in Ravernet in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

Designation RT 01
Settlement Development Limit Ravernet

A Settlement Development Limit is designated as identified on Map No. 15 – Ravernet.

Designation RT 02
Site of Local Nature Conservation Importance Corry’s Glen

A Site of Local Nature Conservation Importance is designated at Corry’s Glen and identified on Map No. 15 – Ravernet.

Designation RT 03
Local Landscape Policy Area Ravernet House

A Local Landscape Policy Area is designated as identified on Map No. 15 – Ravernet.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Listed building at its surrounding – Ravernet House and gardens;
- Area of local nature conservation interest – Trees on both sides of the Carnbane Road, which provide a good ‘entrance/exit’ to the settlement.

Designation RT 04
Local Landscape Policy Area Ravernet River Corridor

A Local Landscape Policy Area is designated as identified on Map No. 15 – Ravernet and Map No. 1 – Lisburn Countryside.
Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – Ravernet River Corridor, millrace and associated vegetation, and including long enclosed views across countryside from the flood plains of the Ravernet River.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Open Space, Sport and Outdoor Recreation**

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

An area of existing open space over one hectare is listed below and identified for information only on Map No. 15 – Ravernet.

- Grassed area and playground at Ravernet Gardens.
STONEYFORD

Development extends along both sides of Stoneyford Road, which runs through the village on a north/west to south/east axis. Four other minor roads meet Stoneyford Road on the western edge of the village where the landscape of the surrounding countryside is characterised by marshy low-lying fields and low, gently undulating hills.

Stoneyford originated as a small linear settlement, situated beside a fording point on a river, which gives the place its name. St John’s Church was established here in the mid-nineteenth century, extending the settlement to the south-east. The construction of the Stoneyford Reservoir greatly changed the character of lands to the south of the settlement, and the reservoir is now an important feature of the village.

Higher ground rising steeply towards the north east and east, leads up to the Belfast escarpment of the Antrim Hills and acts as a scenic backdrop to the village behind the Stoneyford Road. Stoneyford Reservoir and higher ground south of the reservoir perform a similar function to the south west. The Stoneyford River flows through the village from the east to Lough Neagh, and its tree-line banks contribute to the landscape character and setting of the village.

Stonebridge Meadows are included within the village. The Settlement Development Limit has been drawn to prevent ribbon development along Stoneyford Road, Moss Road and Steedstown Road.

Housing

Lands designated as Housing Land Use Policy Areas will be developed in accordance with prevailing regional planning policy and the relevant Plan Proposals including Key Site Requirements where specified.

The following sites are designated as Housing Land Use Policy Areas and are complete at 31 July 2011.

<table>
<thead>
<tr>
<th>Designation SY 02</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Land Use Policy Areas</td>
</tr>
<tr>
<td>Committed Housing Sites - Built</td>
</tr>
</tbody>
</table>

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 16 – Stoneyford.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>SY 02/01</td>
<td>The Beeches Manor, off Stoneyford Road</td>
<td>1.89</td>
</tr>
<tr>
<td>SY 02/02</td>
<td>Stonebridge Meadows Housing Development, off Stoneyford Road</td>
<td>2.73</td>
</tr>
</tbody>
</table>

The following site is designated as a Housing Land Use Policy Area and has extant approval on which development is not started or development is ongoing.
Designation SY 03

Housing Land Use Policy Area
Committed Housing Site
Development Ongoing/Not Started

The following site is designated as a Housing Land Use Policy Area as identified on Map No. 16 – Stoneyford.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>SY 03/01</td>
<td>Barrack Hill Housing and Development and 47a - 51 Stoneyford Road</td>
<td>1.4</td>
</tr>
</tbody>
</table>

The plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.

The following site is designated as a Housing Land Use Policy Area and is uncommitted at 31 July 2011.

Designation SY 04/01

Housing Land Use Policy Area
Land between 64b and 70b Stoneyford Road and The Beeches Manor

1.12 hectares of land between 64b and 70b Stoneyford Road and The Beeches Manor are designated as a Housing Land Use Policy Area as identified on Map No. 16 – Stoneyford.

Key Site Requirement:

- Housing development shall be a minimum gross density of 4 per hectare and a maximum gross density of 6 dwellings per hectare.

Detailed consultation with Rivers Agency, DARD, will be required.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within the site.

A storm sewer pumping station may be required to serve this site.

Natural Environment

Site of Local Nature Conservation Importance

A Site of Local Nature Conservation Importance (SLNCI) is designated in Stoneyford in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

Designation SY 05

Site of Local Nature Conservation Importance
Stoneyford Reservoir

A Site of Local Nature Conservation Importance is designated at Stoneyford Reservoir and identified on Map No. 16 – Stoneyford and Map No. 1 – Lisburn Countryside.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Stoneyford and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.
Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation SY 06**

**Local Landscape Policy Area**
**Stoneyford River and Reservoir**

A Local Landscape Policy Area is designated as identified on Map No. 16 – Stoneyford and Map No. I – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local amenity interest – Stoneyford Reservoir;
- Areas of local nature conservation interest – Part of the Stoneyford River corridor and reservoir; together with associated vegetation and an important area of wetland to the west of the village;
- Listed building and its surroundings – St. John’s Church, built pre-1850;
- Locally significant building and its surroundings - a pre-1830 two storey dwelling, situated on Stoneyford Road.

**Designation SY 07**

**Local Landscape Policy Area**
**Stoneyford River Corridor**

A Local Landscape Policy Area is designated as identified on Map No. 16 – Stoneyford and Map No. I – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – Part of the Stoneyford River corridor to the north of Stoneyford Road, together with associated vegetation.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
UPPER BALLINDERRY

The village of Upper Ballinderry is a small mill village with a prominent church, mill building and estate. The A26 bypasses the village to the east and forms an effective limit to development.

Upper Ballinderry is situated on relatively flat land rising gradually to the east. The village has developed in a linear form on both sides of North Street and is contained by the Glenavy Road to the east and the disused railway line to the north. It is a small settlement that has developed around a crossroads. The original road has been realigned with the more recent Glenavy Road situated to the east of the earlier route. The western approaches to Ballinderry are greatly enhanced by the planting around the Church of Ireland and Oatland Cottage.

Designation UB 01

Settlement Development Limit
Upper Ballinderry

A Settlement Development Limit is designated as identified on Map No. 17 – Upper Ballinderry.

The Settlement Development Limit is designated to take account of the role of the settlement whilst protecting its natural setting. The A26, which bypasses the village on its eastern boundary and the disused railway line on the northern boundary of the village both form effective limits to development. The limit is drawn to prevent further development along the Glenavy Road and the Upper Ballinderry Road, and to prevent encroachment into the countryside. It is designated to take account of land with extant planning permission for housing.

Housing

Land designated as Housing Land Use Policy Areas will be developed in accordance with prevailing regional planning policy and the relevant Plan Proposals including Key Site Requirements where specified.

The following sites are designated as Housing Land Use Policy Areas and are complete at 31 July 2011.

Designation UB 02

Housing Land Use Policy Areas
Committed Housing Sites - Built

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 17 – Upper Ballinderry.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>UB 02/01</td>
<td>15-35 Peel Gardens, off North Street</td>
<td>0.35</td>
</tr>
<tr>
<td>UB 02/02</td>
<td>Oak Manor, off North Street</td>
<td>0.33</td>
</tr>
</tbody>
</table>

The following sites are designated as Housing Land Use Policy Areas and are uncommitted at 31 July 2011.

Zoning UB 03

Housing Land Use Policy Areas
Uncommitted Housing Sites

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 17 – Upper Ballinderry.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>UB 03/01</td>
<td>Site at the rear and south of 1-7 North Street</td>
<td>0.1</td>
</tr>
<tr>
<td>UB 03/02</td>
<td>Land at North Street, south of Oak Manor</td>
<td>0.53</td>
</tr>
</tbody>
</table>
Key Site Requirements are specified for UB 03/02 below.

**Designation UB 3/02**

**Housing Land Use Policy Area**  
**Land at North Street, south of Oak Manor**

0.53 hectares of land at North Street, south of Oak Manor are designated as a Housing Land Use Policy Area as identified on Map No. 17 – Upper Ballinderry.

Key Site Requirements:

- Housing development shall be a minimum gross density of 20 per hectare and a maximum gross density of 25 dwellings per hectare; and
- Access shall be from North Street.

A foul sewer exists on North Street. Pumping may be required to drain to this sewer.

A public storm water sewer exists in North Street. It may not be possible to drain to this by gravity and Northern Ireland Water will not adopt pumping installations in storm drainage systems.

### Natural Environment

#### Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Upper Ballinderry and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

#### Designation UB 04

**Local Landscape Policy Area**  
**North Street**

A Local Landscape Policy Area is designated as identified on Map No. 17 – Upper Ballinderry.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant building and its surroundings – A house at 11 North Street, together with the garden and associated vegetation, including roadside trees.

#### Designation UB 05

**Local Landscape Policy Area**  
**Ballinderry River Corridor**

A Local Landscape Policy Area is designated as identified on Map No. 17 – Upper Ballinderry and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Areas of local nature conservation interest – Part of the Ballinderry River corridor and former parkland beside the Church of Ireland, planted with oak and beech;
- Listed buildings and their surroundings – Upper Ballinderry Church and grounds and Glebe House with associated planting;
- Locally significant buildings and their surroundings – Fruitfield House, Rosevale and Oatland Cottage.

Clarification maps and, for information purposes, further details on the features of these LLPAs are
available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Urban Environment**

**Area of Village Character**

Development Proposals within Areas of Village Character (AVCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

<table>
<thead>
<tr>
<th>Designation UB 06</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area of Village Character</strong></td>
</tr>
<tr>
<td><strong>Upper Ballinderry</strong></td>
</tr>
<tr>
<td>An Area of Village Character is designated in Upper Ballinderry as identified on Map No. 17 – Upper Ballinderry.</td>
</tr>
</tbody>
</table>

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Small Settlements

BALLYAUGHLIS

Designation BYS 01

Settlement Development Limit
Ballyaughlis

A Settlement Development Limit is designated as identified on Map No. 18 – Ballyaughlis.

The Settlement Development Limit is designated to prevent urban sprawl and ribbon development into the surrounding countryside and provide limited small-scale development opportunities reflecting the settlement’s existing scale and role. The limit is also drawn to protect the landscape and visual amenity of the Lagan Valley Regional Park, the Lagan Valley Area of Outstanding Natural Beauty and Castlereagh Slopes Area of High Scenic Value.

Ballyaughlis as a designated settlement within the Lagan Valley Regional Park is identified as a suitable location for the provision of service facilities for visitors to the Lagan Valley Regional Park.
BALLYCARN

**Designation BCN 01**

**Settlement Development Limit**
**Ballycarn**

A Settlement Development Limit is designated as identified on Map No. 19 – Ballycarn.

The Settlement Development Limit is designated to provide development opportunities in line with scale, character and role of the settlement while preventing urban sprawl and ribbon development into the surrounding countryside.
BALLYLESSON

**Designation BLN 01**

**Settlement Development Limit**

**BALLYLESSON**

A Settlement Development Limit is designated as identified on Map No. 20 – BALLYLESSON.

The Settlement Development Limit is designated to provide development opportunities in line with the scale, character and role of the settlement while preventing urban sprawl and ribbon development into the surrounding countryside. It excludes lands of high environmental quality and wildlife value and historically and archaeologically important features. The limit is also drawn to protect the landscape and visual amenity of the Lagan Valley Regional Park, the Lagan Valley Area of Outstanding Natural Beauty and Castlereagh Slopes Area of High Scenic Value.

BALLYLESSON as a designated settlement within the Lagan Valley Regional Park is identified as a suitable location for the provision of service facilities for visitors to the Lagan Valley Regional Park.

**Natural Environment**

**Local Landscape Policy Area**

This Local Landscape Policy Area (LLPA) lies within and adjoining the Settlement Development Limit of BALLYLESSON and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

---

**Designation BLN 02**

**Local Landscape Policy Area**

**BALLYLESSON/Edenderry**

A Local Landscape Policy Area is designated as identified on Map No. 20 – BALLYLESSON and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Archaeological sites and monuments and their surroundings – The Giant’s Ring, a state care henge monument, is situated between Edenderry and BALLYLESSON. It provides a setting for both settlements and also a linkage between them. Also included is a scheduled motte overlooking the Lagan, on a site with mature deciduous trees;

- Area of local nature conservation interest – River Lagan corridor and tributaries with associated vegetation;

- Listed buildings and their surroundings – Holy Trinity Church in BALLYLESSON and Edenderry House, an 18th century house and outbuildings;

- Locally significant buildings and their surroundings – A former school at BALLYLESSON Road that has now been converted to a dwelling;

- Area of local amenity importance – The setting and views provided by the various monuments, buildings and watercourses.

A clarification map and, for information purposes, further details on the features of this LLPA is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Belfast Metropolitan Area Plan 2015
Map No. 20 - Ballylesson

Settlement Development Limit
Local Landscape Policy Area
Area of High Scenic Value
Lagan Valley Regional Park

For Information Only:
Protected Route

For Information Only:
The entire area of this map lies within an Area of Outstanding Natural Beauty - refer to Map No. 3, Volume 1 for full extent

This material is Crown Copyright and is reproduced with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, © Crown copyright and database right, NIMA No. EMOU206.1 (2013)
BALLYNADOLLY

Designation BDY 01

Settlement Development Limit
Ballynadolly

A Settlement Development Limit is designated as identified on Map No. 21 – Ballynadolly.

The Settlement Development Limit is designated to consolidate the existing development, prevent further development along the Glenavy and Killultagh Roads and encroachment into the open countryside. The limit has been to include the primary school on Killultagh Road.

Natural Environment

Site of Local Nature Conservation Importance

A Site of Local Nature Conservation Importance (SLNCI) is designated in Ballynadolly in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

Designation BDY 02

Site of Local Nature Conservation Importance
Glenavy / Killultagh Roads Junction

A Site of Local Nature Conservation Importance is designated at Glenavy / Killultagh Roads Junction and identified on Map No. 21 – Ballynadolly and Map No. 1 – Lisburn Countryside.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Ballynadolly and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation BDY 03

Local Landscape Policy Area
Ballinderry River

A Local Landscape Policy Area is designated as identified on Map No. 21 – Ballynadolly and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Areas of local nature conservation interest – Ballinderry River and associated vegetation, together with a row of visually significant mature beech trees to the rear of the primary school.
### Designation BDY 04

**Local Landscape Policy Area**
**Glenavy Road**

A Local Landscape Policy Area is designated as identified on Map No. 21 – Ballynadolly and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant building and its surroundings – No. 108 Glenavy Road, consisting of a two storey farm house dating from 1850, together with associated vegetation, structure planting and nearby watercourse.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
BALLYSKEAGH

**Designation BH 01**

**Settlement Development Limit**
**Ballyskeagh**

A Settlement Development Limit is designated as identified on Map No. 22 – Ballyskeagh.

The Settlement Development Limit is designated around two existing clusters of housing to facilitate a compact urban form in a sensitive landscape area that is experiencing high pressure for development. It will prevent coalescence between the two nodes, and protect the landscape of the Lagan Valley Regional Park and Lagan Valley Area of Outstanding Natural Beauty.

Ballyskeagh as a designated settlement within the Lagan Valley Regional Park is identified as a suitable location for the provision of service facilities for visitors to the Lagan Valley Regional Park.

**Natural Environment**

**Local Landscape Policy Areas**

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Ballyskeagh and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation BH 02**

**Local Landscape Policy Area**
**Lock Keeper’s House**

A Local Landscape Policy Area is designated as identified on Map No. 22 – Ballyskeagh and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Listed buildings and their surroundings – The Lock Keeper’s House, built circa 1840 and Ballyskeagh Bridge;
- Area of local nature conservation interest – The disused canal and its associated vegetation;
- Archaeological site and its surroundings – Site of an enclosure, probably a rath, situated to the west of the Lock Keeper’s House;
- Area of local amenity importance – The views and settings of the buildings, together with associated vegetation.

**Designation BH 03**

**Local Landscape Policy Area**
**Ballyskeagh Road**

A Local Landscape Policy Area is designated as identified on Map No. 22 – Ballyskeagh and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant building and its surroundings – A two storey farm house on Ballyskeagh Road, dating from the 1830s.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
BOARDMILLS

Designation BS 01
Settlement Development Limit
Boardmills

A Settlement Development Limit is designated as identified on Map No. 23 – Boardmills.

The Settlement Development Limit is designated to consolidate the existing development and provide opportunities for further growth in line with the scale, character and role of the settlement. The limit also takes into account the need to protect the setting of the Rath and the Windmill Stump to the north and prevent further development along the three main roads.

Natural Environment

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Boardmills and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation BS 02
Local Landscape Policy Area
Windmill

A Local Landscape Policy Area is designated as identified on Map No. 23 – Boardmills and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed:

- Locally significant building and its surroundings – A windmill, dating from 1813, situated on a drumlin;
- Area of local amenity importance with local nature conservation interest – the location of the windmill and its associated vegetation, including a nearby stream, make an important contribution to the setting of the settlement;
- Archaeological site and its surroundings – The remains of a rath.

Designation BS 03
Local Landscape Policy Area
Creevy Road

A Local Landscape Policy Area is designated as identified on Map No. 23 – Boardmills.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Locally significant building and its surroundings – A manse dating from 1860, together with its setting and associated vegetation.

Designation BS 04
Local Landscape Policy Area
Creevy Road/Drennan Road

A Local Landscape Policy Area is designated as identified on Map No. 23 – Boardmills and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Locally significant buildings and their surroundings – Second Boardmills
Presbyterian Church built circa 1830, a two storey farmhouse along Drennan Road and a late 18th century stone bridge;

- Area of local nature conservation interest – A stream and its associated vegetation also contribute to the setting of the settlement.

**Designation BS 05**

**Local Landscape Policy Area**

**Drennan Road**

A Local Landscape Policy Area is designated as identified on Map No. 23 – Boardmills.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant buildings and their surroundings – A farmhouse and outbuildings built around 1830, together with associated vegetation.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
CARR

**Designation CR 01**

Settlement Development Limit
Carr

A Settlement Development Limit is designated as identified on Map No. 24 – Carr.

The Settlement Development Limit is designated to consolidate the existing built form in the two clusters, and allow limited opportunities for development, which will prevent the spread of development into prominent and open countryside.
DRUMLOUGH

<table>
<thead>
<tr>
<th>Designation DLH 01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td>Drumlough</td>
</tr>
</tbody>
</table>

A Settlement Development Limit is designated as identified on Map No. 25 – Drumlough.

The Settlement Development Limit is designated to reflect the existing built form and allow limited opportunities for development, which will have minimal impact on the visual amenity of the surrounding rural area and exclude lands of environmental quality and wildlife value.

**Natural Environment**

**Local Landscape Policy Areas**

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Drumlough and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

<table>
<thead>
<tr>
<th>Designation DLH 02</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Rafferty’s Hill</td>
</tr>
</tbody>
</table>

A Local Landscape Policy Area is designated as identified on Map No. 25 – Drumlough and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Locally significant buildings and their surroundings – Drumlough Presbyterian Church and Manse, Rose Cottage (pre-1830), and an Orange Hall built in 1907. The associated vegetation and surroundings of these buildings contribute to the setting of the settlement;
- Area of local nature conservation interest – Watercourse and associated vegetation.

<table>
<thead>
<tr>
<th>Designation DLH 03</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Drumaknockan Road</td>
</tr>
</tbody>
</table>

A Local Landscape Policy Area is designated as identified on Map No. 25 – Drumlough and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Locally significant buildings and their surroundings – A group of quality farm buildings dating from the 1830s, together with their setting;
- Area of local nature conservation interest – Watercourse and associated vegetation.
**Designation DLH 04**

Local Landscape Policy Area  
Dromara Road

A Local Landscape Policy Area is designated as identified on Map No. 25 – Drumlough and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – Watercourse and associated vegetation.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
DRUMLOUGH ROAD

Designation DHR 01
Settlement Development Limit
Drumlough Road

A Settlement Development Limit is designated as identified on Map No. 26 – Drumlough Road.

The Settlement Development Limit is designated to provide development opportunities in line with the scale, character and role of this settlement and to prevent further ribbon development along the Drumlough and Clogher Roads, and urban encroachment into the surrounding countryside.
DUNDROD

**Designation DD 01**

**Settlement Development Limit Dundrod**

A Settlement Development Limit is designated as identified on Map No. 27 – Dundrod.

The Settlement Development Limit is designated to consolidate the existing development, include existing commitments and prevent ribboning along the Dundrod Road and the Leathemstown Road, which are Protected Routes. It will also prevent urban encroachment into the surrounding countryside, and excludes lands of high environmental quality and wildlife value.

**Natural Environment**

**Local Landscape Policy Area**

This Local Landscape Policy Area (LLPA) lies within and adjoining the Settlement Development Limit of Dundrod and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation DD 02**

**Local Landscape Policy Area Dundrod**

A Local Landscape Policy Area is designated as identified on Map No. 27 – Dundrod and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Listed buildings and their surroundings – Dundrod Presbyterian Church and the former Dundrod National Agricultural School (now used as a church hall), together with their settings, views and associated vegetation;

- Locally significant buildings and their surroundings – A manse built in 1850, a pre-1830 group of farm buildings, and an Orange Hall built in 1937, together with their settings and associated vegetation;

- Area of local nature conservation interest – Cooper’s Water and associated vegetation.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
DUNEIGHT

**Designation DT 01**

Settlement Development Limit
Duneight

A Settlement Development Limit is designated as identified on Map No. 28 – Duneight.

The Settlement Development Limit is designated to consolidate existing development and provide settlement infill opportunities. The limit is drawn to prevent further development along the Limehill Road and Ballynahinch Road, and the encroachment of development into the open countryside.

**Natural Environment**

**Local Landscape Policy Areas**

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Duneight and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation DT 02**

Local Landscape Policy Area
Ballynahinch Road

A Local Landscape Policy Area is designated as identified on Map No. 28 – Duneight and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed:

- Archaeological sites and monuments and their surroundings – Todd’s Grove Rath, an early Christian Rath adapted into a 13th century motte and bailey, together with its setting in a heavily treed field, with views from the Rath extending over the Ravernet River valley;
- Locally significant buildings and their surroundings – Duneight Orange Hall (1904), a pre-1830 farm, and early to mid 20th century dwellings situated in substantial plots of land, together with views and associated vegetation.

**Designation DT 03**

Local Landscape Policy Area
Limehill Road

A Local Landscape Policy Area is designated as identified on Map No. 28 – Duneight.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Locally significant buildings and their surroundings – Early 20th century dwellings, together with views and associated vegetation.

**Designation DT 04**

Local Landscape Policy Area
Between Ballynahinch Road and Limehill Road

A Local Landscape Policy Area is designated as identified on Map No. 28 – Duneight.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:
• Locally significant buildings and their surroundings – A manse and houses built in 1930s and 1940s, together with associated vegetation;

• Area of local nature conservation interest – Watercourse and associated vegetation.

### Designation DT 05

**Local Landscape Policy Area
Junction of Ballynahinch Road and Limehill Road**

A Local Landscape Policy Area is designated as identified on Map No. 28 – Duneight and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Locally significant buildings and their surroundings – Farm groups and a corn mill dating from the early 19th century, together with associated vegetation.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
EDENDERRY

Designation EY 01
Settlement Development Limit
Edenderry

A Settlement Development Limit is designated as identified on Map No. 29 – Edenderry.

The Settlement Development Limit is designated to retain a compact form while including redevelopment of the St. Ellen’s Industrial Estate mill buildings. The limit is drawn to protect the landscape and visual amenity of the Lagan Valley Regional Park and the Lagan Valley Area of Outstanding Natural Beauty. It excludes lands of high environmental quality and wildlife value, together with features that are historically and archaeologically important.

Edenderry as a designated settlement within the Lagan Valley Regional Park is identified as a suitable location for the provision of service facilities for visitors to the Lagan Valley Regional Park.

Natural Environment

Site of Local Nature Conservation Importance

A Site of Local Nature Conservation Importance (SLNCI) is designated in Edenderry in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

Designation EY 02
Site of Local Nature Conservation Importance
Edenderry to Giant’s Ring

A Site of Local Nature Conservation Importance is designated at Edenderry to the Giant’s Ring and identified on Map No. 29 – Edenderry and Map No. 1 – Lisburn Countryside.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Local Landscape Policy Area

Ballylesson/Edenderry LLPA

This LLPA (Ref. BLN 02) adjoins the Settlement Development Limit of Edenderry (for details see Ballylesson and Map No. 20).

Urban Environment

Area of Village Character

Development Proposals within Areas of Village Character (AVCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Designation EY 03
Area of Village Character
Edenderry

An Area of Village Character is designated in Edenderry as identified on Map No. 29 – Edenderry.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
BLN 02
See Ballylesson Proposals

EY 02
See Belfast City Countryside Proposals

Map No. 29 - Edenderry

For Information Only:
Archaeological Site and Monument (Scheduled)

Lagan Valley Regional Park Policies apply to the full extent of this map, including inside the Settlement Development Limit. Refer to Map No. 1 - Lisburn Countryside for details and Map No. 3, Volume 1, for full extent.

The entire area of this map lies within an Area of Outstanding Natural Beauty - refer to Map No. 3, Volume 1, for full extent.
FEUMORE

Designation FE 01
Settlement Development Limit
Feumore

A Settlement Development Limit is designated as identified on Map No. 30 – Feumore.

The Settlement Development Limit is designated to reflect the linear built form of the small settlement, and the extensions of development along the Feumore Road and the Shore Road. The limit provides some infill opportunities that will consolidate the settlement form and restrict the ribboning of development along the two roads. It is also drawn to prevent the encroachment of further development into this environmentally sensitive area, which is in Portmore Lough Area of High Scenic Value, and is in close proximity to Lough Neagh and Lough Beg Ramsar site, and Lough Neagh ASSI.

Natural Environment

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Feumore and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation FE 02
Local Landscape Policy Area
Shore Road

A Local Landscape Policy Area is designated as identified on Map No. 30 – Feumore and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- An area of local amenity importance – An area of open space contributing to the setting of the settlement;
- Locally significant buildings and their surroundings – 1920s cottages.

Designation FE 03
Local Landscape Policy Area
Feumore Road

A Local Landscape Policy Area is designated as identified on Map No. 30 – Feumore and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant buildings and their surroundings – Two storey farmhouse with single storey outbuildings, built around 1830, and pre-1860 outbuildings and orchard situated on the opposite side of the road.
Designation FE 04

Local Landscape Policy Area
Feumore Road

A Local Landscape Policy Area is designated as identified on Map No. 30 – Feumore and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Locally significant buildings and their surroundings – An early 20th century church, Feumore Mass Centre and its setting.

Designation FE 05

Local Landscape Policy Area
Feumore Road

A Local Landscape Policy Area is designated as identified on Map No. 30 – Feumore.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Locally significant buildings and their surroundings – Three 1930 dwellings and their settings.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Area of High Scenic Value Policy applies to the full extent of this map, including inside the Settlement Development Limit. Refer to Map No. 1 - Lisburn Countryside for full extent.
HALFPENNY GATE

**Designation HE 01**

Settlement Development Limit
Halfpenny Gate

A Settlement Development Limit is designated as identified on Map No. 31 – Halfpenny Gate.

The Settlement Development Limit is designated to facilitate limited infill development and prevent coalescence with Upper Broomhedge. It excludes land of high environmental quality and wildlife value.

**Natural Environment**

**Local Landscape Policy Areas**

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Halfpenny Gate and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation HE 02**

Local Landscape Policy Area
River Corridor and Mill Race

A Local Landscape Policy Area is designated as identified on Map No. 31 – Halfpenny Gate and Map No. I – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – River corridor and mill race with associated vegetation.

**Designation HE 03**

Local Landscape Policy Area
Halfpenny Gate Road

A Local Landscape Policy Area is designated as identified on Map No. 31 – Halfpenny Gate.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant building and its surroundings – Orange Hall, built in 1910, together with its frontage and railings.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
HALFTOWN

Designation HTN 01
Settlement Development Limit
Halftown

A Settlement Development Limit is designated as identified on Map No. 32 – Halftown.

The Settlement Development Limit is designated to consolidate the settlement form and prevent further spread along the Halftown Road. The limit extends around Florence Court, Coronation Gardens, and Coronation Court with Halftown Road forming the western limit.

Natural Environment

Local Landscape Policy Area

This Local Landscape Policy Area (LLPA) lies within the Settlement Development Limit of Halftown and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation HTN 02
Local Landscape Policy Area
Halftown Road

A Local Landscape Policy Area is designated as identified on Map No. 32 – Halftown.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant building and its surroundings – An 18th century cottage and its setting.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Belfast Metropolitan Area Plan 2015
Map No. 32 - Halftown

Settlement Development Limit
Local Landscape Policy Area
Strategic Land Reserve of Regional Importance
(Designation LN 08 - see Lisburn Countryside Proposals)
HILLHALL

Designation HL 01

Settlement Development Limit
Hillhall

A Settlement Development Limit is designated as identified on Map No. 33 – Hillhall.

The Settlement Development Limit is designated around two clusters of development to ensure a compact form and restrict further spread along Hillhall Road and Orr’s Lane. The Settlement Development Limit is drawn to protect the landscape and the visual amenity of the Lagan Valley Regional Park, the Lagan Valley Area of Outstanding Natural Beauty, and Castlereagh Slopes Area of High Scenic Value.

Hillhall as a designated settlement within the Lagan Valley Regional Park is identified as a suitable location for the provision of service facilities for visitors to the Lagan Valley Regional Park.

Natural Environment

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within the Settlement Development Limit of Hillhall and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation HL 02

Local Landscape Policy Area
Hillhall Road

A Local Landscape Policy Area is designated as identified on Map No. 33 – Hillhall.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

• Area of local nature conservation interest – A row of visually significant mature lime trees fronting onto the Hillhall Road;
• Listed building and its surroundings – Hillhall Presbyterian Church, together with the church grounds and graveyard;
• Locally significant building and its surroundings – Orange Hall fronting onto Church Lane.

Designation HL 03

Local Landscape Policy Area
Hillhall Road

A Local Landscape Policy Area is designated as identified on Map No. 33 – Hillhall.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Locally significant building and its surroundings – Two storey Victorian house with period railings.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
**KESH BRIDGE**

**Designation KE 01**

**Settlement Development Limit**
Kesh Bridge

A Settlement Development Limit is designated as identified on Map No. 34 – Kesh Bridge.

The Settlement Development Limit is designated to consolidate the existing development. It includes small development opportunities, prevents further ribboning along Trench Road and urban sprawl encroaching into the open countryside.

**Natural Environment**

**Local Landscape Policy Area**

This Local Landscape Policy Area (LLPA) lies within the Settlement Development Limit of Keshbridge and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation KE 02**

**Local Landscape Policy Area**
Kesh Road

A Local Landscape Policy Area is designated as identified on Map No. 34 – Kesh Bridge.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant building and its surroundings – Priesthill Methodist Church and hall.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
**LAMBEG**

<table>
<thead>
<tr>
<th>Designation LG 01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td>Lambeg</td>
</tr>
</tbody>
</table>

A Settlement Development Limit is designated as identified on Map No. 35 – Lambeg.

The Settlement Development Limit is designated to provide infill opportunities that will not impact on the scale, character and role of this linear settlement. The need to prevent ribbon development along the Church Road and River Road, and protect the riverside setting, has also been taken into account. The limit is drawn to protect the landscape and visual amenity of the Lagan Valley Regional Park and the Lagan Valley Area of Outstanding Natural Beauty.

Lambeg as a designated settlement within the Lagan Valley Regional Park is identified as a suitable location for the provision of service facilities for visitors to the Lagan Valley Regional Park.

**Natural Environment**

**Local Landscape Policy Areas**

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Lambeg and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

---

**Designation LG 02**

**Local Landscape Policy Area**

**Lagan Corridor**

A Local Landscape Policy Area is designated as identified on Map No. 35 – Lambeg and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Areas of local nature conservation interest – River Lagan and tributaries, together with associated vegetation and areas of woodland;
- Listed buildings and their surroundings – Lambeg Parish Church, with associated mausoleums, Wolfenden Tomb and Barbour Tomb, also dwellings at 27 and 29 Church Hill and Chrome Hill House and its setting.

**Designation LG 03**

**Local Landscape Policy Area**

**Aberdelghy Golf Course**

A Local Landscape Policy Area is designated as identified on Map No. 35 – Lambeg and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – Aberdelghy Golf Course.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Urban Environment

Area of Village Character

Development Proposals within Areas of Village Character (AVCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Designation LG 04

<table>
<thead>
<tr>
<th>Area of Village Character</th>
<th>Lambeg</th>
</tr>
</thead>
<tbody>
<tr>
<td>An Area of Village Character is designated in Lambeg as identified on Map No. 35 – Lambeg.</td>
<td></td>
</tr>
</tbody>
</table>

A clarification map is available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Lagan Valley Regional Park Policies apply to the full extent of this map, including inside the Settlement Development Limit - refer to Map No. 1 - Lisburn Countryside for details and Map No. 3, Volume 1, for full extent.

The entire area of this map lies within an Area of Outstanding Natural Beauty - refer to Map No. 3, Volume 1, for full extent.

See Lisburn Countryside Proposals for SLNCI Designation LN 01/39

For Information Only:

Archaeological Site and Monument (Unscheduled)
LEGACURY

**Designation LY 01**

Settlement Development Limit
Legacurry

A Settlement Development Limit is designated as identified on Map No. 36 – Legacurry.

The Settlement Development Limit is designated to provide development opportunities in line with the scale, character and role of this linear settlement while preventing ribbon development along the Ballynahinch and Comber Roads and urban sprawl encroaching into the surrounding countryside. It excludes lands of high environmental quality and wildlife value.

**Natural Environment**

**Local Landscape Policy Areas**

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Legacurry and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation LY 02**

Local Landscape Policy Area
Ravernet River Corridor

A Local Landscape Policy Area is designated as identified on Map No. 36 – Legacurry and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed:

- Area of local nature conservation interest – Ravernet River and its tributaries, together with the flood plain and associated vegetation;
- Area of local amenity importance – Attractive views of Legacurry Presbyterian Church and Legacurry Primary School.

**Designation LY 03**

Local Landscape Policy Area
Ballynahinch Road

A Local Landscape Policy Area is designated as identified on Map No. 36 – Legacurry and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed:

- Locally significant building and its surroundings – Legacurry Presbyterian Church, built in 1848;
- Area of local amenity importance – Visually significant belt of trees fronting onto Comber Road.

**Designation LY 04**

Local Landscape Policy Area
Ballynahinch Road

A Local Landscape Policy Area is designated as identified on Map No. 36 – Legacurry and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed:

- Locally significant building and its surroundings – Legacurry Primary School, built in 1925.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
LONG KESH

Designation LH 01

Settlement Development Limit
Long Kesh

A Settlement Development Limit is designated as identified on Map No. 37 – Long Kesh.

The Settlement Development Limit is designated to provide infill opportunities in line with the scale, character and role of this linear settlement, while preventing further ribbon development along the Gravelhill Road and coalescence between Long Kesh and Lurganure.

Natural Environment

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Long Kesh and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation LH 02

Local Landscape Policy Area
Long Kesh / Lower Broomhedge / Lurganure

A Local Landscape Policy Area is designated as identified on Map No. 37 – Long Kesh and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Locally significant building and its surroundings – Masonic Hall.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Designation LH 03

Local Landscape Policy Area
Church, Kesh Road

A Local Landscape Policy Area is designated as identified on Map No. 37 – Long Kesh and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant buildings and their surroundings – Maze Presbyterian Church, together with adjacent church halls and manse, and associated vegetation.

Designation LH 04

Local Landscape Policy Area
Masonic Hall, Kesh Road

A Local Landscape Policy Area is designated as identified on Map No. 37 – Long Kesh.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Locally significant building and its surroundings – Masonic Hall.

- Area of local amenity importance – The Down Royal Race Course and the Down Royal Golf Course;

- Area of local nature conservation interest – Lagan corridor and associated vegetation.
LOWER BROOMHEDGE

**Designation LBE 01**

**Settlement Development Limit Lower Broomhedge**

A Settlement Development Limit is designated as identified on Map No. 38 – Lower Broomhedge.

The Settlement Development Limit is designated to provide infill opportunities in line with the scale, character and role of the settlement. It has also been drawn in order to stop further ribbon development along the Lurganure Road and prevent coalescence with the Lurganure and Halfpenny Gate settlements.

**Natural Environment**

**Local Landscape Policy Area**

This Local Landscape Policy Area (LLPA) lies within and adjoining the Settlement Development Limit of Lower Broomhedge and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation LBE 02**

**Local Landscape Policy Area Lurganure Road**

A Local Landscape Policy Area is designated as identified on Map No. 38 – Lower Broomhedge and Map No. I – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Listed buildings and their surroundings – St. Matthew’s Church built in 1850, including the graveyard and rectory, and associated views.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Long Kesh/Lower Broomhedge/Lurganure LLPA**

This LLPA (Ref. LH 02) adjoins the Settlement Development Limit of Lower Broomhedge and Lurganure (for details see Long Kesh Proposals).
Belfast Metropolitan Area Plan 2015
Map No. 38 - Lower Broomhedge

Settlement Development Limit
Local Landscape Policy Area

For Information Only:
Protected Route

See Long Kesh Proposals

This material is Crown Copyright and is reproduced with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, © Crown copyright and database right, NIMA No. EMOU206.1 (2013)
LURGANURE

**Designation LE 01**

**Settlement Development Limit Lurganure**

A Settlement Development Limit is designated as identified on Map No. 39 – Lurganure.

The Settlement Development Limit is designated to consolidate existing development and to prevent further spread along the Gravelhill Road, in order to avoid coalescence between Long Kesh and Lurganure.

**Natural Environment**

**Local Landscape Policy Area**

This Local Landscape Policy Area (LLPA) lies within and adjoining the Settlement Development Limit of Lurganure and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation LE 02**

**Local Landscape Policy Area Lurganure**

A Local Landscape Policy Area is designated as identified on Map No. 39 – Lurganure.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Locally significant building and its surroundings – A house situated at 12 Gravelhill Road.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Long Kesh/Lower Broomhedge/Lurganure LLPA**

This LLPA (Ref. LH 02) adjoins the Settlement Development Limits of Lurganure and Lower Broomhedge (for details see Long Kesh Proposals).
LURGANVILLE

Designation LVE 01

Settlement Development Limit
Lurganville

A Settlement Development Limit is designated as identified on Map No. 40 – Lurganville.

The Settlement Development Limit is designated to consolidate the existing settlement form and provide limited infill opportunities appropriate to the scale, character and role of the settlement. The need to prevent urban sprawl encroaching into the surrounding countryside has also been taken into account.

Natural Environment

Local Landscape Policy Area

This Local Landscape Policy Area (LLPA) lies within and adjoining the Settlement Development Limit of Lurganville and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation LVE 02

Local Landscape Policy Area
Lurganville

A Local Landscape Policy Area is designated as identified on Map No. 40 – Lurganville and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or characteristic of this area includes those listed below:

- Listed building and its surroundings – St. Colman’s Church and its setting;
- Locally significant building and its surroundings – The Parochial House forms part of the landform associated with the setting of the church and graveyard.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
LURGILL

**Designation LL 01**

<table>
<thead>
<tr>
<th>Settlement Development Limit</th>
<th>Lurgill</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Settlement Development Limit is designated as identified on Map No. 41 – Lurgill.</td>
<td></td>
</tr>
</tbody>
</table>

The Settlement Development Limit is designated to consolidate the existing settlement form. The need to prevent encroachment onto the prominent and open land to the east and the northern side of Station Road has also been taken into account.
MAGHERACONLUCE

Designation ME 01

Settlement Development Limit
Magheraconluce

A Settlement Development Limit is designated as identified on Map No. 42 – Magheraconluce.

The Settlement Development Limit is designated to provide infill opportunities in line with the scale, character and role of this settlement and includes existing commitments. The need to prevent urban sprawl from encroaching into the open countryside has also been taken into account.

Natural Environment

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Magheraconluce and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation ME 02

Local Landscape Policy Area
Magheraconluce Road

A Local Landscape Policy Area is designated as identified on Map No. 42 – Magheraconluce and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Locally significant building and its surroundings – Mid-20th century rural cottage with outbuildings;
• Area of local nature conservation interest – A watercourse with associated vegetation.

Designation ME 03

Local Landscape Policy Area
Rear of properties on Magheraconluce Road

A Local Landscape Policy Area is designated as identified on Map No. 42 – Magheraconluce.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Area of local nature conservation interest – A watercourse with a visually significant line of trees.

Designation ME 04

Local Landscape Policy Area
East of Magheraconluce

A Local Landscape Policy Area is designated as identified on Map No. 42 – Magheraconluce and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Area of local nature conservation interest – A watercourse with associated vegetation.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
MORNINGSIDE

**Designation MS 01**

**Settlement Development Limit**
**Morningside**

A Settlement Development Limit is designated as identified on Map No. 43 – Morningside.

The Settlement Development Limit is designated to consolidate the existing development. The need to prevent further development along the Ballynahinch Road and Limehill Road has also been taken into account.

**Natural Environment**

**Local Landscape Policy Area**

This Local Landscape Policy Area (LLPA) lies within the Settlement Development Limit of Morningside and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

---

**Designation MS 02**

**Local Landscape Policy Area**
**Ballynahinch Road**

A Local Landscape Policy Area is designated as identified on Map No. 43 – Morningside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:

- Locally significant buildings and their surroundings – Several 1930s/1940s houses situated in distinctive long plots of land.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
The Settlement Development Limit is designated to retain the settlement’s compact form, and to protect the settings of listed buildings. The limit also reflects the need to protect the landscape and visual amenity of the Lagan Valley Regional Park, the Lagan Valley Area of Outstanding Natural Beauty and the Castlereagh Slopes Area of High Scenic Value.

Natural Environment

Site of Local Nature Conservation Importance

A Site of Local Nature Conservation Importance (SLNCI) adjoining the Settlement Development Limit of Purdysburn is designated in accordance with PPS 2: Natural Heritage. SLNCIs are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

Purdy’s Burn (Geodiversity)

A portion of this SLNCI (Ref. MCH 32/14), which is designated in Castlereagh District Proposals – Volume 5, also falls within Lisburn District and adjoins the Settlement Development Limit of Purdysburn.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Local Landscape Policy Area

This Local Landscape Policy Area (LLPA) lies within and adjoining the Settlement Development Limit of Purdysburn and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation PN 02

Local Landscape Policy Area
Purdysburn

A Local Landscape Policy Area is designated as identified on Map No. 44 – Purdysburn and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local amenity importance – Purdysburn Demesne, a Historic Park and Garden which was associated with the now demolished Purdysburn House. Hydebank Wood and Purdy’s Burn River corridor and associated vegetation, which together provide the settlement with a distinctive landscape setting;
- Listed building and its surroundings – Former school house in a treed setting;
- Locally significant buildings and their surroundings – A group of farm buildings on the Ballycoan Road.

A portion of this LLPA also falls within Castlereagh District.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Urban Environment

Area of Village Character

Development Proposals within Areas of Village Character (AVCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

<table>
<thead>
<tr>
<th>Designation PN 03</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of Village Character Purdysburn</td>
</tr>
</tbody>
</table>

An Area of Village Character is designated in Purdysburn as identified on Map No. 44 – Purdysburn.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
ST. JAMES

Designation SS 01

Settlement Development Limit
St. James

A Settlement Development Limit is designated as identified on Map No. 45 – St. James.

The Settlement Development Limit is designated to provide infill opportunities in line with the scale, character and role of the settlement, while preventing further development along St. James Road, Lany Road and Moira Road. The limit allows for additional development opportunities behind the existing St. James Road frontage, and incorporates the primary school south of Lany Road.

Natural Environment

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of St. James and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation SS 02

Local Landscape Policy Area
Lany Road

A Local Landscape Policy Area is designated as identified on Map No. 45 – St. James.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Area of local nature conservation interest – Beech and alder woodland.

Designation SS 03

Local Landscape Policy Area
Lany Road

A Local Landscape Policy Area is designated as identified on Map No. 45 – St. James and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Listed and locally significant buildings and their surroundings – St. James’s Church of Ireland dating from 1840 and the Old Primary School dating from 1843.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
### THE TEMPLE

**Designation TE 01**

**Settlement Development Limit**

**The Temple**

A Settlement Development Limit is designated as identified on Map No. 46 – The Temple.

The Settlement Development Limit is designated to consolidate the existing built form and prevent further development along the Carryduff Road and Saintfield Road. The Settlement Development Limit includes The Temple Shopping Complex.
Belfast Metropolitan Area Plan 2015
Map No. 46 - The Temple

Settlement Development Limit

For Information Only:
Protected Route
TULLYNACROSS

Designation TS 01
Settlement Development Limit
Tulllynacross

A Settlement Development Limit is designated as identified on Map No. 47 – Tulllynacross.

The Settlement Development Limit is designated around two existing clusters of development to facilitate a compact form, maintain the distinction of the two nodes and prevent further development along Tulllynacross Road. The limit is also drawn to protect the landscape and visual amenity of the Lagan Valley Regional Park and the Lagan Valley Area of Outstanding Natural Beauty.

Tulllynacross as a designated settlement within the Lagan Valley Regional Park is identified as a suitable location for the provision of service facilities for visitors to the Lagan Valley Regional Park.

Natural Environment

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Tulllynacross and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation TS 02
Local Landscape Policy Area
River and Canal

A Local Landscape Policy Area is designated as identified on Map No. 47 – Tulllynacross and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Area of local nature conservation interest – River Lagan and tributaries, together with associated belts of woodland;
- Archaeological sites and monuments and their surroundings – The Lagan Navigation – a scheduled monument.

Designation TS 03
Local Landscape Policy Area
Tulllynacross Road

A Local Landscape Policy Area is designated as identified on Map No. 47 – Tulllynacross.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

- Listed building and its surroundings – Lambeg Old National School (1849) which is now converted to a dwelling.

Clarification maps and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Belfast Metropolitan Area Plan 2015
Map No. 47 - Tullynacross

- Settlement Development Limit
- Local Landscape Policy Area
- Lagan Valley Regional Park
- Site of Local Nature Conservation Importance

The entire area of this map lies within an Area of Outstanding Natural Beauty - refer to Map No. 3, Volume 1, for full extent.

See Lisburn Countryside Proposals for SLNCI Designations LN 01/38 & LN 01/39

Part 4 Volume 3
UPPER BROOMHEDGE

Designation UBE 01
Settlement Development Limit
Upper Broomhedge

A Settlement Development Limit is designated as identified on Map No. 48 – Upper Broomhedge.

The Settlement Development Limit is designated to provide development opportunities in line with the scale, character and role of the settlement while preventing urban sprawl and coalescence with Halfpenny Gate. It excludes lands of high environmental quality and wildlife value.

Natural Environment

Local Landscape Policy Areas
These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Upper Broomhedge and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development within LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation UBE 02
Local Landscape Policy Area
Halfpennygate Road

A Local Landscape Policy Area is designated as identified on Map No. 48 – Upper Broomhedge.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Listed building and its surroundings – A thatched cottage dating from the late 18th century.

Designation UBE 03
Local Landscape Policy Area
East of Upper Broomhedge

A Local Landscape Policy Area is designated as identified on Map No. 48 – Upper Broomhedge and Map No. 1 – Lisburn Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:

• Area of local nature conservation interest
  – An area of mixed species woodland - the remnants of a former plant nursery.

Clarification maps and, for information purposes, further details on the features of these LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Belfast Metropolitan Area Plan 2015
Map No. 48 - Upper Broomhedge

Settlement Development Limit

Local Landscape Policy Area

For Information Only:

Archaeological Site and Monument (Unscheduled)
Countryside

Lisburn City Council area contains a particularly diverse range of landscapes, ranging from prominent upland areas such as the Belfast Hills, to the shores of Lough Neagh, and the Lagan Valley Regional Park. The steep summits of the Antrim Plateau dominate the landscape setting to the north of Lisburn, as the plateau descends gradually towards the shores of Lough Neagh to the west, and the Lagan Valley to the south. The Lagan Valley Regional Park lies to the east of Lisburn, and to the west, the Lagan flows within a broader valley that contains areas of extensive flat arable farmland, and several small settlements. Further to the east of the District, the Castlereagh Plateau forms a ridge enclosing Belfast.

There are several areas of international and national nature conservation importance in Lisburn District, many of which are located along the portion of Lough Neagh shoreline situated within Lisburn City Council area.

Aspects of rural economy are considered under Agriculture, Forestry and Fishing in the Countryside and Coast section of Part 3, Volume 1 of the Plan.

Regional Policy Context

In recognising that the environment is one of Northern Ireland’s most important assets, the RDS under RG 11, seeks to conserve, protect and, where possible, enhance our built heritage and our natural environment.

Aims to achieve this as outlined in the RDS include the following:

- Sustain and enhance biodiversity;
- Protect and manage important geological and geomorphological features;
- Protect, enhance and manage the coast;
- Recognise and promote the conservation of local identity and distinctive landscape character;
- Conserve, protect and where possible enhance areas recognised for their landscape quality; and
- Protect designated areas of countryside from inappropriate development (either directly or indirectly) and continue to assess areas for designation.

The Department’s regional planning policies for the protection of conservation interests are currently set out in PPS 2: Natural Heritage, PPS 6: Planning, Archaeology and the Built Heritage and PPS 6 (Addendum): Areas of Townscape Character.

Other Departmental regional planning policies in relation to the environment, including protection of rural landscapes, assessment of environmental effects of proposals and Areas of Outstanding Natural Beauty (AONB), are set out in PPS 21: Sustainable Development in the Countryside and A Planning Strategy for Rural Northern Ireland.

Natural Environment

Areas of International and National Nature Conservation Importance

A number of areas of international and national nature conservation importance are located within the countryside in Lisburn City Council area. They comprise the following:

- Part of Lough Neagh and Lough Beg Ramsar Site;
- Part of Lough Neagh and Lough Beg Special Protection Area (SPA);
- Ballynanaghten Area of Special Scientific Interest (ASSI);
- Leathemstown Area of Special Scientific Interest (ASSI);
- Part of Lough Neagh Area of Special Scientific Interest (ASSI);
• Part of Portmore Lough Area of Special Scientific Interest (ASSI);
• Slievenacloy Area of Special Scientific Interest (ASSI);
• Part of Lough Neagh Area of Scientific Interest (ASI); and
• Belshaw’s Quarry National Nature Reserve (NNR).

These areas of international and national nature conservation importance are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1).

A major part of both the Lagan Valley Area of Outstanding Natural Beauty (AONB) and the Lagan Valley Regional Park are also located within the District.

Development proposals within or adjoining these areas will be considered in accordance with prevailing regional planning policy as set out in PPS 2: Natural Heritage.

### Sites of Local Nature Conservation Importance

SLNCIs are designated in accordance with PPS 2: Natural Heritage. Sites are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

#### Designation LN 01

<table>
<thead>
<tr>
<th>Sites of Local Nature Conservation Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 1 - Lisburn Countryside.</td>
</tr>
<tr>
<td>LN 01/01</td>
</tr>
<tr>
<td>LN 01/02</td>
</tr>
<tr>
<td>LN 01/03</td>
</tr>
<tr>
<td>LN 01/04</td>
</tr>
<tr>
<td>LN 01/05</td>
</tr>
<tr>
<td>LN 01/06</td>
</tr>
<tr>
<td>LN 01/07</td>
</tr>
<tr>
<td>LN 01/08</td>
</tr>
<tr>
<td>LN 01/09</td>
</tr>
<tr>
<td>LN 01/10</td>
</tr>
<tr>
<td>LN 01/11</td>
</tr>
<tr>
<td>LN 01/12</td>
</tr>
<tr>
<td>LN 01/13</td>
</tr>
<tr>
<td>LN 01/14</td>
</tr>
<tr>
<td>LN 01/15</td>
</tr>
<tr>
<td>LN 01/16</td>
</tr>
<tr>
<td>LN 01/17</td>
</tr>
<tr>
<td>LN 01/18</td>
</tr>
<tr>
<td>LN 01/19</td>
</tr>
<tr>
<td>LN 01/20</td>
</tr>
<tr>
<td>LN 01/21</td>
</tr>
<tr>
<td>LN 01/22</td>
</tr>
<tr>
<td>LN 01/23</td>
</tr>
<tr>
<td>LN 01/24</td>
</tr>
<tr>
<td>LN 01/25</td>
</tr>
<tr>
<td>LN 01/26</td>
</tr>
<tr>
<td>LN 01/27</td>
</tr>
</tbody>
</table>
LN 01/28    Drumlough Fen  
LN 01/29    Dumb and Bow Lough  
LN 01/30    Farrell’s Fort  
LN 01/31    Glebe Road Carr  
LN 01/32    Glenavy River at Glenavy  
LN 01/33    Glenavy River, South Bank  
LN 01/34    Glenburn  
LN 01/35    Groganstown Quarry  
LN 01/36    Hillsborough – Dromore Old Railway Line  
LN 01/37    Knockany Road, Ballycarngannon  
LN 01/38    Lagan at Lambeg  
LN 01/39    Lambeg East  
LN 01/40    Larchfield Estate  
LN 01/41    Leverogue Carr  
LN 01/42    Limekiln Road  
LN 01/43    Lisnatrunk  
LN 01/44    Lough Aghery  
LN 01/45    Lough Erne  
LN 01/46    McKeown’s Plantation  
LN 01/47    Moss Road Bog  
LN 01/48    Mullaghdrin Hill  
LN 01/49    North Stoneyford  
LN 01/50    Portmore Lough, around ASSI  
LN 01/51    Quarry at Mounteagle Glen  

LN 01/52    Quarterlands Road East  
LN 01/53    Ravernet River (Drumra Hill)  
LN 01/54    Ravernet River at Legacurry  
LN 01/55    Rushyhill  
LN 01/56    School Lane, Craneystown  
LN 01/57    Sheepwalk Road  
LN 01/58    Slievenacloy ASSI margins  
LN 01/59    Slievenagravery  
LN 01/60    Standing Stones Hill  
LN 01/61    Stoneyford River  
LN 01/62    Summer Hill  
LN 01/63    The Glen Rath  
LN 01/64    The Temple  
LN 01/65    Wright’s, McKee’s and Henney Minnowburn Site of Local Nature Conservation Importance

A portion of the Minnowburn SLNCl (Ref. MCH 29/12), as designated in Castlereagh District Proposals – Volume 5 of the Plan is located within Lisburn District.

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Rural Landscape Wedges**

Proposals for development within Rural Landscape Wedges will be determined in accordance with Plan Policy COU 1 and, where applicable, Plan Policy ENV 1 as contained in Part 3, Volume 1 of the Plan.
Part 4 Volume 3

**Designation LN 02**

**Rural Landscape Wedge Mosside**

A Rural Landscape Wedge is designated between Lisburn City and Metropolitan Lisburn as identified on Map No. 1 - Lisburn Countryside.

The designated Rural Landscape Wedge will:

- distinguish and maintain the separate identities of Lisburn City and Metropolitan Lisburn at Lagmore;
- prevent the merging of the two component areas of Lisburn City and Lagmore in Metropolitan Lisburn;
- provide an important element in defining and protecting the setting of the two areas; and
- maintain the rural character of the countryside.

The Wedge is primarily agricultural but is also an important amenity resource for residents. It breaks up the housing mass in the vicinity whilst providing valuable open space for the people who live in the urban area, connecting the Belfast Hills and Lagmore Glen with the Lagan Valley Regional Park.

The wedge has a significant biodiversity role and there are two Sites of Local Nature Conservation Interest (SLNCIs) designated in the area. One is located at Milltown Church at the junction of the Derriaghy and McKinstry Roads, and the other is in the Derriaghy Glen.

A Rural Landscape Wedge is also designated between the Metropolitan Development Limit at West Belfast and the Hannahstown Settlement Development Limit. This will distinguish and maintain the separate identities of West Belfast and Hannahstown by forming a visual break between the two urban areas and prevent the merging of the two communities. It will also define and protect their setting and maintain the rural character of the countryside. The most significant portion of this Rural Landscape Wedge lies within Belfast City and is designated accordingly in the Belfast District Proposals, Volume 2 of the Plan.

**Areas of High Scenic Value**

Four Areas of High Scenic Value (AOHSV), the Belfast Basalt Escarpment, Magheraknock Loughs, Portmore Lough and the Castlereagh Slopes, are located within Lisburn City Council area and are designated as COU 5/04, COU 5/05, COU 5/06 and COU 5/07 in Part 3, Volume 1 of the Plan.

These are identified on Map No. 1/001 – Lisburn Countryside. Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Belfast Basalt Escarpment**

The majority of this AOHSV lies within Belfast District, with smaller portions in Lisburn and Newtownabbey Districts. The distinctive landform of Belfast Basalt Escarpment was identified in the Northern Ireland Landscape Character Assessment as an area of scenic quality and is designated in the Plan as an Area of High Scenic Value at COU 5/04. The edge of the Antrim Plateau is well defined as the steep basalt scarp slope that stretches from Lisburn to Newtownabbey. The presence of several quarries, both active and abandoned, coupled with illegal dumping add to the neglected and unkempt character of some parts of the Hills, however this is a very unique landscape and therefore merits protection from further degradation.

The majority of the Belfast Basalt Escarpment Area of High Scenic Value is situated within the Belfast Hills, which provide a backdrop to the north and west of Belfast, and make an important contribution to the setting of the Metropolitan Area. Interested parties have now come together to form the Belfast Hills Partnership Trust to look towards conserving, protecting and enhancing the natural and built heritage, providing opportunities for responsible
enjoyment of the countryside, and contributing to
the quality of life for the residents and adjoining
communities.

**Magheraknock Loughs**
The area including Magheraknock Loughs and their
immediate shoreline was identified in the Northern
Ireland Landscape Character Assessment as an area
of scenic quality and is designated in the Plan as an
Area of High Scenic Value at COU 5/05. Located
between the A49 and A24 roads south of The
Temple, many of the loughs are obscured from view
by the drumlin landform. The area has a uniform
appearance, characterised by a patchwork of fields
divided by hedgerows, and is coming under increasing
pressure from development. Due to the sensitive
nature of the area, it is unlikely that it will be able
to absorb significantly more development without
suffering irreparable damage.

**Portmore Lough**
The area surrounding Portmore Lough was identified
in the Northern Ireland Landscape Character
Assessment as an area of scenic quality and is
designated in the Plan as an Area of High Scenic
Value at COU 5/06. Portmore Lough, with an area of
approximately 286 hectares, is a small lake that flows
into the south east of Lough Neagh. It is situated
in a relatively remote area that is characterised by
marginal, partially waterlogged farmland and fen. The
land is not of particularly good agricultural quality,
but the area is exceptionally important for nature
conservation and is home to wintering wildfowl and
other nesting birds.

**Castlereagh Slopes**
The majority of this AOHSV lies within Lisburn City
Council area with a small portion in Castlereagh
District. The distinctive landform of the Castlereagh
Slopes was identified in the Northern Ireland
Landscape Character Assessment as an area of
scenic quality and is designated in the Plan as an
Area of High Scenic Value at COU 5/07. Stretching
from the eastern fringe of Lisburn to Carryduff just
outside Belfast, the landscape is characterised by
predominantly good quality, rolling landform. Large
fields, bounded by hedgerows dominate the lower
slopes, with smaller fields on the upper slopes. The
Slopes are traversed by narrow winding roads
that link the ridge-tops with the edges of Belfast. This
rural landscape is a very desirable place to live, as it is
easily accessible to Belfast or Lisburn. This in turn has
led to an increase in demand for housing, especially
along the main road corridors.

Proposals will be assessed in accordance with Policy
COU 6, as set out in Part 3, Volume 1 of the Plan.

**Belfast Hills Access Points**
The Belfast Basalt Escarpment and Carnmoney Hill
are recognised by the Belfast Hills Partnership Trust
as the main components of the area known as the
‘Belfast Hills’. They are a striking landscape feature
which frame Metropolitan Lisburn and Lisburn City
to the north and west and provide Lisburn with its
unique natural setting.

The Belfast Hills are important for their landscape,
natural heritage and visual amenity; however, they also
have an important role in education, tourism and as
a resource for countryside recreation. Much of the
land within the Belfast Hills is privately owned which
limits formal access. A series of access points are
designated to address this problem, and provide for
countryside recreation and amenity development.

One access point already exists and two are
proposed to provide opportunities for future
development.

Policy for control of development in designated
access points is contained in Policy COU 8 – Belfast
Hills Access Points in Part 1 of the Plan.

Attention has been given to the distribution of
designated access points to reduce visitor impact. The
access points will facilitate access to the portion of
the Belfast Basalt Escarpment which is within Lisburn
Urban Environment

Historic Parks, Gardens and Demesnes

**Designation LN 03**

**Belfast Hills Access Points**

The following Access Points are designated in the locations identified on Map No. 3 Metropolitan Lisburn.

| LN 03/01   | Lagmore Dam (proposed) |
| LN 03/02   | Lagmore Road (existing) |
| LN 03/03   | Colinwell Road (proposed) |

Further details of each access point are contained in the Countryside Assessment Technical Supplement as prepared for the draft Plan.

The Lagmore Road access point is located within the Belfast Basalt Escarpment AOHSV as designated at COU 5/04 in Part 3, Volume 1 of the Plan.

The access points also fall within designated SLNCIs, LLPAs or existing Open Space.

Policy for the control of development within these designated access points is contained in Policy COU 8 as set out in Part 3, Volume 1 of the Plan and other plan policies relating to AOHSV, SLNCIs, LLPAs, Open Space and prevailing regional planning policy.

**Designation LN 04**

**Historic Parks, Gardens and Demesnes**

The following Historic Parks, Gardens and Demesnes of special historic interest are designated as identified on Map No. 1 – Lisburn Countryside.

| LN 04/01   | Kilwarlin Moravian Church |
| LN 04/02   | Larchfield |

Larchfield Demesne, situated to the east of Hillsborough, is fully enclosed by walls. The house dates from 1834 and is listed, as are the stables and coach house. The site provides a good example of a traditional demesne adapted to modern use.

The gardens at Kilwarlin Moravian Church, situated to the west of Hillsborough, consist of a Battle Garden of which there are very few examples in the UK. The church was built in 1755, improved in 1834 and is listed.

Further details of each Historic Park, Garden and Demesne are included in a register of Historic Parks, Gardens and Demesnes of special historic interest in Northern Ireland, published by the Northern Ireland Environment Agency, DOE. This Register summarises the historical significance of each site and the contribution that its planned features make to the local landscape. It also seeks to encourage the public, and owners, to value and support the protection and maintenance of such sites.

Prevailing regional policy for the protection of Historic Parks, Gardens and Demesnes of special historic interest is set out in PPS 6: Planning, Archaeology and the Built Heritage. Additional information about Historic Parks, Gardens and...
Demesnes is available on the Department’s NIEA website www.doeni.gov.uk/niea.

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Area of Significant Archaeological Interest**

**Designation LN 05**

**Area of Significant Archaeological Interest**

The Giant’s Ring

An Area of Significant Archaeological Interest (ASAI) is designated close to Edenderry village, as identified on Map No. 1 – Lisburn Countryside.

The Giant’s Ring, situated within the Lagan Valley Regional Park, is one of the most important prehistoric monuments in Northern Ireland, and knowledge of the monument has been enhanced by recent studies identifying a major complex of related sites in the surrounding area. Its prominent elevated location surrounded by a combination of open fields and mature woodland is both visually impressive and archaeologically significant. The Department will seek to encourage the positive management and, where possible, the enhancement of this ASAI in order to promote the appreciation of this significant archaeological resource.

**Policy LN 06**

**Area of Significant Archaeological Interest**

The Giant’s Ring

Within the designated Area of Significant Archaeological Interest, planning permission will not be granted for proposals for large-scale development or the erection of masts or pylons, unless it can be demonstrated that there will be no significant impact on the character and appearance of this distinctive historic landscape. Particular attention will be paid to the impact of proposals when viewed from the monuments and other critical viewpoints within the area and on the impression gained while moving in and around the area.

The advice of the Department’s Northern Ireland Environment Agency as well as the Historic Monuments Council will be a major consideration in deciding on the acceptability or otherwise of any proposals which may affect the area.

The Department will use its development management powers to ensure that the setting of the monument is preserved and that development does not have a detrimental effect on sites and monuments or the character, appearance or visual amenity of the surrounding landscape. Accordingly, there will be a general presumption against large-scale developments within the ASAI, such as quarrying or mining operations, waste disposal, industrial units or major tourism schemes and proposals for the erection of masts or pylons. It is considered the scale and overall impact of such proposals could be particularly damaging to the distinctive appearance, character and heritage interests of the area. Other development proposals will be determined on their merits having regard to the Department’s regional planning policies and Plan Proposals. Should planning permission be granted for development within this area the Department will require the implementation of mitigation works.

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Employment**

This site shall be developed in accordance with Key Site Requirements as set out below, prevailing regional policy and relevant Plan Proposals.
Zoning LN 07

Existing Employment Land at Glenavy Road, Moira

24.06 hectares of land are zoned as Existing Employment as identified on Map No. 1 – Lisburn Countryside and Map No. 49.

Key Site Requirements:

- Development shall only include the following uses: Industrial and Business, Use Classes B2, B3, and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;
- Development of the site will only be permitted in accordance with an overall comprehensive masterplan for the site to be agreed with the Department. This will outline the design concept, objectives and priorities for the site;
- Access shall be from Glenavy Road;
- All new buildings shall provide a high quality of layout and design;
- Buildings shall exhibit variety in their elevational treatments and height with particular consideration of views into the site;
- A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department. This shall include all of the following:
  - All existing boundary planting shall be retained (unless otherwise determined by the Department) and supplemented with a 5-10 metre belt of trees and planting of native species to provide screening for the development and help integrate it into the surrounding countryside;
  - A detailed planting plan and programme of works shall be provided for all new planting in relation to boundary definition and provision of additional high quality landscaping proposals within the site;
  - Positive long-term management proposals will be required to mitigate and integrate any development and to protect and maintain the landscaping of the site. An Article 40 agreement may be required to ensure delivery of this in accordance with the Department’s requirements.

Detailed consultation with Northern Ireland Water will be required regarding any water infrastructure requirements.

Detailed consultation with Rivers Agency, DARD, will be required.
Belfast Metropolitan Area Plan 2015

Map No. 49 - Existing Employment - Land at Glenavy Road, Moira

- Land zoned as Existing Employment

For Information Only:
- Protected Route
- Archaeological Site & Monument (Scheduled)
Strategic Land Reserve of Regional Importance

**Designation LN 08**

**Strategic Land Reserve of Regional Importance**  
**The Maze Lands**

The Maze Lands, designated as shown on Map No. 1 – Lisburn Countryside, are identified as a Strategic Land Reserve of Regional Importance. These lands are safeguarded from any development that would prejudice their potential as a reserve for any future major development of regional significance.

The former Maze prison site and adjacent lands incorporating the former Long Kesh army base closed in September 2000. The site comprises approximately 141 hectares of land located in the countryside in Lisburn City Council area.

Under the Government’s Re-investment and Reform Initiative (RRI) announced in May 2002, the Maze Prison and adjacent lands incorporating the former Long Kesh army base were transferred from the Ministry of Defence to the Northern Ireland Executive. Both these sites are now in the ownership of the Office of the First Minister and Deputy First Minister (OFMDFM). These lands present considerable potential for future development and form a significant land reserve, which could at some future point be developed in the wider public interest. The facilitation of proposals for the regeneration of this substantial site is being taken forward by the OFMDFM.

The Plan designation recognises that the Maze lands offer potential for major development of regional significance, and to allow the potential of these lands to be fully explored, the Plan safeguards the site from development that could undermine its strategic significance.

Funds have been pledged from Europe of £20 million for an iconic peace-building and conflict resolution centre, whilst the Royal Ulster Agricultural Society (RUAS) relocated from Balmoral during 2013.

**Public Services and Utilities**

A proposal for new cemetery and crematorium on lands opposite Nos. 3 and 5 Lisburn Road, Moira was approved early in 2012. This includes a 9,000 plot cemetery, access roads and around 300 parking spaces.

**Tourism**

Lisburn has the largest rural area of any of the Districts in the BMA, and it contains a number of important natural assets including the Lagan Valley Regional Park, a portion of Lough Neagh and other attractions and activities that have the potential to draw tourism to the District.

The Lagan Valley Regional Park provides opportunities for informal countryside recreation, with the key challenge being to secure the economic benefits of tourism development whilst conserving the assets of the natural environment. There are also a number of Areas of High Scenic Value, ranging from the edge of the Belfast Basalt Escarpment, the Castlereagh slopes, Magheraknock Loughs and the edge of Portmore Lough.

The reopening of disused canals to create a regional network of waterways centred on Lough Neagh in order to facilitate water-based tourism and recreational traffic between the Lough, rivers and coast is a strategic government objective. There are significant tourism benefits to be gained if the Lagan Canal is restored for navigation. The majority of the canal’s locks fall within the Lisburn City Council area, and Lisburn City Council in conjunction with central Government and other Council Areas with an interest in the reopening of the Canal see it as a major recreational resource.

The village of Hillsborough offers both historical and heritage attractions including Hillsborough Castle and Gardens, and Hillsborough Park Forest. Other places
of interest in rural Lisburn include the Balance House in Glenavy, which is the birth place of John Balance, one of New Zealand’s most distinguished Prime Ministers; and Brookehall Historical Farm. There are also a number of golf courses in Lisburn City Council area, including Aberdelghy, Colin Valley, Dunmurry and Lisburn.

The Lagan Valley Regional Park

The Lagan Valley Regional Park is a unique asset for the population of the Belfast Metropolitan Area. Approximately two thirds of the Regional Park and Lagan Valley Area of Outstanding National Beauty is situated within Lisburn City Council area. It is a significant recreational resource that covers the area between Edenderry to the north of Lisburn, stretching to Union Locks in the City and has a variable urban and rural character, mature woodlands, agricultural fields and much grassland diversity.

While the majority of the Regional Park within the District is in agricultural use, small portions at Fullerton Park, Dunmurry and Seymour Hill, Derriaghy are situated within the Metropolitan Development Limit. There are also lands situated within the Settlement Development Limit of Lisburn City which consist of amenity parklands and casual recreation areas focused on the riverside corridor. These recreation areas make a major contribution to the enjoyment of the Park, as well as playing a vital role in sustaining the well-established parkland character.

All of the settlements within the Park (Lisburn, Ballycaughlis, Ballylesson, Ballyskeagh, Drumbeg, Edenderry, Hillhall, Lambeg and Tullynacross) are located in Lisburn City Council area and function as service centres for visitors to the Park. Policy for the control of development within these Settlement Development Limits and within the Metropolitan Development Limit is set out in Policy COU 12 of Part 3, Volume 1 of the Plan.

A series of nodes are identified (LN 09 – LN 14) based on an existing focus of activity within which it is considered appropriate to locate recreational, tourist, interpretative or educational facilities.

Within designated nodes favourable consideration will be given to the provision of seating, picnic areas, lighting, signage, public art, footbridges, pathways and viewpoints of an appropriate scale and location provided they visually integrate into the Park. No development will be permitted which would prejudice the future reopening of the Lagan Navigation.

Policy for the control of development within the designated Lagan Valley Regional Park Nodes is contained in COU 11 in Part 3, Volume 1 of the Plan.

Designation LN 09
Lagan Valley Regional Park Node
Ballyskeagh
Adjacent to Lisburn Distillery Football Ground

A Lagan Valley Regional Park Node is designated at Ballyskeagh, adjacent to Lisburn Distillery Football Ground as identified on Map No. 1 – Lisburn Countryside.

Key Site Requirement:
- Acceptable uses at this node are based on the predominant character of the area. These are defined as recreation, information/interpretative or educational facilities. Small-scale refreshment facilities or uses associated with outdoor sport and recreation are considered appropriate at this location.

Designation LN 10
Lagan Valley Regional Park Node
Glenmore Activity Centre

A Lagan Valley Regional Park Node is designated at Glenmore Activity Centre as identified on Map No. 2/001 – Lisburn City.
Key Site Requirements:

- Acceptable uses at this node are based on the predominant character of the area. These are defined as biodiversity and education, amenity and outdoor recreation; and
- The Lagan watercourse, which forms the eastern boundary of the site, shall be integrated into the proposed development.

Water-based recreation uses may be appropriate at this location providing it is demonstrated that no harm will be caused to the nature conservation interest in the area.

This area of riverside land is centred on the Glenmore Activity Centre and playing fields and is surrounded by open land on three sides. The potential for development is based on the possibility of direct access to the towpath and the beauty of the natural waterside landscape. The appropriate development of this site would build on the services provided in the existing building and consolidate its amenity and recreation role.

The Lagan at Lambeg SLNCI runs adjacent to the north eastern boundary of the site. Detailed consultation with the NIEA (Natural Heritage), DOE, will be required.

An existing combined trunk sewer runs through the centre of the site from east to west. An existing foul trunk sewer runs through the south western corner of the site. Existing large storm sewers are located adjacent to and within the western and north western boundaries of the site. These may limit future development of the site.

Detailed consultation with Northern Ireland Water will be required as its infrastructure is contained within the site.

A pumping station is located in close proximity to the site therefore regard shall be had to noise nuisance, smell etc.

The site is located in the flood plain of the River Lagan. Detailed consultation with Rivers Agency, DARD, will be required.

Designation LN 11

Lagan Valley Regional Park Node Island at former Barbour Threads Mill

A Lagan Valley Regional Park Node is designated at the Island at the former Barbour Threads Mill as identified on Map No. 2/001 – Lisburn City and Map No. 50 – Lagan Valley Regional Park Node.

Key Site Requirements:

- Development shall only include the following uses:
  - Interpretative/visitor facilities;
  - Education/heritage uses;
  - Water based recreation facilities;
  - Refreshment/restaurant facilities;
  - Public open space;
  - Residential;
  - Hotel development;

Residential and hotel development will be confined to the existing building marked ‘A’ on Map No. 50. Development shall be in keeping with the scale and character of the existing building.

- Development of the site shall only be permitted in accordance with an overall comprehensive masterplan for the site as approved by the Department. This shall outline the design concept, objectives and priorities for the site and shall take account of the adjoining mixed use Zoning LC 08;
• Access shall be from Mill Street via Zoning LC 08 or from Hilden Road, subject to the agreement of Roads Service and the substantive retention of the mature trees on the northern portion of the site and as agreed by the Department;

• A built heritage assessment shall be submitted with any planning application and shall include details of how heritage features are to be protected and incorporated within the scheme. Detailed consultation with Northern Ireland Environment Agency (Built Heritage) will be required;

• All buildings shall be of a scale and form appropriate to the riverfront location and shall be agreed with the Department;

• Public access shall be maximised to the area north of the building marked ‘A’ on Map No. 50, as agreed with the Department; and

• A section of the site is situated in the River Lagan floodplain. A flood risk assessment shall be carried out and submitted to the Department to inform proposals for the development of the site.

This node is situated east of the Mixed Use Site at Barbour Threads Mill, Mill Street (Ref. Zoning LC 08) within the settlement development limit of Lisburn City. All proposals for this site will be assessed in accordance with the appropriate Key Site Requirements.

The Department considers that future development of this site would enhance the appearance of the Park and preserve the industrial heritage.

Informal recreation, leisure, education and interpretative facilities are considered to be appropriate providing there is no detrimental impact on the industrial or natural heritage of the area. If the Lagan Navigation were to reopen, the site would offer possibilities for a refreshment facility, providing an attractive stopping off-point, helping to define the identity of the Hilden area. No development will be permitted which would have a detrimental impact on the sensitive natural environment of the island site between the River and the canal.
Belfast Metropolitan Area Plan 2015
Map No. 50 - Lagan Valley Regional Park Node - Island at former Barbour Threads Mill

- Lagan Valley Regional Park Node
- Settlement Development Limit
Designation LN 12
Lagan Valley Regional Park Node
Lisburn Civic Centre

A Lagan Valley Regional Park Node is designated at Lisburn Civic Centre as identified on Map No. 2/001 – Lisburn City.

Key Site Requirements:
• Development shall only include the following uses:
  - Uses directly related to the Civic Centre;
  - Interpretative / visitor facilities;
  - Refreshment / Restaurant facilities;
  - Education / heritage uses;
  - Public Open Space;
• The Lagan watercourse and disused Canal, which runs through the northern portion of the site, shall be integrated in the proposed development; and
• Built development shall be centred on, and shall retain the character of the existing building. Changes of use within the existing building to facilitate visitors are preferable.

The Plan recognises this part of the Park as a major opportunity area for extending access and circulation to the towpath and the wider river and canal environs that have the potential to become more important as routes for pedestrians and cyclists. From a waterways perspective this is the gateway to the City of Lisburn with the reopened lock 12, the first in the Lagan navigation.

The civic space provides an important visual link with Castle Gardens and the city centre provides car parking and caters for a wide range of casual recreation while providing refreshment facilities. The Department would consider it important to consolidate this role and facilitate the interpretative/education facilities to enhance the visitor experience and increase tourism spend in the Park by making it more accessible to the public.

A large existing combined trunk sewer is located within the northern section of the site. An existing storm trunk sewer is located adjacent to and within a section of the northern boundary of this site. These may limit future development of the site. Detailed consultation with Northern Ireland Water will be required.

Designation LN 13
Lagan Valley Regional Park Node
Union Bridge, Lisburn

A Lagan Valley Regional Park Node is designated at Union Bridge, Lisburn as identified on Map No. 2/001 – Lisburn City.

Key Site Requirements:
• Development shall only include the following uses:
  - Outdoor recreation and sporting facilities;
  - Interpretative / visitor facilities;
  - Small-scale refreshment facilities;
  - Education / heritage uses;
  - Public Open Space;
• Development of the site shall only be permitted in accordance with an overall comprehensive masterplan, to be agreed with the Department, which outlines the proposed design concept, objectives and priorities for the site; and
• The Lagan watercourse, which forms the south eastern boundary of the site, shall be integrated into the proposed development.

Water-based recreation uses are appropriate providing it is demonstrated that no harm will be
caused to the nature conservation interest in the area.

This node is focused on an existing council-owned park and area of open space. The enhancement of outdoor recreation and sporting facilities are considered to be appropriate due to its ease of accessibility from Lisburn City Centre and its capacity to open up access to the river and the wider path network within the Park.

Proposals will be assessed in the context of the site’s location within the flood plain of the River Lagan and its visual linkage with adjacent areas of riverside retail use, industry and warehousing.

Three existing large combined trunk sewers and foul trunk sewers are located within the western section of the site. A large abandoned foul trunk sewer runs through the eastern section and two storm overflow sewers are located within the eastern section of the site. These may limit future development of the site. Detailed consultation with Northern Ireland Water will be required.

The site is located in the flood plain of the River Lagan. Detailed consultation with Rivers Agency, DARD, will be required.

- Uses associated with biodiversity, amenity, information; and
- Outdoor water-based recreation;

- Development of the site shall only be permitted be in accordance with an overall comprehensive masterplan, to be agreed with the Department which outlines the proposed design concept, objectives and priorities for the site; and
- The Lagan watercourse forms the northern and western boundaries of the node. Any proposed development shall demonstrate integration with and improved access to the river and the Union Locks.

A hotel, restaurant and adjoining car park were recently developed on the southern portion of the node. Water-based recreation uses may be appropriate at this location providing it is demonstrated that no harm will be caused to the nature conservation interest in the area.

There is potential to restore the Ulster Canal from Lisburn through to Lough Neagh, and the location of the node on the towpath provides direct access to the extensive path network in both directions making it a popular location for angling, cycling, running and walking.
APPENDIX 1

Conservation Areas in Lisburn City Council Area

- Lisburn Conservation Area
- Hillsborough Conservation Area
- Moira Conservation Area

APPENDIX 2

Historic Parks, Gardens and Demesnes in Lisburn City Council Area - Supplementary Sites

Lisburn City Centre

Castle Street

This is a long narrow walled town garden of a type which was very common but of which very few remain intact. The layout belongs to the 19th century with sections accommodating many aspects of garden activity. There is a vegetable patch, an apple tree, lawn, ornamental flower beds (including box edging), rose pergola, a summer house and glasshouse with a vine. The garden is entirely enclosed by walls. Gardens private.

Criteria: A garden, park or demesne that provides some particular aspect of garden history or design.

Metropolitan Lisburn

Conway

The original mid-19th century house and conservatory have gone but the site retains attributes of the original layout. Mature trees span a driveway sweeping up steeply to a balustraded terrace at the present building. There are exotic trees and a pond to the east of the building. The walled gardens are not planted up. Public access.

Seymour Hill

The house of c.1789 (listed HB 19/19/1) is now institutional and the grounds open to the public. There is shelter belt planting and some mature trees in parkland. The walled garden is used as a nursery garden. Public access to grounds.

Criteria: A garden, park or demesne that forms an integral setting for a building or buildings of historical importance.
Lisburn Countryside

Belvedere
The late 18th century house (listed HB 19/23/21) sits on high ground with lawns approached via a lime avenue. It is surrounded by mature woodland. There is an artificial lake and a walled garden, which is not cultivated.

Criteria: A garden, park or demesne that forms an integral setting for a building or buildings of historical importance.

Brookhill
The 18th century house, built near the site of a 17th century house, was demolished in 1960. However there are very fine stands of parkland trees in the surrounding fields and a notable block of woodland, which includes exotics, to the south east of the house. An ancient mound is enclosed in a wood at the front avenue. A back avenue is tree lined.

Criteria: A garden, park or demesne that provides some particular aspect of garden history or design.

Portmore
This is no longer an active garden site, though it is a known one in association with a 17th century house, which extended to a large demesne, including a deer park of c.2000 acres. Private.

Criteria: A garden, park or demesne that provides some particular aspect of garden history or design (site of archaeological interest).

Springfield
The late 18th century house is listed (HB 19/3/4). There are fine mature trees in the parkland and at the house. Ordnance Survey Memoirs of 1837 contain a detailed account of the garden at that time. It was a noted garden in the early 20th century and there is an article in Irish Gardening of 1915 describing some of the planting. The walled garden is part cultivated. Private.

Criteria: A garden, park or demesne that forms an integral setting for a building or buildings of historical importance.

Further details of Historic Parks, Gardens and Demesnes in Lisburn City Council area are included in a register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland published by the Environment Agency. This register summarises the historical significance of the sites. It also seeks to encourage the public, as well as owners, to value and support the protection and maintenance of such sites. This register can be found at www.doeni.gov.uk/niea/built-home/recording/gardens_r.htm.
APPENDIX 3

GLOSSARY

The Belfast Metropolitan Area, BMA and Metropolitan Area

The Plan Area including the six Council areas of Belfast, Castlereagh, Newtownabbey, North Down, Lisburn and Carrickfergus

Contiguous Development Zone (CDZ)

The continuous built-up area centred on Belfast and which extends in an arc from Jordanstown to Knocknagoney and includes Metropolitan Newtownabbey, Belfast City, Metropolitan Lisburn, Metropolitan Castlereagh and Metropolitan North Down.

Metropolitan Development Limit

A continuous development limit around the Contiguous Development Zone and comprising development limits for Metropolitan:

Newtownabbey
Lisburn
Castlereagh
North Down and Belfast City

Metropolitan Urban Area

Defined for purposes of allocating the 54,800 dwellings, which form part of the total Housing Growth Indicator to the BMA in the RDS, as the Contiguous Development Zone and the City of Lisburn and towns of Bangor, Carrickfergus and Holywood.

Metropolitan Rural Area

Defined for purposes of allocating the 11,700 dwellings, which form part of the total Housing Growth Indicator to the BMA and hinterland in the RDS, as those areas lying within The Belfast Metropolitan Area but outside The Metropolitan Urban Area.

Belfast Metropolitan Area/BMA Metropolitan Area

Refers to the Belfast Metropolitan Area as set out in the RDS.