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<th>Settlement Development Limit</th>
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<tbody>
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<td>Designations CS 15 - CS 23</td>
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<td>Urban Waterfront</td>
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<tr>
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<td></td>
<td>Designation CS 28</td>
<td>Town Centre</td>
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<td>Designation CS 33</td>
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</tr>
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<td>Greenisland</td>
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</tr>
<tr>
<td></td>
<td>Zonings GD 02 – GD 04</td>
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</tr>
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<td></td>
<td>Designations GD 05 – GD 06</td>
<td>Areas of Townscape Character</td>
</tr>
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<td></td>
<td>Designations GD 07 – GD 09</td>
<td>Local Landscape Policy Areas</td>
</tr>
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</tr>
<tr>
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Loose maps accompanying this document:

Map No.1 - Carrickfergus Countryside
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Preamble
Preamble

The Carrickfergus District Proposals form an integral part of the Belfast Metropolitan Area Plan 2015, which is a development plan 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 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 in 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.

The Plan is being 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 comprise 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 Carrickfergus District Proposals consist of designations, policies, proposals and zonings specific to the administrative area of Carrickfergus Borough 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, Volume 1 of the Plan. As such they reflect the Spatial Framework 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 which apply to Carrickfergus Borough, it is 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 the following individual locations:-
  
  1. Carrickfergus (large town)
  2. Greenisland and Whitehead (small towns)
  3. Trooperslane and Knocknagulliagh (small settlements)

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

Background

The Borough of Carrickfergus is situated to the north east of the Plan Area along the shore of Belfast Lough. The Lough Shore location and magnificent backdrop of the Antrim Hills to the north and west provide an attractive landscape setting.

Carrickfergus town is the main settlement within the Borough with Greenisland providing a focus to the south and the heritage town of Whitehead to the north.

The population of Carrickfergus Borough in 2011 was 39,114, an increase of almost 1,500 people from the 2001 figure of 37,659. The average household size has decreased from 2.52 persons per household in 2001 to 2.39 in 2011.

The main transportation corridor within the Borough comprises the A2 and the Belfast-Whitehead/Carrickfergus rail line. Since the completion of the cross-harbour bridge and the opening of Great Victoria Street Station, there is direct access from towns in the Borough to Belfast City Centre by rail. However, while the Borough is well provided for by public transport, most journeys are undertaken by private car. At present there is significant road congestion especially along the A2 carriageway (Shore Road) or the B90 (Upper Road) with traffic levels continually increasing due to the number of commuters travelling to Belfast. The increasing congestion especially at peak periods has adverse impacts on the environment, quality of life and the attractiveness of the Borough.

The Borough contains a variety of habitats including semi-natural grasslands, woodlands, reservoirs, intertidal foreshore and areas of geological interest such as the Black Head Cliffs. Larne Lough and the shoreline of Belfast Lough are both classified as international Special Protection Areas (SPAs) and Ramsar Sites. A full list of areas of international and national conservation importance within the Borough is identified in the natural environment section, Volume 1 of the Plan. Throughout the Borough there is good access to the shore of Belfast Lough.

The provision of a coastal path and the close proximity of the National Cycle Network offer additional opportunities for recreation and tourism. The coastline is a popular location for maritime pursuits including sailing, jet skiing and sea fishing. Meanwhile the countryside offers alternative opportunities for recreation and tourism including golf, angling and a number of scenic walks including part of the Ulster Way.

The Borough is dominated by Carrickfergus, an Anglo Norman town, which today is an important tourism centre based on its significant heritage interest including the medieval Castle, town wall and gates, which date from the twelfth century. Conservation Areas have been designated in Carrickfergus and Whitehead Town Centres. The town fulfils an important residential and employment role.

Carrickfergus Town Centre has faced strong retail competition from Belfast and the Abbey Centre. A large proportion of the Borough’s population works and uses shopping and professional services outside Carrickfergus Borough. As a result there have been a limited number of new services attracted to Carrickfergus town. The footfall and environmental quality of the town remain in need of improvement. The general environment needs to be further improved and strengthened to allow the Town Centre to flourish.
The Borough Council, with the Department for Social Development (DSD), has launched two Masterplans with a focus on regeneration; Carrickfergus Town Centre Masterplan in 2010 and Whitehead Village Masterplan in 2012.

Regional Policy Context

The District Proposals have been developed in 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 Regional Development Strategy (RDS), Planning Policy Statements and A Planning Strategy for Rural Northern Ireland.

In addition to the RDS Guidelines which are relevant to the whole Plan Area, the RDS also makes specific reference to Carrickfergus. It recognises Carrickfergus as a heritage town and an important industrial and service centre with a strengthened housing role and a need to continue regenerating its Town Centre and waterfront area. The RDS 2035 reinforces the need to promote regeneration of Carrickfergus Town Centre (SFG1). It also recognises that the town has a significant housing catchment area and a need to extend its employment and retail base.

The RDS aims to promote urban renaissance throughout the Belfast Metropolitan Area. This includes promoting a renewed focus on the regeneration of Carrickfergus Town Centre and developing tourism potential by developing Carrickfergus as a seaside centre of leisure. It aims to create a string of pearls’ waterfront development on the seashore of Belfast Lough with specific opportunities at Carrickfergus Castle and Marina.

It sees improvement of road and rail links with Belfast and the regional gateways as a means of giving the town advantages in terms of its potential for further investment and development. A focus on the unique attractions of Carrickfergus Castle and the Marina will maximise the benefits of its Lough Shore location.

Enhancement of the Metropolitan Transport Corridor Network and implementation of integrated transport measures with housing and employment opportunities will provide for more efficient linking of Belfast with other parts of the BMA including Carrickfergus. Strengthening the regional rail system by further developing commuter services connecting Belfast to other cities and towns such as Carrickfergus will play a role.

The RDS aims to maintain the identity and enhance the quality of the urban environment of Carrickfergus by keeping buffer wedges at the northern edge of Carrickfergus. It promotes the protection of tourism development opportunities including water based visitor amenities at Carrickfergus Marina and the town’s cultural and historic attractions.

Summary of Carrickfergus District Proposals

• The settlement hierarchy in Carrickfergus consists of the town of Carrickfergus, the small towns of Greenisland and Whitehead and the small settlements of Trooperslane and Knocknagulliagh as identified in Designation SETT 1 in Part 3, Volume 1 of the Plan. The Plan Proposals facilitate development and redevelopment opportunities appropriate to the size, function, character and existing infrastructure of the settlements.

• There are no significant changes to the previous development limits in the settlements. Carrickfergus is promoted as the main location for housing, employment, services and a range of leisure amenities, making effective use of existing infrastructure and utilities, with complementary roles for Greenisland and Whitehead and the small settlements.

• The distribution of housing growth in the settlements 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 181 hectares of land are zoned for housing to provide a choice of location, and
support urban regeneration and includes land for the provision of social housing. Key site requirements are stipulated, as appropriate, against which particular site development proposals will be assessed.

- The District Proposals facilitate expansion of economic growth in line with the BMA Employment Strategy in Part 3, Volume 1 of the Plan. There are approximately 151 hectares of existing Employment land, which includes previously zoned land retained for employment purposes.

- Transportation Proposals are identified which are intended to facilitate improved flow of vehicular traffic whilst promoting a reduction in car travel and the use of alternative modes of transport. The proposed widening of the A2 between University of Ulster at Jordanstown and Seapark, Greenisland and the completion of the Carrickfergus Spine Road, Victoria Road and Sloefield Road will facilitate easier access between Carrickfergus and the rest of the greater Belfast area. An Area of Parking Restraint, together with traffic management measures, will assist in maintaining and enhancing the vitality of the Town Centre by making better use of parking spaces.

- The BMA Retail and Office Strategies in Part 3, Volume 1 of the Plan promote town centres and accordingly Carrickfergus Town Centre is promoted as the main focus for retailing and offices in the Borough. The Plan Proposals designate a Town Centre boundary and seven Areas of Protected Town Centre Housing.

- The District Proposals identify, define and designate, as appropriate, four ATCs and a Historic Park, Garden and Demesne at Castle Dobbs. Urban design criteria are set out for the Town 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.

- Areas of conservation, archaeological, scientific, landscape or amenity importance or interest within the natural environment are protected through the designation of 23 Sites of Local Nature Conservation Importance (SLNCIs) and 16 Local Landscape Policy Areas (LLPAs) in line with the BMA Natural Environment Strategy in Part 3, Volume 1 of the Plan.

- In addition to the Areas of High Scenic Value identified in the Countryside and Coast section in Part 3, Volume 1 of the Plan, the District Proposals designate two Rural Landscape Wedges to protect the important landscape gaps between settlements.

- The designation of the BMA Coastal Area in Part 3, Volume 1 of the Plan, will protect the coastline and is complemented by the designation of an Urban Waterfront in Carrickfergus to promote the marina complex and its surroundings and encourage a vibrant and attractive waterfront. District proposals also identify policies for the control of development in Areas of Potential Subsidence and the Salt Reserve.

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

Carrickfergus is situated on the shores of Belfast Lough between Greenisland and Whitehead. It occupies a beautiful coastal location set against the distinctive backdrop of the Antrim Hills.

Carrickfergus is a historic town which dates from medieval times and which grew up around the castle. It experienced strong growth in the 1970s and 1980s with the opening of major factories. The town is an important industrial, commercial and service centre and has developed as a dormitory town with considerable daily commuting to Belfast via the road and rail network. The town’s proximity to Belfast also brings opportunities for the dual use of the infrastructure, services and facilities which are available in the wider Belfast area.

The RDS seeks to promote the regeneration of the Town Centre of Carrickfergus.

As Carrickfergus plays a significant role as a dormitory town with a large housing catchment area, it is important that the employment and retail base is extended to serve their catchments.

The image and vitality of the town has been improved by recent initiatives in the Town Centre and in the award winning Marina Area. Extensive improvements have been carried out to improve Council-owned facilities and public realm areas, including refurbishment of the Town Hall, Marine Promenade, Harbour Promenade, Marina, Amphitheatre and Fisherman’s Quay.

In 2010 the Borough Council published a Town Centre Masterplan. The Masterplan includes:

- new esplanade civic space, a landmark Arts and Visitors Centre and improved access to the Castle;
- new waterfront development and enhancements in the harbour area including a sailing centre with improved boat yard facilities;
- developing vacant and derelict town centre properties;
- redesigning the Marine Gardens and reducing the width of the Marine Highway; and
- high quality improvements to the public realm in the walled town area and conservation/access to the town wall.

**Designation CS 01**

Settlement Development Limit
Carrickfergus

A Settlement Development Limit is designated for Carrickfergus as identified on Map No. 2/001 – Carrickfergus.

Carrickfergus Settlement Development Limit is designated to protect the natural setting of the town, while at the same time providing sufficient development opportunities in line with its role as the main industrial and service centre with a strengthened housing role within the Borough. It will prevent suburban sprawl and urban impingement on the open countryside, maximising the use of existing land within the urban footprint and promoting compact urban form.

The opportunity for outward expansion is constrained by the need to protect the coastal zone to the south and east of the settlement and by topographical and environmental factors, including elevated land and high quality landscapes such as the Knockagh Escarpment to the north and west of the settlement.

**Housing**

The Plan zones approximately 131 hectares of land for housing in Carrickfergus within the Plan period including two sites for social housing identified by
the Housing Needs Assessment carried out by the Northern Ireland Housing Executive (NIHE). These two sites have since been developed.

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 accessibility to the Town Centre, access to public transport and the aim to minimise detrimental impact on the environment.

Housing Zonings

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

### Zoning CS 02

**Housing Committed Housing Sites**

**Built**

The following sites are zoned for housing as identified on Map No. 2/001 – Carrickfergus and Map No. 2/002 – Carrickfergus Town Centre:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS 02/01</td>
<td>Rodgers Quay, Carrickfergus Waterfront</td>
<td>0.51</td>
</tr>
<tr>
<td>CS 02/02</td>
<td>Greenedge Court, Taylors Avenue</td>
<td>0.32</td>
</tr>
<tr>
<td>CS 02/03</td>
<td>North Lodge Court, Prince Andrew Way</td>
<td>0.31</td>
</tr>
<tr>
<td>CS 02/04</td>
<td>Marina Apartments, Rodgers Quay</td>
<td>0.47</td>
</tr>
<tr>
<td>CS 02/05</td>
<td>Woodlawn Avenue, lands south of Woodburn Road</td>
<td>0.46</td>
</tr>
<tr>
<td>CS 02/06</td>
<td>Ellis Court</td>
<td>0.60</td>
</tr>
<tr>
<td>CS 02/07</td>
<td>Craigs Road</td>
<td>0.61</td>
</tr>
<tr>
<td>CS 02/08</td>
<td>Woodburn Avenue</td>
<td>0.60</td>
</tr>
<tr>
<td>CS 02/09</td>
<td>Brackenridge</td>
<td>0.65</td>
</tr>
<tr>
<td>CS 02/10</td>
<td>Meadowbank, Old Shore Road</td>
<td>0.75</td>
</tr>
<tr>
<td>CS 02/11</td>
<td>Rodgers Bay, Maritime Drive</td>
<td>0.93</td>
</tr>
<tr>
<td>CS 02/12</td>
<td>Edenvale Avenue</td>
<td>1.18</td>
</tr>
<tr>
<td>CS 02/13</td>
<td>Bashfordsland</td>
<td>1.29</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS 02/14</td>
<td>Castlerocklands, 22 Belfast Road</td>
<td>1.71</td>
</tr>
<tr>
<td>CS 02/15</td>
<td>Killaloe, Woodburn Road</td>
<td>2.01</td>
</tr>
<tr>
<td>CS 02/16</td>
<td>Copperwood Close</td>
<td>2.21</td>
</tr>
<tr>
<td>CS 02/17</td>
<td>Broadlands</td>
<td>2.91</td>
</tr>
<tr>
<td>CS 02/18</td>
<td>Minorca Drive, to rear of 2-100 Ellis Street</td>
<td>3.56</td>
</tr>
<tr>
<td>CS 02/19</td>
<td>Craiglands, Marshallstown Road</td>
<td>4.35</td>
</tr>
<tr>
<td>CS 02/20</td>
<td>Eden Court</td>
<td>12.98</td>
</tr>
<tr>
<td>CS 02/21</td>
<td>149 Larne Road, junction with Higgins Court</td>
<td>0.16</td>
</tr>
<tr>
<td>CS 02/22</td>
<td>Bradford Heights</td>
<td>0.38</td>
</tr>
<tr>
<td>CS 02/23</td>
<td>Glynn Park, Prince Andrew Way</td>
<td>1.43</td>
</tr>
<tr>
<td>CS 02/24</td>
<td>77 Woodburn Road</td>
<td>0.70</td>
</tr>
<tr>
<td>CS 02/25</td>
<td>17 Old Shore Crescent</td>
<td>0.74</td>
</tr>
<tr>
<td>CS 02/26</td>
<td>Shaftesbury Place and Shaftesbury Close</td>
<td>0.26</td>
</tr>
<tr>
<td>CS 02/27</td>
<td>Jackson Drive and Emerald Drive</td>
<td>0.98</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 CS 03**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS 03/01</td>
<td>17 Prospect Road</td>
<td>1.28</td>
</tr>
<tr>
<td>CS 03/02</td>
<td>Loughview Village, Eden</td>
<td>2.63</td>
</tr>
<tr>
<td>CS 03/03</td>
<td>5-13 Cheston Street and 1-5 Governors Place</td>
<td>0.17</td>
</tr>
<tr>
<td>CS 03/04</td>
<td>108 Larne Road</td>
<td>0.52</td>
</tr>
<tr>
<td>CS 03/05</td>
<td>5 Bashfordsland</td>
<td>0.86</td>
</tr>
<tr>
<td>CS 03/06</td>
<td>Downshire Road</td>
<td>0.17</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 CS 04

#### Housing

**Uncommitted Housing Sites**

The following sites are zoned for housing as identified on Map No. 2/001 – Carrickfergus and Map No. 2/002 – Carrickfergus Town Centre:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS 04/01</td>
<td>Land adjacent to the Windrose Bar, Maritime Drive</td>
<td>0.18</td>
</tr>
<tr>
<td>CS 04/02</td>
<td>Lands at 183-193A Craiglands, Marshallstown Road</td>
<td>0.65</td>
</tr>
<tr>
<td>CS 04/03</td>
<td>Ashbourn Manor, Belfast Road</td>
<td>3.80</td>
</tr>
<tr>
<td>CS 04/04</td>
<td>Land to the rear of 49 – 115 Minorca Drive</td>
<td>6.54</td>
</tr>
<tr>
<td>CS 04/05</td>
<td>Land to the north of Brackenridge</td>
<td>8.29</td>
</tr>
<tr>
<td>CS 04/06</td>
<td>Land adjacent to the junction Larne Road and Beltoy Road</td>
<td>0.19</td>
</tr>
<tr>
<td>CS 04/07</td>
<td>Land to the rear of McKeen’s Avenue, Marine Highway</td>
<td>0.24</td>
</tr>
<tr>
<td>CS 04/08</td>
<td>Land to the front of St. Nicholas’s Primary School, Belfast Road</td>
<td>0.28</td>
</tr>
<tr>
<td>CS 04/09</td>
<td>Land adjacent to 248 Larne Road</td>
<td>0.30</td>
</tr>
<tr>
<td>CS 04/10</td>
<td>Land at Prince Andrew Way, Dunluskin Gardens</td>
<td>1.54</td>
</tr>
<tr>
<td>CS 04/11</td>
<td>Land at Bashfordsland, Marshallstown Road</td>
<td>5.01</td>
</tr>
<tr>
<td>CS 04/12</td>
<td>Land at Oakwood Road between North Road and Woodburn Road</td>
<td>11.39</td>
</tr>
<tr>
<td>CS 04/13</td>
<td>Land to the rear of Ulidia Integrated College, Prince Andrew Way</td>
<td>17.16</td>
</tr>
<tr>
<td>CS 04/14</td>
<td>Land adjacent to the Victoria, Broadlands and Red Fort development</td>
<td>13.12</td>
</tr>
</tbody>
</table>
Key Site Requirements are specified for the following zonings:

### Zoning CS 04/02

**Housing**  
Land at 183 – 193A Craiglands, Marshallstown Road

0.65 hectares of land are zoned for housing at Marshallstown Road as identified on Map No. 2/001 – Carrickfergus.

Key Site Requirements:-
- Housing development shall be a minimum gross density of 20 dwellings per hectare; and
- Access shall be from Thralcot Link.

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

Foul and storm sewage pumping stations may be required to serve this site. Detailed consultation with Northern Ireland Water will be required.

### Zoning CS 04/03

**Housing**  
Ashbourn Manor, Belfast Road

3.80 hectares of land are zoned for housing at Belfast Road as identified on Map No. 2/001 – Carrickfergus.

Key Site Requirements:-
- Housing development shall be a minimum gross density of 25 dwellings per hectare;
- Access shall be from Minorca Drive;
- A remediation scheme for the decontamination of the site shall be submitted to the Department to inform proposals for the development of the site;
- The design layout shall include provision for cycle and pedestrian links to Minorca Drive and Westmount Avenue;
- A 3-5 metre wide landscape buffer of trees and hedges of native species shall be planted along the eastern boundary of the site to provide screening for the development from the adjacent industrial area; and
- Development shall be designed, landscaped and implemented to accommodate the existing overhead power lines and shall adhere to standard safety clearances.

As part of the site lies within the floodplain, detailed consultation with Rivers Agency, DARD, will be required.

Detailed consultation with Environmental Services Department, Carrickfergus Borough Council, will be required in respect of decontamination.

### Zoning CS 04/04

**Housing**  
Land to the rear of 49 – 115 Minorca Drive

6.54 hectares of land are zoned for housing at Minorca Drive as identified on Map No. 2/001 – Carrickfergus.

Key Site Requirements:-
- Housing development shall be a minimum gross density of 25 dwellings per hectare;
- Access shall be from Minorca Drive;
- A remediation scheme for the decontamination of the site shall be submitted to the Department to inform proposals for the development of the site;
- The design layout shall include provision for cycle and pedestrian links to Minorca Drive and Westmount Avenue;
- A 3-5 metre wide landscape buffer of trees and hedges of native species shall be provided along the north-eastern, eastern and south-eastern boundaries of the site. This is to provide screening for the development and ensure that the development does not detract
from the landscape setting of the adjacent LLPA. Where applicable the development will incorporate pedestrian access to the adjacent LLPA; and

• A 3-5 metres wide landscape buffer of trees and hedges of native species shall be provided along the south-western boundary of the site to provide screening for the development and help improve the environmental quality of the area.

The north-eastern, eastern and south-eastern boundaries of the site are located within the Woodburn River / The Mount LLPA, Ref. CS 23 and Woodburn SLNCI, Ref. CS 14/04.

Detailed consultation with NIEA (Natural Heritage and Landscape Architects), DOE, will be required. As part of the site lies within the floodplain, detailed consultation with Rivers Agency, DARD, will be required.

Detailed consultation with Environmental Services Department, Carrickfergus Borough Council, will be required in respect of decontamination.

Zoning CS 04/05

Housing
Land to the north of Brackenridge

8.29 hectares of land are zoned for housing at Brackenridge as identified on Map No. 2/001 – Carrickfergus.

Key Site Requirements:-

• Housing development shall be a minimum gross density of 20 dwellings per hectare;

• Access shall be from Sloefield Road and Brackenridge; and

• A remediation scheme for the decontamination of the site shall be submitted to the Department to inform proposals for the development of the site.

Detailed consultation with NIEA (Landscape Architects), DOE, will be required in respect of the adjacent LLPA and SLNCI. Detailed consultation will also be required with NIEA (Built Heritage), DOE, in respect of the existing adjacent Archaeological Site and Monument to the east.

As a watercourse is located adjacent to the site, detailed consultation with Rivers Agency, DARD, will be required.

Detailed consultation with Environmental Services Department, Carrickfergus Borough Council, will be required in respect of decontamination.

Zoning CS 04/10

Housing
Land at Prince Andrew Way, Dunluskin Gardens

1.54 hectares of land are zoned for housing at Prince Andrew Way as identified on Map No. 2/001 – Carrickfergus.

Key Site Requirements:-

• Housing development shall be a minimum gross density of 25 dwellings per hectare;

• Access shall be from Derby Road;

• A 5-8 metre wide landscape buffer of trees and hedges of native species shall be provided along the southern boundary of the site, adjacent to an area of open space, to provide screening for the development. Where applicable pedestrian access shall be provided from the development to this area of open space; and

• The existing watercourses within and adjacent to the site boundaries shall be retained as open watercourses and incorporated into the proposed development unless Rivers Agency, DARD, determines that retention of the open watercourses is not appropriate.
Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within and adjacent to the site.

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

**Zoning CS 04/11**

**Housing**

**Land at Bashfordsland, Marshallstown Road**

5.01 hectares of land are zoned for housing at Marshallstown Road as identified on Map No. 2/001 – Carrickfergus.

Key Site Requirements:-

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

- Access shall be from the Bashfordsland residential development adjacent to the north-east boundary of the site;

- A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network / public transport / transportation facilities in the area. In addition to the need for a TA, and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum the following improvements shall be required:
  - completion of the Victoria Road scheme from the B90 to Prince Andrew Way as shown on Map No. 2/001. Completion of this road will have to be secured with other landowners / developers;
  - a contribution, based on the site’s traffic impact and agreed with Roads Service DRD, for the construction of the Carrickfergus Spine Road;
  - the site layout shall be designed to provide for maximum permeability by bus services; and
  - retention of the Council asserted public rights of way through the site.

- A 3-5 metre wide landscape buffer of trees and hedges of native species shall be provided along the southern, eastern and western boundaries of the site. This is to provide screening for the development and to ensure that the development does not detract from the landscape setting;

- An 8-10 metre wide landscape buffer of trees and hedges of native species shall be provided entirely within and adjacent to the Settlement Development Limit, along the northern boundary of the site and outside the curtilage of any dwelling. This is to provide screening for the development and help assimilate and soften its impact on the countryside. Details of establishment, maintenance and long term management shall be formally agreed with the Department;

- The existing watercourses within and adjacent to the site boundaries shall be retained as open watercourses and incorporated into the proposed development unless Rivers Agency, DARD determine that retention of the open watercourses is not appropriate; and

- The design layout shall include provision for cycle and pedestrian links to the Bashfordsland development, Marshallstown Road and Love Lane Community Greenway, Ref. CS 27/02 on the western boundary of the site.
As there are watercourses within and adjacent to the site, detailed consultation with Rivers Agency, DARD, will be required.

Foul and storm sewage pumping stations may be required to serve this site. Detailed consultation with Northern Ireland Water will be required as its infrastructure is located within and adjacent to the site.

Zoning CS 04/12

Housing
Land at Oakwood Road between North Road and Woodburn Road

11.39 hectares of land are zoned for housing at Oakwood Road as identified on Map No. 2/001 – Carrickfergus.

Key Site Requirements:-
- Housing development shall be a minimum gross density of 25 dwellings per hectare;
- Completion of the Carrickfergus Spine Road shall be required between Woodburn Road and North Road in agreement with adjoining landowners / developers;
- Detailed consultation with Roads Service, DRD, shall be required regarding the alignment of the Spine Road and access arrangements prior to the submission of any planning application. It is anticipated that the Spine Road shall require 2.6 hectares of land;
- The existing watercourses within and adjacent to the site boundaries shall be retained as open watercourses and incorporated into the proposed development unless Rivers Agency, DARD, determines that retention of the open watercourses is not appropriate;
- The design layout shall include measures to mitigate possible traffic noise nuisance from the proposed Spine Road;
- The design layout shall include provision for cycle and pedestrian links to Oakwood Road, North Road, Northland, Woodburn Road and Prospect Link; and
- Development shall be designed, landscaped and implemented to accommodate the existing pylons and overhead power lines and shall adhere to standard safety clearances.

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

Detailed consultation with NIEA (Natural Heritage and Landscape Architects), DOE, will be required.

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

Zoning CS 04/13

Housing
Lands to the rear of Ulidia Integrated College Prince Andrew Way

17.16 hectares of land are zoned for housing at Prince Andrew Way as identified on Map No. 2/001 – Carrickfergus.

Key Site Requirements:-
- Housing development shall be a minimum gross density of 20 dwellings per hectare;
- A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network / public transport / transportation facilities in the area. In addition to the need for a TA, and the requirements identified therein, an initial assessment of this specific site indicates that as a minimum the following improvements shall be required:-
As there are watercourses within and adjacent to the site, detailed consultation with Rivers Agency, DARD, will be required.

Detailed consultation with NIEA (Natural Heritage and Landscape Architects), DOE, will be required.

Foul and storm sewage pumping stations may be required to serve this site. Detailed consultation with Northern Ireland Water will be required.

Surface water shall discharge to the existing watercourse located adjacent to the western boundary subject to formal approval from Rivers Agency, DARD.

### Zoning CS 04/14

**Housing**

**Lands adjacent to the Victoria, Broadlands and Red Fort development**

13.12 hectares of land are zoned for housing at Victoria, Broadlands and Red Fort development as identified on Map No. 2/001 – Carrickfergus.

**Key Site Requirements:-**

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

- A Transport Assessment (TA), agreed with Roads Service DRD, shall be required to identify any necessary improvements to the road network / public transport / transportation facilities in the area. In addition to the need for a TA and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum the following improvements shall be required:

  - completion of the Victoria Road scheme from the B90 to Prince Andrew Way as shown on Map No. 2/001 in agreement with adjoining landowners / developers;

  - retention of the Council asserted public rights of way through the site.

  - provision shall be made within the proposed development for a local neighbourhood centre on approximately 1.5 hectares, to include local retail outlets and community facilities offering for example, a multi-purpose hall and a 'Healthy Living Centre', to accommodate medical and fitness facilities;

  - a 5-8 metre wide landscape buffer of trees and hedges of native species shall be provided along the northern, southern and western boundaries of the site. This is to provide screening for the development and to ensure that the development does not detract from the landscape setting;

  - the existing watercourses within and adjacent to the site boundaries shall be retained as open watercourses and incorporated into the proposed development unless Rivers Agency, DARD, determine that retention of the open watercourses is not appropriate; and

  - the design layout shall include provision for cycle and pedestrian links to Love Lane Community Greenway, Ref. CS 27/02, Victoria Rise and to the public ‘Rights of Way’ adjacent to the site.
- a contribution, based on the site's traffic impact and agreed with Roads Service, DRD, for the construction of the Carrickfergus Spine Road; and

- Provision shall be made within the proposed development for a local neighbourhood centre on approximately 1.5 hectares, to include local retail outlets and community facilities offering for example, a multi-purpose hall and a ‘Healthy Living Centre’, to accommodate medical and fitness facilities.

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

Detailed consultation with NIEA (Natural Heritage and Landscape Architects), DOE, will be required.

A foul sewage pumping station may be required to serve this site. Detailed consultation with Northern Ireland Water will be required as discharge in respect of its infrastructure within and adjacent to the site may be limited.

Social Housing

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS 02/26</td>
<td>Shaftesbury Place and Shaftesbury Close</td>
<td>0.26</td>
</tr>
<tr>
<td>CS 02/27</td>
<td>Land at Jackson Drive and Emerald Drive</td>
<td>0.98</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1.24</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 Plan zones 151 hectares of land as Existing Employment. These lands include a significant area of remaining capacity at Kilroot Business Park, small pockets of land at Trooperslane, owned by Invest Northern Ireland (INI) and the private industrial estate at Carrickfergus Industrial Centre where there is potential for redevelopment.

Proposals 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

<table>
<thead>
<tr>
<th>Zoning CS 07- CS10</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Employment</strong></td>
</tr>
<tr>
<td>The following lands are zoned as Existing Employment as identified on Map No. 2/001 – Carrickfergus:-</td>
</tr>
<tr>
<td>CS 05</td>
</tr>
<tr>
<td>CS 06</td>
</tr>
</tbody>
</table>
Key Site Requirements are specified for the following zonings due to their potential for redevelopment and/or their remaining capacity.

**Zoning CS 05**

**Existing Employment Land at Belfast Road (Former Carrickfergus Industrial Centre)**

29.98 hectares of land are zoned as Existing Employment at Belfast Road as identified on Map No. 2/001 – Carrickfergus.

Key Site Requirements:-

- 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 outline the design concept, objectives and priorities for the site;

- A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development. This shall include all of the following:-
  - the south-west boundary and the north-east boundary of the site shall be landscaped with a 5-10 metre belt of trees and planting of native species to help integrate the development into the landscape and protect adjoining residential amenity;
  - the south-east boundary of the site shall be further supplemented with a buffer of trees and planting of native species to help integrate the development and protect adjoining residential amenity;
  - the mature planting on the northern boundary of the site shall be retained and supplemented with trees and planting of native species; and

- Positive long term landscape management proposals shall be required to mitigate and integrate any development, and to protect and maintain the landscaping on 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 as its infrastructure within the site may limit future development of the site.

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

Detailed consultation with the Environmental Health Department of Carrickfergus Borough Council will be required as there may be site contamination due to current or former land uses which may affect the future development of the site.

Detailed consultation with NIEA (Built Heritage), DOE, will be required regarding the site’s industrial heritage and archaeological potential.

Upgrading of the existing foul sewerage pumping station (Lower Woodburn PS) may be required.

**Zoning CS 06**

**Existing Employment Land at Larne Road, Kilroot**

68.20 hectares of land are zoned as Existing Employment at Larne Road, Kilroot as identified on Map No. 2/001 – Carrickfergus.
Key Site Requirements:-

- Development of the site shall only be permitted in accordance with an agreed overall comprehensive masterplan for the site. This shall outline the design concept, objectives and priorities for the site;

- Access shall be from a single new or improved access onto the A2 incorporating both the Kilroot Business Park and the currently undeveloped eastern portion of the site. The Department shall expect developers to investigate the potential of revised access arrangements to service this site and the adjoining Kilroot Business Park from a single access point;

- Buildings shall exhibit variety in their elevational treatment and heights;

- A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development. This shall include all of the following:-
  - the boundaries of the site, which border the LLPA, shall be landscaped with a 5-10 metre belt of trees and planting of native species to help integrate it into the surrounding countryside;
  - the mature trees along the laneway entrance to the Bishop’s House, an archaeological site, shall be retained and supplemented with trees and planting of native species;
  - the eastern boundary of the site adjacent to Fort Road and the northern boundary along the Larne Road shall be retained and landscaped with a 5-10 metre buffer of trees and planting of native species to help integrate the development into the landscape; and
  - a detailed planting plan and programme of works to be agreed with the Department,

- shall be provided for all new planting in relation to boundary definition and the provision of high quality landscaping proposals within the site; and

- Positive long term landscape management proposals shall be required to mitigate and integrate any development, and to protect and maintain the landscaping and features of natural heritage on 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 as its infrastructure within the site may limit future development.

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

Detailed consultation with NIEA (Built Heritage), DOE, will be required in relation to the site’s archaeological potential.

A 1000m long foul sewer extension may be required to serve this site (access may only be through private property).

In addition a foul sewage pumping station and upgrading of the existing foul sewerage system (if the existing sewer on the northern boundary is utilised) may be required to serve this site.

**Transportation**

Two principal roads provide road access to Carrickfergus: the A2 Shore Road (Marine Highway) which runs along the shore towards Larne and the B90 Upper Road/Old Carrick Road which runs parallel to the A2.

The A2, which carries around 36,000 vehicles a day, is a four-lane highway along its entire length to Belfast with the exception of a section between
the University of Ulster at Jordanstown and Island Park, Greenisland which is two lanes. The Belfast Metropolitan Transport Plan 2015 (BMTP) identifies that this section of A2 creates a bottleneck. Upgrade of this section to four lanes has commenced and is expected to be complete by summer 2015.

The Borough is served by the Belfast to Larne railway line. Carrickfergus railway station was refurbished in 2001. Formal Park and Ride facilities with 295 parking spaces and a rail/bus interchange are provided at the station.

Non - Strategic Road Proposals

### Proposal CS 11

<table>
<thead>
<tr>
<th>Non-Strategic Road Schemes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following Road Schemes are identified on Map No. 2/001 – Carrickfergus and Map No. 1-Carrickfergus Countryside:-</td>
</tr>
<tr>
<td>CS 11/01 Carrickfergus Spine Road;</td>
</tr>
<tr>
<td>CS 11/02 Victoria Road; and</td>
</tr>
<tr>
<td>CS 11/03 Sloefield Road.</td>
</tr>
</tbody>
</table>

The Carrickfergus Spine Road, Victoria Road and Sloefield Road will be required to support development proposals within Carrickfergus. The Spine Road and the Victoria Road will provide relief to Carrickfergus Town Centre by improving access to the B90 route.

Developers will be responsible for funding the scheme 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 strategic and non-strategic road schemes is contained in PPS 3: Access, Movement and Parking.

### Belfast Metropolitan Transport Plan (BMTP)

In addition to the proposals as set out above, the BMTP also proposed a number of transportation initiatives within the Borough which include:

- the improvement of up to 50% of the rail services between Carrickfergus and Belfast;
- the development of a Quality Bus Corridor (QBC) route to/from Belfast City Centre – noting that bus priority measures would be focused on the Belfast end of the route;
- the introduction of an Intelligent Transport Systems (ITS) solutions including Variable Message Signs (VMS) in conjunction with parking provision; and
- the roll-out of a Route Management system along the A2 comprising a series of measures that will improve the safety and efficiency of the route between Carrickfergus and Belfast.

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 the bus/rail station;
- improvements to local bus services with better core local routes, better integration of bus and rail services at Carrickfergus Station and minor bus priority measures at key junctions; and
- provision of passenger waiting facilities at Joymount bus stand.
Urban Environment

Areas of Townscape Character

Development Proposals within Areas of Townscape Character (ATC) 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>Designations CS 12 – CS 13</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Areas of Townscape Character</strong></td>
</tr>
<tr>
<td>The following Areas of Townscape Character are designated as identified on Map No. 2/001 – Carrickfergus:</td>
</tr>
<tr>
<td>CS 12 Belfast Road</td>
</tr>
<tr>
<td>CS 13 Lame Road</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.

Natural Environment

Areas of International/National Nature Conservation Designations

The Lough Shore at Carrickfergus contains a wide variety of habitats including hard and soft intertidal foreshore. The shoreline of Belfast Lough is recognised as an area of international and national nature conservation Importance and is designated as follows:

- Belfast Lough Ramsar Site;
- Belfast Lough Special Protection Area (SPA); and
- Outer Belfast Lough Area of Special Scientific Interest (ASSI).

These designations are mainly in recognition of the Lough’s support for internationally important over-wintering numbers of Redshank as well as the wintering waterfowl assemblage.

The Belfast Lough Shore Ramsar, SPA and ASSI are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to the Northern Ireland Environment Agency’s website www.doeni.gov.uk/niea for details.

Development proposals within or adjoining these areas will be assessed in accordance with prevailing regional planning policy as set out in PPS 2: Natural Heritage.

Sites of Local Nature Conservation Importance

Sites of Local Nature Conservation Importance (SLNCI) are designated for Carrickfergus town in accordance with PPS 2: Natural Heritage. The sites lie within or adjoining the Settlement Development Limit of Carrickfergus and have been 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 CS 14</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.1 – Carrickfergus Countryside and Map No. 2/001 – Carrickfergus:</td>
</tr>
<tr>
<td>CS 14/01 Kilroot Stream</td>
</tr>
<tr>
<td>CS 14/02 Oakfield</td>
</tr>
<tr>
<td>CS 14/03 South Woodburn</td>
</tr>
<tr>
<td>CS 14/04 Woodburn</td>
</tr>
<tr>
<td>CS 14/05 * Coast North and South of Cloghan Point</td>
</tr>
</tbody>
</table>
* A portion of this SLNCI is also within the Whitehead Settlement Development Limit as identified on Map No. 4 – Whitehead.

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**

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

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

**Designation CS 15**

**Local Landscape Policy Area**
**Castle Dobbs**

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

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 – Unnamed: Rath on Planting Hill, early Monastic site now containing Medieval Parish Church and Graveyard with Bullaun and Holy Well and Historic Graveyard on Fort Road;
- Listed buildings and their surroundings – Castle Dobbs and Gardener’s Cottage;
- Area of local amenity importance - Kilroot River and associated extensive water features; and
- Area of local nature conservation interest - Important area of mature beech woodland south of Larne Road, which constitutes a landmark feature and contains diverse flora and fauna.

**Designation CS 16**

**Local Landscape Policy Area**
**Castle Rocklands**

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

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

- Locally significant buildings and their surroundings – Castle Lodge and the remnants of the existing planned landscape of several large properties with a number of significant trees;
- Listed building and its surroundings – The setting of the listed Rocklands House; and
- Area of local amenity importance - Existing open space at Rhanbuoy Park, which has the character of a village green with coastal views.

**Designation CS 17**

**Local Landscape Policy Area**
**Charles Shiels**

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

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

- Listed buildings and their surroundings - Small area of open space which provides the...
immediate setting to listed buildings known as the Charles Shiels Institution; and

- Area of local nature conservation interest - Significant mature specimen trees on the Larne Road frontage.

### Designation CS 18

**Local Landscape Policy Area Eden**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 - Carrickfergus and Map No. 1 - Carrickfergus Countryside.

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 - Designated watercourse (Copeland Water) which links with a planned demesne to the north of Council owned playing fields and open space; and

- Area of local nature conservation interest - Areas of mining subsidence and areas liable to flooding which have acquired landscape and nature conservation value and landmark trees immediately to the north of the Area of Subsidence.

### Designation CS 19

**Local Landscape Policy Area Oakfield Glen**

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

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 - Glynn Park and associated outbuildings; and

- Area of local nature conservation interest – A river valley which contains mature vegetation, paths and recreational features, managed by the Woodland Trust.

### Designation CS 20

**Local Landscape Policy Area Prince William**

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

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

- Listed buildings and their surroundings – Joymount Presbyterian Church, manse and historic graveyard;

- Area of local amenity importance - A golf course, leisure centre and associated outdoor sports facilities; and

- Area of local nature conservation interest - An area of marshland associated with the flood plain of a designated river (Sullatober Water) which links through historic church grounds to contemporary designed public gardens (Marine Gardens) and provides a continuous landscape feature to Oakfield Glen via Glynn Park.

Part of this LLPA falls within the designated Carrickfergus Town Centre and is identified accordingly on Map No. 2/002 - Carrickfergus Town Centre.
**Designation CS 21**

**Local Landscape Policy Area**

**Prospect Glen**

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

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 and amenity importance - A steep sided and heavily wooded stream corridor.

**Designation CS 22**

**Local Landscape Policy Area**

**Prospect Road**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 - Carrickfergus.

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 and amenity importance - A road frontage area of open space with significant trees and area of semi-overgrown open space which has acquired landscape value.

**Designation CS 23**

**Local Landscape Policy Area**

**Woodburn River / The Mount**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 - Carrickfergus and Map No. 1 - Carrickfergus 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 - Woodburn Abbey ecclesiastical site and The Mount raised rath; and
- Areas of local nature conservation interest - Woodburn River and Glen; an ASSI to the north west; open space with distinctive topographical features; individual stands of mature trees and significant tree cover.

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.

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**Coast**

**Carrickfergus Urban Waterfront**

**Designation CS 24**

**Urban Waterfront**

**Carrickfergus**

An Urban Waterfront is designated in Carrickfergus as identified on Map No. 2/001 – Carrickfergus and Map No. 2/002 - Carrickfergus Town Centre.

The Urban Waterfront in Carrickfergus is focused on the Carrickfergus Maritime Area. This area offers potential for the development of a vibrant and attractive waterfront in association with the tourism and recreational potential of the coast.

Policy for the control of development within the Urban Waterfront in Carrickfergus is contained in Policy COU 4 in Part 3, Volume 1 of the Plan.

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

Carrickfergus Borough Council owns and manages a large variety of open space, sport and outdoor recreational areas throughout the town including Carrickfergus Leisure Centre, Legg Park and Shaftsbury Park as well as open space at Marine Gardens.

In addition, there are a number of private golf, bowling and rugby facilities. The coastal location, with the marina and harbour basin makes the town an important centre for recreation and maritime pursuits.

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 open space above one hectare are listed below and identified for information only on Map No. 2/001 – Carrickfergus.

- Woodburn Road: Council maintained football and rugby pitches;
- Beltoy Road: Council maintained cricket square and football pitches;
- Prince William Way: Council maintained pitches;
- Hawthorn Avenue: Council maintained football pitches;
- Adj to Sunnylands Youth Centre: Council Maintained grassed area;
- Sunnylands Grove: Large sloping grassed area;
- Fergus Avenue: Flat grassed area with trees;
- Carrickfergus Rugby Club: Private rugby pitches;
- Carrick Rangers Football Grounds: Private football grounds;
- Carrickfergus Golf Club: Private golf course;
- Downshire Secondary School: Private playing fields and tennis courts;
- Carrickfergus Grammar School: Private playing fields and tennis courts;
- Ulidia Integrated College: Playing field and basketball courts;
- Marine Gardens: Landscaped area and seating;
- Oakfield Glen: Community woodland;
- Woodburn Pond: Walkways around ponds with mature trees and shrubs; and
- Prospect Glen: Community woodland and pathways.

Proposed Open Space

Proposal CS 25
Open Space
Lands to the south of Eden Playing Fields
Beltoy Road

5.19 hectares of land at Beltoy Road are identified for the provision of open space as indicated on Map No. 2/001 – Carrickfergus.

Carrickfergus Borough Council has identified this land as being required for new playing field provision over the Plan period.

Proposal CS 26
Open Space
Lands to the south of Bashfordsland housing development

10.82 hectares of land at Bashfordsland are identified for the provision of open space as indicated on Map No. 2/001 – Carrickfergus.
Carrickfergus Borough Council has indicated its intention to develop the area identified to the south of the Bashfordsland housing development, currently owned by the NIHE, as a neighbourhood recreation and open space facility over the Plan period.

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.

Policy for the control of development on land identified for the provision of open space is contained in Policy OS 2 as set out in Part 3, Volume 1 of the Plan.

**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.

**Designation CS 27**

<table>
<thead>
<tr>
<th>Community Greenways</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Greenways are designated in the following areas as identified on Map No. 2/001 – Carrickfergus and Map No. 2/002 – Carrickfergus Town Centre:–</td>
</tr>
<tr>
<td>CS 27/01 Woodburn Road - Woodburn Glen to Wildflower Meadow</td>
</tr>
</tbody>
</table>

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.

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.

**Tourism**

Carrickfergus is Northern Ireland’s oldest port with trading contacts dating from medieval times and is the tourism gateway to the Borough. The historic walled town, with its 12th century castle, St Nicolas’s Church, attractive sea front setting and marina/harbour area are the primary attractions, while its location in close proximity to the wider Belfast area offers immense potential for the sharing of tourism facilities.

The town has a unique ambience resulting from its proximity to Belfast Lough. Its location on the Lough Shore offers the potential to attract visitors on route to the major tourism attractions and destinations of the North Coast. The Antrim Coast Road offers opportunities for touring facilities and there is potential to expand on the day trip market especially for angling, cruising and to further develop the Lough shore’s water sports facilities.

The town provides opportunities for sustainable leisure and tourism development based around linking the 300 berth ‘Friendly Marina’ to the town.
centre and to the magnificent Norman Castle. Major events will continue to play a key role in the development of the town’s tourism and leisure potential with a range of prestigious events including the annual Waterfront Festival and ‘Classic Sail’ sailing event. The University of Ulster campus, located just 3 miles from the waterfront, provides accommodation for up to 700 people during the summer months.

The historic castle and features of architectural heritage within the town centre such as the Town Hall, Gasworks Museum and town walls offer potential for tourism related development which respects the Conservation Area, views of the Castle and the Belfast Lough shoreline. Recent environmental improvement schemes along the Marine Highway Promenade and Gardens, the Castle Green and Albert Edward (East) Pier, the King William Pier, the Marina Promenade and Legg Park have transformed the entire waterfront. Success in the Ulster In Bloom award has brought prestige and increased environmental attractiveness. The tourism assets of the town are complemented by those in the surrounding countryside and coast.

The area’s wildlife is an additional attraction for the visitor and enthusiast. Seals bask off-shore between Castlerocklands and Greenisland, while an impressive range of bird life is found along the coastline including Long Tailed Duck, Eider Duck and numerous wading birds.

The key challenge is to secure the economic benefits of tourism development while conserving the assets of the natural and built environment which provide the basis of the visitor attractions. The Plan Proposals aim to promote new development in the historic core and to achieve a high quality of design which is sensitive to the traditional appearance which will improve the physical appearance of the Town Centre to visitors and shoppers alike.

Proposals for visitor infrastructure, such as centres for activity breaks, cruising and water sports facilities and accommodation, including hotel developments, will be considered favourably within the town.

**Carrickfergus Town Centre**

Carrickfergus Town Centre is a retail, tourist and general service centre, much of which is concentrated within the historic town wall. The 1980s were a period of decline within the Town Centre following the closure of ICI, Courtaulds and Carreras Rothman. During the 1990s the Town Centre experienced slow commercial growth, with most of the new development being concentrated in the maritime area as a result of a Comprehensive Development Scheme which attracted considerable investment.

The town has faced strong competition from Belfast and other shopping centres and suffers from a huge leakage of comparison goods expenditure to both Belfast City Centre and the Abbey Centre. Although small independent retailers provide most of the Town Centre shopping, a number of larger retailers have moved into the Town Centre. Continued regeneration is essential to create a healthy and vibrant Town Centre. In particular the centre would benefit from appropriately located and configured units to attract larger retail developments.

In terms of overall floor space, Carrickfergus Town Centre is the fourth largest Town Centre within the BMA, after Belfast, Lisburn and Bangor. Opportunities for convenience goods shopping is located throughout the Town Centre.

In terms of urban form, the Town Centre comprises four distinct areas which include Carrickfergus Castle, the historic Town Centre formed around a structure of historic streets with building heights ranging from 2 to 4 storeys, the Marine Highway an inter-urban road with associated geometry and margins and the Marina Area, characterised by recent large scale apartment development and large floor plate developments adjoining the Marine Highway.

Carrickfergus Town Centre faces a number of design issues including the dominance of the roads infrastructure at Marine Highway which has caused severance between the historic town and the Carrickfergus Castle / Marina Area and is
undermining the essential character and image of the Town Centre.

The Plan Proposals will seek to strengthen the Town Centre, facilitate regeneration, protect existing residential areas and address design issues. Protected Town Centre Housing Sites are identified and an Area of Parking Restraint is introduced. In addition, the BMTP also proposed traffic management measures which aim to reduce the overall impact of traffic, including the severing effect of traffic at Marine Highway.

**Town Centre Regeneration and the Maritime Area**

The Department for Social Development (DSD) is responsible for regeneration. DSD in conjunction with Carrickfergus Borough Council and Carrickfergus Development Company published a master plan for the Carrickfergus Town Centre.

Research undertaken during the preparation of the Town Centre Masterplan highlighted a significant number of derelict buildings and vacant shops scattered throughout area which was indicative of a challenging retail environment.

The Masterplan provides a guide on the future regeneration and development potential of the Town Centre. The main aims of the plan include revitalising the Town Centre as a location for shops, offices, restaurants and community facilities; improving the quality of the built environment and building greater links between the historic town centre, the castle and the waterfront areas. The Masterplan proposes that the Town Centre should develop as a leisure and niche shopping destination.

The main proposals in the master plan include:

- developing vacant and derelict town centre properties;
- redesigning the Marine Gardens and reducing the width of the Marine Highway; and
- high quality improvements to the public realm in the walled town area and conservation/access to the town wall.

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.

Future regeneration activities will build on the successes gained from the award winning Marina Area. Carrickfergus Marina opened for business in 1985 and formed the focal point of the Carrickfergus Maritime Comprehensive Development Scheme.

Simultaneous public sector development such as the creation of rubble stone breakwaters, environmental improvement schemes and an impressive Waterfront Administration Centre has played an important role. Over 500 residents have been attracted to live within the Marina Area. This has created improved leisure opportunities, enhanced quality of life and civic pride, significantly improved the public realm and opened up attractive coastal views from various locations around the former commercial harbour.

<table>
<thead>
<tr>
<th>Designation CS 28</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Town Centre Boundary</strong></td>
</tr>
<tr>
<td><strong>Carrickfergus</strong></td>
</tr>
<tr>
<td>A Town Centre boundary is designated for Carrickfergus as identified on Map No. 2/002 - Carrickfergus Town Centre.</td>
</tr>
</tbody>
</table>

Carrickfergus Town Centre boundary is designated to accommodate the existing concentration of retailing and other Town Centre uses such as professional services, restaurants, banking, estate agents and other office uses.
The Town Centre extends to Rodgers Quay in the west and includes the commercial sector of the Marina. It also includes the areas of Irish Quarter South, Davy’s Street, Irish Quarter West, Albert Road, St Brides Street and Joymount and the main shopping area within the walled town at Lancastrian Street, West Street, Market Place, North Street, Castle Street, High Street and Antrim Street.

To encourage regeneration and an improved Town Centre image, the Town Centre boundary as designated, differs to that in the Carrickfergus Area Plan 2001. The concentration of shopping and leisure uses in the Rodgers Quay area of the Marina is included, while the Scotch Quarter area to the north east of the Town Centre is excluded. This is aimed at increasing footfall and concentrating activity in the main shopping areas, which will help to reduce vacancy and enhance the viability of the Town Centre.

The Town Centre image has been adversely affected by property dereliction and disrepair, with a significant number of upper floors lying vacant or used for storage purposes. Their re-use for office, commercial or residential development would contribute to the revitalisation of the Town Centre.

Policy for the control of retail development within the Town Centre is contained in Policy R1 in Part 3, Volume 1 of the Plan and in prevailing regional planning policy, currently contained in PPS 5: Retailing and Town Centres.

Housing

Protected Town Centre Housing Areas

<table>
<thead>
<tr>
<th>Designation CS 29</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Town Centre Housing Areas</td>
</tr>
<tr>
<td>The following Areas of Protected Town Centre Housing are designated as identified on Map No. 2/002 - Carrickfergus Town Centre:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS 29/01</td>
<td>West of Albert Road / St Brides Street</td>
</tr>
<tr>
<td>CS 29/02</td>
<td>South of St Brides Street</td>
</tr>
<tr>
<td>CS 29/03</td>
<td>South of Albert Road</td>
</tr>
<tr>
<td>CS 29/04</td>
<td>Irish Quarter West</td>
</tr>
<tr>
<td>CS 29/05</td>
<td>Irish Quarter South</td>
</tr>
<tr>
<td>CS 29/06</td>
<td>Robinsons Row</td>
</tr>
<tr>
<td>CS 29/07</td>
<td>Joymount</td>
</tr>
</tbody>
</table>

There are a number of established communities at the above locations within the Town Centre. The Department recognises the importance of maintaining the above residential areas within the Town Centre to help retain the town centre’s vitality, reduce vandalism and generally make it a more attractive place to live.

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

Transportation

Road access to Carrickfergus Town Centre is provided via the two principal routes, the A2 Shore Road and the road network which distributes traffic from the B90/Upper Road which runs parallel to the A2 to the north of the town. Carrickfergus railway station was refurbished in 2001. A formal Park and Ride is provided with 295 spaces.

Area of Parking Restraint

<table>
<thead>
<tr>
<th>Designation CS 30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carrickfergus Area of Parking Restraint</td>
</tr>
<tr>
<td>An Area of Parking Restraint is designated in Carrickfergus Town Centre, as identified on Map No. 2/002 - Carrickfergus Town Centre.</td>
</tr>
</tbody>
</table>
Car parking standards within the designated Area of Parking Restraint are contained in 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.

**The Belfast Metropolitan Transport Plan**

The Belfast Metropolitan Transport Plan (BMTP) proposes the following measures aimed at improving the quality of the urban environment in Carrickfergus Town Centre. As well as supporting renaissance and regeneration of the Town Centre, they will help to facilitate the continued success of the tourism industry in the town:

- Traffic management measures that aim to reduce the overall impact of traffic, including the severing effect of traffic in the Town Centre and Castle/Harbour area, while maintaining accessibility for all modes of transport. These measures are expected to include:
  - road narrowing, reduced speed limits and surface treatment that will reduce capacity and speeds on the core section of the Marine Highway running between the centre of Carrickfergus and the Castle/Harbour area, coupled with improved pedestrian crossing facilities. It is proposed to continue to monitor the situation and if necessary explore other means of reducing traffic on the A2 by bypassing the Town Centre;
  - further traffic calming in the Town Centre to increase pedestrian priority;
  - improvement of the Irish Gate/Marine Highway junction with better pedestrian facilities; and
  - traffic calming of residential/access roads and local distributor roads as part of the wider BMA traffic calming proposals;
- more effective management of Town Centre car parking to reduce the amount of long stay parking and to maximise the use of short stay spaces, 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 parking standards.

**Urban Environment**

**Urban Design**

<table>
<thead>
<tr>
<th>Policy CS 31</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Urban Design Criteria Carrickfergus Town Centre</strong></td>
</tr>
</tbody>
</table>

Urban Design Criteria to be applied to Carrickfergus Town Centre:

- Development shall respect the established building line;
- Building heights shall generally be 3 storeys on principal streets to reinforce scale and character. Taller buildings of up to 4 storeys will only be acceptable where it is demonstrated that they act as a landmark building, which aids legibility;
- The external façade of development sites shall reflect the fine pattern and traditional character of the Town Centre; and
- Developments in the vicinity of the waterfront shall preserve and, where possible, enhance views to the Castle.

The Urban Design Criteria aim to achieve greater physical and visual connections in the Town Centre. They will strengthen the Town Centre character by promoting the appropriate development of key sites and protecting the existing fine grain and structure. They will restore the waterfront and Castle as the key focal points of the Town Centre, improving
the waterfront amenity through the promotion of appropriate development along its edges.

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

**Carrickfergus Conservation Area**

Carrickfergus Conservation Area was designated in June 1977. The boundary includes the original 12th century settlement based around the Norman Castle, the 15th century walled town and harbour, through to residential developments at Joymount constructed during the early to mid 1800s. The Castle, which is sited on a prominent rocky peninsula, is the central and dominating historic feature in the townscape. The coastal setting of Carrickfergus remains a significant element in the town’s character with dramatic views into the Town.

The Conservation Area is identified for information on Map No. 2/002 – Carrickfergus Town Centre.

Development proposals within Carrickfergus 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 relevant design guidance.

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

### Policy CS 32

**Town Wall**

Planning permission will not be granted for development that will prejudice the protection and conservation of the historic Town Wall as identified on Map No. 2/002 - Carrickfergus Town Centre.

The seventeenth century town wall survives for much of its original length stretching from Albert Road in the west, through North Gate to Joymount in the east. A large amount of refurbishment work to the wall has already taken place and it will require continual maintenance. New development should respect the town wall and allow access for its long-term maintenance.

A town wall walk has been developed and promoted in recent years and the protection and ongoing development of this asset in association with new development proposals will further promote the tourism potential of the town based on its unique heritage.

**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, a map the Area of Archaeological Potential in Carrickfergus Town Centre is available for information on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Natural Environment**

### Site of Local Nature Conservation Importance

A Site of Local Conservation (SLNCI) is designated in Carrickfergus Town Centre and partially outside the Carrickfergus Settlement Development Limit in accordance with PPS 2: Natural Heritage. The Site has been identified on the basis of its flora, fauna or earth science interest.

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

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

### Designation CS 33

<table>
<thead>
<tr>
<th>Site of Local Nature Conservation Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carrickfergus Castle</td>
</tr>
</tbody>
</table>

A Site of Local Nature Conservation Importance (Geodiversity) is designated as identified on Map No. 2/002 – Carrickfergus Town Centre.

### Local Landscape Policy Area

In the Town Centre, Shaftesbury Park and Carrickfergus Bowling Green are within the larger Prince William Local Landscape Policy Area (LLPA) as designated at CS 20.

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

Clarifications 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.

### Coast

**Carrickfergus Urban Waterfront**

Carrickfergus Urban Waterfront is identified on Map No. 2/002 – Carrickfergus Town Centre and is designated under designation CS 24.

Policy for the control of development within the Urban Waterfront in Carrickfergus is contained in Policy COU 4 in Part 3, Volume 1 of the Plan.

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.

The following area of open space above one hectare is listed below and identified for information only on Map No. 2/002 - Carrickfergus Town Centre:

- Shaftesbury Park: Park with bowling green.

### Community Greenway

The Love Lane – Marshallstown Road to seafront at Marine Highway community greenway (designation CS 27/02) is partly located within the Town Centre as identified on Map No. 2/002 – Carrickfergus Town Centre.

Policy for the control of development within the 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.
GREENISLAND
Greenisland lies to the south west of Carrickfergus, north east of Jordanstown and between the two main traffic routes, the Shore Road (A2) and the Upper Greenisland Road (B90). The settlement developed rapidly after the introduction of the rail network in the nineteenth century. Its position at an important railway junction on the Belfast to Ballymena railway line contributed to significant public and private house building rates during the 1960s.

Greenisland is a popular residential location due to its attractive setting on the Lough Shore and its proximity to Belfast. It is a dormitory commuter settlement for Belfast, with a focus of local retail activity in the small shopping parade at Glassillan Court complemented by a number of local shops dispersed throughout the settlement.

**Designation GD 01**

**Settlement Development Limit Greenisland**

A Settlement Development Limit is designated for Greenisland as identified on Map No. 3 - Greenisland.

The Settlement Development Limit is designated to exclude the higher prominent ridge to the north and north east of the settlement, the lower slopes of the Knockagh Escarpment (which is designated as Carrickfergus Escarpment Area of High Scenic Value, Designation COU 5/02 of Part 3, Volume 1, of the Plan). The Settlement Development Limit also excludes two Rural Landscape Wedges, one to the south west between Greenisland and Jordanstown, and another to the north east between Greenisland and Carrickfergus.

It also takes account of committed housing land, maximisation of land within the urban footprint and the role of the settlement whilst protecting its natural coastal setting.

**Housing**

The Plan zones approximately 41 hectares of land for housing in Greenisland 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 accessibility to public transport and the aim to minimise 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 which may include access/infrastructure requirements, public open space provision, protection or enhancement of nature conservation interests, landscaping, provision for walking and/or cycling and other site specific requirements.

**Housing Zonings**

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

**Zoning GD 02**

**Housing Committed Housing Sites Built**

The following sites are zoned for housing as identified on Map No. 3 – Greenisland:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>GD 02/01</td>
<td>Land adjacent to 1 Loughview Terrace</td>
<td>0.15</td>
</tr>
<tr>
<td>GD 02/02</td>
<td>The Close, Gorman Close</td>
<td>0.85</td>
</tr>
<tr>
<td>GD 02/03</td>
<td>Shorelands, Shore Road</td>
<td>0.60</td>
</tr>
<tr>
<td>GD 02/04</td>
<td>Rear of 2-16 Station Road</td>
<td>1.07</td>
</tr>
<tr>
<td>GD 02/05</td>
<td>63 Station Road</td>
<td>0.14</td>
</tr>
<tr>
<td>GD 02/06</td>
<td>228 Shore Road</td>
<td>0.23</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 GD 03

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>GD 03/01</td>
<td>Farmlodge/Long Park</td>
<td>7.51</td>
</tr>
<tr>
<td>GD 03/02</td>
<td>Land opposite 1-10 Goldenview Park</td>
<td>2.53</td>
</tr>
<tr>
<td>GD 03/03</td>
<td>Land west of Downview Road</td>
<td>0.65</td>
</tr>
<tr>
<td>GD 03/04</td>
<td>Land to rear of Loughview Terrace</td>
<td>0.88</td>
</tr>
<tr>
<td>GD 03/05</td>
<td>Land west of Berkeley Deane, Upper Road</td>
<td>1.14</td>
</tr>
<tr>
<td>GD 03/06</td>
<td>Land between Neill’s Lane and Shorelands</td>
<td>3.70</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 GD 04

#### Housing

### Uncommitted Housing Sites

The following sites are zoned for housing as identified on Map No. 3 – Greenisland:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>GD 04/01</td>
<td>Silverstream House, Shore Road</td>
<td>0.19</td>
</tr>
<tr>
<td>GD 04/02</td>
<td>Rear of 2 - 18 Upper Road</td>
<td>0.35</td>
</tr>
<tr>
<td>GD 04/03</td>
<td>Rear of 40 - 48 Upper Road</td>
<td>0.34</td>
</tr>
<tr>
<td>GD 04/04</td>
<td>Land to the rear of Health Centre, Station Road</td>
<td>0.52</td>
</tr>
<tr>
<td>GD 04/05</td>
<td>Land east of Farm Lodge Road</td>
<td>0.96</td>
</tr>
<tr>
<td>GD 04/06</td>
<td>Land to rear of St Colman’s Church, Station Rd</td>
<td>1.37</td>
</tr>
<tr>
<td>GD 04/07</td>
<td>Land to the rear of 6 - 13 Downview Park</td>
<td>4.35</td>
</tr>
<tr>
<td>GD 04/08</td>
<td>Land between Neill’s Lane and Shorelands</td>
<td>12.31</td>
</tr>
<tr>
<td>GD 04/09</td>
<td>Land east of 214 Upper Road</td>
<td>0.77</td>
</tr>
<tr>
<td>GD 04/10</td>
<td>Land at Farm Lodge Road</td>
<td>0.33</td>
</tr>
</tbody>
</table>

Part of site GD 04/01 may be required by Roads Service, DRD, for the Strategic A2 Road Widening Scheme.

GD 04/02 and GD 04/03 do not abut any public road and will require third party land to provide access roads to adoptable standards and visibility splays at the junction with Upper Road.
Key Site Requirements are specified for the following zonings:

### Zoning GD 04/04

<table>
<thead>
<tr>
<th>Housing</th>
<th>Land to the rear of Health Centre Station Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.52 hectares of land are zoned for housing at Station Road as identified on Map No. 3 - Greenisland.</td>
<td></td>
</tr>
</tbody>
</table>

Key Site Requirements:-
- Housing development shall be a minimum gross density of 9 dwellings per hectare; and
- Access shall be from 14 & 16 Knockleigh Drive.

As there are watercourses adjacent to the site, detailed consultation with Rivers Agency, DARD, will be required.

### Zoning GD 04/05

<table>
<thead>
<tr>
<th>Housing</th>
<th>Land east of Farm Lodge Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.96 hectares of land are zoned for housing east of Farm Lodge Road as identified on Map No.3 - Greenisland.</td>
<td></td>
</tr>
</tbody>
</table>

Key Site Requirements:-
- Housing development shall be a minimum gross density of 17 dwellings per hectare; and
- Access shall be via Farm Lodge Road; and
- The existing watercourses within and adjacent to the site boundaries shall be retained as open watercourses and incorporated into the proposed development unless Rivers Agency, DARD, determine that retention of the open watercourses is not appropriate.

As there are watercourses adjacent to the site, detailed consultation with Rivers Agency, DARD, will be required.

### Zoning GD 04/06

<table>
<thead>
<tr>
<th>Housing</th>
<th>Land to the rear of St Colman’s Church Station Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.37 hectares of land are zoned for housing at Station Road as identified on Map No. 3 – Greenisland.</td>
<td></td>
</tr>
</tbody>
</table>

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;
- Access shall be from Bates Park; and
- Development shall be designed, landscaped and implemented to accommodate the overhead power lines and shall adhere to standard safety clearances.

As there are watercourses adjacent to the site, detailed consultation with Rivers Agency, DARD, will be required.

### Zoning GD 04/07

<table>
<thead>
<tr>
<th>Housing</th>
<th>Land to the rear of 6 - 13 Downview Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.35 hectares of land are zoned for housing at Downview Park as identified on Map No. 3 – Greenisland.</td>
<td></td>
</tr>
</tbody>
</table>

Key Site Requirements:-
- Housing development shall be a minimum gross density of 10 dwellings per hectare and a maximum gross density of 16 dwellings per hectare;
• Access shall be from Downview Road;

• A Transport Assessment (TA), agreed with Roads Service, DRD shall be required to identify any necessary improvements to the road network / public transport / transportation facilities in the area. In addition to the need for a TA, and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum the following improvements shall be required:-
  - A right turn facility will be required on Upper Road at its junction with Downview Road. These works will require third party land;

• A 5-8 metres wide landscape buffer of trees and hedges of native species shall be planted along the southern boundary adjacent to the railway line to provide screening for the development and help improve the environmental quality of the area;

• The existing watercourses within and adjacent to the site boundaries shall be retained as open watercourses and incorporated into the proposed development unless Rivers Agency, DARD, determines that retention of the open watercourses is not appropriate; and

• Development shall be designed, landscaped and implemented to accommodate the overhead power lines and shall adhere to standard safety clearances.

A foul sewage pumping station may be required to serve this site. Detailed consultation with Northern Ireland Water will be required.

---

### Zoning GD 04/08

#### Housing

**Land between Neill's Lane and Shorelands**

12.31 hectares of land are zoned for housing at Shorelands as identified on Map No. 3 – Greenisland.

**Key Site Requirements:**

• A Concept Master Plan to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department;

• Housing development shall be a minimum gross density of 15 dwellings per hectare and a maximum gross density of 25 dwellings per hectare;

• Access shall be from Shorelands;

• Provision shall be made within the proposed development for a local neighbourhood centre on approximately 0.5 hectares;

• Major sewer upgrading and a storm sewage pumping station will be required to serve this site;

• The existing watercourses within and adjacent to the site boundaries shall be retained as open watercourses and incorporated into the proposed development unless Rivers Agency, DARD, determine that retention of the open watercourses is not appropriate; and

• The design layout shall include provision for cycle and pedestrian links to Shorelands, Neill’s Lane, Shannagh Park and Shore Road.
Detailed consultation with Northern Ireland Water will be required.

**Zoning GD 04/09**

**Housing**  
**Land east of 214 Upper Road**

0.77 hectares of land are zoned for housing to east of 214 Upper Road as identified on Map No. 3 – Greenisland.

Key Site Requirement:-  
- Housing development shall be a maximum gross density of 10 dwellings per hectare.

**Zoning GD 04/10**

**Housing**  
**Land at Farm Lodge Road**

0.33 hectares of land are zoned for housing at Farm Lodge Road as identified on Map No. 3 – Greenisland.

Key Site Requirements:-  
- Housing development shall be a maximum gross density of 25 dwellings per hectare; and
- An 8-10 metre wide landscape buffer of trees and hedges of native species shall be provided entirely within and adjacent to the Settlement Development Limit, along the western and southern boundary of the site and outside the curtilage of any dwelling. This is to provide screening for the development and help assimilate and soften its impact on the adjacent landscape wedge. Details of establishment, maintenance and long term management shall be formally agreed with the Department.

A culverted watercourse runs through the site. Detailed consultation with Rivers Agency, DARD, will be required.

This particular zoning is not actually located in Carrickfergus District Council area but within Newtownabbey Borough Council area. However, the site lies adjacent to the Greenisland Settlement Development Limit and is therefore shown on Map No. 3 - Greenisland.

**Transportation**

Greenisland’s access to the rail network has made a significant contribution to its residential character and growth. The cross harbour bridge in Belfast and its link to Great Victoria Street Station provides direct access from Greenisland to Belfast City Centre. A formal park and ride facility has recently been completed at Greenisland railway station. There is also direct access to quality walking routes and the National Cycle Network at Jordanstown.

The Greenisland section of the A2 between Ravenhill and Silverstream has been identified by the Belfast Metropolitan Transport Plan as a bottleneck on the BMA’s strategic network and is the only section of two lane road between Carrickfergus and the M5 at Whiteabbey. There is significant congestion in this corridor at peak times and diversion to other unsuitable roads.

Upgrade of this section to four lanes has commenced and is expected to be complete by summer 2015. This upgrade will ease congestion, delivering significant environmental and economic benefits. The implementation of the scheme is being brought forward through the Roads Service statutory process. Following the public inquiry and subsequent Direction Order, the indicative route is shown, for information purposes only, on Map No. 3 Greenisland and Map No. 1 - Carrickfergus Countryside.
**Urban Environment**

**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.

<table>
<thead>
<tr>
<th>Designations GD 05 – GD 06</th>
<th>Areas of Townscape Character</th>
</tr>
</thead>
<tbody>
<tr>
<td>GD 05 Greenisland</td>
<td></td>
</tr>
<tr>
<td>GD 06 Shore Road</td>
<td></td>
</tr>
</tbody>
</table>

It is likely that during the lifetime of the Plan, the strategic A2 road-widening scheme will impact on the Shore Road ATC.

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

**Natural Environment**

**Areas of International/National Nature Conservation Importance**

The shoreline of Belfast Lough at Greenisland is recognised as an area of international and national nature conservation importance and is protected by the following designations:

- Belfast Lough Ramsar Site
- Belfast Lough Special Protection Area (SPA)
- Outer Belfast Lough Area of Special Scientific Interest (ASSI)

The Belfast Lough Shore Ramsar, SPA and ASSI are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to the Northern Ireland Environment Agency’s website www.doeni.gov.uk/niea for details.

Development proposals within or adjoining these areas will be assessed in accordance with prevailing regional planning policy as set out in PPS 2: Natural Heritage.

The railway corridors within the town are important landscapes, which are valuable for wildlife and biodiversity.

**Local Landscape Policy Areas**

The following Local Landscape Policy Areas (LLPAs) lie within or adjoining the Settlement Development Limit of Greenisland, with parts falling within the Carrickfergus Countryside. They 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 in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

<table>
<thead>
<tr>
<th>Designation GD 07</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Landscape Policy Area</td>
</tr>
<tr>
<td>Upper Road</td>
</tr>
</tbody>
</table>

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

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

- Listed and locally significant buildings and their surroundings - Large houses situated in extensive plots with a significant amount of vegetation.
Designation GD 08

Local Landscape Policy Area
West of Greenisland

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

Those features, or the 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 – Silverstream watercourse with associated vegetation.

A portion of this LLPA is located within Newtownabbey Borough Council and adjoins the University of Ulster LLPA which is designated in the Newtownabbey District Proposals.

Designation GD 09

Local Landscape Policy Area
Seapark, Greenisland

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

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

• Listed buildings and their surroundings– Seapark House (No.109 Shore Road), gate lodge and associated buildings, situated on a prominent headland, distinguished by mature tree planting, which forms part of its original planned parkland setting.

Open Space, Sport and Outdoor Recreation

Carrickfergus Borough Council owns and manages open space, sport and outdoor recreational areas throughout the town and in the vicinity including the Greenisland playing fields and Rossmore Green playground.

There are also a number of private facilities at Greenisland Golf Course and the Greenisland War Memorial Sports Club.

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 open space above one hectare are listed below and identified for information only on Map No. 3 - Greenisland.

• Camroe Drive: Football and astro turf pitches;
• Greenisland War Memorial Sport Club: Rugby pitches;
• Knockleigh Walk: Grased area;
• Glassillan Grove: Grased area; and
• Rossmore Green: Grased area.

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.
WHITEHEAD

Whitehead is located to the north east of Carrickfergus Town on Belfast Lough. The coastal settlement forms part of the historic landscape of the Borough and contains a wide variety of archaeological remains.

The town originally developed around Castle Chichester, which is a scheduled Monument. The present built layout of the core of the settlement reflects parts of the earlier settlement, but much of Whitehead’s built character is derived from the settlement’s expansion from the late nineteenth century after the introduction of the rail network.

Functioning largely as a dormitory settlement, local shopping facilities are mainly concentrated within an area bounded by Kings Road, Edward Road, Victoria Avenue and the railway line. The settlement has limited opportunities for development due mainly to infrastructure limitations, its natural setting and its rural character. The topography of the area has created a distinctive setting for the town, which is bounded to the east by the sea with cliffs delineating the northern and southern boundaries.

A Village Masterplan, commissioned by Carrickfergus Borough Council and funded by GROW South Antrim under the NI Rural Development Programme, was launched in 2012. The Whitehead Masterplan sets a vision for the future and seeks to enhance Whitehead as place to live, while reshaping its role as a visitor destination. The Masterplan identifies a range of potential projects to improve Whitehead.

The Settlement Development Limit is designated to protect the town’s character and its hill setting adjacent to the Lough Shore, whilst providing sufficient opportunities for development including housing. The designated Settlement Development Limit will prevent urban encroachment into the countryside and protect the high quality landscapes to the north east of the town.

Housing

The Plan zones approximately 9 hectares of land for housing in Whitehead 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 in site selection include accessibility to public transport and the aim to minimise 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 which 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.

<table>
<thead>
<tr>
<th>Designation WD 01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td>Whitehead</td>
</tr>
</tbody>
</table>

A Settlement Development Limit is designated for Whitehead as identified on Map No. 4 – Whitehead.
**Housing Zonings**

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

### Zoning WD 02

**Housing**

**Committed Housing Sites**

**Built**

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>WD 02/01</td>
<td>26-28 Edward Road</td>
<td>0.21</td>
</tr>
<tr>
<td>WD 02/02</td>
<td>33 Marine Parade</td>
<td>0.25</td>
</tr>
<tr>
<td>WD 02/03</td>
<td>Old Forde, Islandmagee Road</td>
<td>2.77</td>
</tr>
<tr>
<td>WD 02/04</td>
<td>Slaughterford Road</td>
<td>4.13</td>
</tr>
<tr>
<td>WD 02/05</td>
<td>West of 8 Cable Road</td>
<td>0.31</td>
</tr>
</tbody>
</table>

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

### Zoning WD 03

**Housing**

**Committed Housing Site**

**Development Ongoing/Not Started**

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>WD 03/01</td>
<td>Land at Fairview Drive/Port Davy Road</td>
<td>0.90</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.

### Zoning WD 04/01

**Housing**

**Land between 20-24 Balfour Avenue**

0.58 hectares of land are zoned for housing at Balfour Avenue as identified on Map No. 4 – Whitehead.

**Key Site Requirements:**

- Housing development shall be a minimum gross density of 5 dwellings per hectare and a maximum gross density of 14 dwellings per hectare; and
- Access shall be from Balfour Avenue.

This site is located within Whitehead Conservation Area. Detailed consultation with NIEA (Built Heritage), DOE, will be required.

This site is the subject of a Tree Preservation Order. Detailed consultation with NIEA (Natural Heritage and Landscape Architects), DOE, will be required.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within and adjacent to the site.
Urban Environment

Whitehead Conservation Area

Whitehead Conservation Area was designated in 1992 in recognition of the fine legacy of buildings mostly derived from the development boom following the arrival of the railway in the late 19th Century. It is bounded to the east by the coast, to the north by railway yards and to the west by the rear boundary of properties. Whitehead developed rapidly during the Victorian and Edwardian period and the boundaries of the town at that time are clearly visible in its present form and layout. The town is an excellent example of a late Victorian and Edwardian seaside resort with a discernible history through its pattern of development. Whitehead promenade provides an attractive area in which people can congregate, mingle and stroll. It also serves as a pedestrian link to most of the roads in the town.

The Conservation Area is identified for information on Map No. 4 – Whitehead. A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Development proposals within Whitehead 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 relevant design guide.

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, a map of the Area of Archaeological Potential in Whitehead is available for information on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

The Natural Environment

Site of Local Nature Conservation Importance

The following site lies partially within the Settlement Development Limit of Whitehead and is designated as a Site of Local Nature Conservation Importance (SLNCI).

This SLNCI is designated in accordance with PPS 2: Natural Heritage. The site has been identified on the basis of its flora, fauna or earth science interest.

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

Designation WD 05

Site of Local Nature Conservation Importance Antrim Coast (Black Head to Whitehead)

A Site of Local Nature Conservation Importance is designated as identified on Map No. 4 – Whitehead.

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

A portion of the Coast North and South of Cloghan Point SLNCI as designated at CS 14/05 (Carrickfergus) is situated within the Settlement Development Limit of Whitehead.
Local Landscape Policy Areas

The following Local Landscape Policy Areas (LLPAs) lie within or adjoining Whitehead and fall partly within the surrounding countryside. They are considered to be of greatest amenity value, landscape quality or local significance and must 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 WD 06
Local Landscape Policy Area
Whitehead

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

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

• Attractive vistas and localised hills - Bentra and Carnbrock Hills, Muldersleigh Hill and Bentra Golf Course; and
• Areas of local nature conservation interest - Significant woodland, a river corridor and the Beach Road Bird Sanctuary.

Designation WD 07
Local Landscape Policy Area
Chester Avenue and Marine Parade

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

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

• Archaeological monument and its surroundings – Castle Chichester is a scheduled monument.

Designation WD 08
Local Landscape Policy Area
Beach Road

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

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

• Listed buildings and their surroundings – Coastguard Cottages and gardens.

Designation WD 09
Local Landscape Policy Area
Cable Road

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

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

• Locally significant building and its surroundings – A rectory situated on a site with mature trees, providing an attractive landscaped entrance to the Conservation Area.

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.
Open Space, Sport and Outdoor Recreation

Carrickfergus Borough Council owns and manages open space, sport and outdoor recreational areas throughout the town and in the vicinity, including the Whitehead Recreation Grounds, Beach Road Park and Bentra Golf Course.

In addition, there are a number of private golf facilities at Whitehead Driving Range and Golf Course.

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.

Major areas of open space above one hectare are listed below and identified for information only on Map No. 4 – Whitehead:

- Windsor Mews: Equipped playground and casual play area;
- Castleview Road: Pitches and bowling green;
- Whitehead Primary School: Private playing fields;
- Beach Road Public Park: Public parkland; and
- Oldcastle Road: Promenade with paved walkway.
Small Settlements

Part 4 Volume 4
Small Settlements

TROOPERSLANE

Trooperslane is a small settlement with approximately 43 dwellings. It is situated at the junction with the B90 Upper Road, a protected route, and the Trooperslane Road. It is bounded to the south by the railway line.

Designation TE 001

Settlement Development Limit
Trooperslane

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

The Settlement Development Limit is designated to protect the setting of the settlement, prevent unnecessary urban encroachment into the open countryside, prevent the creation of additional accesses onto the B90 Protected Route and prevent coalescence with Carrickfergus. There is some opportunity for limited infill or rounding off within the Settlement Development Limit.
See Carrickfergus Countryside Proposals for details of Rural Landscape Wedge Designation CE 04 and Countryside and Coast Proposals, Volume 1 of the Plan, for details of AHSV Designation COU 05/02.

For Information Only:

- Settlement Development Limit
- Rural Landscape Wedge
- Area of High Scenic Value
- Land zoned as Existing Employment

Map No. 5 - Trooperslane
**KNOCKNAGULLIAGH**

Knocknagulliagh is located approximately 2.5kms west of Whitehead on the A2 Belfast / Larne Road, a protected route. It is a linear settlement comprising approximately 30 dwellings which straddle the carriageway.

<table>
<thead>
<tr>
<th>Designation KH 01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement Development Limit</td>
</tr>
<tr>
<td>Knocknagulliagh</td>
</tr>
</tbody>
</table>

A Settlement Development Limit is designated as identified on Map No. 6 – Knocknagulliagh.

The Settlement Development Limit is designated to protect the setting of the settlement and prevent further ribbon development along the A2. Limited opportunity exists within the Settlement Development Limit for appropriate infill and replacement dwellings in line with the settlements role and character.
Belfast Metropolitan Area Plan 2015
Map No. 6 - Knocknagulliagh

Settlement Development Limit

For Information Only:
Protected Route

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Countryside and Coast
Countryside and Coast

The Carrickfergus shoreline links Newtownabbey with Carrickfergus and the Town of Whitehead in the distinctive peninsula landscape of the Island Magee Area of High Scenic Value. Carrickfergus Borough contains a range of landscapes and is dominated by the rocky escarpment which rises steeply from the shoreline, creating a backdrop to Carrickfergus (Carrickfergus Escarpment) to the west. The escarpment leads to marginal pasture land and commercial forests to the north.

There are almost 1000 hectares of woodland in the Borough, the main area being Woodburn Forest, which is managed by the Forest Service on a multiple-use basis. Woodburn Forest is centred around the Woodburn Reservoirs but has outliers at Lough Mourne and Copeland Reservoir: The Woodburn Reservoirs, which are located approximately 3-5km from the centre of Carrickfergus, in addition to its water supply role, offer opportunities for recreation, education and conservation orientated activities.

Aspects of the rural economy are outlined under Agriculture, Forestry and Fishing in the Countryside 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 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.

Transportation

A portion of the Carrickfergus Spine Road is identified on Map No.1 – Carrickfergus Countryside and is designated under designation CS 11/01. This section will provide a link between Sloefield Road and the proposed section of the Spine Road within Carrickfergus to the west of Woodburn Road (See Map No. 2/001 – Carrickfergus) with the overall aim of relieving traffic to Carrickfergus Town Centre and improving access to the B90.
### The Urban Environment

#### Historic Park, Garden and Demesne

<table>
<thead>
<tr>
<th>Designation CE 01</th>
<th>Historic Park, Garden and Demesne Castle Dobbs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 1 - Carrickfergus Countryside.</td>
</tr>
</tbody>
</table>

The demesne was established in the 16th Century and is the only example in the Borough of a planned landscape surviving in its historic form. The present house dates from 1730 and stands in a splendid position overlooking Belfast Lough and the County Down shore. There is remaining evidence of the formal gardens for the 17th Century house, which is now in ruins adjacent to the later house. The present layout is in relation to the 18th Century house and takes the form of a landscape park, with a lake, bridge and cascade.

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, 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 the site can be found at: [http://www.doeni.gov.uk/niea/built-home/recording/gardens_r.htm](http://www.doeni.gov.uk/niea/built-home/recording/gardens_r.htm)

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

### Natural Environment

#### Areas of International and National Conservation Importance

A number of Areas of International and National Nature Conservation Importance are located within the Carrickfergus Countryside and coastal areas and comprise the following:

- Belfast Lough Ramsar
- Belfast Lough Special Protection Area (SPA)
- Outer Belfast Lough Shore Area of Special Scientific Interest (ASSI)
- Larne Lough Ramsar
- Larne Lough Special Protection Area (SPA)
- Larne Lough Area of Special Scientific Interest (ASSI)
- North Woodburn Glen Area of Special Scientific Interest (ASSI)
- North and South Woodburn reservoir (ASSI)
- Castletown Areas of Special Scientific Interest (ASSI)
- Ballycarry Area of Scientific Interest (ASI) and
- Island Magee Area of Scientific Interest (ASI)

These Areas of International and National Importance are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to the Northern Ireland Environment Agency’s website www.doeni.gov.uk/niea for details.

Development proposals within or adjoining these areas will be assessed in accordance with prevailing regional planning policy as set out in PPS 2: Natural Heritage.
Sites of Local Nature Conservation Importance

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

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

**Designation CE 02**

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 1 - Carrickfergus Countryside:

- CE 02/01 Ardboley
- CE 02/02 Bentra Wood
- CE 02/03 Castle Dobbs
- CE 02/04 Copeland Reservoir
- CE 02/05 Dalway’s Bawn
- CE 02/06 Jointure Bay Stream
- CE 02/07 Keeran Moss
- CE 02/08 Knockagh – Dorisland*
- CE 02/09 Lough Mourne
- CE 02/10 North Woodburn Reservoir
- CE 02/11 Slimero
- CE 02/12 Slimero Mountain Wet Grassland
- CE 02/13 West of Mutton Burn

*CE 02/14 White Head (Geodiversity)

*CE 02/15 Woodland West of Black Hill

*CE 02/16 Black Head (Geodiversity)

*A small portion of the Knockagh - Dorisland Site of Local Nature Conservation Importance falls within Newtownabbey Borough Council area.

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

**Countryside and Coast**

**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.

**Designation CE 03**

**Rural Landscape Wedge Greenisland**

A Rural Landscape Wedge is designated to the west of Greenisland between Jordanstown, Metropolitan Newtownabbey and Greenisland as identified on Map No. 1 - Carrickfergus Countryside.

The designated Rural Landscape Wedge will:

- Distinguish and maintain the separate identities of the settlement of Greenisland and Metropolitan Newtownabbey at Jordanstown;
- Prevent the merging of the two urban areas of Greenisland and Jordanstown;
- Provide an important element in defining and protecting the setting of Greenisland and Metropolitan Newtownabbey; and
The Rural Landscape Wedge is primarily used for agricultural purposes and as a countryside recreation resource. It has areas of biodiversity interest including the Jointure Bay Stream SLNCI (CE 02/06) which runs adjacent to the police facility up to the railway line.

**Coast**

The BMA Coastal Area is identified on Map No.1 - Carrickfergus Countryside and is designated under COU 2, BMA Coastal Area in Part 3, Volume 1 of the Plan.

Policy for the control of development within the designated BMA Coastal Area is contained in Policy COU 3, Part 3, Volume 1 of the Plan.

**Areas of High Scenic Value**

Two Areas of High Scenic Value, Island Magee and the Carrickfergus Escarpment, are designated at COU 5/01 and COU 5/02 in Part 3, Volume 1 of the Plan. These are identified on Map No. 4 - Carrickfergus Escarpment in Volume 1 of the Plan and Map No. 1 - Carrickfergus Countryside in this volume of the Plan.

Policy for control of development in Areas of High Scenic Value is contained in Policy COU 6 in Part 3, Volume 1 of the Plan.

The Carrickfergus Escarpment Area of High Scenic Value (COU 5/02) lies just beyond the northern boundary of the Rural Landscape Wedge. The West of Greenisland LLPA (GD 08) runs from the north eastern portion of the Rural Landscape Wedge to the University of Ulster LLPA (MNY 46). The designation recognises the landscape quality in the area. A significant part of the LLPA is situated within Newtownabbey District Council Area.

The Carrickfergus Escarpment Area of High Scenic Value was identified in the Northern Ireland Landscape Character Assessment 2000 as an area of scenic quality and is designated in the Plan as an Area of High Scenic Value. Only a small portion of the Escarpment is within Carrickfergus Borough, with the majority located in the Newtownabbey Borough. It forms a magnificent backdrop to Greenisland, creating a distinctive landscape setting for the wider BMA.

The steep slopes to the east of Whitehead are identified in the Northern Ireland Landscape Character Assessment 2000 as part of the Island Magee area of scenic value. These slopes are designated as an Area of High Scenic Value due to their distinctive landscape setting for the settlement.
of Whitehead. The prominent slopes are located primarily in Larne District but a portion falls within Carrickfergus Borough Council area.

**Mineral Developments**

Historically basalt lava was extracted from Carrickfergus Borough as a source of aggregate and road stone. This subsequently gave rise to a number of small derelict workings which occurred on the high ground to the north of Carrickfergus. Mining extraction today is confined to rock salt at Kilroot where there are considerable reserves.

Salt mining has been taking place in the Carrickfergus area since 1851, leaving abandoned mine shafts with associated workings at several locations within the Borough. Up until 1958 salt mining was not carried out to present day safety levels. This resulted in subsidence in certain parts of the Borough, particularly where solution mining took place.

Current mining activities at Kilroot use modern engineering standards and solution mining is no longer permitted. In addition to planning permission, a licence from the Department of Enterprise, Trade and Investment (DETI) under the Mineral Development Act (NI) 1969 is required for the mining of rock salt. Licences are also required from DETI for the exploration of oil or gas under the Petroleum Product Act (NI) 1964. The geology of the Borough is such that accumulations of natural gas may occur and part of the Borough is at present under licence for petroleum exploration.

**Policy CE 05**

**Area of Salt Reserve North of Kilroot, Carrickfergus**

An Area of Salt Reserve is designated east of Carrickfergus to the North of Kilroot as identified on Map No. 1 - Carrickfergus Countryside and Map No. 2/001 – Carrickfergus.

Within this designated area planning permission will not be granted for surface development that would prejudice the exploitation of the proven Salt Reserves with the exception of:-

- Structures related to and necessary for established businesses including agricultural buildings where these require planning permission; and
- The improvement, extension or replacement of occupied dwellings which comply with the normal planning and environmental criteria for such development as set out in the Rural Strategy.
Salt is currently being mined underground at Kilroot where there are considerable reserves. In any future proposals for further extraction of salt at this location, careful consideration will be given to minimising the effect that these are likely to have on the stability of the surface lands directly above and surrounding the proposal.

The Department also wishes to ensure that surface development does not prejudice the exploitation of the proven reserves, which are considered to be of particular value to the Northern Ireland economy.

Where planning permission is granted for surface development in this area, and where the Department perceives a risk of subsidence from either old shafts or new mining, an informative will be attached to the consent indicating the risk of subsidence. This will inform the applicant that the responsibility and subsequent liability for safe development and secure occupancy of the site lies with the developer and/or landowner.

**Policy CE 06**

**Areas of Potential Subsidence Carrickfergus**

Areas of Potential Subsidence to the east and north west of Carrickfergus are designated as identified on Map No. 1 - Carrickfergus Countryside and Map No. 2/001 – Carrickfergus.

Within Areas of Potential Subsidence planning permission will not be granted for any new built development in the interests of public safety.

Investigations have established areas around the shafts and workings of old salt mines that have the potential to subside and where it would be unwise to permit new structures to be erected, especially structures intended for human habitation.

The principle of safeguarding against the effects of instability in adjacent areas, including property damage, personal distress to occupants and degradation of the physical environment, will be taken into account when dealing with planning applications in the locality.

**Public Services and Utilities**

There is an operational natural gas pipeline to the north of the Borough, which supplies natural gas to the Greater Belfast area. In addition, the Northern Ireland Gas Project (consisting of North West and South North pipelines) has now been constructed. The project will link in with the existing pipeline and make gas available to the north west and south of the province and help to promote economic activity in those regions.

This pipeline is a major installation and may place constraints on development in its vicinity. The Health and Safety Executive Northern Ireland will be consulted on all planning applications within the vicinity of either the existing or proposed pipeline. All proposals will be determined by the Department and public safety will be paramount.

Kilroot Power Station is one of the main electricity generating stations in Northern Ireland and has a generating capacity of 580 megawatts or 400 megawatts. It is likely that the existing landholdings within the site will cater for any development needs identified during the Plan period.
APPENDIX 1

Historic Park, Garden and Demesne

Supplementary Site

Sea Park or Seapark House

Sea Park is a lough shore house dating from 1804 (HB 22/7/11) with lawns sweeping down to the water with a very good aspect. There is a boat house and a bathing house at the shore. Mature trees give the house necessary shelter, though no ornamental planting remains. The Ordnance Survey Memoirs of 1839 commented on 16 acres of, “... prettily ornamented grounds...” and planting. The walled garden is cultivated and at present is used by Carrickfergus Borough Council. It contains the remains of a glazed grotto, which was photographed by R J Welch (date unknown). Recently institutional, the site is now privately owned.

CRITERIA

A garden, park or demesne that forms an integral setting for a building or buildings of historical importance.

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 such 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. The register can be found at:

http://www.doeni.gov.uk/niea/built-home/recording/gardens_r.htm

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.
APPENDIX 2

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 in the RDS, as those areas lying within The Belfast Metropolitan Area but outside the Metropolitan Urban Area.