## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan Designations, Policies, Proposals and Zonings</td>
<td>3</td>
</tr>
<tr>
<td>Preamble</td>
<td>7</td>
</tr>
<tr>
<td>Background</td>
<td>9</td>
</tr>
<tr>
<td>Regional Policy Context</td>
<td>10</td>
</tr>
<tr>
<td>Summary of Newtownabbey District Proposals</td>
<td>10</td>
</tr>
<tr>
<td>Metropolitan Newtownabbey</td>
<td>12</td>
</tr>
<tr>
<td><strong>Towns</strong></td>
<td></td>
</tr>
<tr>
<td>Ballyclare</td>
<td>47</td>
</tr>
<tr>
<td><strong>Villages</strong></td>
<td></td>
</tr>
<tr>
<td>Ballyeaston</td>
<td>66</td>
</tr>
<tr>
<td>Ballynure</td>
<td>70</td>
</tr>
<tr>
<td>Ballyrobert</td>
<td>74</td>
</tr>
<tr>
<td>Cogry/Kilbride</td>
<td>77</td>
</tr>
<tr>
<td>Doagh</td>
<td>81</td>
</tr>
<tr>
<td>Straid</td>
<td>87</td>
</tr>
<tr>
<td><strong>Small Settlements</strong></td>
<td></td>
</tr>
<tr>
<td>Ballycor</td>
<td>91</td>
</tr>
<tr>
<td>Ballycraigy</td>
<td>91</td>
</tr>
<tr>
<td>Bruslee</td>
<td>96</td>
</tr>
<tr>
<td>Craigarogan</td>
<td>98</td>
</tr>
<tr>
<td>Hillshead</td>
<td>100</td>
</tr>
<tr>
<td>Kingsmoss</td>
<td>104</td>
</tr>
<tr>
<td>Lowtown</td>
<td>106</td>
</tr>
</tbody>
</table>
### Countryside and Coast

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Millbank</td>
<td>108</td>
</tr>
<tr>
<td>Roughfort</td>
<td>110</td>
</tr>
<tr>
<td>Tildarg</td>
<td>113</td>
</tr>
</tbody>
</table>

### Appendices

<table>
<thead>
<tr>
<th>Appendix</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appendix 1</td>
<td></td>
</tr>
<tr>
<td>Merville Garden Village Conservation Area</td>
<td>122</td>
</tr>
<tr>
<td>Appendix 2</td>
<td></td>
</tr>
<tr>
<td>Historic Park, Garden and Demesne — Supplementary Site</td>
<td>122</td>
</tr>
<tr>
<td>Appendix 3</td>
<td></td>
</tr>
<tr>
<td>Glossary</td>
<td>123</td>
</tr>
</tbody>
</table>

Loose maps accompanying this document:

Map No. 1 - Newtownabbey Countryside
Map No. 2/001 – Metropolitan Newtownabbey
Map No. 3/001 – Ballyclare

The following comprises a list of all designations, policies, proposals and zonings as contained in Newtownabbey District.
### Metropolitan Area

<table>
<thead>
<tr>
<th>Metropolitan Newtownabbey</th>
<th>Designation MNY 01</th>
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<th>12</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Zonings MNY 02 – MNY 04</td>
<td>Housing</td>
<td>13</td>
</tr>
<tr>
<td></td>
<td>Zonings MNY 05 – MNY 07</td>
<td>Employment</td>
<td>28</td>
</tr>
<tr>
<td></td>
<td>Zonings MNY 08 – MNY 17</td>
<td>Existing Employment</td>
<td>31</td>
</tr>
<tr>
<td></td>
<td>Zoning MNY 18</td>
<td>Mixed Use</td>
<td>32</td>
</tr>
<tr>
<td></td>
<td>Proposal MNY 19</td>
<td>Non-Strategic Road Scheme</td>
<td>32</td>
</tr>
<tr>
<td></td>
<td>Designation MNY 20</td>
<td>District Centres</td>
<td>34</td>
</tr>
<tr>
<td></td>
<td>Designation MNY 21</td>
<td>Local Centre</td>
<td>34</td>
</tr>
<tr>
<td></td>
<td>Designations MNY 22 – MNY 30</td>
<td>Areas of Townscape Character</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>Designation MNY 31</td>
<td>Sites of Local Nature Conservation Importance</td>
<td>36</td>
</tr>
<tr>
<td></td>
<td>Designations MNY 32 – MNY 47</td>
<td>Local Landscape Policy Areas</td>
<td>37</td>
</tr>
<tr>
<td></td>
<td>Designation MNY 48</td>
<td>Community Greenways</td>
<td>44</td>
</tr>
</tbody>
</table>

### Town

<table>
<thead>
<tr>
<th>Ballyclare</th>
<th>Designation BE 01</th>
<th>Settlement Development Limit</th>
<th>48</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Housing</td>
<td>49</td>
</tr>
<tr>
<td></td>
<td>Zoning BE 05</td>
<td>Employment</td>
<td>54</td>
</tr>
<tr>
<td></td>
<td>Zonings BE 06 – BE 09</td>
<td>Existing Employment</td>
<td>55</td>
</tr>
<tr>
<td></td>
<td>Zonings BE 10 – BE 11</td>
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<td>56</td>
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<td></td>
<td>Proposal BE 12</td>
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<td>57</td>
</tr>
<tr>
<td></td>
<td>Designation BE 13</td>
<td>Area of Townscape Character</td>
<td>57</td>
</tr>
<tr>
<td></td>
<td>Designation BE 14</td>
<td>Sites of Local Nature Conservation Importance</td>
<td>58</td>
</tr>
<tr>
<td></td>
<td>Designations BE 15 – BE 17</td>
<td>Local Landscape Policy Areas</td>
<td>58</td>
</tr>
<tr>
<td></td>
<td>Proposal BE 18</td>
<td>Educational Use</td>
<td>60</td>
</tr>
<tr>
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<td>Text</td>
<td>Page</td>
<td></td>
</tr>
<tr>
<td>-------------</td>
<td>------</td>
<td>------</td>
<td></td>
</tr>
<tr>
<td>BE 19</td>
<td>Town Centre</td>
<td>61</td>
<td></td>
</tr>
<tr>
<td>BE 20</td>
<td>Protected Town Centre Housing Areas</td>
<td>61</td>
<td></td>
</tr>
<tr>
<td>BE 21</td>
<td>Urban Design</td>
<td>62</td>
<td></td>
</tr>
</tbody>
</table>

**Villages**

<table>
<thead>
<tr>
<th>Village</th>
<th>Designation</th>
<th>Text</th>
<th>Page</th>
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</thead>
<tbody>
<tr>
<td>Ballyeaston</td>
<td>BN 01</td>
<td>Settlement Development Limit</td>
<td>66</td>
</tr>
<tr>
<td></td>
<td>BN 02</td>
<td>Housing</td>
<td>66</td>
</tr>
<tr>
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<td>BN 03</td>
<td>Area of Village Character</td>
<td>67</td>
</tr>
<tr>
<td></td>
<td>BN 04</td>
<td>Local Landscape Policy Area</td>
<td>67</td>
</tr>
<tr>
<td></td>
<td>BN 05</td>
<td>Open Space</td>
<td>68</td>
</tr>
<tr>
<td>Ballynure</td>
<td>BNE 01</td>
<td>Settlement Development Limit</td>
<td>70</td>
</tr>
<tr>
<td></td>
<td>BNE 02 – BNE 03</td>
<td>Housing</td>
<td>70</td>
</tr>
<tr>
<td></td>
<td>BNE 04 – BNE 05</td>
<td>Local Landscape Policy Areas</td>
<td>71</td>
</tr>
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<td>BT 01</td>
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<td>74</td>
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<td>Housing</td>
<td>74</td>
</tr>
<tr>
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<td>Local Landscape Policy Area</td>
<td>75</td>
</tr>
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<td>CY 01</td>
<td>Settlement Development Limit</td>
<td>77</td>
</tr>
<tr>
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<td>Housing</td>
<td>77</td>
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<tr>
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<td>Local Landscape Policy Area</td>
<td>79</td>
</tr>
<tr>
<td>Doagh</td>
<td>DH 01</td>
<td>Settlement Development Limit</td>
<td>81</td>
</tr>
<tr>
<td></td>
<td>DH 02 – DH 04</td>
<td>Housing</td>
<td>82</td>
</tr>
<tr>
<td></td>
<td>DH 05</td>
<td>Area of Village Character</td>
<td>83</td>
</tr>
<tr>
<td></td>
<td>DH 06</td>
<td>Sites of Local Nature Conservation Importance</td>
<td>84</td>
</tr>
<tr>
<td></td>
<td>DH 07 – DH 10</td>
<td>Local Landscape Policy Areas</td>
<td>84</td>
</tr>
<tr>
<td>Straid</td>
<td>SD 01</td>
<td>Settlement Development Limit</td>
<td>87</td>
</tr>
<tr>
<td>Designation</td>
<td>Description</td>
<td>Page</td>
<td></td>
</tr>
<tr>
<td>-------------</td>
<td>---------------------------------------</td>
<td>------</td>
<td></td>
</tr>
<tr>
<td>SD 02</td>
<td>Housing</td>
<td>87</td>
<td></td>
</tr>
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<td>Area of Village Character</td>
<td>87</td>
<td></td>
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<td>88</td>
<td></td>
</tr>
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<td>88</td>
<td></td>
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</table>

## Small Settlements

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Designation</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ballycor</td>
<td>BR 001</td>
<td>Settlement Development Limit</td>
<td>92</td>
</tr>
<tr>
<td></td>
<td>BR 002</td>
<td>Local Landscape Policy Area</td>
<td>92</td>
</tr>
<tr>
<td>Ballycraigy</td>
<td>BY 01</td>
<td>Settlement Development Limit</td>
<td>94</td>
</tr>
<tr>
<td>Bruslee</td>
<td>BLE 01</td>
<td>Settlement Development Limit</td>
<td>96</td>
</tr>
<tr>
<td>Craigarogan</td>
<td>CN 01</td>
<td>Settlement Development Limit</td>
<td>98</td>
</tr>
<tr>
<td>Hillhead</td>
<td>HD 001</td>
<td>Settlement Development Limit</td>
<td>100</td>
</tr>
<tr>
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<td>HD 002</td>
<td>Site of Local Nature Conservation Importance</td>
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<td>HD 003 – HD 007</td>
<td>Local Landscape Policy Areas</td>
<td>100</td>
</tr>
<tr>
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<td>KS 01</td>
<td>Settlement Development Limit</td>
<td>104</td>
</tr>
<tr>
<td></td>
<td>KS 02</td>
<td>Site of Local Nature Conservation Importance</td>
<td>104</td>
</tr>
<tr>
<td>Lowtown</td>
<td>LN 01</td>
<td>Settlement Development Limit</td>
<td>106</td>
</tr>
<tr>
<td>Millbank</td>
<td>MK 01</td>
<td>Settlement Development Limit</td>
<td>108</td>
</tr>
<tr>
<td></td>
<td>MK 02 – MK 03</td>
<td>Local Landscape Policy Areas</td>
<td>108</td>
</tr>
<tr>
<td>Roughfort</td>
<td>RT 001</td>
<td>Settlement Development Limit</td>
<td>110</td>
</tr>
<tr>
<td></td>
<td>RT 002</td>
<td>Site of Local Nature Conservation Importance</td>
<td>110</td>
</tr>
<tr>
<td></td>
<td>RT 003</td>
<td>Local Landscape Policy Area</td>
<td>111</td>
</tr>
<tr>
<td>Tildarg</td>
<td>TG 01</td>
<td>Settlement Development Limit</td>
<td>113</td>
</tr>
<tr>
<td>Designation</td>
<td>Description</td>
<td>Page</td>
<td></td>
</tr>
<tr>
<td>-----------------</td>
<td>-------------------------------------------------------</td>
<td>------</td>
<td></td>
</tr>
<tr>
<td>NY 01</td>
<td>Historic Park, Garden and Demesne</td>
<td>116</td>
<td></td>
</tr>
<tr>
<td>NY 02</td>
<td>Sites of Local Nature Conservation Importance</td>
<td>117</td>
<td></td>
</tr>
<tr>
<td>NY 03 – NY 04</td>
<td>Rural Landscape Wedges</td>
<td>118</td>
<td></td>
</tr>
<tr>
<td>NY 05</td>
<td>Belfast Hills Access Points</td>
<td>120</td>
<td></td>
</tr>
</tbody>
</table>
Preamble
Preamble

The Newtownabbey District Proposals form an integral part of the Belfast Metropolitan Area Plan 2015, which is a development plan being prepared under the provisions of Part 3 of the Planning (Northern Ireland) Order 1991 by the Department of the Environment (DOE). The Plan covers the City Council Areas of Belfast and Lisburn and the Borough Council Areas of Carrickfergus, Castlereagh, Newtownabbey and North Down.

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

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

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 Newtownabbey District Proposals consist of designations, policies, proposals and zonings specific to the administrative area of Newtownabbey 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 and Regional Guidance contained in the Regional Development Strategy (RDS) and regional planning policies contained in Planning Policy Statements (PPSs) and A Planning Strategy for Rural Northern Ireland.

To understand the full range of the Plan Proposals, which apply to Newtownabbey 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 categorised by:—

  1. Metropolitan Newtownabbey;
  2. Small Town – Ballyclare;
  3. Villages – Ballyeaston, Ballynure, Ballyrobert, Cogry/Kilbride, Doagh and Straid; and
- Designations, policies, proposals and zonings for the Countryside and Coast.

Background

The Borough of Newtownabbey lies to the north of Belfast and is bounded to the east by Belfast Lough and to the south west by the Belfast Hills. It contains the urban areas of Glengormley, Carnmoney, Monkstown, Jordanstown, Whitehouse, Greencastle and Whiteabbey hereafter referred to as Metropolitan Newtownabbey, together with the small town of Ballyclare and a number of villages and small settlements. The prominent local landmark of Carnmoney Hill forms a green heart within Metropolitan Newtownabbey. The Lough Shore, the magnificent backdrop of the Antrim Hills to the north and west and its proximity to the major employment location of Belfast City Centre make it a popular place to live.

Overspill from Belfast in the 1950s resulted in rapid expansion of the metropolitan part of the Borough. The population of Newtownabbey Borough in 2011 was 85,139, an increase of over 5,000 from the 2001 figure of 79,995.

The main transportation corridors within the Borough are the M2/M5 and the A2 and the Belfast/Whitehead and Belfast/Ballymena rail lines which provide access to Belfast City Centre, Belfast International Airport and the Ports of Belfast and Larne. While the Borough is well provided for by public transport, most daily journeys are undertaken by private car via either the M2 and M5 or the A2.

The Borough contains a variety of habitats including semi natural grasslands, woodlands, agricultural grassland and areas of geological interest. The shoreline of Belfast Lough comprises a series of mudflats and lagoons while the outer Lough is restricted to mainly rocky shores with some small sandy bays. The Lough is an International Special Protection Area (SPA) and a Ramsar Site supporting internationally important migrating birds. Belfast Lough has been declared an international Area of Special Scientific Interest (ASSI).

The Borough is a popular location for recreation and maritime pursuits including sailing, jet skiing and sea fishing whilst the countryside provides opportunities for golf, angling and walking. Mossley Mill and The Valley Leisure Complex are important recreational assets in the Borough.

Metropolitan Newtownabbey is a major industrial, retail, education and residential centre with the Abbey Centre and Glengormley providing major retail functions.

In the rural part of the Borough, Ballyclare is a local service centre with a significant dormitory role in the BMA. Its proximity to the Greater Belfast area and the town’s positive image make Ballyclare an attractive residential location. It has the added advantage of being located within easy travelling distance of the emerging major industrial area at Mallusk. It is situated on the lower slopes of the Six Mile Water Valley approximately 21km north west of Belfast City Centre.
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. The proposals therefore reflect the planning policy content of the Regional Development Strategy, Planning Policy Statements and A Planning Strategy for Rural Northern Ireland.

Summary of Newtownabbey District Proposals

- The settlement hierarchy within Newtownabbey Borough consists of the portion of the Contiguous Development Zone referred to as Metropolitan Newtownabbey, the small town of Ballyclare, the villages of Ballyeaston, Ballynure, Ballyrobert, Cogy/Kilbride, Doagh and Straid and the ten small settlements 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 in Metropolitan Newtownabbey and the settlements.

- The District Proposals designate a portion of the Metropolitan Development Limit and Settlement Development Limits and zone and designate lands in Metropolitan Newtownabbey and the settlements in accordance with the BMA Settlement Strategy 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 in Metropolitan Newtownabbey and the settlements.

- The District Proposals designate a portion of the Metropolitan Development Limit and Settlement Development Limits and zone and designate lands in Metropolitan Newtownabbey and the settlements in accordance with the BMA Settlement Strategy in Part 3, Volume 1 of the Plan. The Metropolitan Development Limit includes lands previously identified as ‘Whitelands’ in the BUAP 2001 at Hightown Road for housing and at Global Point/Ballyhenry for employment and excludes such lands at Monkstown and Jordanstown. The limit takes in additional land for employment at Mallusk. There are only minor changes to the Settlement Development Limits in the majority of villages and small settlements and Bruslee is designated as a new small settlement.

- The District Proposals facilitate expansion of economic growth in line with the BMA Employment Strategy in Part 3, Volume 1 of the Plan and provides 430 hectares of employment land. There are approximately 260 hectares of land for existing employment land within Metropolitan Newtownabbey and 20 hectares within Ballyclare and an additional 143 hectares are zoned for employment within Metropolitan Newtownabbey and 5 hectares within Ballyclare. Mixed-use sites have also been zoned at Rosslea Way, Rathcoole, and in the rural area land has been zoned for mixed use at Hillhead Road, Ballyclare.

- 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 M2 has been widened between the Sandyknowes roundabout and Greencastle and the A2 widening will reduce congestion at peak times, while the construction of the Hightown Road Link and Ballyclare Relief Road will improve accessibility to development land.
• The BMA Retail and Office Strategies in Part 3, Volume 1 of the Plan promote town centres and accordingly Ballyclare Town Centre is promoted as a focus for retailing and offices through the identification of a Town Centre boundary and the designation of three Areas of Protected Town Centre Housing. District Centres are designated at Northcott and the Abbey Centre and a Local Centre at Glengormley is also designated to complement the shopping offer and provide for choice and convenience.

• The District Proposals define and designate as appropriate urban design criteria for Ballyclare Town Centre, 10 Areas of Townscape Character, three Areas of Village Character and one Historic Park, Garden and Demesne 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 27 Sites of Local Nature Conservation Importance and 38 Local Landscape Policy Areas in line with the BMA Natural Environment Strategy in Part 3, Volume 1 of the Plan.

• The BMA Coastal Area and Areas of High Scenic Value are identified in the Countryside and Coast section of Part 3, Volume 1 of the Plan, whilst the District Proposals designate two Rural Landscape Wedges to protect the landscape setting of Ballyclare, Ballyeaston and Hillhead and to protect visual and conservation amenity.

• The District Proposals identify, designate and safeguard, as appropriate, specific areas where the retention or provision of additional open space areas, recreational and other community facilities are required to serve the needs of residents and tourists. These include the designation of three Community Greenways within Newtownabbey.
Metropolitan Newtownabbey

Metropolitan Newtownabbey is located between the shoreline of Belfast Lough, the Antrim Hills to the west and the Carrickfergus Escarpment and Knockagh Monument to the north and east. It includes Glengormley, Carnmoney, Monkstown, Jordanstown, Whiteabbey, Whitehouse and Greencastle.

Its location within the BMA creates opportunities for the promotion of public transport, as well as the additional use of infrastructure, services and facilities available in the Belfast and Carrickfergus areas.

Housing

The Plan zones approximately 257 hectares of land for housing in Metropolitan Newtownabbey 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 and uncommitted sites. Other factors influencing site selection include access 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 where relevant. These may include access/infrastructure requirements, public open space provision, protection or enhancement of nature conservation interests, landscaping, provision for walking and/or cycling, local neighbourhood facilities and other site specific requirements.
Housing Zonings

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

### Zoning MNY 02

**Housing Committed Housing Sites - Built**

The following sites are zoned for housing as identified on Map No. 2/001 - Newtownabbey:

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<th>Hectares</th>
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</thead>
<tbody>
<tr>
<td>MNY 02/01</td>
<td>53 Ballyclare Road, Glengormley</td>
<td>0.08</td>
</tr>
<tr>
<td>MNY 02/02</td>
<td>436 Shore Road, Whiteabbey</td>
<td>0.12</td>
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<tr>
<td>MNY 02/03</td>
<td>363-365 Antrim Road, Glengormley</td>
<td>0.13</td>
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<tr>
<td>MNY 02/04</td>
<td>Ballycraigy Court, Ballycraigy Road</td>
<td>0.15</td>
</tr>
<tr>
<td>MNY 02/05</td>
<td>Craiglands Court, Ballyclare Road</td>
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</tr>
<tr>
<td>MNY 02/06</td>
<td>Abbey Mews, Monkstown Road</td>
<td>0.19</td>
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<tr>
<td>MNY 02/07</td>
<td>14-16 St Quentin Avenue, Glebe Road West</td>
<td>0.21</td>
</tr>
<tr>
<td>MNY 02/08</td>
<td>127 Antrim Road, Glengormley</td>
<td>0.21</td>
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<tr>
<td>MNY 02/09</td>
<td>Lynview Mews, Glengormley</td>
<td>0.21</td>
</tr>
<tr>
<td>MNY 02/10</td>
<td>Courthall Mews, Glengormley</td>
<td>0.25</td>
</tr>
<tr>
<td>MNY 02/11</td>
<td>81 Ballyclare Road, Glengormley</td>
<td>0.29</td>
</tr>
<tr>
<td>MNY 02/12</td>
<td>Cedar Lodge, Ballyclare Road</td>
<td>0.31</td>
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<tr>
<td>MNY 02/13</td>
<td>Railway Halt, 142 Monkstown Road</td>
<td>0.31</td>
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<tr>
<td>MNY 02/14</td>
<td>Glenville Court, 63-91 Glenville Road, Whiteabbey</td>
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<td>MNY 02/15</td>
<td>26-32 Meadowview, Jordanstown</td>
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</tr>
<tr>
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<td>0.42</td>
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<tr>
<td>MNY 02/17</td>
<td>Mill Church Manor, Manse Road</td>
<td>0.43</td>
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<td>MNY 02/18</td>
<td>Macedon Court, Abbeyville Street, Shore Road</td>
<td>0.46</td>
</tr>
<tr>
<td>MNY 02/19</td>
<td>Monkstown Mews and Church Terrace, Monkstown</td>
<td>0.45</td>
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<td>MNY 02/20</td>
<td>Belfry View, Doagh Road</td>
<td>0.46</td>
</tr>
<tr>
<td>MNY 02/21</td>
<td>Green Walk, Rathcoole Drive</td>
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</tr>
<tr>
<td>Date</td>
<td>Location</td>
<td>Distance</td>
</tr>
<tr>
<td>------------</td>
<td>---------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>MNY 02/22</td>
<td>Glenview Park, Glenville Road</td>
<td>0.50</td>
</tr>
<tr>
<td>MNY 02/23</td>
<td>The Bridges, Glenville Road</td>
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<td>MNY 02/24</td>
<td>Derrycoole Way, Rathcoole</td>
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<td>MNY 02/25</td>
<td>Anna’s Grove, Hydepark Road</td>
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<td>MNY 02/26</td>
<td>63-66 Dalewood, Ballyhenry Road</td>
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<td>MNY 02/27</td>
<td>Horizon Mews, O’Neill Road, Glengormley</td>
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<td>MNY 02/28</td>
<td>Clonvara, Jordanstown Road</td>
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<td>MNY 02/29</td>
<td>Edenmore Court, Shore Road</td>
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<td>MNY 02/30</td>
<td>Glenavna Manor, Shore Road, Whiteabbey</td>
<td>0.76</td>
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<tr>
<td>MNY 02/31</td>
<td>Nos. 10-26 &amp; Nos. 5-31 Downhill Avenue, Knockview Road, Mossley</td>
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<tr>
<td>MNY 02/32</td>
<td>Upper Hollybrook Heights, Hightown Road</td>
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<tr>
<td>MNY 02/33</td>
<td>Glenview Gardens, Glenville Road</td>
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<tr>
<td>MNY 02/34</td>
<td>Glengormley Park, Antrim Road</td>
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<tr>
<td>MNY 02/35</td>
<td>Glenabbey Crescent and Glenabbey Avenue, Glenville Road</td>
<td>0.94</td>
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<tr>
<td>MNY 02/36</td>
<td>Nos. 21-35 &amp; 30-34 Ravensdale, Manse Road</td>
<td>0.98</td>
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<tr>
<td>MNY 02/37</td>
<td>Sentry Hill Drive, Ballycraigy Road</td>
<td>1.02</td>
</tr>
<tr>
<td>MNY 02/38</td>
<td>The Beeches, 134 Hightown Road</td>
<td>1.08</td>
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<tr>
<td>MNY 02/39</td>
<td>Weavers Wood, The Glade</td>
<td>1.11</td>
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<tr>
<td>MNY 02/40</td>
<td>Berry Drive, Bramble Road</td>
<td>1.16</td>
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<td>MNY 02/41</td>
<td>Dunanney Avenue, Rathcoole</td>
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<tr>
<td>MNY 02/42</td>
<td>Laurel Hill, Ballycraigy Road</td>
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<tr>
<td>MNY 02/43</td>
<td>Mount Pleasant Road, off Jordanstown Road</td>
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<tr>
<td>MNY 02/44</td>
<td>Arthur Avenue, Longlands</td>
<td>1.48</td>
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<tr>
<td>MNY 02/45</td>
<td>Bracken View, Bracken Mews and Bracken Dale, Carnmoney Hill</td>
<td>1.55</td>
</tr>
<tr>
<td>MNY 02/46</td>
<td>Elmwood Cottages, Ballyclare Road</td>
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<tr>
<td>MNY 02/47</td>
<td>The Poplars, Park Road, Mallusk</td>
<td>1.89</td>
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<tr>
<td>MNY 02/48</td>
<td>Ashford Lodge, Ballycraigy Road</td>
<td>2.13</td>
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<tr>
<td>MNY 02/49</td>
<td>Braden Heights and Braden Glen, Rathcoole</td>
<td>2.18</td>
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<tr>
<td>MNY 02/50</td>
<td>The Cairn, Glebe Road</td>
<td>2.42</td>
</tr>
<tr>
<td>MNY 02/51</td>
<td>Hydepark Manor, Hydepark Road</td>
<td>2.54</td>
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<tr>
<td>MNY 02/52</td>
<td>Abbeyhill and Abbeycroft development, Glenville Road</td>
<td>2.61</td>
</tr>
<tr>
<td>MNY 02/53</td>
<td>Fernridge Road, Fernridge Drive and Fernridge Avenue, Ballycraigy Road</td>
<td>2.66</td>
</tr>
<tr>
<td>MNY 02/54</td>
<td>Meadowlands and Meadowbank Court, Jordanstown Road</td>
<td>2.87</td>
</tr>
<tr>
<td>MNY 02/55</td>
<td>Glenmount Road, Glenmount Courtyard, Glenmount Manor, Glenmount Grove and Glenmount Drive, Church Road</td>
<td>3.15</td>
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<tr>
<td>MNY 02/56</td>
<td>Tobar Glen and Tobar Crescent, O’Neill Road</td>
<td>3.29</td>
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<tr>
<td>MNY 02/57</td>
<td>Hedgelea Road, Hedgelea Avenue, Hedgelea Park, Hedgelea Manor, Hedgelea Grove and Hedgelea Lane, Old Carrick Road, Jordanstown</td>
<td>4.26</td>
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<tr>
<td>MNY 02/58</td>
<td>Blackthorn Drive, Bramble Glen, Bramble Grove and Rosemount Court, Jordanstown</td>
<td>4.74</td>
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<tr>
<td>MNY 02/59</td>
<td>Woodfield Grove and Woodfield Glen, off Jordanstown Heights</td>
<td>5.47</td>
</tr>
<tr>
<td>MNY 02/60</td>
<td>Mayfield Park, Mayfield Gardens, Mayfield Road and Mayfield Village, off Hightown Road</td>
<td>6.26</td>
</tr>
<tr>
<td>MNY 02/61</td>
<td>Lynda Meadows, off Lynda Farm, Jordanstown Road</td>
<td>7.19</td>
</tr>
<tr>
<td>MNY 02/62</td>
<td>Mayfield Heights, Mayfield Court, Mayfield Walk, Mayfield Drive and Mayfield Dale, Hightown Road</td>
<td>7.70</td>
</tr>
<tr>
<td>MNY 02/63</td>
<td>Rogan Manor and Lower Rogan Manor, Antrim Road, Mallusk</td>
<td>9.04</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 MNY 03

**Housing**

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

The following sites are zoned for housing as identified on Map No. 2/001 - Newtownabbey:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MNY 03/01</td>
<td>Land at 97 The Brackens, Carnmoney Hill</td>
<td>0.26</td>
</tr>
<tr>
<td>MNY 03/02</td>
<td>Land at the junction of Fairview Road and Ballyduff Road</td>
<td>0.36</td>
</tr>
<tr>
<td>MNY 03/03</td>
<td>Lands at corner of Longlands Avenue</td>
<td>0.38</td>
</tr>
<tr>
<td>MNY 03/04</td>
<td>4 Glenwell Road, Glengormley</td>
<td>0.69</td>
</tr>
<tr>
<td>MNY 03/05</td>
<td>Land at Glenville Road, adjacent to Glendun Court</td>
<td>1.74</td>
</tr>
<tr>
<td>MNY 03/06</td>
<td>Land to the rear of Meadowbank, along Meadowbank Lane</td>
<td>1.96</td>
</tr>
<tr>
<td>MNY 03/07</td>
<td>Land to the rear of Woodfield Glen, Jordanstown</td>
<td>3.01</td>
</tr>
<tr>
<td>MNY 03/08</td>
<td>Land to the north and east of 60 Hydepark Road</td>
<td>6.52</td>
</tr>
<tr>
<td>MNY 03/09</td>
<td>Mayfield, Hightown Road</td>
<td>47.59</td>
</tr>
<tr>
<td>MNY 03/10</td>
<td>Land at Hydepark Road, east of Ballymartin Water</td>
<td>2.7</td>
</tr>
<tr>
<td>MNY 03/11</td>
<td>Land adjacent to 12 Mount Pleasant Road</td>
<td>1.16</td>
</tr>
<tr>
<td>MNY 03/12</td>
<td>150 Monkstown Road</td>
<td>0.39</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MNY 04/01</td>
<td>Land to the front of 156 Glenville Road</td>
<td>0.10</td>
</tr>
<tr>
<td>MNY 04/02</td>
<td>Land to the rear of Coolshanagh Park, Old Irish Highway</td>
<td>0.11</td>
</tr>
<tr>
<td>MNY 04/03</td>
<td>Land adjacent to 61 Glebe Road West, Glengormley</td>
<td>0.13</td>
</tr>
<tr>
<td>MNY 04/04*</td>
<td>739 Shore Road, Jordanstown</td>
<td>0.19</td>
</tr>
<tr>
<td>MNY 04/05</td>
<td>Academy Sports Club, Highgate Drive, Mallusk</td>
<td>0.26</td>
</tr>
<tr>
<td>MNY 04/06</td>
<td>Land at Woodford Parade, adjacent to St McNissi’s Church, Manse Road</td>
<td>0.28</td>
</tr>
<tr>
<td>MNY 04/07</td>
<td>Land at the junction of Carnmoney Road and Ballyduff Road</td>
<td>0.15</td>
</tr>
<tr>
<td>MNY 04/08</td>
<td>Land to the rear of Meadowbank, along Meadowbank Lane</td>
<td>0.39</td>
</tr>
<tr>
<td>MNY 04/09</td>
<td>Land adjacent to Glenwhirry Court and Glenview Close, Glenville Road</td>
<td>0.37</td>
</tr>
<tr>
<td>MNY 04/10</td>
<td>Land at the junction of Monkstown Avenue and Glenville Road</td>
<td>0.38</td>
</tr>
<tr>
<td>MNY 04/11</td>
<td>Land to the rear of Craiglands Manor, Ballyclare Road</td>
<td>0.39</td>
</tr>
<tr>
<td>MNY 04/12</td>
<td>Land along Shore Road, to the rear of Abbeydale Close</td>
<td>0.43</td>
</tr>
<tr>
<td>MNY 04/13</td>
<td>Land adjacent to 304 Ballyclare Road</td>
<td>0.56</td>
</tr>
<tr>
<td>MNY 04/14</td>
<td>Land at junction of Ballyclare Road and Manse Road, Mossley</td>
<td>0.60</td>
</tr>
<tr>
<td>MNY 04/15</td>
<td>Land to the rear of 6 Ballycraigy Road</td>
<td>0.62</td>
</tr>
<tr>
<td>MNY 04/16</td>
<td>Land to the rear of 9 Collinward Gardens</td>
<td>1.09</td>
</tr>
<tr>
<td>MNY 04/17</td>
<td>Land at Doagh Road and Carnmoney Road North</td>
<td>1.67</td>
</tr>
<tr>
<td>MNY 04/18</td>
<td>Land West of Elmwood Grove</td>
<td>1.73</td>
</tr>
<tr>
<td>MNY 04/19</td>
<td>Land at Ballyhenry Road and Ormonde Avenue</td>
<td>1.75</td>
</tr>
<tr>
<td>MNY 04/20</td>
<td>Land at Hightown Road south of Hightown Terrace</td>
<td>1.86</td>
</tr>
<tr>
<td>MNY 04/21</td>
<td>Land along Ballyclare Road and to the rear of Ballycraigy Way</td>
<td>2.96</td>
</tr>
<tr>
<td>Zoning Code</td>
<td>Description</td>
<td>Area (ha)</td>
</tr>
<tr>
<td>-------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>MNY 04/22</td>
<td>Land at Ballycraigy Road, adjacent to the A8 (M) Motorway</td>
<td>3.01</td>
</tr>
<tr>
<td>MNY 04/23</td>
<td>Site adjacent to Glebe Manor; Glebe Road and Carnmoney Road</td>
<td>3.05</td>
</tr>
<tr>
<td>MNY 04/24</td>
<td>Land at Glenville Road, east of Glenville Manor</td>
<td>3.50</td>
</tr>
<tr>
<td>MNY 04/25</td>
<td>Land at Monkstown Road, adjacent to Monkstown Industrial Estate</td>
<td>3.61</td>
</tr>
<tr>
<td>MNY 04/26</td>
<td>Land at Park Road</td>
<td>11.62</td>
</tr>
<tr>
<td>MNY 04/27</td>
<td>Land at Glebe Road, Cammoney</td>
<td>4.65</td>
</tr>
<tr>
<td>MNY 04/28</td>
<td>Land at Hydepark Road, west of Ballymartin Water</td>
<td>1.99</td>
</tr>
<tr>
<td>MNY 04/29</td>
<td>Land at Fairhill Crescent, south of The Brackens, Carnmoney</td>
<td>5.05</td>
</tr>
<tr>
<td>MNY 04/30</td>
<td>Land west of Milewater Drive, north of Craiglands Manor</td>
<td>7.81</td>
</tr>
<tr>
<td>MNY 04/31</td>
<td>Land at Hightown Road, adjacent to Holybrook Manor</td>
<td>12.71</td>
</tr>
<tr>
<td>MNY 04/32</td>
<td>Land west of Hydepark Lane</td>
<td>13.37</td>
</tr>
<tr>
<td>MNY 04/33</td>
<td>Land adjacent to 27 Ballyduff Road, Carnmoney Road</td>
<td>0.23</td>
</tr>
<tr>
<td>MNY 04/34</td>
<td>309-311 Shore Road</td>
<td>0.36</td>
</tr>
</tbody>
</table>

*Housing Zoning MNY 04/04 lies within the BMA Coastal Area.

Key Site Requirements are specified for the following zonings:

**Zoning MNY 04/13**

**Housing**

**Land adjacent to 304 Ballyclare Road**

0.56 hectares of land are zoned for housing at Ballyclare Road as identified on Map No. 2/001 - Metropolitan Newtownabbey.

Key Site Requirements:-

- Housing development shall be a minimum gross density of 20 dwellings per hectare; and
- Access shall be from Elmwood Grove.

Detailed consultation with NIEA (Built Heritage), DOE, will be required in relation to the identification and mitigation (with provision for excavation recording and/or preservation in situ) of archaeological remains at this site.

Discharge to the existing adjacent foul sewer may be limited.

**Zoning MNY 04/14**

**Housing**

**Land at junction of Ballyclare Road and Manse Road, Mossley**

0.60 hectares of land are zoned for housing at Ballyclare Road and Manse Road as identified on Map No. 2/001 - Metropolitan Newtownabbey.

Key Site Requirements:-

- Housing development shall be a minimum gross density of 20 dwellings per hectare;
Part 4 Volume 6

- Access shall be from Ballyclare Road; and
- The design and layout of the development will include measures to mitigate possible noise nuisance and pollution from the adjacent Ballyclare Road and Manse Road. This shall include the provision of a landscape buffer of trees and hedges of native species along the boundaries of the site adjacent to these roads.

Discharge to the existing foul sewer may be limited. A storm sewer pumping station may be required to serve this site.

### Zoning MNY 04/15

**Housing**

**Land to the rear of 6 Ballycraigy Road**

0.62 hectares of land are zoned for housing at Ballycraigy Road as identified on Map No. 2/001 - Metropolitan Newtownabbey.

**Key Site Requirements:**

- Housing development shall be a minimum gross density of 20 dwellings per hectare;
- Access shall be from Cedar Hill; and
- The design and layout of the development will include measures to mitigate possible noise nuisance from the adjacent commercial properties. This shall include the provision of a landscape buffer of trees and hedges of native species along the southern boundary of the site.

### Zoning MNY 04/16

**Housing**

**Land to the rear of 9 Collinward Gardens**

1.09 hectares of land are zoned for housing at Collinward Gardens as identified on Map No. 2/001 - Metropolitan Newtownabbey.

**Key Site Requirements:**

- Housing development shall be a minimum gross density of 20 dwellings per hectare;
- Access shall be from Collinward Gardens. The existing access to No. 9 Collinward Gardens shall be closed off and a new access formed onto the new housing road. Detailed consultation with Roads Service, DRD, shall be required to identify any necessary improvements to the road network/public transport/transportation measures in the area, to facilitate development of the site; and
- Pedestrian access shall be provided from the proposed development to the adjacent Valley/Glas-na-Bradan LLPA (Ref: MNY 47).

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

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

A surface water sewer is not available to serve this site.

Storm water run-off, from any proposed development may be discharged to the Glas-na-Bradan River, subject to formal approval from Rivers Agency, DARD.
Zoning MNY 04/17

Housing
Land at Doagh Road and Carnmoney Road North

1.67 hectares of land are zoned for housing at Doagh Road and Carnmoney Road North as identified on Map No. 2/001 - Metropolitan Newtownabbey.

Key Site Requirements:-
• Housing development shall be a minimum gross density of 25 dwellings per hectare; and
• A landscape buffer, 5m in depth, shall be provided along the western boundary of the site to mitigate possible noise nuisance from the adjacent zoned employment lands (Ref: MNY 05).

Zoning MNY 04/18

Housing
Land west of Elmwood Grove

1.73 hectares of land are zoned for housing west of Elmwood Grove as identified on Map No. 2/001 - Metropolitan Newtownabbey.

Key Site Requirements:-
• Housing development shall be a minimum density of 20 dwellings per hectare;
• Access shall be from the adjoining housing zonings MNY 02/46 or MNY 04/22; and
• The design and layout of the development shall include measures to mitigate possible noise nuisance and pollution from the A8 (M) Motorway. A landscape buffer of trees and hedges of native species shall be provided entirely within and adjacent to the Metropolitan Development Limit, along the western boundary of the site and outside the curtilage of any dwelling. This is also to provide screening for the development and help assimilate and soften its impact on the countryside.

Zoning MNY 04/19

Housing
Land at Ballyhenry Road and Ormonde Avenue

1.75 hectares of land are zoned for housing at Ballyhenry Road as identified on Map No. 2/001 - Metropolitan Newtownabbey.

Key Site Requirements:-
• Housing development shall be a minimum gross density of 20 dwellings per hectare;
• Access shall be from Ballyhenry Road; and
• The design and layout of the development will include measures to mitigate possible noise nuisance and pollution from the adjacent commercial properties. This shall include the provision of a landscape buffer of trees and shrubs of native species along the northern and southern boundaries of the site.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within and adjacent to the site.
### Zoning MNY 04/20

**Housing**  
**Land at Hightown Road, South of Hightown Terrace**

1.86 hectares of land are zoned for housing at Hightown Road, south of Hightown Terrace as identified on Map No. 2/001 - Metropolitan Newtownabbey.

**Key Site Requirement:**
- Access shall be from the adjacent housing development ‘The Beeches’ (Ref: MNY 02/38).

### Zoning MNY 04/21

**Housing**  
**Land along Ballyclare Road and to the rear of Ballycraigy Way**

2.96 hectares of land are zoned for housing at Ballyclare Road as identified on Map No. 2/001 - Metropolitan Newtownabbey.

**Key Site Requirements:**
- Housing development shall be a minimum gross density of 20 dwellings per hectare;  
- Access shall be from Ballyclare Road; and  
- A landscape buffer of trees and hedges of native species shall be planted along the southeastern boundary of the site adjacent to Campbell Road / Manse Road LLPA (Ref. MNY 35). Pedestrian access shall be provided from the development to this area.

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

Discharge to the existing foul sewers may be limited.

### Zoning MNY 04/22

**Housing**  
**Land at Ballycraigy Road, Adjacent to the A8(M) Motorway**

3.01 hectares of land are zoned for housing at Ballycraigy Road as identified on Map No. 2/001 - Metropolitan Newtownabbey.

**Key Site Requirements:**
- Housing development shall be a minimum gross density of 20 dwellings per hectare;  
- Access shall be from Ballycraigy Road;  
- An initial Roads Service assessment of this specific development site indicates that as a minimum the following improvements shall be required:-
  - The construction of a right turning facility into the site and a footway along the entire site frontage, linking to the existing footway on Ballycraigy Road shall be required;  
  - The design and construction of the proposed dwellings shall be such as to ensure compliance with the internal limits for intrusive external noise (road traffic) recommended within ‘BS8233: 1999 Sound Insulation and Noise Reduction for Buildings’; and  
- A landscape buffer of trees and hedges of native species shall be provided entirely within and adjacent to the Metropolitan Development Limit, along the western 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.
Detailed consultation with Environmental Services Department, Newtownabbey Borough Council, will be required.

Discharge to existing foul and storm sewers adjacent to the site may be limited and access may only be through private property.

A foul sewage pumping station may be required to serve this site.

A storm pumping station may be required to serve parts of this site.

Surface water discharge to existing culverts and storm sewers may be limited.

**Zoning MNY 04/23**

**Housing**

Site adjacent to Glebe Manor, Glebe Road and Carnmoney Road

3.05 hectares of land are zoned for housing at the site adjacent to Glebe Manor, Glebe Road and Carnmoney Road as identified on Map No. 2/001 - Metropolitan Newtownabbey.

Key Site Requirements:

- Housing development shall be a minimum gross density of 20 dwellings per hectare;
- Access shall be from Glebe Road; and
- An initial Roads Service assessment of this specific development site indicates that as a minimum the following improvements shall be required:
  - Glebe Road to be widened along the site frontage. Work to include the construction of a right turning pocket into the site;
  - Glebe Road to be widened north of the site to tie into the existing 5.5 metre wide road;
  - Glebe Road to be realigned adjacent to No.20 Glebe Road to improve the Forward Site Distance; and
  - A footway to be provided along the site frontage and extended south to tie into the existing footway on Glebe Road.

**Zoning MNY 04/24**

**Housing**

Land at Glenville Road, east of Glenville Manor

3.50 hectares of land are zoned for housing at Glenville Road, east of Glenville Manor as identified on Map No. 2/001 - Metropolitan Newtownabbey.

Key Site Requirements:

- Housing development shall be a minimum density of 20 dwellings per hectare;
- The design and layout shall incorporate measures to mitigate any potential noise nuisance from the adjoining industrial estate including a 5-8m landscaped buffer along the eastern boundary of the site; and
- The design and layout shall provide for pedestrian access to the adjoining Three Mile Water Park and LLPA (Ref: MNY 45).

**Zoning MNY 04/25**

**Housing**

Land at Monkstown Road adjacent to Monkstown Industrial Estate

3.61 hectares of land are zoned for housing at Monkstown Road as identified on Map No. 2/001 - Metropolitan Newtownabbey.

Key Site Requirements:

- Housing development shall be a minimum gross density of 20 dwellings per hectare;
- Access shall be from Monkstown Road;
Pedestrian access shall be provided from the proposed development to the adjacent Three Mile Water LLPA (Ref. MNY 45); and

The design and layout of the development will include measures to mitigate possible noise nuisance from the adjacent commercial properties. This shall include the provision of a landscape buffer of trees and hedges of native species along the southern and eastern boundaries of the site.

Zoning MNY 04/26

<table>
<thead>
<tr>
<th>Housing Land at Park Road</th>
</tr>
</thead>
</table>

- 11.62 hectares of land are zoned for housing at Park Road as identified on Map No. 2/001-Metropolitan Newtownabbey.

Key Site Requirements:
- A Concept Masterplan to facilitate the comprehensive development of the zoning shall be submitted to and agreed with the Department; and
- The floodplain of the watercourses within the lands shall be identified prior to commencement of development. No built development shall take place within the identified area.

Detailed consultation with Rivers Agency, DARD, will be required as a portion of the site is within the Q100 year floodplain.

Zoning MNY 04/27

<table>
<thead>
<tr>
<th>Housing Land at Glebe Road</th>
</tr>
</thead>
</table>

- 4.65 hectares of land are zoned for housing at Glebe Road as identified on Map No. 2/001-Metropolitan Newtownabbey and Map No. 2/002 – Carnmoney Hill.

Key Site Requirements:
- Housing development shall be a maximum gross density of 10 dwellings per hectare unless it can be demonstrated that a higher density will not result in an unacceptable visual impact on Carnmoney Hill AOHSV;
- Retaining structures shall only be included in exceptional circumstances, and where included they shall not exceed 1.5m in height;
- Access to the adjacent public land at Carnmoney Hill shall be provided, subject to agreement with Newtownabbey Borough Council;
- No planning consent shall be granted on any part of the zoning until the transfer of the lands highlighted on Map No. 2/002 – Carnmoney Hill or as may be agreed with the Department and Newtownabbey Borough Council has been secured by means of an Article 40 Agreement; and
- A 8-10 metres wide landscape buffer of trees and hedges of native species shall be provided entirely within and adjacent to the housing zoning, along the north eastern boundary of the site and outside the curtilage of any dwelling.
It is anticipated that Plan zonings MNY 04/27 and MNY 04/29 will facilitate the transfer of a significant area of agricultural land to Newtownabbey Borough Council. This additional land offers the Council the potential to develop a large country park, extending from O’Neill Road along Glebe Road to Ballyduff Road and the existing Millennium Park at Knockenagh Avenue.

The above key site requirements are intended to facilitate development and help assimilate and soften its impact on Carnmoney Hill AOHSV.

### Zoning MNY 04/28

**Housing**  
**Land at Hydepark Road West of Ballymartin Water**

1.99 hectares of land are zoned for housing at Hydepark Road, west of Trench Lane as identified on Map No. 2/001 - Metropolitan Newtownabbey.

**Key Site Requirements:**

- Access shall be from the adjoining housing zoning (Ref: MNY 03/10) through Hydepark Manor onto Hydepark Road; and
- The floodplain of the Ballymartin Water within the lands shall be identified prior to commencement of development. No built development shall take place within the identified area.

Detailed consultation with Rivers Agency, DARD, will be required as a portion of the site is within the Q100 year floodplain.

### Zoning MNY 04/29

**Housing**  
**Land at Fairhill Crescent South of The Brackens**

5.05 hectares of land are zoned for housing at Fairhill Crescent, south of The Brackens as identified on Map No. 2/001 - Metropolitan Newtownabbey and Map No. 2/002 – Carnmoney Hill.

**Key Site Requirements:**

- Housing development shall be a maximum gross density of 10 dwellings per hectare unless it can be demonstrated that a higher density will not result in an unacceptable visual impact on Carnmoney Hill AOHSV;
- Retaining structures shall only be included in exceptional circumstances, and where included they shall not exceed 1.5m in height;
- Access to the adjacent public land at Carnmoney Hill shall be provided, subject to agreement with Newtownabbey Borough Council;
- No planning consent shall be granted on any part of the zoning until the transfer of the lands highlighted on Map No. 2/002 – Carnmoney Hill or as may be agreed with the Department and Newtownabbey Borough Council has been secured by means of an Article 40 Agreement; and
- A 8-10 metres wide landscape buffer of trees and hedges of native species shall be provided entirely within and adjacent to the housing zoning, along the southern boundary and eastern boundary of the site and outside the curtilage of any dwelling.
It is anticipated that Plan zonings MNY 04/27 and MNY 04/29 will facilitate the transfer of a significant area of agricultural land to Newtownabbey Borough Council. This additional land offers the Council the potential to develop a large country park, extending from O’Neill Road along Glebe Road to Ballyduff Road and the existing Millennium Park at Knockenagh Avenue.

The above key site requirements are intended to facilitate development and help assimilate and soften its impact on Carnmoney Hill AOHSV.

### Zoning MNY 04/30

**Housing**

Land west of Milewater Drive

North of Craiglands Manor

7.81 hectares of land are zoned for housing at Milewater Drive as identified on Map No. 2/001 - Metropolitan Newtownabbey.

**Key Site Requirements:**

- A Concept Statement 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 20 dwellings per hectare;
- The design and layout of the development will include measures to mitigate possible noise nuisance and pollution from the Ballyclare Road. This shall include the provision of a landscape buffer of trees and hedges of native species along the northwestern boundary of the site;
- A landscape buffer of trees and hedges of native species shall be provided along the northern boundary of the site, outside the curtilage of any dwelling and adjacent to land zoned for the Global Point/Ballyhenry Major Employment Location (Ref. MNY 05). This is to provide screening for the development.

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

Upgrading of the existing foul sewage infrastructure will be required and a foul sewage pumping station may be required.

### Zoning MNY 04/32

**Housing**

Land at Hydepark Road

South west of Hydepark Manor

7.09 hectares of land are zoned for housing at Hydepark Road, south west of Hydepark Manor as identified on Map No. 2/001 - Metropolitan Newtownabbey.

**Key Site Requirements:**

- A Concept Statement to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department;
- Access shall be from Hydepark Road; and
- The floodplain of the Ballymartin Water within the lands shall be identified prior to commencement of development. No built development shall take place within the identified area.
Detailed consultation with Rivers Agency, DARD, will be required as a portion of the site is within the Q100 year floodplain.

Greenisland Housing Zoning

A site to the west of Greenisland, that falls within Newtownabbey Borough Council Area has been zoned for housing at Farmlodge Road, Greenisland (Ref: GD 04/10). See the Carrickfergus District Proposals Volume for further details.

Social Housing

The following sites are zoned for social housing.

### Zoning MNY 04

#### Social Housing

The following sites are zoned for social housing as identified on Map No. 2/001 – Metropolitan Newtownabbey:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MNY 04/35</td>
<td>47-53 Ballyclare Road (Hillview)</td>
<td>0.16</td>
</tr>
<tr>
<td>MNY 04/36</td>
<td>Land at Eastway (Derrycoole Park)</td>
<td>0.95</td>
</tr>
<tr>
<td>MNY 04/37</td>
<td>Land at Derrycoole Way (Deerfin Park)</td>
<td>1.06</td>
</tr>
<tr>
<td>MNY 04/38</td>
<td>Land at Longlands Avenue</td>
<td>1.20</td>
</tr>
<tr>
<td>MNY 04/39</td>
<td>Felden Government Training Centre, between Mill Road and the M2 (Felden)</td>
<td>3.51</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MNY 04/35</td>
<td>47-53 Ballyclare Road (Hillview)</td>
<td>0.08</td>
</tr>
<tr>
<td>MNY 04/36</td>
<td>Land at Eastway (Derrycoole Park)</td>
<td>0.95</td>
</tr>
<tr>
<td>MNY 04/37</td>
<td>Land at Derrycoole Way (Deerfin Park)</td>
<td>1.06</td>
</tr>
<tr>
<td>MNY 04/38</td>
<td>Land at Longlands Avenue</td>
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<td>MNY 04/39</td>
<td>Felden Government Training Centre, between Mill Road and the M2 (Felden)</td>
<td>3.51</td>
</tr>
</tbody>
</table>

In total 8.44

A key site requirement has been attached to the following site to contribute toward meeting social housing need in Metropolitan Newtownabbey.

#### Housing

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>MNY 18</td>
<td>Rosslea Way (Mixed Use Site)</td>
<td>Minimum 10</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.
Belfast Metropolitan Area Plan 2015
Map No. 2/002 Carnmoney Hill

- **Land Zoned for Housing**
- **Land to be transferred to Newtownabbey Borough Council prior to housing approval on Zoning MNY 04/27 and MNY 04/29**

See Map No. 2/001 Metropolitan Newtownabbey for details of all designations/zonings affecting the extent of this map.
Employment

The Plan zones over 140 hectares of land for Employment use within Metropolitan Newtownabbey to take advantage of its location on the major transport corridor to Belfast International Airport and the Ports of Larne and Belfast. This includes the Major Employment Location at Global Point. In addition, 260 hectares of land that has been zoned for Existing Employment use within Metropolitan Newtownabbey.

Land zoned for Employment and Existing Employment areas are identified on Map No. 2/001 – Metropolitan Newtownabbey.

Applications for planning permission within these sites will be determined in accordance with prevailing regional planning policy and Plan Proposals including the Key Site Requirements 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; and
Class B4: Storage or Distribution.

Employment Zonings

<table>
<thead>
<tr>
<th>Zoning MNY 05</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Lands at Global Point/Ballyhenry Major Employment Location (MEL)</td>
</tr>
</tbody>
</table>

90.7 hectares of land are zoned for Employment Use as identified on Map No. 2/001 – Metropolitan Newtownabbey.

Zoning MNY 05 comprises two elements, MNY 05 (Zone A) south of the railway line and MNY 05 (Zone B) north of the railway line.

Key Site Requirements:-

- Development shall only include the following uses:
  - Industrial and Business, Use Classes B1, B2, B3 and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;

- The total amount of floorspace for Industrial and Business, Use Class B1(a) as specified in the Planning (Use Classes) Order (Northern Ireland) 2004 shall not exceed 5,000 sq m (gross);

- Development of the site shall only be permitted in accordance with overall comprehensive masterplans for each of zones A and B within the site to be agreed with the Department. The individual masterplans shall outline the strategic elements applicable to each zone and the design concept, objectives and priorities. Masterplans for zones A and B as identified on Map No. 2/001 – Metropolitan Newtownabbey shall include the following elements:
  - Zones A and B shall be developed within a generous landscape setting.
  - Buildings shall be a maximum height of 2 storeys;

- Access to Zone B of the site shall be from the Doagh Road to be agreed with Roads Service, DRD.

- Access to Zone A of the site shall be from the existing access point on the Ballynure Road only;

- 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. An initial Roads Service assessment of this specific development site indicates that as a minimum the following improvements shall be required:-
- improvements to the Doagh Road, along the site frontage, will be dependent on the access location for the northern portion of the site;

- the provision of a new access for the northern portion shall be in accordance with the Department’s visibility requirements;

- new and improved pedestrian and cycling links from the site to existing nearby public transport facilities shall be required in order to maximise the use of these facilities;

- A flood risk assessment of the watercourses within and adjacent to the site shall be carried out and submitted to the Department to inform proposals for the development of the site as part of the site may lie within the 100 year floodplain of the Three Mile Water;

- The two upstanding raths in the site shall be retained in situ with provision of landscaping around them to safeguard their setting; and

- A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department, and shall include the following:-

- The northern, eastern, southern and western boundaries of the site shall be retained and landscaped with a 5-10 metre belt of trees and planting of native species to provide screening for the development.

Zone A consists of the southern portion of the site to the south of the railway line.

Consideration will be given to the exact type of industrial use in the southern portion of this Zone in order to protect the amenity of residential premises in close proximity.

Zone B consists of the northern portion of the site, north of the Railway line.

A Local Landscape Policy Area as designated at Campbell Road/Manse Road (Ref: MNY 35) is located along the south eastern portion of the site.

Detailed consultation with Rivers Agency, DARD, will be required as the site adjoins a designated watercourse.

Detailed consultation with Northern Ireland Water will be required.

Detailed consultation with NIEA (Built Heritage), DOE, will be required in relation to the identification and mitigation (with provision for excavation recording and/or preservation in situ) of archaeological remains at this site.

Any development in the vicinity of the raths will require detailed consultation with NIEA (Built Heritage), DOE.
### Zoning MNY 06

**Employment
Lands extending north of Antrim Road, Mallusk**

20.00 hectares of land are zoned for Employment as identified on Map No. 2/001 - Metropolitan Newtownabbey.

**Key Site Requirements:-**

- Development shall only include the following uses:
  - Industrial and Business, Use Classes B1(b), B1(c), B2, B3 and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;
- 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;
- Access shall be from the Antrim 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. The TA should be comprehensive to include the adjacent site MNY 07;
- A flood risk assessment of the watercourses within and adjacent to the site shall be carried out and submitted to the Department to inform proposals for the development of the site; and
- A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department. This shall include the following:-
  - the northern, eastern, southern and western boundaries of the site shall be retained and landscaped with a 5-10 metre belt of trees and planting of native species to provide screening for the development and help integrate it into the surrounding countryside.

The developer will note that the site is within 1 km of Brett Martin and RMC Quarry (IPC) which is subject to regulation under Pollution Prevention and Control Regulations (Northern Ireland) 2003. Detailed consultation with Newtownabbey Borough Council Environmental Health Department will be required.

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

Detailed consultation with Northern Ireland Water will be required.

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

### Zoning MNY 07

**Employment
Lands extending south of Antrim Road, Mallusk**

32.66 hectares of land are zoned for Employment as identified on Map No. 2/001 - Metropolitan Newtownabbey.

**Key Site Requirements:-**

- Development shall only include the following uses:
  - Industrial and Business, Use Classes B1(b), B1(c), B2, B3 and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;
• 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;

• Access shall be from the Antrim Road to be agreed with Roads Service, DRD. An existing access serves the Brett Martin factory on the Roughfort Road and there shall be no intensification of this access. Internal roads within the site shall also accommodate the Brett Martin factory. The river shall be culverted to accommodate a spine road through the site following full approval from Rivers Agency, DARD;

• 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. The TA should be comprehensive to include the adjacent site MNY 06;

• A flood risk assessment of the watercourses within and adjacent to the site shall be carried out and submitted to the Department to inform proposals for the development of the site; and

• A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department. This shall include the following:-
  - The northern, eastern, southern and western boundaries of the site shall be retained and landscaped with a 5-10 metre belt of trees and planting of native species to provide screening for the development and help integrate it into the surrounding countryside.

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

  Detailed consultation with Northern Ireland Water will be required.

  Detailed consultation with NIEA (Built Heritage), DOE, will be necessary regarding the industrial heritage of the site (both upstanding and buried) and of the site’s archaeological potential.

**Existing Employment**

**Zoning MNY 08 – MNY 17**

**Existing Employment**

The following lands are zoned as Existing Employment as identified on Map No. 2/001 – Metropolitan Newtownabbey:-

| MNY 08 | Abbey Business Park, Mill Road, Newtownabbey |
| MNY 09 | Quay Road, Newtownabbey |
| MNY 10 | Church Road, Newtownabbey |
| MNY 11 | Doagh Road/Cloughfern Avenue, Newtownabbey |
| MNY 12 | Glenville Road, Newtownabbey |
| MNY 13 | F.G. Wilson, Doagh Road, Newtownabbey |
| MNY 14 | Glenwell Road, Newtownabbey |
| MNY 15 | Mallusk Industrial Estate, Lands south of Antrim Road |
| MNY 16 | Mallusk Industrial Estate, Lands north of Antrim Road |
| MNY 17 | Sealstown Road, Cottonmount, Newtownabbey |
Mixed Use

Zoning MNY 18

Mixed Use Site (Residential/Community)  
Rosslea Way, Rathcoole

1.07 hectares of land are zoned for mixed use (Residential and Community) at Rosslea Way, Rathcoole as identified on Map No. 2/001 - Metropolitan Newtownabbey.

Key Site Requirements:-
• Development shall only include the following uses:
  - Residential, Use Class C1 and Community and Cultural, Use Class D1 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004; and
• A minimum of 10 dwellings shall be provided for social housing.

Transportation

Metropolitan Newtownabbey occupies a strategic position on the BMA’s transport network with the major road and rail links forming part of the Eastern Seaboard and the Belfast – Derry/Londonderry corridors. While the Borough is provided for by public transport, most day to day journeys are undertaken by private car via either the M2 and M5 motorways or the A2 (Shore Road). Congestion on the strategic routes has contributed to high levels of traffic on many of the non strategic routes within the Borough.

Transport infrastructure has recently improved with the reopening of the Bleach Green rail link between Belfast and the North West and the Belfast to Carrickfergus route serving the Whiteabbey and Jordanstown areas.

The Newtownabbey section of the A2 between the entrance to the University of Ulster and Silverstream has been identified by the BMTP 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.

It is anticipated that the widening of the A2 to four lanes will ease this congestion, delivering significant environmental and economic benefits. The proposal is being taken forward through the Roads Service statutory process. Following a public inquiry, the route as shown on Map No. 1 – Newtownabbey Countryside and Map No. 2/001 – Metropolitan Newtownabbey was confirmed by Direction Order and Notice to Proceed in October 2008. Construction has commenced and is expected to be complete by summer 2015.

Non-Strategic Road Proposal

Proposal MNY 19

Non-Strategic Road Scheme  
Hightown Road Link

The following Non-Strategic Road Scheme is identified on Map No. 2/001 Metropolitan Newtownabbey:-
• Hightown Road Link

The Hightown Road Link will facilitate improved accessibility to the development land in the Mallusk area.

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.
In the event of an alternative road proposal coming forward, being approved by the Department and its provision secured, Plan Proposal MNY 19 (Hightown Link Road) will no longer be required.

Belfast Metropolitan Transport Plan

In addition to the proposed road and rail improvements as set out above, BMTP also proposes a number of transportation initiatives within the Borough which include:-

- Modifications to the Sandyknowes roundabout comprising signalisation and layout modifications, with greater priority given to strategic M2/A8 movements;

- The improvement of the rail services between Antrim and Belfast and between Carrickfergus and Belfast;

- The development of Quality Bus Corridor (QBC) routes to/from Belfast City Centre that will serve both Glengormley Local Centre and Abbey Centre District Centre;

- The provision of informal Park and Ride facilities at Ballyhenry, supported by bus priority measures on the M2; and

- The roll-out of a Route Management system along the M2, A8, M5 and A2 comprising a series of measures that would improve the safety and efficiency of the strategic network serving Newtownabbey.

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; and

- Improvements to local bus services including the QBC network and improved frequencies on core local routes to Ballyclare.

BMTP also proposes a number of measures aimed at improving the quality of the urban environment in the Newtownabbey area. This includes proposals for traffic calming on the non strategic road network to, where appropriate, discourage traffic from using local roads, improve road safety and reduce the impact of traffic.

The dualling of the A8 is under way and it is expected to be completed in 2015 as proposed in the BMTP. The provision of the Ballynure north-east link on the A8 is also underway.

After the Plan period, more significant infrastructure improvements will be required to cater for traffic at the Sandyknowes junction. BMTP identifies the provision of a new junction on the M2 north of the existing Sandyknowes junction as a means of providing greater capacity at Sandyknowes and reducing or eliminating many of the conflicting movements at the existing roundabout which give rise to congestion.

It is considered that this scale of improvement will be required very soon after the end of the 2015 Plan period in order to cater for the projected travel demand and to support the Mallusk/Ballyhenry Employment area. It is therefore proposed that planning for this level of improvement is commenced within the Plan period.
Retailing

District Centres

**Designation MNY 20**

**District Centres**

The following District Centres are designated as identified on Map No. 2/001 - Metropolitan Newtownabbey:-

- MNY 20/01 Abbey Centre
- MNY 20/02 Northcott

These District Centres play an important role in providing shoppers in Metropolitan Newtownabbey with convenience and choice. They co-exist with other centres and fulfil a complementary role. It is recognised that many of the district centres in the BMA are over-trading and are attracting trade away from the city and town centres. To help redress this imbalance in performance, boundaries are delineated for all district centres in the BMA including the Abbey Centre and Northcott District Centres to restrict growth.

Policy for the control of development within the designated Districts Centres is contained in prevailing regional planning policy.

Local Centre

**Designation MNY 21**

**Local Centre**

**Glengormley**

A Local Centre is designated at Glengormley as identified on Map No. 2/001 - Metropolitan Newtownabbey.

The existing traditional local shopping area provides shoppers in Glengormley with accessible convenience and non-bulky comparison goods close to where they live. To strengthen the role of this local shopping area a boundary is delineated for the Local Centre to allow for expansion.

Policy for the control of development within the designated Local Centre is contained in prevailing regional planning policy and Plan Policy R4.

Urban Environment

**Merville Garden Village Conservation Area**

Designated in 1995, Merville Garden Village Conservation Area has a pronounced northwest/southeast axis and unique layout and form.

The present boundaries enclose Merville Garden Village as it was designed and built, clearly demarcating the area from its surroundings by a distinct character and appearance.

The Conservation Area is identified for information on Map No. 2/001 – Metropolitan Newtownabbey. A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

The historical integrity of this area is protected in the prominent front block, facing onto the Shore Road. The ‘village’ draws much of its inspiration from the Garden City Movement combining architecture and its natural setting in a way that affords its residents a spacious environment, rich in contrasting form and colour, yet retaining a suburban intimacy.

Proposals for development within Merville Garden Village 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 design guidance contained in the Merville Garden Village Conservation Area Guide which is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Areas of Townscape Character

Development Proposals within 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 MNY 22- MNY 30</th>
<th>Areas of Townscape Character</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following Areas of Townscape Character are designated as identified on Map No. 2/001 - Metropolitan Newtownabbey:-</td>
<td></td>
</tr>
<tr>
<td>MNY 22</td>
<td>Abbeyville Park</td>
</tr>
<tr>
<td>MNY 23</td>
<td>Fernagh</td>
</tr>
<tr>
<td>MNY 24</td>
<td>Hazelbank/Abbeylands</td>
</tr>
<tr>
<td>MNY 25</td>
<td>Lenamore</td>
</tr>
<tr>
<td>MNY 26</td>
<td>Old Manse Road</td>
</tr>
<tr>
<td>MNY 27</td>
<td>Rush Park</td>
</tr>
<tr>
<td>MNY 28</td>
<td>Whiteabbey</td>
</tr>
<tr>
<td>MNY 29</td>
<td>Whiteabbey Mill</td>
</tr>
<tr>
<td>MNY 30</td>
<td>Ypres Park</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.

The Natural Environment

Areas of International/ National Nature Conservation Importance

The Belfast Lough shore within Metropolitan Newtownabbey is recognised as an area of international nature conservation importance and is designated as the following:-

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

These designations recognise the importance of the Lough shore for internationally important over-wintering numbers of Redshank as well as the over-wintering waterfowl assemblage.

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 further details.

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

These areas of nature conservation importance and additional areas inside the Metropolitan Development Limit are also designated as BMA Coastal Area under designation COU 2 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 as contained in Part 3, Volume 1 of the Plan.
Carnmoney Hill

The prominent summit of Carnmoney Hill in the centre of Metropolitan Newtownabbey separates the Ballymartin/Glas-Na-Braden valley from that of the Three Mile Water. In order to prevent the unrestricted sprawl of the urban area onto the hill and protect its setting, Carnmoney Hill is designated as an Area of High Scenic Value (AOHSV) at COU 5/03 in Part 3, Volume 1 of the Plan and as a Local Landscape Policy Area (Ref: MNY 36). The Hill is also a local landmark of significant amenity value and contains areas of nature conservation interest which are designated as SLNCIs (Ref: MNY 31/02 and MNY 31/03).

Carnmoney Hill plays a strategic role in the local open space network and contains part of the metropolitan community greenway network. It is acknowledged as part of the Belfast Hills by environmental interest groups and statutory bodies. A significant portion of the southern and western portion of Carnmoney Hill is currently in the control of the Woodland Trust who has recently entered into a lease agreement with Newtownabbey Borough Council to bring 80 hectares of land under its conservation management scheme. This will lead to better public access for the surrounding urban population.

The Woodland Trust and Newtownabbey Borough Council have formulated a plan which involves developing the Hill into a nature area/parkland with woodland areas and meadowlands creating paths and trails and protecting sensitive flora and fauna. The council has recently completed work on a public right of way from an area adjacent to Carnhill Parade, off Prince Charles Way, to the summit of the hills at the ordnance survey trig point, which has spectacular views over the Lough, the wider Belfast Metropolitan Area and surrounding countryside.

The Plan also facilitates the transfer of a significant area of agricultural lands to Newtownabbey Borough Council under Plan Housing zonings MNY 04/27 and MNY 04/29. This additional land offers the Council the potential to develop a large country park extending from O’Neill Road along Glebe Road to Ballyduff Road and the existing Millennium Park at Knockenagh Avenue.

Sites of Local Nature Conservation Importance

The following sites MNY 31/01 – MNY 31/10 which lie totally or partially within Metropolitan Newtownabbey are designated as Sites of Local Nature Conservation Importance (SLNCIs) and identified on Map No. 1 – Newtownabbey Countryside and Map No. 2/001 - Metropolitan Newtownabbey.

Sites of Local Nature Conservation Importance are designated in Metropolitan Newtownabbey in accordance with PPS 2: Natural Heritage. The sites lie within or adjoining the Metropolitan Development Limit (Newtownabbey).

Sites are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2: Natural Heritage.
**Designation MNY 31**

**Sites of Local Nature Conservation Importance**

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 2/001 - Metropolitan Newtownabbey and Map No. 1 – Newtownabbey Countryside:

- MNY 31/01 Brookmount Glen
- MNY 31/02 Carnmoney Hill
- MNY 31/03 Carnmoney Plug (Geodiversity)
- MNY 31/04 Glas-Na-Bradan
- MNY 31/05 Glas-Na-Bradan (Geodiversity)
- MNY 31/06 O’Neill Road
- MNY 31/07 Three Mile Water
- MNY 31/08 Willowbrook
- MNY 31/09 Hazelbank Park

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

A portion of the M5 and Railway SLNCI (Ref: BHA 09/02) as designated in the Belfast District Proposals, Volume 2 of the Plan, is located in Newtownabbey Borough Council.

**Local Landscape Policy Areas**

The following sites MNY 32 – MNY 47 are designated as Local Landscape Policy Areas (LLPAs) as identified on Map No. 2/001 - Metropolitan Newtownabbey.

These LLPAs lie within and adjoining the Metropolitan Development Limit (Newtownabbey) and are considered to be of the 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 Local Landscape Policy Areas is contained in Policy ENV 1 of Part 3, Volume 1 of the Plan.

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.

**Designation MNY 32**

**Local Landscape Policy Area Abbey**

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

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

- Archaeological sites and monuments and their surroundings – Includes an unscheduled monument site and a scheduled monument site namely, Whiteabbey Druin La Croix, a 13th century Premonstratensian Abbey; and
- Area of local amenity importance - Open space area associated with Rush Park housing development, adjacent to the railway line.
Designation MNY 33

Local Landscape Policy Area
Ballycraigy

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

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

- Archaeological sites and monuments and their surroundings – Includes a number of unnamed sites: a circular cropmark, a crannog (unlocated) and 2 no. circular enclosures in the townland of Ballycraigy; an urn field site and urn burial site in Ballyvesey;
- Listed building and it surroundings – Sentry Hill site;
- Area of local amenity importance – Elevated land with extensive views as far as Knockagh in the east and across lower farmland to the north and northeast; and
- Area of local nature conservation interest – Includes well maintained pasture containing high rushes, long grasses and mature trees.

Designation MNY 34

Local Landscape Policy Area
Ballymartin Water

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

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

- Area of local amenity importance with local nature conservation interest – Includes the Ballymartin Water corridor comprising riverside vegetation.

Designation MNY 35

Local Landscape Policy Area
Campbell Road/Manse Road

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

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

- Area of local amenity importance – Includes a formal park and Mossley Recreation Grounds which comprises a bowling green, tennis courts and pavilion, linking through to planned open space associated with housing development. A number of public pathways are found within this area; and
- Area of local nature conservation interest – Includes a road corridor with major landscaping containing mixed deciduous trees adjacent to Carnmoney Road North that provides a wildlife haven within an expanding urban area.
### Designation MNY 36

**Local Landscape Policy Area**

**Carnmoney Hill**

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

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

- **Archaeological sites and monuments and their surroundings** - Includes a number of un-named sites: cropmark in the townland of Ballyduff; cairn in Ballyduff; souterrain and stone enclosure in Crogfern; medieval settlement and oval cropmark in Carnmoney and two rath sites, one of which is scheduled, in the townland of Dunanney and the scheduled Dunanney Fort site on a basaltic outcrop;

- **Area of local amenity importance** – Includes Carnmoney Cemetery and Jubilee Rathfern Community Centre with associated playground along Knockenagh Avenue; and

- **Area of local nature conservation interest** – A large and prominent natural topographical feature with extensive mixed tree cover (including Rathfern Wood) contributing to the landscape and visual quality of the urban area with extensive panoramic views over Belfast, Belfast Lough and Cavehill. Provides important landscape linkages to the Three Mile Water to the northeast and Valley Park/ Glas-Na-Bradan river corridor to the south and provides a mosaic of habitats with a wealth of flora and fauna of biodiversity interest.

### Designation MNY 37

**Local Landscape Policy Area**

**Glengormley Park**

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

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

- **Area of local amenity importance with local nature conservation interest** – Includes Glengormley Park, a formal urban park with associated bowling green, tennis courts, playground, war memorial and pavilion. Comprises open space in a high-density residential area with public pathways lined with deciduous trees.
### Designation MNY 38

**Local Landscape Policy Area
Hazelbank**

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

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

- Area of local amenity importance – Includes Hazelbank Park, which comprises a bowling green, playground and Macedon Point, situated along the eastern side of Shore Road. A coastal path and part of the national cycle network;
- Area of local amenity importance – important views of Belfast Lough, the North Down Coast and the Belfast Hills; and
- Area of local nature conservation interest - Includes significant tree coverage, including some specimen trees, and roadside planting.

### Designation MNY 39

**Local Landscape Policy Area
Loughshore Park**

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

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

- Area of local amenity importance – Includes Jordanstown Loughshore Park, adjacent to the shore line, with pedestrian linkage along the promenade and important views of Belfast Lough. A war memorial and playground are situated within the formal park; and
- Area of local nature conservation interest - Mature trees are located within this area with roadside planting which has acquired landscape value.

### Designation MNY 40

**Local Landscape Policy Area
M5 Lagoon**

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

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

- Area of local amenity importance – Includes Gideon’s Green and Whitehouse Lagoon; and
- Area of local nature conservation interest - Comprises a number of mixed semi-mature trees, particularly along the northern boundary and partially along the eastern boundary.
### Designation MNY 41

**Local Landscape Policy Area**<br>**Mossley Mill**

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

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

- Area of local amenity importance – Includes the grounds of the refurbished mill complex for Newtownabbey Borough Council Offices namely, Mossley Mill Civic Centre with restored mill pond, adjacent to the Three Mile Water; and
- Area of local nature conservation interest – Includes landscape planting of deciduous trees, mature shrubs and a pond that acts as a wildlife refuge. Contains flora and fauna of biodiversity value.

### Designation MNY 42

**Local Landscape Policy Area**<br>**Rathcoole**

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

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

- Area of local amenity importance – Includes Rathcoole Youth and Community Centre, children’s play area and The Diamond People’s Park with associated playing fields, within a built up residential area.

### Designation MNY 43

**Local Landscape Policy Area**<br>**Rathmore**

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

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

- Archaeological sites and monuments and their surroundings – Includes an unnamed but scheduled Bivallate Rath site in the townland of Ballyduff. This site is situated on high ground, within a housing estate, from which there are extensive views in an easterly direction.

### Designation MNY 44

**Local Landscape Policy Area**<br>**Sandyknowes**

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

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

- Archaeological sites and monuments and their surroundings – Includes an unnamed site, which is considered to be an ancient church; and
- Area of local nature conservation interest – Includes Sandyknowes Park, which comprises significant mixed tree planting that has acquired landscape value.
### Designation MNY 45

**Local Landscape Policy Area**  
**Three Mile Water**

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

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

- Archaeological sites and monuments and their surroundings – Includes an enclosure and souterrain in Crogfern;

- Area of local amenity importance – Includes the Three Mile Water Playing Fields and a number of pedestrian and cycle routes; and

- Area of local nature conservation interest – Comprises an extensive river corridor linking Belfast Lough shoreline to Mossley Mill, with extensive areas of woodland including the Three Mile Water Conservation Park and Monkstown Wood. Mixed shrubs and mature tree coverage are found along the western boundary adjacent to the Doagh Road.

### Designation MNY 46

**Local Landscape Policy Area**  
**University of Ulster**

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

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

- Archaeological sites and monuments and their surroundings – Includes a raised rath and souterrain adjacent to the Silver Stream;

- Listed building and its surrounding – Includes Dalriada House, University of Ulster, Jordanstown;

- Area of local amenity importance – Includes the playing fields and tennis courts associated with the University of Ulster and the planned open space within the University grounds; and

- Area of local nature conservation interest – Comprises mixed tree planting and grass swathes associated with the planned open space within the University. The Silver Stream bounds and traverses this area, extending to the north, forming a landscape buffer and wildlife corridor.

The northeastern portion of the University of Ulster LLPA falls within Carrickfergus Countryside and is identified on Map No. 1 – Carrickfergus Countryside within the Carrickfergus District Proposals.
**Designation MNY 47**

**Local Landscape Policy Area Valley/Glas-Na-Bradan**

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

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

- Archaeological sites and monuments and their surroundings – Includes a souterrain (unlocated) in the townland of Dunanney;
- Area of local amenity importance – Includes the Valley Leisure Centre complex with associated playing fields, recreational facilities and public paths, creating a grassland and valley between Cavehill and Carnmoney Hill, a Jewish Burial Ground along Church Road and Carnmoney Cemetery along Prince Charles Way; and
- Area of local nature conservation interest – Includes the wooded Glas-Na-Bradan river corridor, which contains managed parkland and forms part of the Ulster Way. The river corridor links into the Whitehouse Lagoon to the southeast and Carnmoney Hill via Carnmoney Cemetery to the north. The site contains a wealth of flora and fauna of biodiversity value.

**Open Space, Sport and Outdoor Recreation**

Newtownabbey Borough Council owns and manages a large variety of open space, sport and outdoor recreational areas. This includes playing fields at Three Mile Water Park and Valley Park, football pitches at The Diamond and Mossley, as well as a large grassed area at Burneys Lane. There is adequate provision of parks, playgrounds and walkways at various locations within the built up area, including the Loughshore and Valley Parks. Additionally, Belfast City Council owns and maintains the City of Belfast Playing Fields & Golf Course at Mallusk and the NIHE owns and maintains a number of grassed areas of open space.

In addition, there are privately owned grass pitches at the Monkstown Social Club and Nortel Playing Fields and a number of private playing fields within the educational sector.

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

Policy OS1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated on the Plan Proposals Map for information.

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

- New Mossley Open Space: landscaped area with pathways;
- Manse Way: large grassed area;
- Manse Road / Campbell Road: large grassed area with mature trees and pathways;
- Mossley Recreation Grounds: playground, playing fields, bowling green and tennis courts;
- Carnmoney Road, North: grassland area with mature trees;
- Three Mile Water Park, Doagh Road: park with walkways, tennis courts and playing fields;
- Beverley Road: grassland area with mature trees;
- Forthill Drive: grassland area with informal playing pitch;
- Forthill Gardens: grassland area with informal playing pitch;
Part 4 Volume 6

- Nortel Playing Fields: playing fields;
- Knockenagh Avenue: grassland area with mature planting;
- O’Neill Road: grassland area with mature planting;
- Sandyknowes Park, Antrim Road: park area with playground and mature trees;
- Glengormley High School, Ballyclare Road: playing fields;
- Glengormley Park, Ballyclare Road: park with playground, bowling green, basketball court and tennis court;
- Mossgrove Primary School, Swanston Crescent: playing fields;
- Burneys Lane: large grassland area;
- Edmund Rice College, Hightown Road: playing fields;
- Church Road: grassland area;
- Rathcoole Primary School, Derrycoole Way: playing fields;
- Rathcoole Leisure Park, Derrycoole Way: grassland park with playground and ball courts;
- Owenreagh Drive: large grassland area with some mature trees;
- The Diamond: playing fields;
- Clonmore Green: large grassland area;
- Braden Glen: river walkway with mature trees;
- Newtownabbey Community High School, Rathcoole Drive: playing fields;
- Rushpark Playground: children’s playground;
- Rushpark/Woodland Drive: grassland area with mature trees;
- Hazelbank Park: park with playground, bowling green, walkways and mature trees;
- Gideons Green, Whitehouse Park: seating area and walkways around lagoon;
- The Glen, Glenville Road: park that forms the southern end of the Three Mile Water Linear Park;
- Loughshore Park, Shore Road: park with playground and shoreline walkway;
- University of Ulster, Jordanstown: playing fields and astro-turf pitches; and
- City of Belfast Playing Fields & Golf Course, Mallusk.

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 MNY 48

<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 - Metropolitan Newtownabbey:-</td>
</tr>
<tr>
<td>MNY 48/01</td>
</tr>
<tr>
<td>MNY 48/02</td>
</tr>
<tr>
<td>MNY 48/03</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.

The designated Community Greenways in Newtownabbey link into the Belfast City Network of Community Greenways as identified on Map No. 2/001 – Metropolitan Newtownabbey and Map Nos 3/001 & 4/001 – Belfast Harbour Area & Belfast City. The National Cycle Network along the Lough Shore also forms a component part of the Community Greenway network in the Borough.

Loughshore to Belfast Community Greenway

The southern portion of the Loughshore to Belfast Community Greenway falls within Belfast District but is designated within the Newtownabbey Community Greenways section (See Volume 6, Newtownabbey District Proposals – Ref: MNY 48/02).

Tourism

The potential for the development of tourism in the Borough is based on its significant natural assets. The key challenge is to secure the economic benefits of tourism development whilst conserving the assets of the natural environment.

The Borough benefits from its proximity to the Belfast tourism market and the proximity of facilities and accommodation of the city centre, together with its location on the route to Belfast International Airport and the Belfast Lough coastal road. The Belfast Lough coastal area includes a path, which runs from Dargan Road in Belfast to the Jordanstown Loughshore Park and forms part of the National Cycle Network. Hazelbank Park and Jordanstown Loughshore Park prove popular to visitors at all times of the year, but especially during the summer months.

The potential exists to expand on the day trip market around the coastal section of Newtownabbey, with the possibility of cruising and exploitation of the events market. Accommodation is available in the 700 rooms at the University of Ulster, Jordanstown, halls of residence during the summer months.

The Valley Park offers recreational activities, including the provision of various sports and walks and Carnmoney Hill, Carrickfergus Escarpment and the Belfast Hills, offer potential for rambling and countryside recreation. There are also a number of golfing facilities within Metropolitan Newtownabbey, including Ballyearl Golf and Leisure Centre, Ballyclare Golf Club, Burnfield House Golf Course and Greenacres Golf Club. Fishing is a popular visitor attraction, with trout fishing available.

Facilities for arts and culture are provided at Ballyearl Arts and Leisure Centre, which includes The Courtyard Theatre, and at Mossley Mill which includes a heritage gallery, temporary exhibition gallery and an education room. Sentry Hill, a farmhouse with outbuildings and farmland, includes a collection of furniture, paintings, photographs, ceramics, books, archaeological and geological artefacts. A number of festivals, fairs and events also take place throughout the council area all year round.

Newtownabbey Borough Council’s tourism strategy is based on the development of key tourism products. These products include attractions, recreation provision, retail development and history and culture and intend to build on recent improvements to the tourism base, including Mossley Mill and Sentry Hill. Metropolitan Newtownabbey has the potential to accommodate further tourism.
Education

University of Ulster, Jordanstown

Jordanstown is currently one of four University of Ulster campuses in Northern Ireland providing teaching, learning and recreational facilities and is renowned for its innovative research and development. The University of Ulster is proposing to move the majority of its education and learning courses from the Jordanstown Campus to York Street in Belfast City Centre. This new purpose built campus development is planned for completion by 2018.

The University proposes to retain its sports facilities and a quantity of student accommodation at the Jordanstown Campus, where it has recently developed an indoor running track, multi-sports hall, all-weather pitches, and upgraded its existing playing fields. The campus is also home to the Sports Institute of Northern Ireland (SINI), a partnership between the University and Sport Northern Ireland.
Towns

Ballyclare

Ballyclare is the largest settlement within the rural area. It is situated to the north west of the Borough on the lower slopes of the Six Mile Water valley which, together with the moorland summits, provide enclosure to the north. Craig Hill provides a wooded backdrop to the east of the town.

Ballyclare has medieval origins, still seen today in the motte to the south of the town. The present street pattern, with its broad main street, dates back to the eighteenth century. A clock tower/keep is a central focus within the town and the old mill marks the industrial district on the south east developed along the Six Mile Water.

Ballyclare is a local service centre with a significant dormitory role in relation to the Belfast Metropolitan Area. It is the main focus within the rural area for housing, shopping and commerce, industry and employment, education and recreation.

Housing

The Plan zones approximately 183 hectares of land for housing in Ballyclare 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 and uncommitted sites. 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. A significant consideration, particularly in northern and western Ballyclare, has been the opportunity that development may bring in facilitating the development of the Ballyclare Relief Road.

A comprehensive Transport Assessment (TA), agreed with Roads Service, DRD, shall be required, to analyse the overall impact of the proposed housing developments at Zonings BE 03/05, BE 03/07, BE 04/01 and BE 04/03, and 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, the proposed Ballyclare Relief Road shall be provided and funded in whole through developer contributions.

Land zoned for housing shall be developed in accordance with prevailing regional planning policy and 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/cycling, local neighbourhood facilities and other site specific requirements.
Housing Zonings

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

### Zoning BE 02

#### Housing Committed Housing Sites - Built

The following sites are zoned for housing as identified on Map No. 3/001 – Ballyclare:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>BE 02/01</td>
<td>Mill River Mews</td>
<td>0.38</td>
</tr>
<tr>
<td>BE 02/02</td>
<td>Huntingdale Green</td>
<td>2.54</td>
</tr>
<tr>
<td>BE 02/03</td>
<td>Huntingdale Court, Huntingdale Green, Huntingdale Way and Huntingdale Crescent</td>
<td>4.95</td>
</tr>
<tr>
<td>BE 02/04</td>
<td>Gateside Manor, Gateside Park, Gateside Crescent, Gateside Avenue and Gateside Drive</td>
<td>7.65</td>
</tr>
<tr>
<td>BE 02/05</td>
<td>Henryville Manor, Henryville Court, Henryville Lodge and Henryville Meadows</td>
<td>10.65</td>
</tr>
<tr>
<td>BE 02/06</td>
<td>22-30 Ballynure Road</td>
<td>0.18</td>
</tr>
<tr>
<td>BE 02/07</td>
<td>Six Mile Manor</td>
<td>1.18</td>
</tr>
<tr>
<td>BE 02/08</td>
<td>Craighill Park and Craighill Crescent</td>
<td>3.36</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 BE 03

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

The following sites are zoned for housing as identified on Map No. 3/001 – Ballyclare:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>BE 03/01</td>
<td>Land at Green Road</td>
<td>1.03</td>
</tr>
<tr>
<td>BE 03/02</td>
<td>Land rear of ‘Russell Manor’</td>
<td>3.13</td>
</tr>
<tr>
<td>BE 03/03</td>
<td>107 Doagh Road</td>
<td>0.21</td>
</tr>
<tr>
<td>BE 03/04</td>
<td>Land at 4 Ross’s Avenue</td>
<td>0.98</td>
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</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 BE 04

#### Housing

**Uncommitted Housing Sites**

The following sites are zoned for housing as identified on Map No. 3/001 – Ballyclare:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
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</thead>
<tbody>
<tr>
<td>BE 04/01</td>
<td>Land at Ballycorr Road</td>
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<tr>
<td>BE 04/02</td>
<td>Land at Craig Hill Quarry</td>
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<td>BE 04/03</td>
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<td>BE 04/04</td>
<td>Land adjacent to 58 Doagh Road</td>
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<td>Land to the rear of Hollybush Gardens</td>
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<td>BE 04/07</td>
<td>Land adjacent to 190 Rashee Road</td>
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<tr>
<td>BE 04/08</td>
<td>Land to the north of Erskine Park</td>
<td>1.34</td>
</tr>
<tr>
<td>BE 04/09</td>
<td>Land north of Victoria Road and Ballyeaston Road</td>
<td>1.90</td>
</tr>
<tr>
<td>BE 04/10</td>
<td>Land north of Russell Manor</td>
<td>2.22</td>
</tr>
<tr>
<td>BE 04/11</td>
<td>Land north west of ‘Huntingdale’, Doagh Road</td>
<td>1.77</td>
</tr>
</tbody>
</table>

Key Site Requirements are specified for the following zonings:
**Zoning BE 04/01**

**Housing
Land at Ballycorr Road**

5.77 hectares of land are zoned for housing at Ballycorr Road as identified on Map No. 3/001 – Ballyclare.

Key Site Requirements:

- A Concept Statement to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department;
- Primary vehicular access to the site shall be from Ballycorr Road; and
- A comprehensive Transport Assessment (TA), agreed with Roads Service, DRD, shall be required, to analyse the overall impact of the proposed housing developments at Zonings BE 03/05, BE 03/07, BE 04/01 and BE 04/03 and 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, the proposed Ballyclare Relief Road shall be provided and funded in whole through developer contributions.

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

**Zoning BE 04/03**

**Housing
Land at Craig Hill Quarry**

16.63 hectares of land are zoned for housing at Craig Hill Quarry as identified on Map No. 3/001 – Ballyclare.

Key Site Requirements:

- A Concept Master Plan to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department;
- A comprehensive Transport Assessment (TA), agreed with Roads Service, DRD, shall be required, to analyse the overall impact of the proposed housing developments at Zonings BE 03/05, BE 03/07, BE 04/01 and BE 04/03 and 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, the proposed Ballyclare Relief Road shall be provided and funded in whole through developer contributions;
- 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;
- No heavy construction activity shall occur on the site between March and July. This is to limit disturbance to breeding Peregrine Falcons (a Protected Species); and
- The design layout shall include provision for cycle and pedestrian links to Ballyeaston Road and Ballycorr Road.

Detailed consultation with NIEA (Natural Heritage, Built Heritage and Landscape Architects), DOE, will be required.
Zoning BE 04/06

Housing
Land to the rear of Hollybush Gardens

0.5 hectares of land are zoned for housing at Hollybush Gardens as identified on Map No. 3/001 – Ballyclare.

Key Site Requirements:

- Housing development shall be a minimum gross density of 25 dwellings per hectare;
- Access shall be from Colinview Drive; and
- The design and layout of the development shall include measures to mitigate possible noise nuisance and pollution from the adjacent Templepatrick Road. This shall include the provision a 3 metre wide landscape buffer of trees and hedges of native species along the south-eastern boundary of the site.

Zoning BE 04/07

Housing
Land adjacent to 190 Rashee Road

0.78 hectares of land are zoned for housing at Rashee Road as identified on Map No. 3/001 – Ballyclare.

Key Site Requirements:

- Housing development shall be a minimum gross density of 25 dwellings per hectare;
- Access shall be from Rashee Road; and
- Housing layout shall be designed so that dwellings front onto Rashee Road.

Detailed consultation with Roads Service, DRD, will be required to identify any necessary improvements to the road network as a consequence of development of the site including, where appropriate, a developer contribution to the Ballyclare Relief Road. A Transport Assessment (TA) may be required to identify such improvements.

Zoning BE 04/08

Housing
Land to the north of Erskine Park

1.34 hectares of land are zoned for housing north of Erskine Park as identified on Map No. 3/001 – Ballyclare.

Key Site Requirements:

- Housing development shall be a minimum gross density of 25 dwellings per hectare;
- Access shall be from Rashee Drive;
- The existing watermain infrastructure and foul and storm sewer infrastructure shall require upgrading; and
- A 3 metre wide landscape buffer of trees and hedges of native species shall be planted along the section of the eastern boundary of the site adjacent to an area of existing Open Space. Where applicable development shall include pedestrian access to this area.

Detailed consultation with Roads Service, DRD, will be required to identify any necessary improvements to the road network as a consequence of development of the site including, where appropriate, a developer contribution to the Ballyclare Relief Road. A Transport Assessment (TA) may be required to identify such improvements.
Detailed consultation with Northern Ireland Water will be required.

**Zoning BE 04/09**

**Housing**  
**Land north of Victoria Road and Ballyeaston Road**

1.90 hectares of land are zoned for housing north of Victoria Road and Ballyeaston Road as identified on Map No. 3/001 – Ballyclare.

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 Victoria Road;
- The existing watermain infrastructure shall require upgrading;
- Housing layout shall be designed to ensure dwellings front onto Victoria Road;
- The 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 their retention is not appropriate; and
- The development shall be designed, landscaped and implemented to accommodate the overhead power lines and shall adhere to standard safety clearances.

Detailed consultation with Roads Service, DRD, will be required to identify any necessary improvements to the road network as a consequence of development of the site including, where appropriate, a developer contribution to the Ballyclare Relief Road. A Transport Assessment (TA) may be required to identify such improvements.

Foul and storm sewers are not available to serve this site. Detailed consultation with Northern Ireland Water will be required.

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

Surface water run-off from any future development may be discharged into the undesignated watercourse on the southeastern boundary of the site, subject to formal approval from Rivers Agency, DARD.

**Zoning BE 04/10**

**Housing**  
**Lands north of Russell Manor**

2.22 hectares of land are zoned for housing north of Russell Manor as identified on Map No. 3/001 – Ballyclare.

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 arrangements shall be agreed with Roads Service, DRD. Detailed consultation with Roads Service, DRD, shall be required to identify any necessary improvements to the road network/public transport/transportation measures in the area, to facilitate development of the site. A Transport Assessment (TA) may be required to identify such improvements; and
- The design and layout of the development shall include measures to mitigate possible noise nuisance and pollution from the proposed Ballyclare Relief Road. This shall include the provision of a 3 metre wide landscape buffer of trees and hedges of native species along the northern boundary of the site.
Foul and storm sewers are not available to serve this site.

A watermain is not available to serve this site.

Detailed consultation with Northern Ireland Water will be required.

### Zoning BE 04/11

**Housing**

Lands north west of ‘Huntingdale’, Doagh Road

1.77 hectares of land are zoned for housing north west of Huntingdale as identified on Map No. 3/001 – Ballyclare.

**Key Site Requirements:**

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

- Access arrangements shall be agreed with Roads Service. Detailed consultation with Roads Service, DRD, shall be required to identify any necessary improvements to the road network/public transport/transportation measures in the area, to facilitate development of the site. A Transport Assessment (TA) may be required to identify such improvements; and

- A 3 metre wide landscape buffer of trees and hedges of native species shall be planted along the western boundary of the site adjacent to Ballyclare Cemetery. This is to provide screening for the development.

A foul sewer is not available to serve this site.

Detailed consultation with Northern Ireland Water will be required.

The TA may suggest that the non-strategic Ballyclare Relief Road scheme may have implications for this site and a contribution to its construction may be required.

### Employment

Ballyclare is well located in relation to key transport corridors and has a concentration of existing facilities and infrastructure, which provides a basis for expansion of economic activity. It is proposed to further develop Ballyclare as a location for employment.

The Plan zones 5.4 hectares of additional land for Employment within the Settlement Development Limit and 19.65 hectares of Existing Employment land. A further 4.8 hectares on land zoned for Mixed Use are also available for employment.

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; and
- Class B4: Storage or Distribution.

### Zoning BE 05

**Employment**

Lands South West of Hillhead Road

5.44 hectares of land are zoned for Employment as identified on Map No. 3/001 – Ballyclare.

**Key Site Requirements:**

- Development shall only include the following uses:
• Industrial and Business, Use Classes B2, B3 and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;

• Development of the site 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;

• Access shall be from the existing access on the Hillhead Road with right turn facilities to be provided to be agreed with Roads Service, DRD. No access shall be permitted from the A57 Templepatrick Road;

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

• An archaeological evaluation shall be required which shall have particular regard for the identification and mitigation (with provision for excavation recording and/or preservation in situ) of buried archaeological remains which may presently survive at this site;

• A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department. This shall include all of the following:-

  - The southern and western boundaries of the site shall be retained (unless otherwise determined by the Department) and landscaped with a 5-10 metre belt of trees and planting of native species to provide screening for the development and help integrate it into the countryside; and

  - Buffer planting 5-10 metres in depth of indigenous species shall be provided along the northern boundary separating the site from the adjacent A57 Templepatrick Road to reduce the visual impact of the development.

Detailed consultation with Northern Ireland Water will be required regarding its infrastructure requirements.

**Existing Employment Land**

### Zoning BE 06 – BE 09

<table>
<thead>
<tr>
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<td><strong>Zoning BE 06 – BE 09</strong></td>
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<td>The following lands are zoned as Existing Employment as identified on Map No. 3/001 – Ballyclare.</td>
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<td>BE 08</td>
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<td>BE 09</td>
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</tbody>
</table>
MIXED USE

The sites shall be developed in accordance with the stated Key Site Requirements, relevant Plan Proposals and prevailing regional planning policies.

Zoning BE 10

Mixed Use Site
Lands east of Hillhead Road

12.12 hectares of land are zoned east of Hillhead Road for Mixed Use as identified on Map No. 3/001 – Ballyclare.

Key Site Requirements:-

• A minimum of 30% of the zoning shall be developed for light industrial uses. Such uses will be limited to those as specified in Use Class B2 of the Planning (Use Classes) Order (NI) 2004, including any change of use permitted under Part 3 of the Planning (General Development) Order (Northern Ireland) 1993 (as amended);

• A maximum of 70% of the zoning may be developed for residential use;

• 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;

• Access shall be from the existing access on the Hillhead Road. No access shall be permitted from the A57 Templepatrick Road;

• A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department. This shall include all of the following:-
  - The southern and eastern boundaries of the site shall be retained (unless otherwise determined by the Department) and landscaped with a 5-10 metre belt of trees and planting of native species to provide screening for the development and help integrate it into the countryside; and
  - Buffer planting 5-10 metres in depth of indigenous species shall be provided along the northern boundary separating the site from the adjacent A57 Templepatrick Road to reduce the visual impact of the development.

Zoning BE 11

Mixed Use Site
Lands west of Hillhead Road

3.75 hectares of land are zoned west of Hillhead Road for mixed use as identified on Map No. 3/001 – Ballyclare.

Key Site Requirements:-

• A minimum of 30% of the zoning shall be developed for light industrial uses. Such uses will be limited to those as specified in Use Class B2 of the Planning (Use Classes) Order (NI) 2004, including any change of use permitted under Part 3 of the Planning (General Development) Order (Northern Ireland) 1993 (as amended);

• A maximum of 70% of the zoning, but no more than 79 units may be developed for residential use;

• Retail warehousing will be permitted up to a maximum of 2,400 square metres internally. No individual warehouse shall have a gross floor space of less than 1,000 square metres. The use of such floorspace will be restricted to bulky goods such as DIY materials, garden materials, furniture, soft furnishings, carpets and electrical goods; and
• 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.

Transportation

Ballyclare acts as a service centre to its rural hinterland and provides employment for those living in the Metropolitan Rural Area. It has good transportation connections to the wider BMA and has a well developed service base and existing infrastructure.

The road network in Ballyclare is centred on Main Street, North End and Market Square in the Town Centre. A number of roads lead into the Town Centre including the Hillhead Road from the south, the Doagh Road from the west and the Rashee, Ballyeaston and Ballycorr Roads from the North and North East.

There are various types of car parking available in the Town Centre ranging from surface level parking, to free and paid on-street parking.

BMTP proposals are aimed at improving accessibility and encouraging greater use of public transport through improved frequencies on core local routes to Ballyclare.

Non-Strategic Road Proposal

Proposal BE 12

Non-Strategic Road Scheme
Ballyclare Relief Road

The following Non-Strategic Road scheme is illustrated on Map No. 3/001 – Ballyclare:-

Ballyclare Relief Road - between the Templepatrick Road and the Rashee Road.

The Ballyclare Relief Road between Templepatrick Road and Rashee Road (through Housing Zonings BE 03/05 and BE 03/10) is a Non-Strategic Road scheme. It is required to support development proposals within Ballyclare and is shown on Map No. 3/001 Ballyclare. It will provide an alternative route for traffic away from the central area of the town, which presently suffers from major traffic congestion. The road line is indicative and will be determined as part of the Concept Master Plan for the housing development.

Developers will be responsible for funding the scheme either in full or in a very substantial part. DRD’s priority for funding will be concentrated on the construction of major capital works schemes on the Strategic 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.

Urban Environment

Area of Townscape Character

The following Area of Townscape Character (ATC) is designated in Ballyclare as identified on Map No. 3/001 – Ballyclare and Map No. 3/002 – Ballyclare Town Centre.

Development Proposals within the 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.

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

Designation BE 13

Area of Townscape Character

An Area of Townscape Character is designated in Ballyclare as identified on Map No. 3/001 – Ballyclare and Map No. 3/002 – Ballyclare Town Centre.
The Natural Environment

Sites of Local Nature Conservation Importance

The following Site of Local Nature Conservation Importance (SLNCI) is designated in accordance with PPS 2: Natural Heritage. It lies within the Settlement Development Limit of Ballyclare. The site is identified on the basis of flora, fauna or earth science interest.

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

**Designation BE 14**

Site of Local Nature Conservation Importance
Craig Hill

A Site of Local Nature Conservation Importance is designated as identified on Map No. 3/001 – Ballyclare.

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

Local Landscape Policy Areas

The following Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Ballyclare and are considered to be of the 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 in Part 3, Volume I of the Plan.

**Designation BE 15**

Local Landscape Policy Area
Green Road

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Ballyclare and Map No. 1 – Newtownabbey Countryside.

Those features or the 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 – The mill, which is a landmark building, other mill buildings, millpond and mill race, together with associated vegetation; and
- Area of local nature conservation interest – Planted land fill site at Coulter’s Hill.

**Designation BE 16**

Local Landscape Policy Area
Six Mile Water Corridor

A Local Landscape Policy Area is designated as identified on Map No. 3/001 - Ballyclare, Map No. 3/002 - Ballyclare Town Centre and Map No. 1 – Newtownabbey Countryside.

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

- Area of local amenity importance – part of the Six Mile Water River corridor and flood plain, including the Six Mile Water River Park, a public amenity area with a network of paths, planting, play area and historic mill pond; War Memorial Park, a formal memorial garden; the Leisure Centre, man-made lake and sports pitches, together with fields, hedgerows, trees and stone banks on the valley slopes and scrub woodland around Craighill Quarry which collectively contribute to the character and setting of the town;
• Archaeological sites and monuments and their surroundings – A scheduled motte on the south bank of the river in the War Memorial Park together with a number of unscheduled monuments including two enclosures, six souterrains and an non-antiquity – an island in the mill pond within Six Mile Water River Park; and

• Area of local nature conservation interest – The river corridor, mill pond, lake, low lying wetland, valley slopes, Craighill Quarry and vegetation including significant groups of trees.

A portion of this LLPA lies within Ballyclare Town Centre (See Map No. 3/002 – Ballyclare Town Centre).

Designation BE 17

Local Landscape Policy Area

Ross’s Avenue

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Ballyclare.

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

• Area of local nature conservation interest – Significant group of trees; and

• Archaeological site and its surroundings – Mearing ditch situated along the avenue.

Open Space, Sport and Outdoor Recreation

Newtownabbey Borough Council owns and manages grass pitches and playgrounds within the Sixmilewater Park as well as riverside walkways and tennis courts.

In addition to this council provision, there is private open space provision at the Ballyclare Comrades Football Club grounds and training pitch and private playing fields at educational establishments including Ballyclare High School and Ballyclare Secondary School. The NIHE owns and maintains a grassed area at Rashee Park.

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 on the Plan Proposals Map for information.

Areas of open space above one hectare are identified for information only on Map No. 3/001 - Ballyclare.

• Sixmilewater Park: Football pitches and playgrounds;

• Ballyclare Comrades FC: Private Football Ground;

• Ballyclare High School: Private playing fields;

• Ballyclare High School: Private playing fields with tennis courts;

• Ballyclare Secondary School: Private playing fields;

• Six Mile Water: Riverside walkways with playgrounds, football pitches and tennis courts; and

• Rashee Park: Playground.

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.
**Education, Health and Community Facilities**

The North East Education and Library Board (NEELB) is responsible for the provision of educational facilities in Ballyclare.

### Proposal BE 18

**Education Use**  
**Primary School at Doagh Road**

2.83 hectares of land at Doagh Road are identified for educational use as identified on Map No. 3/001 – Ballyclare.

This site will accommodate a new primary school and the existing school site, which is located close to the Town Centre, will be retained for education use.

### Ballyclare Town Centre

Ballyclare Town Centre is the fifth largest centre in terms of retail floor space within the Belfast Metropolitan Area following Belfast, Lisburn, Bangor and Carrickfergus. It offers a number of restaurants, pubs, cafes, retail use and leisure uses principally along Main Street and Market Square.

The Department, as part of the Plan process, has carried out a town centre health check to provide a benchmark against which to measure the effects of future change in economic activity in the town centre.

Within Ballyclare Town Centre there are a number of urban design issues. These include the presence of poor frontage and poor quality infill development in parts on the Main Street and Town Square, a number of reduced or blighted corners and clutter in the main focal space of the centre. There is also poor quality redevelopment on the eastern side of Main Street with major areas of underdeveloped or under-used backland. There are poor linkages to the areas of backland from the Town Centre and suburban areas and poor frontage along the riverside.

The links between the Main Street and the river are undeveloped.

The Plan Proposals seek to strengthen the town centre, facilitate regeneration, protect existing residential areas and address design issues, and three Protected Town Centre Housing Areas are designated. Development proposals will be subject to urban design criteria, which will seek to address design issues.

**Town Centre Regeneration**

The recent redevelopment of the backlands to the east of Park Street by a national supermarket has made a positive contribution.

During 2011 the DOE Minister launched the Newtownabbey Regeneration Strategy. The Strategy provides guidance on the future regeneration and development of Ballyclare and was commissioned by Newtownabbey Borough Council and the Department for Social Development. The resultant Masterplan identified a number of initiatives to address problem issues and unlock development opportunities. The initial actions as set out in the Masterplan will help improve transport, parking and pedestrian access issues in Ballyclare and include:-

- establishing a re-store project with local traders to enhance the overall appearance of buildings and retail frontage in the town centres;
- completing a transport assessment to reduce existing traffic congestion, improve accessibility for pedestrians and assess the impact on regeneration of potential development sites;
- the provision of a new town park and riverside walkway to improve linkages between the town centre and Sixmilewater Park, Memorial Park and Six Mile Water River; and
- creation of a new town centre circuit in Ballyclare by improving links between existing shops and services in the area and providing a wider range of retail, commercial and leisure facilities.
To achieve these objectives, the Department of Social Development (DSD) will work with Newtownabbey Borough Council and private sector developers to facilitate sustainable regeneration. DSD will consider the use of its statutory powers where appropriate to deliver the regeneration of Ballyclare through:

- the preparation of development schemes;
- the preparation of development briefs; and
- the appraisal of development proposals.

To achieve these objectives, the Department of Social Development (DSD) will work with Newtownabbey Borough Council and private sector developers to facilitate sustainable regeneration. DSD will consider the use of its statutory powers where appropriate to deliver the regeneration of Ballyclare through:

- the preparation of development schemes;
- the preparation of development briefs; and
- the appraisal of development proposals.

**Designation BE 19**

**Town Centre Boundary Ballyclare**

A Town Centre Boundary is designated for Ballyclare as identified on Map No. 3/002 – Ballyclare Town Centre.

Ballyclare Town Centre boundary is designated to encompass the concentration of all existing and planned uses which have a town centre function. These include retailing, professional services, restaurants, banking, estate agents, other office uses and community uses.

The boundary includes Main Street and Market Square, extending in a northerly direction along North End and along part of Rashee Road and Ballyeaston Road. Properties located along Mill Road, Park Street and Harrier Way and the Six Mile Water Leisure Centre are also included.

In order to retain consumer spending in Ballyclare Town Centre and attract national retailers, there is a need for Ballyclare to provide greater choice, quality and layout of retail provision. New retail development should address the problem of insufficient size and quality of the existing traditional retail property within the Town Centre.

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

**Protected Town Centre Housing Areas**

**Designation BE 20**

**Protected Town Centre Housing Areas**

The following Protected Town Centre Housing Areas are designated in the locations below as identified on Map No. 3/002 - Ballyclare Town Centre:

- BE 20/01 Ballyeaston Ballycorr Road
- BE 20/02 Abercorn Drive
- BE 20/03 Mill Road

There are a number of established communities at the above locations within Ballyclare Town Centre. The Department recognises the importance of maintaining the above existing residential areas within Ballyclare Town Centre.

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

Urban Design

Policy BE 21

Urban Design
Ballyclare Town Centre

Urban Design Criteria to be applied to Ballyclare Town Centre:

- Development shall respect the established building line;
  - Building heights should generally be 2 – 3 storeys on principal streets to reinforce scale and character. Taller buildings of up to 5 storeys will only be acceptable where it is demonstrated that they act as landmark buildings, which aid legibility; and
  - The external façade of development sites shall reflect the fine pattern and traditional character of the Town Centre.

The above urban design criteria aims to strengthen the form and character of the Town Centre by promoting the appropriate urban development of key sites. It will ensure a coherent and legible public realm.

Policy for urban design criteria is contained in Policy UE 1 of Part 3, Volume 1 of the Plan.

Area of Townscape Character

Ballyclare Area of Townscape Character (BE 13) falls partly within Ballyclare Town Centre and is identified on Map No. 3/001 – Ballyclare and Map No. 3/002 – Ballyclare Town Centre.

Development Proposals within 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.

Area of Archaeological Potential

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

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, the Area of Archaeological Potential in Ballyclare 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

Local Landscape Policy Areas

Part of Six Mile Water Corridor LLPA (BE 16) lies within Ballyclare Town Centre and is identified on Map No. 3/002 – Ballyclare Town Centre. Those features or combination of features that contribute to the environmental quality, integrity or character of this area are set out in the Ballyclare LLPA section.

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.
Open Space, Sport and Outdoor Recreation

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

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

An area of existing Open Space above one hectare is identified for information only on Map No. 3/002 - Ballyclare Town Centre.

- Sixmile Leisure Centre, Mill Road: Facilities including swimming pool, sports hall and fitness suite.
Villages

BALLYEASTON

Ballyeaston is located on the southern hill slopes overlooking Six Mile Water River and north of Ballyclare Town Centre. Ballyeaston has a very distinctive character, focused on the junction of three main routes that join near a medieval parish church. The settlement’s form may closely echo its earlier layout, while its buildings cluster around the churches, which are distinctive landmarks, in particular, the First Ballyeaston Presbyterian Church.

The centre of the village comprises of a tightly knit group of buildings on both sides of the Trenchill Road, a steeply inclined and winding road, which forms the village’s main street. Most of its buildings remain largely unaltered and the village still retains much of its original character.

The Settlement Development Limit is designated to reflect the existing pattern of development and takes account of land with planning permission for housing and the role of the settlement, whilst protecting the natural setting of the village.

The Settlement Development Limit is drawn to ensure a compact settlement form and prevent inappropriate expansion into the surrounding countryside along the four roads leading from Main Street and prevent coalescence with Ballyclare to the south.

The Settlement Development Limit respects the landscape setting provided by the Trenchill slopes of the Six Mile Water River Valley and the prominence of the First Presbyterian Church. It provides for limited additional development within the existing village fabric.

The limit excludes land on the Trenchill Road previously identified as open space in the Newtownabbey Area Plan 2005 and includes the curtilages of Nos. 191-209 on the western side of Ballyeaston Road and Nos. 180 to 184 on the eastern side of Ballyeaston Road.

Housing

The following site is designated as a Housing Land Use Policy Area, which has extant approval on which development has not started at 31 July 2011.

### Designation BN 02

**Housing Land Use Policy Area**

**Committed Housing Site**

Development Ongoing/Not Started

The following site is designated as a Housing Land Use Policy Area as identified on Map No. 4 – Ballyeaston:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>BN 02/01</td>
<td>Rear of 4-6 Ballynashee Road</td>
<td>0.28</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.
Urban Environment

Areas of Village Character

The following Area of Village Character (AVC) is designated in Ballyeaston as identified on Map No. 4 – Ballyeaston.

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

**Designation BN 03**

**Area of Village Character**

**Ballyeaston**

An Area of Village Character is designated in Ballyeaston as identified on Map No. 4 – Ballyeaston.

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

Area of Archaeological Potential

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

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

Natural Environment

Local Landscape Policy Area

The following Local Landscape Policy Area (LLPA) is designated in Ballyeaston as identified on Map No. 4 – Ballyeaston.

This LLPA lies within and adjoins the Settlement Development Limit of Ballyeaston with parts of the LLPA falling within the Newtownabbey Countryside. It is considered to be of the 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 in contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation BN 04**

**Local Landscape Policy Area**

**Ballyeaston**

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

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

- Locally significant buildings and their surroundings – First Ballyeaston Presbyterian Church occupying a conspicuous location, dominating the Six Mile Water valley, Second Ballyeaston Presbyterian Church (completed in 1903), and two manses;
- Archaeological sites and monuments and their surroundings – Remains of a medieval and post medieval church and graveyard with a holy well and souterrain; and
- Area of local amenity importance - Settings and views of locally significant buildings and monuments.
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.

**Open Space, Sport and Outdoor Recreation**

**Proposed Open Space**

<table>
<thead>
<tr>
<th>Proposal BN 05</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Open Space</strong></td>
</tr>
<tr>
<td><strong>Lands to the east of Ballyeaston Road</strong></td>
</tr>
<tr>
<td>0.09 hectares of land east of Ballyeaston Road are identified for the provision of open space as identified on Map No. 4 – Ballyeaston.</td>
</tr>
</tbody>
</table>

Newtownabbey Borough Council has indicated its intention to develop this area of land at Ballyeaston Road as open space.

Policy for the control of development on land identified for the provision of open space is contained within Policy OS 2 as set out in Part 3, Volume 1 of the Plan.
Belfast Metropolitan Area Plan 2015
Map No.4 - Ballyeaston

Settlement Development Limit
Housing Land Use Policy Area
Area of Village Character
Local Landscape Policy Area
Land identified for Open Space

Rural Landscape Wedge

For Information Only
Archaeological Site and Monument (Unscheduled)

See Newtownabbey Countryside Proposals for details of Rural Landscape Wedge Designation NY 03
BALLYNURE

Ballynure is situated north east of Ballyclare and is located at the junction of a number of historic routes, adjacent to a post-medieval church ruin. Ballynure has a rich legacy of industrial heritage including early nineteenth century corn mills, cotton mills and associated housing. The present settlement owes much to the past industrial activity in this area and was once an important stopping point straddling the main Carrickfergus Road. The main Belfast to Larne trunk road now bypasses the original village.

A Village Plan for Ballynure has been prepared as part of the Village Renewal Measure of the Rural Development Programme 2007-2013. The overarching aim of Village Renewal is to support villages in the rural South Antrim area by enhancing the role of the village as a centre of excellence and sustainable community service provision. The Village Plan outlines potential projects that could be carried out in the village and will be implemented by the Ballynure and District Community Association.

**Designation BNE 01**

**Settlement Development Limit**

Ballynure

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

The Settlement Development Limit is designated to reflect the existing pattern of development and the role of the settlement whilst protecting its natural setting including the Ballynure Water north east of the Six Mile Water Valley. The Settlement Development Limit provides for additional development opportunities at Main Street and incorporates Ballynure Primary School, War Memorial Park, the Presbyterian Church and Hall and the Christ Church Hall.

The Settlement Development Limit is designated to promote a compact settlement form and prevent inappropriate expansion into the countryside especially along the four roads leading to the main Belfast to Larne (A8) Road that bisects the village. The north-western edge of the limit abuts Larne Borough and defines the Plan Area boundary at this location.

**Housing**

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

**Designation BNE 02**

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>BNE 02/01</td>
<td>Jackson Court, Main Street</td>
<td>0.13</td>
</tr>
<tr>
<td>BNE 02/02</td>
<td>Castle Manor and Castle Green, Castle Road</td>
<td>4.16</td>
</tr>
<tr>
<td>BNE 02/03</td>
<td>Castlebrook Avenue, Castlebrook Way, Castlebrook Lane and Riverside Cottages, Castle Road</td>
<td>4.57</td>
</tr>
</tbody>
</table>
The following site is designated as a Housing Land Use Policy Area and is uncommitted at 31 July 2011.

**Designation BNE 03**

**Housing Land Use Policy Area**

**Uncommitted Housing Site**

The following site is designated as a Housing Land Use Policy Area and is identified on Map No. 5 – Ballynure:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>BNE 03/01</td>
<td>Land adjoining</td>
<td>0.13</td>
</tr>
<tr>
<td></td>
<td>George Court</td>
<td></td>
</tr>
</tbody>
</table>

**Natural Environment**

**Local Landscape Policy Areas**

The following sites BNE 04 - BNE 05 are designated as Local Landscape Policy Areas (LLPAs).

These LLPAs lie within and adjoining the Settlement Development Limit of Ballynure, with parts of the Ballynure River LLPA falling within the Newtownabbey Countryside. They are considered to be of the 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.

**Designation BNE 04**

**Local Landscape Policy Area**

**Main Street**

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

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

- Locally significant buildings and their surroundings – Ballynure Methodist Church and manse.

**Designation BNE 05**

**Local Landscape Policy Area**

**Ballynure Water**

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

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

- Area of local nature conservation interest – Ballynure Water corridor which is an important local nature area. The western part of the LLPA consists of a planned landscape with significant parkland trees;
- Listed building and its surroundings – Christ Church;
- Locally significant buildings and their surroundings – The rectory, old mill and school, together with associated vegetation; and
- Archaeological site and its surroundings – The modern church is located near the remains of a medieval church and graveyard with significant vegetation including yew trees.
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**

Ballynure contains four small areas of open space – a playground at Village Park, Lismenary Road, grass and play area at Ballynure Primary School, and grassed areas at Lismenary Road and Castletown Park.

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 on the Plan Proposals Map for information.
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Belfast Metropolitan Area Plan 2015
Map No. 5 - Ballynure

Plan Area Boundary
Settlement Development Limit
Housing Land Use Policy Area
Local Landscape Policy Area

For Information Only
Protected Route
Archaeological Site and Monument (Unscheduled)
BALLYROBERT

Ballyrobert has developed around the junction of the Ballyrobert Road and the Mossley Road/The Longshot.

A Village Plan for Ballyrobert has been prepared as part of the Village Renewal Measure of the Rural Development Programme 2007-2013. The overarching aim of Village Renewal is to support villages in the rural South Antrim area by enhancing the role of the village as a centre of excellence and sustainable community service provision. The Village Plan outlines potential projects that could be carried out in the village and will be implemented by the newly formed Ballyrobert Village Committee.

### Designation BT 01

**Settlement Development Limit Ballyrobert**

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

The Settlement Development Limit is designated to take account of land committed for development and the role of the settlement whilst protecting its natural setting.

The Settlement Development Limit is also designated to promote a compact settlement form and prevent inappropriate expansion into the countryside along the four roads leading from the Ballyrobert Cross Roads and prevent coalescence with Kingsmoss to the south.

The Settlement Development Limit for Ballyrobert respects the natural limit north of the settlement at Lisnalinchy Burn and the old railway line to the east of the settlement as a physical barrier to further development.

### Housing

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

#### Designation BT 02

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

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>BT 02/01</td>
<td>Wesleydale Court, The Longshot</td>
<td>0.79</td>
</tr>
<tr>
<td>BT 02/02</td>
<td>Wesleydale, The Longshot</td>
<td>3.51</td>
</tr>
</tbody>
</table>

The following site is designated as a Housing Land Use Policy Area, which has extant approval at 31 July 2011 and development is ongoing.

#### Designation BT 03

**Housing Land Use Policy Area Committed Housing Site Development Ongoing/Not Started**

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>BT 03/01</td>
<td>Land south of The Longshot</td>
<td>3.44</td>
</tr>
</tbody>
</table>
The Plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.

Natural Environment

Local Landscape Policy Area

The following Local Landscape Policy Area (LLPA) is designated in Ballyrobert.

This LLPA lies within and adjoins the Settlement Development Limit of Ballyrobert with parts of the LLPA falling within the Newtownabbey Countryside. It is considered to be of the 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.

Clarification maps, for information purposes, and 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

Ballyrobert contains one small area of open space, with a playing field and playground located at Thompson Primary School.

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.

Designation BT 04

Local Landscape Policy Area
Ballyrobert

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

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

• Area of local nature conservation interest – Lisnalinchy Burn and associated vegetation.
For Information Only

Archaeological Site and Monument (Scheduled)
COGRY/KILBRIDE

The village encompasses the two areas of Cogry and Kilbride which have merged. Cogry was originally a mill village and largely evolved as a settlement during the mid nineteenth century but declined in the 1950s with the closure of the mill and the demolition of Cogry Square. In recent years the village has been revitalised by residential development.

Kilbride developed in close proximity and is so closely related to Cogry that the two are treated together. Kilbride is also known locally as Burnside.

The Doagh River forms a narrow, wooded corridor through the village centre and the mill buildings at the foot of the valley slopes are a prominent landmark to the south of the village.

A Village Plan for Cogry/Kilbride, known as Burnside Village Plan, has been prepared as part of the Village Renewal Measure of the Rural Development Programme 2007-2013. The overarching aim of Village Renewal is to support villages in the rural South Antrim area by enhancing the role of the village as a centre of excellence and sustainable community service provision. The Village Plan outlines potential projects that could be carried out in the village and will be implemented by the newly formed Burnside Village Plan Steering Group.

### Designation CY 01

**Settlement Development Limit Cogry/Kilbride**

A Settlement Development Limit is designated for Cogry/Kilbride as identified on Map No. 7 – Cogry/Kilbride.

The Settlement Development Limit is designated to take account of land committed for development. It also takes account of the role of the settlement whilst protecting its natural setting.

The Settlement Development Limit is designated to promote a compact settlement form and prevent inappropriate expansion into the countryside along the six roads leading from the settlement.

Significant development has occurred since the start of the Plan period at the Kilbride Grove development, Moyra Road and further development opportunities exist along the Moyra Road.

The Settlement Development Limit for Cogry/Kilbride respects the Doagh River as a natural limit to further development east of the river north of the Cogry Hill development and to include the Council Linear Park along the Doagh River.

The limit has been drawn to include the Kilbride Central Primary School, the Community Hall and Public House and the Old Cogry Mill on the southern edge of the Settlement Development Limit.

### Housing

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

#### Designation CY 02

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

The following sites are designated as a Housing Land Use Policy Areas as identified on Map No. 7 – Cogry/Kilbride:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CY 02/01</td>
<td>Kilbride Grove, Moyra Road</td>
<td>1.16</td>
</tr>
<tr>
<td>CY 02/02</td>
<td>Douglasland, Burnside Road</td>
<td>0.91</td>
</tr>
</tbody>
</table>

The following site is designated as a Housing Land Use Policy Area, which has extant approval at 31 July 2011 and is not started.
Designation CY 03

Housing Land Use Policy Area
Committed Housing Site
Development Ongoing/Not Started

The following site is designated as a Housing Land Use Policy Area as identified on Map No. 7 – Cogry/Kilbride:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CY 03/01</td>
<td>Land opposite Kilbride Lodge, Moyra Road</td>
<td>0.95</td>
</tr>
</tbody>
</table>

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

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

Designation CY 04

Housing Land Use Policy Areas
Uncommitted Housing Sites

The following sites are designated as Housing Land Use Policy Areas and are identified on Map No. 7 – Cogry/Kilbride:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CY 04/01</td>
<td>Land adjacent to Kilbride Grove, Moyra Road</td>
<td>0.80</td>
</tr>
<tr>
<td>CY 04/02</td>
<td>Land to the north of Kilbride Primary School</td>
<td>0.85</td>
</tr>
</tbody>
</table>

Key Site Requirements are specified for the following Housing Land Use Policy Areas:

Designation CY 04/01

Housing Land Use Policy Area
Land adjacent to Kilbride Grove, Moyra Road

0.8 hectares of land are designated as a Housing Land Use Policy Area at Moyra Road as identified on Map No. 7 – Cogry/Kilbride.

Key Site Requirements:-

- Housing development shall be a minimum gross density of 15 dwellings per hectare and a maximum gross density of 25 dwellings per hectare;
- Housing layout shall be designed to ensure dwellings front onto Moyra Road; and
- The 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 the retention of the open watercourses is not appropriate; and

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

Designation CY 04/02

Housing Land Use Policy Area
Land to the north of Kilbride Primary School

0.85 hectares of land are designated as a Housing Land Use Policy Area north of Kilbride Primary School as identified on Map No. 7 – Cogry/Kilbride.

Key Site Requirements:-

- 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 Moyra Road; housing layout shall be designed to ensure dwellings front onto Moyra Road; and

The 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 the retention of the open watercourses is not appropriate.

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

There is no storm water sewer available to serve this site.

Natural Environment

Local Landscape Policy Area

The following site CY 05 is designated as a Local Landscape Policy Area (LLPA) as identified on Map No. 7 - Cogry/Kilbride.

The LLPA lies within the Settlement Development Limit of Cogry/Kilbride and also falls partly within the Newtownabbey Countryside. It is considered to be of the 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 CY 05

Local Landscape Policy Area

Doagh River Corridor

A Local Landscape Policy Area is designated as identified on Map No. 7 – Cogry/Kilbride and Map No. 1 – Newtownabbey Countryside.

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

- Area of local nature conservation interest – Doagh River corridor, millraces and millpond;
- Listed building and its surroundings – Invermuir House and associated vegetation;
- Locally significant buildings and their surroundings – Cogry Mill, Brookfield Mill, former beetling mill and flax mill; and
- Archaeological sites and monuments and their surroundings – Motte and souterrain.

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

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

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

Areas of existing open space above one hectare are identified for information only on Map No. 7 – Cogry/Kilbride.

- South of Kelburn Park: Green space and playground; and
- West of Cogry Rise: Riverside Parkland Walk along Doagh River.
DOAGH

Doagh is set in an attractive, undulating part of the Six Mile Water Valley. The narrow Doagh River, mill building and remnant parkland are focal points within the settlement.

The settlement originated in medieval times and contains the ruins of the medieval parish church and graveyard together with a Norman motte.

The village developed further in the 1700s with the building of Fisherwick Lodge and associated game park, stable block and hotel. The industrial heritage of Doagh has greatly influenced the later development of the settlement. The Doagh Flax Spinning Company was established in the mid 19th Century and in the late 1890s Doagh Railway Station was constructed linking the village to Ballyclare. Today Doagh acts primarily as a commuter settlement.

A Village Masterplan has been commissioned by Generating Rural Opportunities Within (GROW) South Antrim, through Newtownabbey Borough Council. A streetscape project is proposed including improvements to footpaths, lighting and street furniture throughout the village centre, making it much safer and attractive for pedestrians. It is also proposed to create new civic spaces while entrances to the village would also be improved with new signage, landscape and public art.

In the village centre, the focus of the Masterplan is on making it more attractive, safe and user friendly. This will have both social and economic benefits for Doagh. The frontages of existing buildings would also be enhanced, including paintwork, signage and improved shop fronts.

Designation DH 01
Settlement Development Limit Doagh

A Settlement Development Limit is designated for Doagh as identified on Map No. 8 – Doagh.

The Settlement Development Limit is designated to take account of land committed for development. It also takes account of the role of the settlement whilst protecting its natural setting.

The Settlement Development Limit is designated to promote a compact settlement form and prevent inappropriate expansion into the countryside along the five roads leading from the settlement, and prevent coalescence with Ballyclare to the east. Further development opportunities exist along the Mill Road, south east of Carson Terrace and along either side of the Doagh River between Station Road and the Burn Road.

The Settlement Development Limit for Doagh recognises the Doagh River as a natural limit to further development to the west of the settlement, north of the Ballymena Road. The limit includes Fisherwick House and parkland, which is a listed building and a supplementary Historic Park, Garden and Demesne.

The limit has been drawn to include the Doagh Primary School, the various Churches and Community Halls, a Public House and a number of retail/business premises.
Housing

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

**Designation DH 02**

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

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>DH 02/01</td>
<td>Harmony Lodge, Ballyclare Road</td>
<td>0.26</td>
</tr>
<tr>
<td>DH 02/02</td>
<td>Village Green, Station Road</td>
<td>4.71</td>
</tr>
<tr>
<td>DH 02/03</td>
<td>Ballyhameage, Burn Road</td>
<td>1.34</td>
</tr>
</tbody>
</table>

The following sites are designated as Housing Land Use Policy Areas, which have extant approval at 31 July 2011 and are ongoing.

**Designation DH 03**

**Housing Land Use Policy Areas**  
**Committed Housing Sites**  
**Development Ongoing**

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>DH 03/01</td>
<td>Land to the rear of ‘The Manse’</td>
<td>0.25</td>
</tr>
<tr>
<td>DH 03/02</td>
<td>Doagh Business Park, 20 Mill Road</td>
<td>2.87</td>
</tr>
<tr>
<td>DH 03/03</td>
<td>Land to the south of Burn Road</td>
<td>1.89</td>
</tr>
</tbody>
</table>

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

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

**Designation DH 04**

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

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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>DH 04/01</td>
<td>Land opposite Doagh Business Park, Mill Road</td>
<td>3.48</td>
</tr>
<tr>
<td>DH 04/02</td>
<td>Land to the south of Burn Road</td>
<td>4.77</td>
</tr>
</tbody>
</table>

Key Site Requirements are specified for the following Housing Land Use Policy Areas:

**Designation DH 04/01**

**Housing Land Use Policy Area**  
**Land opposite Doagh Business Park, Mill Road**

3.48 hectares of land are designated as a Housing Land Use Policy Area at Mill Road as identified on Map No. 8 – Doagh.

Key Site Requirements:
Housing development shall be a minimum gross density of 15 dwellings per hectare and maximum of 25 dwellings per hectare;

Access shall be from Mill Road; and

Housing layout shall be designed to ensure dwellings front onto Mill Road.

**Designation DH 04/02**

**Housing Land Use Policy Area**

**Land to the south of Burn Road**

4.77 hectares of land are designated as a Housing Land Use Policy Area at Burn Road as identified on Map No. 8 – Doagh.

**Key Site Requirements:**

- A Concept Statement 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 maximum gross density of 25 dwellings per hectare;

- The existing watermain infrastructure shall require upgrading in order to develop this site. Detailed consultation with Northern Ireland Water shall be required;

- A full flora and fauna survey of the site shall be carried out to inform proposals outlined in the Concept Statement; and

- A 3 metre wide landscape corridor of trees and hedges of native species shall be provided along both banks of the Doagh River Corridor LLPA. Pedestrian access shall be provided to this corridor.

The site includes sections of the Doagh River Corridor LLPA (Ref. DH 07) and Doagh River, Morley Bridge SLNCI (Ref. DH 06).

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.

Part of this site is within the cordon sanitaire of a sewage treatment works.

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

Surface water runoff from any future development may be discharged directly into the Doagh River, subject to formal approval from Rivers Agency, DARD.

**Urban Environment**

**Area of Village Character**

The following Area of Village Character (AVC) is designated in Doagh as identified on Map No. 8 – Doagh.

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

**Designation DH 05**

**Area of Village Character**

**Doagh**

An Area of Village Character is designated as identified on Map No. 8 – Doagh.
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

Site of Local Nature Conservation Importance

The following site DH 06 lies partially within the Settlement Development Limit of Doagh and is designated as a Site of Local Nature Conservation Importance (SLNCI) as identified on Map No. 8 - Doagh and Map No. 1 - Newtownabbey Countryside.

The SLNCI is designated in accordance with PPS 2: Natural Heritage. The site is 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: Natural Heritage.

Designation DH 06

Site of Local Nature Conservation Importance
Doagh River/Morley Bridge

A Site of Local Nature Conservation Importance is designated at Doagh River, Morley Bridge as identified on Map No. 8 – Doagh.

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

Local Landscape Policy Areas

The following sites DH 07 - DH 10 are designated as Local Landscape Policy Areas (LLPAs) as identified on Map No. 8 – Doagh.

These LLPAs lie within Doagh or within the surrounding Newtownabbey countryside. They are considered to be of the 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 DH 07

Local Landscape Policy Area
Doagh River Corridor

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

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

- Area of local nature conservation interest – Doagh River corridor, with associated vegetation.

Designation DH 08

Local Landscape Policy Area
Burn Road

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

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

- Locally significant buildings and their surroundings – Ballyhamage House and grounds, with associated planting, traditional farm buildings, rookery and significant vegetation.
**Designation DH 09**

**Local Landscape Policy Area**  
**Fisherwick House**

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

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

- Listed building and its surroundings – Fisherwick House, including grounds and associated planting. The house was originally an 18th century hunting lodge, although the present single storey house dates from 1805.

**Designation DH 10**

**Local Landscape Policy Area**  
**Station Road**

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

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

- Archaeological sites and monuments and their surroundings – A graveyard and scheduled Norman Motte are located on the east bank of the Doagh River beside a medieval church site. St Mary’s medieval church is situated on the high ground.

Clarification maps, for information purposes, and 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**

Doagh contains a number of areas of existing open space – playgrounds at Beech Green, Anderson Court and Doagh Primary School, grassed areas at Village Green and Mill Road and an amenity area at Oriel Court.

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.
**STRAID**

Straid historically developed along Main Street, which contains many original buildings. In recent years development has been concentrated between Main Street and Irish Hill Road.

### Designation SD 01

| Settlement Development Limit  
|-----------------------------  
| **Straid**  
A Settlement Development Limit is designated for Straid as identified on Map No. 9 – Straid.

The Settlement Development Limit is designated to take account of the role of the settlement whilst protecting its natural setting.

The designated Settlement Development Limit will ensure a compact settlement form and prevent inappropriate expansion and further intrusion into the countryside along the four roads leading from the settlement, thereby preventing further ribbon development.

The limit is drawn to include the Straid Primary School and the adjacent proposed Council playing fields, Straid Congregational Church, the Main Street shops and the significant development which has occurred since the beginning of the Plan period at the Village Hill development on Irish Hill Road.

### Designation SD 02

**Housing Land Use Policy Areas**

**Committed Housing Sites - Built**

| Reference  
|-----------------------------  
| **SD 02/01**  
Ellisfield mews and Ellisfield Terrace  
0.35  
| **SD 02/02**  
Village Hill and Village Hill Mews, Irish Hill Road  
2.65

### Urban Environment

**Area of Village Character**

The following Area of Village Character (AVC) is designated as identified on Map No. 9 – Straid.

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

### Designation SD 03

**Area of Village Character**

**Straid**

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

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

Local Landscape Policy Area

The following Local Landscape Policy Area (LLPA) is designated in Straid as identified on Map No. 9 – Straid.

This LLPA lies within and adjoins the Settlement Development Limit of Straid. It is considered to be of the greatest amenity value, landscape quality or local significance and must be protected from undesirable or damaging development.

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

<table>
<thead>
<tr>
<th>Designation SD 04</th>
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<tbody>
<tr>
<td>Local Landscape Policy Area</td>
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<tr>
<td>Straid</td>
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</tbody>
</table>

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

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

- Area of local amenity importance – Straid Hill, a landmark feature with significant vegetation;
- Area of local nature conservation interest – River corridor and mill race with associated areas of rich vegetation, including an avenue of mature trees; and
- Locally significant buildings and their surroundings – Straidhill House, an old farmhouse, and Mill House.

Clarification maps, for information purposes, and 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

Straid contains one area of existing open space – a hard surfaced playground at Straid Primary School.

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.

Proposed Open Space

<table>
<thead>
<tr>
<th>Proposal SD 05</th>
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<tbody>
<tr>
<td>Open Space</td>
</tr>
<tr>
<td>Lands to the west of Straid Primary School, Irish Hill Road</td>
</tr>
</tbody>
</table>

1.07 hectares of land at Irish Hill Road are identified for the provision of Open Space as indicated on Map No. 9 - Straid.

Newtownabbey Borough Council has indicated its intention to develop this land as a recreation area, to include a play area and associated landscape works with car parking within the Plan period.

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.
Small Settlements

Part 4 Volume 7
Small Settlements

BALLYCOR

Ballycor settlement comprises two separate nodes. The northern node of development is located at the junction of Church Road and Ballycor Road. The southern node is located on the Ballycor Road and includes residential development at Ballycor Grove and Logan Gardens.

Designation BR 001

Settlement Development Limit
Ballycor

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

The designated Settlement Development Limit is drawn to restrict further development along Church Road and Ballycor Road and to prevent coalescence between the two nodes.

The north western boundary of the northern node adjoins Larne Borough and defines the Plan Area boundary at this location.

Natural Environment

Local Landscape Policy Area

The following Local Landscape Policy Area (LLPA) is designated in Ballycor:

This LLPA lies within and adjoining the Settlement Development Limit of Ballycor, with parts falling within the Newtownabbey Countryside. It is considered to be of the greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Designation BR 002

Local Landscape Policy Area
Ballycor

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

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

- Area of local nature conservation interest – Stream corridor; and associated vegetation, together with an old mill pond, and a mill race; and
- Archaeological sites and monuments and their surroundings – Ruins of church and a rectangular enclosure which contains an old graveyard.

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

Ballycraigy settlement is situated south of Kingsmoss and has developed along the junction of the Ballyvesey Road and the Ballycraigy Road.

**Designation BY 01**

<table>
<thead>
<tr>
<th>Settlement Development Limit</th>
<th>Ballycraigy</th>
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<tbody>
<tr>
<td>A Settlement Development Limit is designated for Ballycraigy as identified on Map No. 11 – Ballycraigy.</td>
<td></td>
</tr>
</tbody>
</table>

The Settlement Development Limit is drawn to reflect existing development, to prevent further development along the Ballyvesey Road, Ballycraigy Road and Gravelhill Road and to prevent encroachment into the open countryside.

**Ballycraigy Local Landscape Policy Area**

The Ballycraigy Local Landscape Policy Area (LLPA) is designated at MNY 33 (see Metropolitan Newtownabbey Section) and identified on Map No.2/001 - Metropolitan Newtownabbey.

This LLPA lies within and surrounds the Settlement Development Limit of Ballycraigy. This area is considered to be of the greatest amenity value, landscape quality and local significance and must therefore be protected from undesirable or damaging development.

A clarification map and, for information purposes, further details on the features of LLPAs are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Belfast Metropolitan Area Plan 2015
Map No. 11 - Ballycraigy

The full extent of this map, including inside the Settlement Development Limit, lies within a Local Landscape Policy Area, Designation MNY 33. Refer to Map No. 1 - Newtownabbey Countryside or Map No. 2/001 - Metropolitan Newtownabbey for details.
**BRUSLEE**

Bruslee is situated along the Belfast to Larne Road, a protected route.

<table>
<thead>
<tr>
<th>Designation BLE 01</th>
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<tbody>
<tr>
<td><strong>Settlement Development Limit</strong></td>
</tr>
<tr>
<td><strong>Bruslee</strong></td>
</tr>
</tbody>
</table>

A Settlement Development Limit is designated for Bruslee as identified on Map No. 12 – Bruslee.

The designated Settlement Development Limit is drawn to consolidate the built form and prevent further development along the Belfast Road.
Belfast Metropolitan Area Plan 2015
Map No. 12 - Bruslee

- Settlement Development Limit
- Protected Route

For Information Only
CRAIGAROGAN

Craigarogan is situated south east of Roughfort and has developed at the junction of the Bernice Road and the Clarke Lodge Road.

<table>
<thead>
<tr>
<th>Designation CN 01</th>
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<tbody>
<tr>
<td>Settlement Development Limit</td>
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<tr>
<td>Craigarogan</td>
</tr>
</tbody>
</table>

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

The Settlement Development Limit is drawn to prevent further development along the Clarke Lodge Road and the Bernice Road and includes opportunities for development that will consolidate the settlement form.

Bairds Brae SLNCI

Bairds Brae SLNCI adjoins the Settlement Development Limit of Craigarogan at one point but the majority is situated within the open countryside and is designated accordingly at NY 02/01 (See Countryside and Coast section of this Volume).
Belfast Metropolitan Area Plan 2015
Map No. 13 - Craigarogan

Settlement Development Limit

Site of Local Nature Conservation Importance

For Information Only

Archaeological Site and Monument (Unscheduled)

See Newtownabbey Countryside Proposals for details of SLNCI Designation NY 02/01

NY 02/01
HILLHEAD

Hillhead settlement comprises two separate nodes. It has experienced development pressure in recent years due to its proximity to Ballyclare and its location on the main Ballyclare to Belfast traffic route. The result is a build-up of approximately sixty dwellings primarily along the main road close to Ballyclare.

Designation HD 001
Settlement Development Limit
Hillhead

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

A Settlement Development Limit is drawn to prevent the further spread of ribbon development and coalescence between the two nodes and with Ballyclare.

Natural Environment

Site of Local Nature Conservation Importance

The following site adjoins the Settlement Development Limit of Hillhead and is designated as a Site of Local Nature Conservation Importance (SLNCI).

The SLNCI is designated on the basis of its flora and fauna or earth science interest.

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

Designation HD 002
Site of Local Nature Conservation Importance
Hillhead House

A Site of Local Nature Conservation Importance is designated at as identified on Map No. 14 – Hillhead and Map No. 1 Newtownabbey Countryside.

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

Local Landscape Policy Areas

The following Local Landscape Policy Areas (LLPAs) are designated in Hillhead.

These LLPAs lie within and adjoining the Settlement Development Limit of Hillhead, with parts of the LLPAs falling within the Newtownabbey Countryside. They are considered to be of the 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.

Designation HD 003
Local Landscape Policy Area
South East of Hillhead

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

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area includes those listed below:-
• Locally significant buildings and their surroundings – Braeside, a pre 1830 farm with associated vegetation and a late 18th century building and outbuildings which were formerly a spade mill; and

• Area of local nature conservation interest – Ballylinney Burn corridor and associated vegetation, including mature trees alongside the watercourse. A number of well established trees line the Hillhead Road at this point providing a good entrance/exit feature for the southern node of settlement.

**Designation HD 004**

**Local Landscape Policy Area**

**Logwood Road**

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

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

• Locally significant building and its surroundings – Bruslee House, a mid 19th century farmhouse, including a garden framed by mature trees and a double tree lined lane.

**Designation HD 005**

**Local Landscape Policy Area**

**Hillhead Road**

A Local Landscape Policy Area is designated as identified on Map No. 14 – Hillhead.

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

• Locally significant buildings and their surroundings – Two sets of mid- 19th century semi-detached cottages; and

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

**Designation HD 006**

**Local Landscape Policy Area**

**North West of Hillhead**

A Local Landscape Policy Area is designated as identified on Map No. 14 – Hillhead.

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

• Locally significant buildings and their surroundings – A group of mid- 20th century dwellings with attractive gardens.
Designation HD 007

Local Landscape Policy Area
Hillhead House, Hillhead Road

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

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

- Locally significant building and its surroundings – Hillhead House, a late 19th century two storey house, with extensive gardens containing mature trees and area of woodland.

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.

Rural Landscape Wedge

A Rural Landscape Wedge is designated to the North of Hillhead (NY 04) to prevent the merger of the settlement with Ballyclare, protect the setting of the settlement and protect the rural character of the area. This is shown on Map No. 1 Newtownabbey Countryside.
Belfast Metropolitan Area Plan 2015
Map No. 14 - Hillhead

For Information Only
Archaeological Site and Monument (Unscheduled)

Settlement Development Limit
Site of Local Nature
Conservation Importance
Local Landscape Policy Area
Rural Landscape Wedge

Refer to Ballyclare Proposals for details of Local Landscape Policy Area Designation BE 15 and to Newtownabbey Countryside Proposals for details of Rural Landscape Wedge Designation NY 04.

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**Kingsmoss**

Kingsmoss has developed at the junction of the Ballyrobert Road and the Kingsmoss Road. A disused railway line bisects the settlement.

**Designation KS 01**

Settlement Development Limit
Kingsmoss

A Settlement Development Limit is designated for Kingsmoss as identified on Map No. 15 – Kingsmoss.

The Settlement Development Limit is drawn to prevent further development along the Ballyrobert Road and Kingsmoss Road and to prevent encroachment into the open countryside. There are limited development opportunities along the Kingsmoss Road, which will help consolidate the built form. The limit is also drawn to prevent coalescence with Ballyrobert to the north.

**Natural Environment**

**Site of Local Nature Conservation Importance**

The following site lies partially within the Settlement Development Limit of Kingsmoss 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 is 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: Natural Heritage.

**Designation KS 02**

Site of Local Nature Conservation Importance
Dismantled Railway at Kingsbog Crossing

A Site of Local Nature Conservation Importance is designated as identified on Map No. 15 – Kingsmoss and Map No. 1 Newtownabbey Countryside.

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

Lowtown has developed along the Lowtown Road, south of the M2 motorway.

**Designation LN 01**

**Settlement Development Limit Lowtown**

A Settlement Development Limit is designated for Lowtown as identified on Map No. 16 – Lowtown.

The Settlement Development Limit is drawn to consolidate the built form and to prevent further development along the Lowtown Road.

Part of the southern boundary of the site adjoins Antrim Borough Council boundary and delineates the Plan Area boundary at this location.
MILLBANK

Millbank has developed at the junction of the Antrim Road and the Millbank Road. The Ballymartin Water River separates the southern component from the larger northern section of the Millbank settlement.

Designation MK 01

Settlement Development Limit
Millbank

A Settlement Development Limit is designated for Millbank as identified on Map No. 17 – Millbank.

The Settlement Development Limit has been designated to consolidate development and reduce pressure for further ribbon development along the Antrim Road, Millbank Road and Millbank Road East. The Settlement Development Limit incorporates recent residential development to the north west of the settlement, off the Antrim Road.

Natural Environment

Local Landscape Policy Areas

The following sites are designated as Local Landscape Policy Areas (LLPAs).

These LLPAs lie within and adjacent to the Settlement Development Limit of Millbank with parts falling within the Newtownabbey Countryside. They are considered to be of the 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 MK 02

Local Landscape Policy Area
Ballymartin Water River Corridor

A Local Landscape Policy Area is designated as identified on Map No. 17 – Millbank and Map No. 1 – Newtownabbey Countryside.

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

• Area of local nature conservation interest – Ballymartin Water corridor, millrace and associated vegetation.

Designation MK 03

Local Landscape Policy Area
Antrim Road

A Local Landscape Policy Area is designated as identified on Map No. 17 – Millbank and Map No. 1 – Newtownabbey Countryside.

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

• Area of local nature conservation interest – A visually significant stand of trees and a stream corridor with associated vegetation.

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.
ROUGHFORT

Roughfort comprises two nodes: the larger node of development is located at the junction of Roughfort Road, Old Coach Road, Mallusk Road and Lylehill Road East. Development is also focused at the junction of the Roughfort Road and the Fort Road.

### Designation RT 001

**Settlement Development Limit Roughfort**

A Settlement Development Limit is designated for Roughfort as identified on Map No. 18 – Roughfort.

The Settlement Development Limit is drawn to prevent coalescence of the nodes and further ribbon development along the roads leading into the settlement.

### Natural Environment

**Site of Local Nature Conservation Importance**

The following site lies partially within the Settlement Development Limit of Roughfort 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 is 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: Natural Heritage.

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**Designation RT 002**

**Site of Local Nature Conservation Importance**

Ballymartin Water below Roughfort Bridge

A Site of Local Nature Conservation Importance is designated as identified on Map No. 18 – Roughfort and Map No. 1 – Newtownabbey Countryside.

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

**Local Landscape Policy Area**

This following site lies within and adjoining the Settlement Development Limit of Roughfort with parts of the LLPA falling within the Newtownabbey Countryside. It is considered to be of the 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 of this Plan.
Designation RT 003

Local Landscape Policy Area
Roughfort

A Local Landscape Policy Area is designated as identified on Map No. 18 – Roughfort and Map No. 1 – Newtownabbey Countryside.

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

- Archaeological sites and monuments and their surroundings – The views and setting associated with a motte located to the south of Roughfort Road, consisting of a scheduled monument known as Rough Fort with a number of visually significant trees nearby. A chambered grave and its setting located to the north of the Roughfort Road, known as Carn Greine; and

- Locally significant building and its surroundings – New house on Millbank Road East, with the site of an old church in the side garden, and significant trees along the boundary.

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

Tildarg is a small settlement which has developed along the Tildarg Road.

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<tr>
<td>Settlement Development Limit</td>
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<td>Tildarg</td>
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A Settlement Development Limit is designated for Tildarg as identified on Map No. 19 – Tildarg.

The Settlement Development Limit is drawn to provide limited development opportunities and prevent further development along the Tildarg Road and Tildarg Road South.
Newtownabbey has a variety of attractive landscapes such as the Carrickfergus and Tardree upland pastures, Three and Six Mile Water valleys and slopes and the Belfast Lough shoreline. The Belfast Basalt and Carrickfergus Escarpments, which frame the built up area, are a significant natural asset, as is Carnmoney Hill, a prominent local landmark.

There are also many areas of international and national nature conservation importance in the Borough, most of which are located along the Lough Shore.

Aspects of the rural economy are outlined under Agriculture, Forestry and Fishing in the Countryside and Coast section of Part 3, Volume 1 of the Plan.

Regional Policy Context

In recognising that the environment is one of Northern Ireland’s most important assets, the RDS under RG 11, seeks to conserve, protect and, where possible, enhance our built heritage and our natural environment.

Aims to achieve this as outlined in the RDS include the following:

• Sustain and enhance biodiversity;
• Protect and manage important geological and geomorphological features;
• Protect, enhance and manage the coast;
• Recognise and promote the conservation of local identity and distinctive landscape character;
• Conserve, protect and where possible enhance areas recognised for their landscape quality; and
• Protect designated areas of countryside from inappropriate development (either directly or indirectly) and continue to assess areas for designation.

The Department’s regional planning policies for the protection of conservation interests are currently set out in PPS 2: Natural Heritage, PPS 6: Planning, Archaeology and the Built Heritage and PPS 6: (Addendum) – Areas of Townscape Character.

Other Departmental regional planning policies in relation to the environment, including protection of rural landscapes, assessment of environmental effects of proposals and Areas of Outstanding Natural Beauty (AONB), are set out in PPS 21: Sustainable Development in the Countryside and A Planning Strategy for Rural Northern Ireland.

Urban Environment

Historic Park, Garden and Demesne

Designation NY 01

Drumadarragh House

The Drumadarragh House Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 1 - Newtownabbey Countryside.

Drumadarragh House dates from the 18th Century, with later additions and is listed. The site benefits from mature trees which provide a shelter belt. The chief attribute of this site is a well planted and maintained ornamental garden planted from 1948, both within and outside the walled garden.

Details of Historic Parks, Gardens and Demesnes are included in a Register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland, published by the Northern Ireland Environment Agency, DOE. This Register summarises the historical significance of each site and the contribution that its planned features make to the local landscape. It also seeks to encourage the public and others to value and support the protection and maintenance of such sites.
Part 4 Volume 7

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.

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 Nature Conservation Importance

A number of areas of international and national nature conservation importance are located in the Newtownabbey Borough coastal area. These designations are mainly in recognition of Belfast Lough’s support for international breeding birds such as the Redshank tringa totanus in winter as well as several wader species.

They comprise the following:-

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

These Areas of International and National Importance are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to the Department’s NIEA 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

The following sites are designated as Sites of Local Nature Conservation Importance (SLNCIs).

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

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

<table>
<thead>
<tr>
<th>Designation NY 02</th>
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<tr>
<td>Sites of Local Nature Conservation Importance</td>
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- The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 1 - Newtownabbey Countryside:-
  - NY 02/01 Baird’s Brae Wetland
  - NY 02/02 Ballypalady (Geodiversity)
  - NY 02/03 Ballyvoy Plantation
  - NY 02/04 Boghill
  - NY 02/05 Breckenhill and Drumadarragh
  - NY 02/06 Carn Hill
  - NY 02/07 Hydepark Dam
  - NY 02/08 Kilgreel House
  - NY 02/09 Rea Hill
  - NY 02/10 Stoneyfaul East
  - NY 02/11 Straidhill Plantation
  - NY 02/12 Tildarg Dam

A portion of the Cavehill/Colinward SLNCI (BT
84/12), as designated in the Belfast District Proposals Volume 2 of the Plan, is located in Newtownabbey Borough Council.

A small portion of the Knockagh-Dorisland SLNCI (CE 02/08), as designated in the Carrickfergus District Proposals Volume 4, is located within the Newtownabbey Borough Council.

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

**Rural Landscape Wedges**

The following Rural Landscape Wedges are designated to distinguish and maintain the separate identities of Ballyclare, Ballyeaston and Hillhead.

Proposals for development within the 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 NY 03

**Rural Landscape Wedge**  
**Ballyeaston**

A Rural Landscape Wedge is designated between Ballyclare and Ballyeaston as identified on Map No. 1 - Newtownabbey Countryside, Map No. 3/001 - Ballyclare and Map No. 4 – Ballyeaston.

The designated Rural Landscape Wedge will:

- Distinguish and maintain the separate identities of Ballyclare and Ballyeaston;
- Prevent the merging of the two settlements;
- Provide an important element in defining and protecting the setting of Ballyeaston and Ballyclare; and
- Maintain the rural character of the countryside.

The Rural Landscape Wedge is primarily used for agricultural purposes and as a countryside recreation resource. The settings and views of listed buildings and monuments are protected as the western portion of the Landscape Wedge has been designated as a Local Landscape Policy Area (LLPA) due to its significant amenity value (See Designation BN 04 in Ballyeaston section).

### Designation NY 04

**Rural Landscape Wedge**  
**Ballyclare**

A Rural Landscape Wedge is designated between Ballyclare and Hillhead as identified on Map No. 1 - Newtownabbey Countryside, Map No. 3/001 - Ballyclare and Map No. 14 - Hillhead.

The Rural Landscape Wedge will:

- Distinguish and maintain the separate identities of Ballyclare and Hillhead;
- Prevent the merging of the two settlements;
- Provide an important element in defining and protecting the setting of Ballyclare and Hillhead; and
- Maintain the rural character of the countryside.

The wedge is predominantly agricultural with the area beyond the north west boundary zoned for industrial use. A Local Landscape Policy Area (LLPA) is designated on the land adjacent to the south west boundary (Reference HD 07).
A Rural Landscape Wedge is also designated between Jordanstown, Metropolitan Newtownabbey and Greenisland in Carrickfergus District. This will distinguish and maintain the separate identities of Greenisland and Jordanstown by forming a visual break between the two urban areas, prevent the merging of the two communities, define and protect their setting and maintain the rural character of the countryside. The majority of this Rural Landscape Wedge lies within Carrickfergus Borough Council Area and is designated accordingly in the Carrickfergus District Proposals, Volume 4 (Reference CE 03).

**Coast**

The BMA Coastal Area is identified on Map No.1 – Newtownabbey Countryside and Map No. 2 - Metropolitan Newtownabbey and is designated under COU 2 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.

**Area of High Scenic Value**

Three Areas of High Scenic Value, the Carrickfergus Escarpment, Carnmoney Hill and Belfast Basalt Escarpment, are located within Newtownabbey Borough and are designated at COU 5/02, COU 5/03 and COU 5/04 in Part 3, Volume 1 of the Plan. These are identified on Map No. 4 - Carrickfergus Escarpment and Map No. 5 - Belfast Basalt Escarpment in Volume 1 of the Plan and Map No .1 – Carnmoney Hill 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.

**Carrickfergus Escarpment**

The Carrickfergus Escarpment 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 at COU 5/02. The majority of the Escarpment lies within Newtownabbey Borough but a small portion of the Escarpment is in Carrickfergus Borough Council Area. The Escarpment forms a magnificent backdrop to the Metropolitan Area, creating a distinctive landscape setting for the wider BMA.

**Carnmoney Hill**

The distinctive landform of Carnmoney Hill was identified in the Northern Ireland Landscape Character Assessment as an area of scenic quality and is designated in the Plan as an Area of High Scenic Value at COU 5/03.

Carnmoney Hill is a unique landform surrounded by development on all sides. The Hill is a visual link between the Belfast Basalt Escarpment and Carrickfergus Escarpment and is characterised by woodland, wetland and agricultural land.

**Belfast Basalt Escarpment**

The distinctive landform of Belfast Basalt Escarpment was identified in the Northern Ireland Landscape Character Assessment as an area of scenic quality and is designated in the Plan as an Area of High Scenic Value at COU 5/04. The edge of the Antrim Plateau is well defined as the steep basalt scarp slope that stretches from Lisburn to Newtownabbey, providing a dramatic backdrop to the northern and western edges of Belfast.
The Belfast Hills Access Points

The Belfast Basalt Escarpment and Carnmoney Hill are recognised by the Belfast Hills Partnership Trust to make up the area known as the ‘Belfast Hills’. They are a striking landscape feature which frame Metropolitan Newtownabbey to the north and west and provide Newtownabbey with its unique natural setting and central green space at Carnmoney Hill.

The Belfast Hills are important for their landscape, natural heritage and visual amenity. They also have an important role in education, tourism and as a resource for countryside recreation. Much of the land within the Belfast Hills is privately owned which limits formal access.

A series of access points are designated to address this problem, and provide for countryside recreation and amenity development.

Two access points already exist and two are proposed to provide opportunities for future development. The status of the access points within Newtownabbey Borough Council are detailed below.

Attention has been given to the distribution of designated access points to reduce visitor impact. The designated access points will facilitate access to the portion of the Belfast Basalt Escarpment which is within Newtownabbey District and Carnmoney Hill as designated at COU 5/04 and COU 5/03 respectively in Part 3, Volume 1 of the Plan.

<table>
<thead>
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<th>Designation NY 05</th>
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<tr>
<td><strong>Belfast Hills Access Points</strong></td>
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<tr>
<td>The following Access Points are designated in the locations identified on Map No. 2/001 – Metropolitan Newtownabbey and Map No. 1 – Newtownabbey Countryside:-</td>
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<tr>
<td>NY 05/01</td>
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<tr>
<td>NY 05/02</td>
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<td>NY 05/07</td>
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The access points (NY 05/03 – NY 05/07) within Carnmoney Hill are located within the Carnmoney Hill AOHSV as designated at COU 5/03 in Part 3, Volume 1 of the Plan. A number of the access points also fall within designated SLNCIs and the Carnmoney Hill LLPA.

Policy for the control of development within these designated access points is contained in Policy COU 8 as set out in Part 3, Volume 1 of the Plan and other plan policies relating to AOHSVs, SLNCIs, LLPAs and prevailing regional planning policy.
APPENDIX 1

Conservation Areas in Newtownabbey Borough Council Area

Merville Garden Village Conservation Area

APPENDIX 2

Historic Park, Garden and Demesne (Supplementary Site)

Fisherwick House, Doagh

The house has its origins as an 18th Century hunting lodge within the surrounding deer park, though the present single-storey house dates from 1805 (HB 21/2/1). Dubourdieu remarked in his Statistical Survey of 1812 that “...the plantations have much improved and enlivened the look of this well placed hamlet...” (Doagh). Though the Ordnance Survey Memoirs of 1839 report that the, “The gardens are not extensive” the area to the south of the house are grassed at the present time and the site of an artificial lake is now drained. There are a few mature trees near the house and some shelter belting to the south west. The site is in private ownership.

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 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 3

Glossary

The Belfast Metropolitan Area, BMA and Metropolitan Area

The Plan Area including the six Council areas of Belfast, Castlereagh, Newtownabbey, North Down, Lisburn and Carrickfergus

Contiguous Development Zone (CDZ)

The continuous built up area centred on Belfast and which extends in an arc from Jordanstown to Knocknagoney and includes Metropolitan Newtownabbey, Belfast City, Metropolitan Lisburn, Metropolitan Castlereagh and Metropolitan North Down.

Metropolitan Development Limit

A continuous development limit around the Contiguous Development Zone and comprising development limits for Metropolitan:

Newtownabbey
Lisburn
Castlereagh
North Down and Belfast City

Metropolitan Urban Area

Defined for purposes of allocating the 54,800 dwellings, which form part of the total Housing Growth Indicator to the BMA in the RDS, as the Contiguous Development Zone and the City of Lisburn and Towns of Bangor, Carrickfergus and Holywood.

Metropolitan Rural Area

Defined for purposes of allocating the 11,700 dwellings, which form part of the total Housing Growth Indicator to the BMA in the RDS, as those areas lying within the Belfast Metropolitan Area but outside the Metropolitan Urban Area.

Belfast Metropolitan Area/BMA Metropolitan Area

Refers to the Belfast Metropolitan Area as set out in the Regional Development Strategy.