



BALLYMONEY

COLERAINE

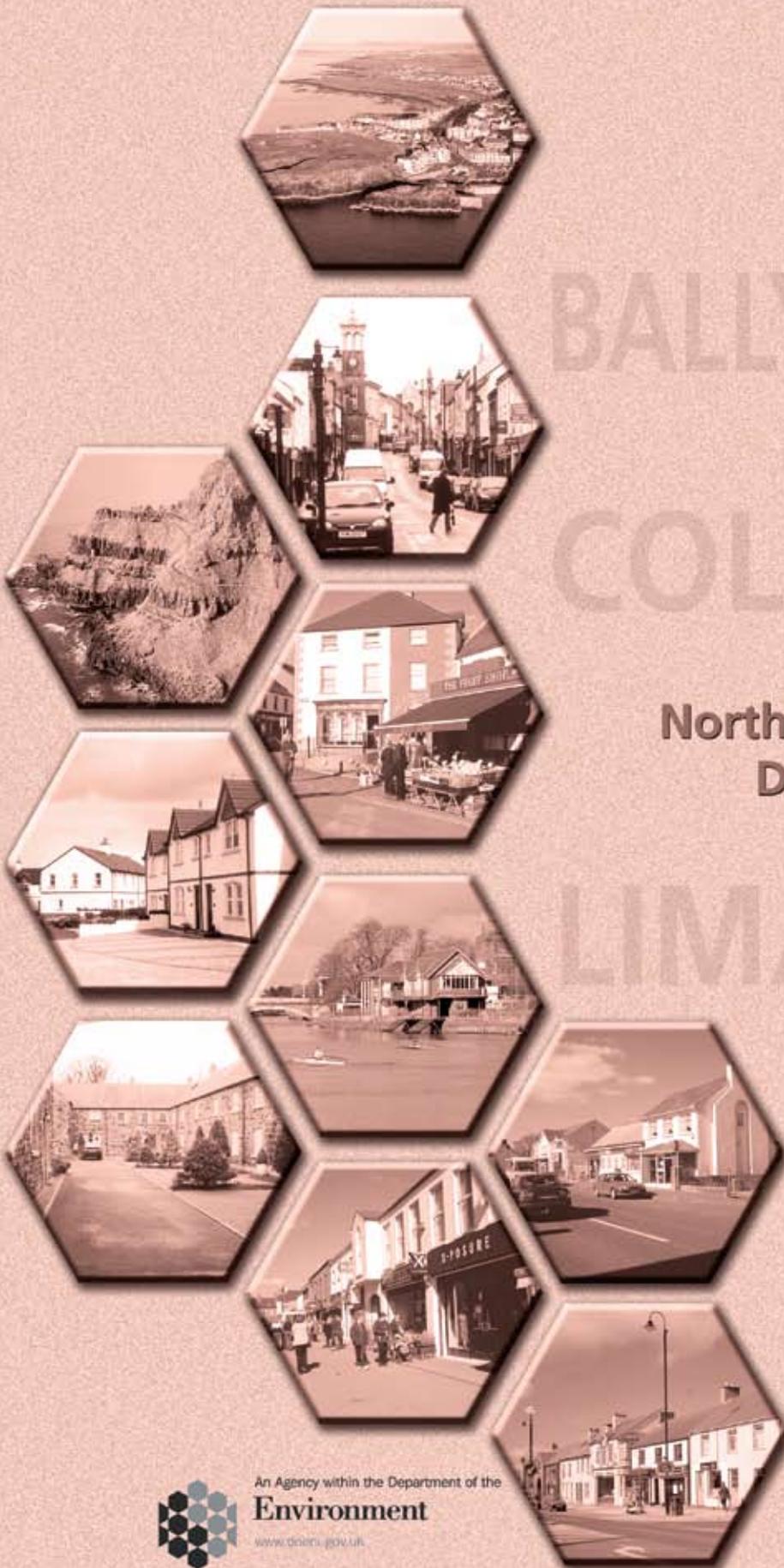
Northern Area Plan 2016
Draft Plan May 2005

LIMAVADY

Volume 1

**Plan Strategy
& Framework**

MOYLE



An Agency within the Department of the
Environment
www.doem.gov.uk

Northern Area Plan 2016

Draft Plan

VOLUME 1

Part 1: Introduction

Part 2: Strategic Plan Framework

Part 3: Strategic Countryside and the Coast

May 2005



Printed on Recycled Paper

VOLUME 1

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Maps accompanying this Document

This document is accompanied by an Overview map and District maps for each Council area.

1.0 PREAMBLE

- 1.1 The Northern Area Plan 2016 is the development plan for the four Council Areas of Ballymoney, Coleraine, Limavady and Moyle, being prepared under the provisions of Part 111 of the Planning (Northern Ireland) Order 1991, by Planning Service, an Agency of the Department of the Environment. The purpose of the Plan is to guide development in the period up to the year 2016. The Plan is intended to be in general conformity with the Regional Development Strategy as required by the Planning (Amendment) (Northern Ireland) Order 2003.
- 1.2 In March 2001 the Department published its intention to prepare the Northern Area Plan. The four Councils were notified and preliminary comments were invited from the public.
- 1.3 Following discussions with the four Councils, consideration of the initial comments received, and consultation with a wide range of public bodies, the Department published an Issues Paper on 30th April 2002. This document identified relevant matters of strategic and local interest at that time to which the Northern Area Plan would seek to respond.
- 1.4 In May 2002 Planning Service consulted the four Councils with regard to the matters raised by the Issues Paper. In addition to comments made by members during the meetings, detailed and helpful written corporate submissions were subsequently received from all four Councils.
- 1.5 In May and June 2002, there was a period of extensive public consultation on the Issues Paper. This included 16 public meetings and community workshops organised and facilitated by Community Technical Aid (CTA) attended by almost 500 members of the public. CTA published a report in July 2002 summarising the wide range of opinions that were expressed. Approximately 4,000 copies of Issues Paper were circulated to the public and the document was available on the Internet after its launch.
- 1.6 As a result of the two stages of public consultation over 1,100 representations have been received. These have been of great value in assisting the Department in its consideration of the wide range of issues relevant to the Draft Plan.
- 1.7 The Department has now published the Northern Area Plan 2016 Draft Plan. This consists of a Written Statement and related Maps. The Plan comprises two volumes:

Volume 1: Part 1 – Introduction. This sets out the background to the preparation of the Plan
Part 2 – Strategic Plan Framework. This provides the overarching Plan framework, comprising allocations, designations, policies and proposals relating to the Plan

Area as a whole. These complement, and with reference to, the Regional Policy Context.

Part 3 – Countryside and the Coast. This sets out designations and policies relating to the Plan Area as a whole and outside of Settlement Development Limits. Many of these designations transcend Council area boundaries.

Volume 2: Part 4 – Ballymoney Borough

Part 5 – Coleraine Borough

Part 6 – Limavady Borough

Part 7 – Moyle District

These parts translate the broad allocations, policies and proposals of Part 2 into site specific designations, policies, proposals and zonings for the individual Council areas. A list of these Plan Proposals for both volumes of the Plan is set out in Appendix 1.

1.8 The Plan is accompanied by a series of maps. These comprise:

Overview Map – this map shows the coverage of strategic Plan designations and proposals throughout the Plan Area.

District/Borough Maps – these maps illustrate Draft Plan designations, zoning and proposals within each District or Borough along with other existing designations and landuses which are shown for information only. Any use of a symbol for illustration is cross-referenced to a detailed map within the Settlement or Countryside sections of the map booklet. Plan Proposals are not shown within Settlement Development Limits on these maps.

Settlement Maps – each Settlement Map illustrates Plan designations, zonings and proposals within the Settlement Development Limit and within the extent of the map frame. Existing designations and land uses may be shown for information only. Where a Plan Proposal cannot be viewed in its entirety the reader is directed to a Clarification Map.

Environmental Designations District/Borough Maps – these maps illustrate by use of symbols the location of existing and proposed environmental designations within the Plan Area. The boundaries of these are contained within the Countryside sections of the map booklet.

Clarification Maps – where a Plan Proposal is difficult to distinguish by virtue of scale or overlapping a Clarification Map is provided to assist the reader, either as an Inset Map or as a separate Clarification Map. Clarification Maps, where provided, prevail in matters of Plan designations, zonings and proposals.

Appendix Maps – these maps show the boundaries of Country Parks and those Historic Parks, Gardens and Demesnes that will appear as

supplementary entries in a register of parks, gardens and demesnes of special historic interest in Northern Ireland as being prepared by the Department's Environment and Heritage Service.

- 1.9 All maps are reproduced by permission of the Ordnance Survey of Northern Ireland on behalf of the Controller of Her Majesty's Stationery Office, Crown Copyright Reserved 2005.
- 1.10 The Plan should be read as a whole. It is necessary to refer to both Volumes 1 and 2 to understand the totality of the Plan proposals for each Council area, or when considering development proposals.

2.0 PLAN PROPOSALS – Allocations, Designations, Policies, Proposals and Zonings

- 2.1 The allocations, designations, policies, proposals and zonings contained in the Plan, hereafter collectively referred to as the Plan Proposals constitute considerations that the Department will take into account in the determination of planning applications. The contents of the Plan must be read as a whole, as often a combination of proposals may be relevant to a particular development proposal.
- 2.2 The Plan Proposals are not the only tests of acceptability for development proposals. In making its decisions the Department will also assess proposals against all planning policies and other material considerations that are relevant to it. The contents of the Plan must be read in conjunction with the relevant contents of regional policy documents and supplementary planning guidance documents.
- 2.3 To ensure there is no public misunderstanding of the allocations, designations, policies, proposals and zonings, it must be recognised there may be occasions when other material considerations outweigh one or more of these. Each case will be considered on its merits to assess whether or not an exception is justified, but the provisions of the Plan will prevail, unless there are over-riding policy or other material considerations which outweigh them and justify a contrary decision.
- 2.4 If there is any discrepancy between the Written Statement and a Map, it is the former which prevails. The Draft Plan can be accessed via the Internet at the Planning Service website: www.planningni.gov.uk.

3.0 REPRESENTATIONS

- 3.1 **Representations in support of, or objections to any of the Plan's proposals contained in the Draft Plan should be submitted in writing on the comments sheets available from the Coleraine Divisional Planning Office and must be received not later than 5 P.M. ON WEDNESDAY 6TH JULY 2005. Representations and objections should where appropriate be accompanied by an up to**

date map clearly indicating any lands to which they relate. Late representations cannot be considered.

Representations and objections should be addressed to:

Mr A A Meenagh
The Manager
Northern Area Plan Team
Divisional Planning Office
County Hall
Castlerock Road
Coleraine
BT 51 1HS
Tel: 028 7034 1300 Fax: 028 7034 1434
E-Mail: divisional.planning.office.coleraine@nics.gov.uk

- 3.2 The Department will consider any objections it may receive relating to the Draft Plan. The Department may request the Planning Appeals Commission to hold a public inquiry for the purpose of considering these objections. If a public inquiry is held, the Department will consider the recommendations of the Planning Appeals Commission and then decide whether to adopt the Plan in whole or in part, with or without modification. A final version of the Plan incorporating any amendments or revisions will then be published.

4.0 SUPPORTING DOCUMENTATION

- 4.1 The Department has also prepared and published a number of supporting documents to the Draft Plan. These provide the background and technical information that inform the Draft Plan's proposals. These Technical Supplements are:

1. Population and Housing
2. Industry
3. Transportation
4. Retailing
5. Urban Environment
6. Open Space, Sport and Outdoor Recreation
7. Tourism
8. Public Services and Utilities
9. Education, Health, Community and Cultural facilities
10. Countryside Assessment
11. Strategic Environmental Assessment
12. Draft Equality Impact Assessment
13. Report of Public Consultation

5.0 RELATIONSHIP WITH EXISTING PLANS

- 5.1 It is intended the Northern Area Plan 2016, on adoption, will replace the following statutory plans:
- North East Area Plan 2002,
 - Limavady Area Plan 1984-1999
 - Limavady Area Plan 1984-1999 Alteration No. 1
 - South East Lands Limavady Local Plan 1989-1999
 - Limavady District Hamlet Subject Plan 1989-1999
 - Ballymoney Town Centre Local Plan 1991-2002
 - North East Area Plan 2002 Alteration No. 1 Portrush
- 5.2 This Draft Plan, consistent with Planning Policy Statement 1: General Principles (as amended by the Joint Ministerial Statement, January 2005), will be a material consideration in determining planning applications. Until the Northern Area Plan 2016 is adopted, the above plans will also remain a material consideration in the determination of planning applications, even though they have all passed their notional end date.
- 5.3 The Draft Plan is in general conformity with the Regional Development Strategy (RDS) for Northern Ireland 2025 published in September 2001. It also seeks to incorporate and apply locally the principles promoted by the Regional Transportation Strategy published in July 2002. The Draft Plan has been prepared consistent with the statutory requirement to ensure Equality of Opportunity, and the New Targeting Social Need policy.
- 5.4 Nothing in the Draft Plan (hereafter referred to as the Plan) should be read as a commitment that public resources will be provided for any specific project. All proposals for public expenditure are subject to economic appraisal and will also have to be considered having regard to the overall availability of resources.

6.0 EQUALITY OF OPPORTUNITY

- 6.1 The Northern Ireland Act 1998 has placed the following statutory requirement on each public authority:
- 1 To carry out their functions with due regard to the need to promote equality of opportunity:
 - (a) Between persons of different religious belief, political opinion, racial group, age, marital status or sexual orientation;
 - (b) Between men and women generally;
 - (c) Between persons with a disability and persons without; and
 - (d) Between persons with dependants and persons without.

2 Without prejudice to its obligations under subsection (1) a public authority shall, in carrying out its functions relating to Northern Ireland, have regard to the desirability of promoting good relations between persons of different religious belief, political opinion or racial group.

6.2 The Department has sought to ensure that the Plan does not have the effect of discriminating against individuals or groups of people who fall within these categories. The Equality Impact Assessment (EQIA) of the Plan Proposals has considered any potentially adverse effects on these groups. The EQIA is published as one of the supporting documents to the Written Statement.

7.0 NEW TARGETING SOCIAL NEED

7.1 The Department is committed to implementing the Northern Ireland Executive's New Targeting Social Need (New TSN) policy, which involves tackling social need and social exclusion, by targeting efforts and available resources towards people, groups and areas objectively defined as being in social need. This requires the application of objective measures to identify where deprivation occurs and then target existing and new spending to address more effectively the needs of the most deprived peoples and areas.

7.2 Planning Service is not a major spending Agency. However, one of the main functions of a development plan is to facilitate development and create a land use framework that will allow investment to take place. The Plan seeks to apply the New TSN through specific Plan proposals.

8.0 REVIEW OF PUBLIC ADMINISTRATION

8.1 The Review of Public Administration is a far-reaching review of the arrangements for the delivery of public services in Northern Ireland. It encompasses the services delivered by local government, public bodies and the functions of Government Departments. The Minister has indicated, based on views expressed in response to a major consultation exercise, that fewer, but more powerful local government councils, are envisaged, with the number reduced to single figures. The Minister plans to issue, for consultation, a set of firm proposals that will set out a model for the future delivery of public services.

Part 1: Introduction

PART 1 INTRODUCTION

1.0 PLAN AREA

1.1 The Northern Area Plan includes all of the four administrative Council areas of Ballymoney, Coleraine, Limavady and Moyle. This extends to an area of 1,969 square kilometres, that is about 14% of the total Northern Ireland land area. In mid 2002 the population of this area was estimated at 133,100, 8% of the Northern Ireland total. Table 1 provides information on each Council area.

Table 1 Council Areas and Populations

Council	Area in Square Kilometres	Mid 2002 Population Estimate
Ballymoney Borough	418	27,500
Coleraine Borough	485	56,200
Limavady Borough	586	33,200
Moyle District	480	16,200
Total	1,969	133,100

1.2 Ballymoney Borough had one of the fastest growing populations of the 26 districts in Northern Ireland, with an 11.6% increase in the 10 years between the 1991 and 2001 Census. The Borough remains predominantly rural with most of its residents living in the open countryside or villages. Ballymoney is the only town, with a 2001 Census population of 9,000.

1.3 Coleraine Borough includes one of the largest urban groups outside Greater Belfast, with the closely related towns of Coleraine, Portrush and Portstewart having a combined population of 37,500 by the 2001 Census. Coleraine is an important administrative, commercial, educational and manufacturing centre. Portrush and Portstewart have important tourism functions. The population of the Borough throughout the Post War period has increased consistently at a higher rate than Northern Ireland as a whole.

1.4 In Limavady Borough, the town of Limavady has experienced sustained growth over the past 40 years, with its population almost tripling to 12,100. The southern part of the Borough includes the small town of Dungiven (2001 Census population of 3,000), while the northern part includes the distinctive alluvial plains of Myroe and Magilligan.

1.5 Moyle District is the smallest of the 26 districts in Northern Ireland in terms of its population. The District includes a dramatic coastline, entirely within Areas of Outstanding Natural Beauty, the Region's only World Heritage Site at the Giant's Causeway and the adjoining coastline, and the Region's only inhabited island, Rathlin. The District

Town, Ballycastle, has experienced unprecedented growth in recent years and the 2001 Census had a resident population of 5,100. The District also has an important built heritage, with four conservation areas in the coastal settlements of Bushmills, Ballycastle, Cushendun and Cushendall.

2.0 POLICY CONTEXT

- 2.1 The Plan has been prepared in the context of the priorities of the Northern Ireland Executive as set out in the Programme for Government, taking into account European, national and regional policies, which have implications for the future development within the four Council areas. A summary of the relevant policy context guidance that has informed the Plan is set out in Appendix 2.

European and UK Context

- 2.2 The European Union and the United Kingdom have embraced the principle of sustainable development based on stewardship of the environment, widening the concept to include economic and social considerations. The objectives of sustainable development are:-
- a) Social progress that meets the needs of everyone;
 - b) Effective protection of the environment;
 - c) Prudent use of natural resources; and
 - d) Maintenance of high and stable levels of economic growth and employment.

Regional Development Strategy (RDS)

- 2.3 The Regional Development Strategy for Northern Ireland 2025 'Shaping our Future' was published in September 2001, having been endorsed by the Assembly. This sets out a dynamic strategic spatial planning framework, guiding physical development until 2025, and providing the overarching strategic framework for development plans. The four Council areas are within Rural Northern Ireland in the context of the RDS, with an emphasis on the balanced and integrated development of towns, villages and countryside.

Regional Transportation Strategy (RTS)

- 2.4 The Regional Transportation Strategy is a 'daughter' document of the RDS, which expands on the transportation vision of the RDS. The RTS identifies strategic transportation investment priorities and considers potential funding sources over the next decade.

Planning Policy Statements (PPSs)

- 2.5 Planning Policy Statements set out the policies of the Department on particular aspects of land use planning, applying to all of Northern Ireland. Their contents have informed the Northern Area Plan. Details

of all current PPSs are provided by Appendix 2. The Department is working on a programme of new and replacement PPSs. In addition, the Department of Regional Development is preparing a number of PPSs. Subsequent new and revised PPSs will supersede the corresponding policies contained in this Plan.

A Planning Strategy for Rural Northern Ireland (The Rural Strategy)

- 2.6 A Planning Strategy for Rural Northern Ireland, published in September 1993, primarily provides a compendium of planning policies. The Rural Strategy is progressively being replaced by the RDS, up-to-date PPSs and also by current Area Plans. Policies of the Rural Strategy will remain a material consideration in the determination of planning applications until replaced by these documents.

Supplementary Planning Guidance (SPG)

- 2.7 The Department has published a range of supplementary planning guidance over the years. These include:-
- 'A Design Guide for Rural Northern Ireland' published in May 1994 with the objective of improving the design of new buildings in the countryside.
 - 'Creating Places' published in May 2000, with the objective of improving the design of housing developments in urban areas.
 - A range of Development Control Advice Notes as listed in Appendix 3.

3.0 PLAN AIM

- 3.1 The Plan will provide a framework for development throughout the Northern Plan area, in general conformity with the principles and policies of the Regional Development Strategy, facilitating sustainable growth, meeting the needs of communities and protecting environmental attributes.

4.0 PLAN OBJECTIVES

1. To facilitate and promote sustainable development throughout the Northern Plan area in accordance with the Regional Development Strategy.
2. To promote the continued development of Coleraine and Limavady as main hubs, and Ballymoney and Ballycastle as local hubs, consistent with their identified roles in the Regional Development Strategy.
3. To allocate land for housing development within settlements consistent with the Regional Development Strategy.

4. To identify land for housing development at locations that will create compact and more sustainable settlements, with preference for sites within the urban areas.
5. To promote development that enhances the character and identity of existing settlements, avoids urban sprawl and protects the countryside.
6. To facilitate economic development and the creation and maintenance of employment, consistent with New Targeting Social Need.
7. To promote the vitality and viability of town centres.
8. To improve access to, and the range of, employment, commercial, health, education and community services.
9. To promote the integration of public transport, cycle and footpath networks and new development, in order to ease congestion, reduce dependence on the private car, and encourage the use of more sustainable forms of travel, particularly walking and cycling.
10. To protect and enhance the character, quality and biodiversity of natural and man-made environments.
11. To promote equality of opportunity between persons and groups identified under Section 75 of the Northern Ireland Act 1998 and good relations between persons of different religious beliefs, political opinion or racial groups.

5.0 PLAN STRATEGY

- 5.1 The Plan Strategy, in accordance with the Spatial Development Strategy of the RDS, is based on the development of the hubs, corridors and gateway of the Northern Area and the maintenance of vibrant local communities.
- 5.2 The further substantial development of Coleraine as one of the main hubs identified by the RDS will be accommodated. The town of Coleraine along with its near neighbours, the coastal towns of Portrush and Portstewart, had a combined 2001 Census population of 37,500. With their close functional links, the three towns form the largest regional urban complex outside the Belfast Metropolitan Area, Londonderry and Craigavon. The Plan will provide for the further expansion of Coleraine as an important administrative, commercial, educational, health and manufacturing centre, with provision for the further development of the residential, recreational and tourism potential of Portrush and Portstewart.
- 5.3 The Plan will also provide for the continued multi-functional expansion of Limavady as a main hub.
- 5.4 The development of Ballymoney and Ballycastle will be promoted as local hubs providing a wide range of services along with further residential development. Provision will be made for industrial expansion in Ballymoney. The coastal town of Ballycastle, with its modern harbour, has a gateway role and considerable tourism potential.

- 5.5 The Plan area contains the greater length of the Northern Key Transport Corridor and a section of the Belfast to Londonderry Key Transport Corridor. The northern section of the Newry to Coleraine Link Corridor is also within the Plan area. The Northern Area Plan will provide for the further enhancement of these corridors, consistent with the Regional Transportation Strategy, to reduce congestion and facilitate improvements which may result in increased safety and reduced journey times. The Plan provides a framework for development, which will optimise accessibility to these corridors and provide the maximum choice of travel means.
- 5.6 The Plan provides for vibrant rural communities, by identifying appropriate development land within the 5 small towns of Bushmills, Cushendall, Dungiven, Garvagh and Kilrea, 25 villages and 33 hamlets. Individual dwellings in the countryside will be assessed against prevailing regional policy.
- 5.7 As guided by the RDS, the Northern Area Plan provides for the provision of 12,700 dwellings¹ in the period from 1998 to 2015, plus an extra pro-rata allocation for the additional year of the Plan period. This will facilitate continued population growth across the four districts. Sufficient housing land to accommodate the RDS Housing Growth Indicators (HGI's) is identified within each district, with the distribution of housing land between and within settlements compatible with the principles and policies of the RDS.
- 5.8 The Plan will promote compact urban forms with a high level of accessibility to all services by identifying more than 60% of all housing opportunities within the existing built up areas of the towns and large villages. The Plan will also seek to focus retail and office development at appropriate locations within town centres. Other major employment generators will normally be located within hubs or on Key Transport Corridors.
- 5.9 The strategy will provide for tourism related development consistent with the principles of sustainable development and the protection of the Northern Plan Area's finest landscapes.
- 5.10 All of the Causeway Coast and North Derry Areas of Outstanding Natural Beauty, and all of that part of the Antrim Coast and Glens Area of Outstanding Natural Beauty within the Plan area, are designated as Countryside Policy Areas, where a more restrictive policy will apply. The most sensitive local landscapes within the Sperrin Area of Outstanding Beauty have been identified as a Countryside Policy Area. The River Bann corridor within the Plan area is also designated a Countryside Policy Area. In addition, the settings of the main towns will be protected by their designation as Green Belts. The Giant's

¹ Figure as set down in the RDS published in 2001. This figure has not been adjusted to take account of the revised HGIs published in DRD's report: Review of the Regional Housing Growth Indicators, dated 26th January 2005.

Causeway World Heritage Site and its setting will be protected from all inappropriate development.

- 5.11 The Plan also complements existing environmental protection by designating Local Landscape Policy Areas, Sites of Local Nature Conservation Importance, and Areas of Significant Archaeological Interest, with associated policies for their protection from inappropriate development.
- 5.12 The Plan includes protection for the most valued built heritage within towns and villages. Detailed design advice is provided by the supplementary planning guidance of the Conservation Area booklets for the five Conservation Areas in Ballymoney, Ballycastle, Bushmills, Cushendun and Cushendall. In addition, the Plan proposes Areas of Townscape Character in Armoy, Coleraine, Limavady, and Portrush where appropriate policies and design guidance will protect their existing character.
- 5.13 The Plan will implement this strategy through the Plan Proposals contained in Volumes 1 and 2.

Part 2: Strategic Plan Framework

PART 2 STRATEGIC PLAN FRAMEWORK

1.0 SETTLEMENTS

1.1 Introduction

1.1.1 The Northern Area's population is split between the six main towns and the rural population in small towns, villages, hamlets and the countryside. Table 1 below illustrates the spread of population within the various settlement categories identified in the Settlement Hierarchy contained in Designation SET 1.

Table 1 Distribution of Plan Area Population by Settlement Category

Settlement Hierarchy	2001 Census Population	% of Plan Area Population
Main Hubs Coleraine & Limavady	35,800	27
Local Hubs Ballycastle & Ballymoney	14,100	11
Other Main Towns Portrush & Portstewart	14,100	11
Small Towns Bushmills, Cushendall, Dungiven, Garvagh & Kilrea	8,300	6
Large & Small Villages	14,900	11
Hamlets	4,000	3
Countryside	40,400	31

1.1.2 Coleraine Borough is the most urbanised of the four Council areas in the Northern Plan Area with 78% of its 56,300 residents living in towns and villages in 2001. The three towns of Coleraine, Portstewart and Portrush, which largely function as a single urban complex and are commonly known of as the Coleraine Triangle, had 37,800 residents (28% of the Plan Area total).

1.1.3 Limavady Borough is the next most urbanised with 64% of its 32,400 residents living in towns and villages. 55% of Moyle District's 15,900 residents live in towns and villages. Ballymoney is the least urbanised Council area, with just 50% of the 26,900 residents living in towns and villages.

1.2 Regional Policy Context

1.2.1 The Spatial Development Strategy of the RDS provides a framework for the future physical development of the Region based on urban hubs and clusters, key and link transport corridors and the main regional gateways of ports and airports. It seeks to reinforce main and local hubs, adopt a sub-regional approach to the clustering of urban centres, and to sustain a vibrant rural community.

1.3 Settlement Hierarchy

1.3.1 The Plan, consistent with the RDS approach, designates settlements as follows:-

Designation SET 1: Settlement Hierarchy					
The Plan designates the following settlement hierarchy, and identifies development land, appropriate to each settlement's character and function.					
Settlement Hierarchy		Ballymoney Borough	Coleraine Borough	Limavady Borough	Moyle District
Main Towns	Main Hubs		Coleraine	Limavady	
	Local Hubs	Ballymoney			Ballycastle
Towns	Other Main Towns		Portrush Portstewart		
	Small Towns		Garvagh Kilrea	Dungiven	Bushmills Cushendall
Villages	Large Villages	Clogh Mills Dunloy Rasharkin	Castlerock	Ballykelly Greysteel	
	Small Villages	Ballybogy Balnamore Dervock Loughguile Stranocum	Articlave Castleroe Macosquin Portballintrae	Bellarena Burnfoot Drumsumn Feeny Foreglen	Armoy Ballintoy Ballyvoy Mosside Waterfoot
Small Settlements	Hamlets	Bendooragh Bushvale Carneatly Corkey Derrykeighan Dunaghy Finvoy Magherahoney	Ballyrashane Ballytober Boleran Boveedy Craigavole Clarehill Drumagarner Glenkeen Glenullin Moneydig Ringsend	Ardgarvan Artikelly Dernaflaw Glack Gortnahey Largy Shanvey	Church Bay Cromaghs Cushendun Glenariff (Bay) Knocknacarry Liscolman Lisnagunogue

- 1.3.2 The RDS designates Coleraine and Limavady as Main Hubs and Ballymoney and Ballycastle as Local Hubs. There are two other towns each with a population exceeding 5,000 - Portrush and Portstewart. The Plan identifies five small towns, namely Dungiven, Kilrea, Garvagh, Bushmills and Cushendall, having regard to the range of retail, other commercial, educational, health and community services in each.
- 1.3.3 Consistent with the RDS, the Plan promotes and provides for the largest scale, and the widest range of development, in the two Main Hubs of Coleraine and Limavady. Coleraine, with its acute hospital and major university campus, along with the satellite communities of Portrush and Portstewart, effectively functions as one of the major sub-regional centres outside Greater Belfast, Londonderry and Craigavon. Limavady has consistently experienced an exceptionally high rate of growth throughout the Post-War period. The RDS refers to the potential of the Main Hubs to develop as 'growth poles' with a clustering of economic activity, and as major locations for employment, services and a range of cultural and leisure facilities.
- 1.3.4 The two Local Hubs of Ballymoney and Ballycastle have experienced considerable housing development in the past decade. Ballymoney is well placed on the Northern Corridor, with significant industrial, commercial and educational infrastructure. Ballycastle has a robust commercial centre complemented by a significant tourism role, which has the potential for further development with its central location between two Areas of Outstanding Natural Beauty and a possible re-instated ferry link to Argyll, Scotland.
- 1.3.5 The Plan identifies potential for some development in the smaller settlements, consistent with the guidance of the RDS. These range from the five Small Towns, each of which has an active commercial centre and schools including a secondary school, to Villages with modest services, and Hamlets where there are several basic facilities for the local community. There are villages and hamlets, particularly in the coastal zone, where their original identity and character are under threat due to considerable external demand for housing, especially for second homes. Consistent with the guidance of the RDS, no further green field development will be provided for in these settlements, although there will continue to be opportunities for appropriate brownfield redevelopment.

1.4 Settlement Development Limits

Policy SET 2: Development Within Settlement Development Limits

Planning permission will only be granted on zoned sites for development proposals that comply with the specified use.

Planning permission will only be granted to development proposals within Settlement Development Limits, including zoned sites, provided that the proposal is:

- 1. sensitive to the size and character of the settlement; and**
- 2. in accordance with the Key Site Requirements contained in the District Proposals.**

1.4.1 Settlement development limits are designated for the settlements set out in the hierarchy. The Plan identifies, by way of zonings for each Council Area in Volume 2, the appropriate land use for all the significant areas with development potential within towns and villages. These have been defined to meet all the identified main land use needs of local communities, consistent with the principles and policies of the RDS. Deviations from these zonings will not normally be acceptable, other than occasional small areas of other incidental uses that are fully compatible with the predominant zoned use and are consistent with all other policy guidance. More specific guidance on each proposed zone, and its Key Site Requirements which development is expected to meet, is set out in the relevant settlement sections in Volume 2. The zoning of land provides a basis for rational and consistent decisions on planning applications and provides a measure of certainty regarding the types of development that will and will not be permitted. This is not, however, an exhaustive list. Other policies within the plan and prevailing regional policies may also be relevant. There may be other, presently unidentified, requirements that come forward when planning applications are assessed.

1.4.2 Each town, village and hamlet within the Plan area has a settlement development limit, which defines the area where appropriate development will be acceptable in principle. The development limit is normally drawn around the edge of the curtilage of a property which is considered as being within the settlement. It does not mean, however, that where a piece of land is included within the development limit, it is automatically acceptable for development to take place there.

1.4.3 Outside this boundary, the rural character of the countryside will continue to be protected. Land is zoned for specific uses in the main towns of Ballycastle, Ballymoney, Coleraine, Limavady, Portrush and Portstewart. In the small towns and some of the larger villages, land has been reserved for non-retail employment uses.

1.4.4 The settlement development limits are based on a detailed appraisal of each town, village and hamlet, having regard primarily to the strategic guidance of the RDS and a detailed local physical scrutiny. The development limits of the towns provide sufficient land either on urban capacity sites and, where necessary, on green field sites, to accommodate a housing allocation consistent with the RDS District Housing Indicator. Again, as advised by the RDS, each town has an ample supply of land for employment uses, and provision is made for the range of other land uses.

- 1.4.5 The area incorporated within the development limit has been reduced in some settlements, relative to the previous Area Plan, to ensure general conformity with the RDS². This has been necessary because of the extensive land zonings of previous plans, added to, in the case of the North East Area Plan, by the extensive incorporation of significant areas of undeveloped 'white land'. In addition, there are a considerable number of peripheral caravan parks that the North East Area Plan included within the development limits. These have now been excluded from the development limits because their development for permanent housing would result in a major distortion of the housing allocation, would be visually undesirable, and would lead to a loss of a considerable part of the existing stock of tourist accommodation to the potential detriment of local tourism. Similarly, existing recreational land on the periphery of settlements has been excluded because its development is neither necessary nor desirable.
- 1.4.6 In addition, the Plan identifies the major areas of existing open space within the development limits as advised by PPS 8: Open Space, Sport and Outdoor Recreation.
- 1.4.7 In the larger villages, the Plan identifies a small number of suitable sites which will be held for appropriate commercial purposes where, otherwise, the opportunity for small-scale businesses might not be accommodated.
- 1.4.8 In the hamlets, where potential development is small scale, land is not zoned for specific purposes to ensure flexibility.

1.5 Securing Acceptable Development

- 1.5.1 The Department will require development proposals to be designed and implemented in accordance with prevailing regional planning policies and with the relevant Plan proposals, including the key site requirements set out for zoned land. The key site requirements identify the most important matters known to the Department that developers will need to address in bringing forward proposals for zoned sites. They focus on the main infrastructure and local design requirements.
- 1.5.2 Developers should, however, note that there may be a need for certain supplementary infrastructure works and/or mitigation measures necessary to facilitate the specific scale and form of development proposed that can only be identified at planning application stage. Examples may be as a result of an Environmental Impact Assessment or a Transport Assessment.

² Since the drafting of the Plan, planning appeals have been allowed on a number of sites which are now shown in the Green Belt. The overall housing figures will be reviewed to take account of such commitments prior to any Public Inquiry (See Appendix 5).

- 1.5.3 Many development proposals will require the improvement of existing infrastructure and/or the provision of additional supplementary infrastructure works to enable the development to take place. These may include transport infrastructure, water and sewerage or land drainage. It is presently Government policy that developers should bear the cost of works required to facilitate their development proposals. This policy applies to both public and private sector developments. Where appropriate, planning agreements under Article 40 of the Planning (Northern Ireland) Order 1991 may be used to enable developers to proceed. Developers are urged to liaise early in the preparation of their proposals with the relevant Department, Agency or service provider.
- 1.5.4 Some development sites will require existing infrastructure, such as major watermains and sewers, and designated watercourses, to be safeguarded. This may include ensuring that such infrastructure is not built over and that necessary wayleave strips are retained to facilitate maintenance. It is a developer's responsibility to liaise with the relevant agencies in this regard.

1.6 Development Opportunity Sites

- 1.6.1 Development Opportunity Sites are zoned in Ballymoney, Coleraine and Limavady and identified in the relevant Settlement volume. These are large, vacant or underused sites within the inner town, redevelopment of which will assist in meeting many of the Plan's objectives, such as the promotion of vitality and viability in the town, enhancement of townscape, or replacement of unattractive features. The Plan generally proposes a range of uses on these sites, due to their location and size. Many sites have potential for the inclusion of a residential element, especially in upper floors. Specific guidance on each site is contained in the relevant section of the Settlement Section of the Plan. Other requirements may come forward when applications are assessed, and include new policy guidance and site specific considerations.

Policy SET 3: Proposals on Development Opportunity Sites

Planning permission will only be granted on Development Opportunity Sites where the key site requirements for the site as set out in the relevant Settlement Section in the District Proposals.

1.7 Target Sites

1.7.1 The Plan also identifies, for information, smaller derelict sites and gap sites as Target Sites primarily, in the main town centres, where appropriate development including redevelopment that would improve the appearance and functioning of town centres will be permitted. This will contribute to the vitality and viability of existing centres. The design of new development will be required to relate to that of neighbouring buildings where these represent a good quality streetscape. Development proposals on these sites will be assessed against the relevant policies in the Plan and other prevailing regional policies.

1.8 Public Investment in the Public Realm

1.8.1 Since 1980 there has been considerable public investment in the public spaces of all of the towns within the Plan area. There remain, however, areas of public realm that would benefit from major refurbishment within the lifetime of the Plan. The implementation of these schemes will be dependent on the availability of finance, with the potential for a range of possible funding sources including, on occasions, the private sector.

1.9 Improving the Quality of New Non – Residential Development

Policy SET 4: Improving the Quality of New Non- Residential Development

New non-residential development will only be permitted where the proposal represents a high quality urban design, and is compatible with its surroundings. Where this is not appropriate, the development should create a strong and distinctive urban design itself.

Proposals for new development will only be approved if the following criteria are met:

- a) the layout and form of existing and proposed development and, where appropriate, the historic pattern of the area, including patterns of movement;**
- b) the relationship of the proposed development with its wider landscape setting;**
- c) the scale and character of the existing and proposed townscape in terms of road and pavement width and alignment, building heights, building line, plot size, density, elevational design and materials;**
- d) any features or open spaces, buildings and/or structures of character on or adjoining the site;**
- e) the scale, use and landscaping of spaces between and around buildings;**

- f) views/vistas afforded from within, over and out of the site, the roofscape/skyline, development form and boundaries of the existing and proposed development seen in long or medium distance views; and**
- g) the development is designed to deter crime and promote personal safety.**

1.9.1 The Department is keen to improve the quality of built development and refers to design considerations in PPS1: General Principles. It subsequently produced regional policy including PPS7: Quality Residential Developments and supplementary planning guidance 'Creating Places – Achieving Quality in Residential Environments'. These documents focus on residential schemes only. However, the principles of design contained in these documents are also applicable to all development. The Department is conscious of the need to improve design generally, and Policy SET 4 seeks to achieve this aim.

1.9.2 Proposed development should not be considered in isolation from that surrounding it. Considerations should extend beyond the architectural quality of the site and its immediate area, and include its relationship with the spaces surrounding it, and the movement patterns of users in the area. The policy sets out the key elements that new development proposals should address, thereby promoting better quality in the design of buildings and the public realm.

2.0 HOUSING

2.1 Introduction

- 2.1.1 Housing continues to represent the greatest pressure on the land resource in the Plan area, and it is likely to continue to be the most widespread land use change over the Plan period. The need for additional housing is created by the formation of new households, due not only to population expansion but also to the decrease in typical household size, related to changes in society.
- 2.1.2 It is anticipated these trends will continue throughout the Plan period, as local average household size continues to decrease towards the national level. Housing need includes variety in dwelling size, type and tenure to meet the particular requirements of groups such as the elderly, people with limited incomes and those with disabilities. In addition, there will continue to be a need to replace dwellings lost to the housing stock through demolition, physical deterioration and conversions to other uses.
- 2.1.3 The Plan area is also subject to a local phenomenon. In recent years housing demand, particularly in the coastal settlements, has been greatly inflated by the demand for student accommodation and second homes. It is difficult to predict if this will continue at a similar scale throughout the Plan period, but this is likely to continue to be a major element of the housing market along the coast for the foreseeable future.

2.2 Regional Planning Context

- 2.2.1 The RDS includes considerable guidance on the future distribution of new housing between districts, and the identification of appropriate sites for new housing within districts. The Plan seeks to apply consistently this guidance and the associated RDS Strategic Planning Guidelines, in particular HOU1, HOU4, and HOU6.
- 2.2.2 The RDS allocated a total of 12,700 dwellings to the 4 districts of the Northern Plan for the period 31st December 1998 to 31st December 2015. To allow for the additional year of the Northern Area Plan period, provision has been made for an extra 745 dwellings on a pro rata basis, thereby giving an overall provision of 13,445 units³.
- 2.2.3 Planning Policy Statement 7: Quality Residential Environments, embodies the Government's commitment to sustainable development and the Quality Initiative. It contains policies requiring new housing development to be designed and implemented to a high standard with provision of a range of services, where appropriate, using Article 40 agreements, and contributing to more sustainable forms of

³ See footnote no. 1 re revised HGI figures at para 5.7, Volume 1, Part 1.

development. Further guidance on improving the quality of residential developments is set out in the publication *Creating Places: Achieving Quality in Residential Developments*. Supplementary guidance for housing schemes within existing urban areas is contained in Development Control Advice Note (DCAN 8): *Housing in Existing Urban Areas*.

2.2.4 The Rural Strategy continues to provide a range of policies controlling proposals for single dwellings in rural areas.

2.3 Housing Provision

2.3.1 The Plan provides for 13,450 units to be built over the Plan period from 31st December 1998 to 31st December 2016. However, not all of this allocation is presently available. At any moment in time, there are a number of planning permissions that have been completed, are under construction, or are not started. This affects the balance to be provided in the Plan period. The situation regarding housing provision in July 2004 is set out below:

Table 1: Housing Provision, July 2004

RDS Allocation 1998-2015	12,700
Allocation 1998-2016	13,445
Completions 1998-July 2004	7,434
Commitments July 2004	3,869
Balance to be provided	2,142

2.3.2 The Population and Housing Technical Supplement provides monitoring details on housing distribution throughout the Plan area and over the Plan period. The Housing Monitor is updated annually.

2.4 Distribution of New Housing

2.4.1 The Department has applied the sequential search for housing as set out in the RDS to determine allocations for new housing development. The Plan identifies opportunities for housing development on urban capacity and zoned housing sites within the towns and large villages of the Plan area, of an overall scale in each settlement consistent with the seven tests of the Evaluation Framework of the RDS. The Plan identifies a wide range of urban capacity zoned sites in each of its six main towns and the large villages, providing considerable housing choice. Urban capacity sites are within the existing urban areas, and are the preferred location for new development consistent with the RDS. It is recognised that, in addition, there will be a small contribution from windfall sites. These are acceptable locations for housing, generally within the existing urban area but which, due to their

character, for example in an existing use, could not have been anticipated as becoming available for development. There are also a number of urban fringe sites zoned in most settlements.

- 2.4.2 The Plan also designates a settlement development limit for each Small Village and Hamlet of the Plan area, providing a range of opportunities for appropriate development including housing, of a number of units consistent with the seven tests of the Evaluation Framework of the RDS. Within the settlement development limits, a total of 432 hectares are zoned for housing development, including existing commitments and other sites which have not yet obtained planning permission. The distribution of the housing allocation is detailed as follows:

Allocation HOU 1: Housing Distribution

A total of approximately 375.5 hectares of land is allocated as Phase 1 housing land in the towns and villages, comprising:

<u>Council Area</u>	<u>Settlement</u>	<u>Hectares</u>
Ballymoney	Ballymoney	41.3
	Ballybogy	2.8
	Balnamore	2.3
	Cloghmills	3.9
	Dervock	4.6
	Dunloy	6.8
	Loughguile	1.9
	Rasharkin	6.8
	Stranocum	2.0
Total		72.4
Coleraine	Coleraine	113.0
	Portrush	15.2
	Portstewart	24.8
	Articlave	0.7
	Castlerock	4.2
	Castleroe	2.7
	Garvagh	7.9
	Kilrea	7.9
	Macosquin	3.3
	Portballintrae	2.9
Total		182.6
Limavady	Limavady	26.0
	Ballykelly	14.0
	Bellarena	1.6
	Burnfoot	1.8
	Drumsum	3.7
	Dungiven	21.7
	Feeny	7.2
	Greysteel	6.5
Total		82.5
Moyle	Ballycastle	19.3
	Armoy	2.6
	Ballintoy	1.1
	Ballyvoy	1.2
	Bushmills	3.4
	Cushendall	4.0
	Mosside	4.2
	Waterfoot	2.2
Total		38.0

In addition, a total of 56.8 hectares of land is allocated as Phase 2 housing land in the towns, comprising:

- a) Ballymoney: Lands between Finvoy Road, Milltown Road and Bravallen Road – 11.7 ha.**
- b) Coleraine: Wattstown Phase 2 – 19.0 ha.**
- c) Limavady: Land adjoining Gorteen House, Roemill Road - 26.1 ha.**

2.4.3 Table 2 sets out the distribution of housing provision in the Plan's Council areas. This indicates the number of dwellings completed since the beginning of the RDS period at the end of 1998 until July 2004; the number of dwellings with planning permission in July 2004 but not completed; the potential of other zoned sites in towns and villages, and the remaining allowance for development in hamlets and the countryside.

2.4.4. This clearly demonstrates that there is significant over-provision of housing land to meet the indicators contained in the RDS in all four districts. This is the consequence of existing commitments (that is approved housing schemes which either have not started, or are currently under construction) throughout the Plan area, the amount of land identified in the urban footprint within which additional development will be focussed, the scale of potential 'windfall' development, and the inclusion of urban fringe sites where this is appropriate.

Table 2: Breakdown of Housing Provision for Each Council Area

Location	Coleraine Borough	Limavady Borough	Ballymoney Borough	Moyle District	Total
RDS based Housing Allocation 1998-2016	6,141	3,282	2,540	1,482	13,445
Completed 1998-2004	3,377	1,346	1,559	1,152	7,434
Committed July 2004	1,919	548	844	558	3,869
Balance required 2004-2016	845	1,388	137	-228	2,142
⁴ Identified Urban Capacity Potential	1,933	489	830	321	3,573
⁵ Projected Urban Capacity Completions 2004-2016 (assumes 60% of potential realised)	1,160	293	497	193	2,143
⁶ Projected Windfall	192	49	83	32	356
Total projected urban capacity and windfall	1,352	342	580	225	2,499
⁷ Other Sites Yield	1,187	1,368	541	219	3,315
⁸ Balance remaining in 2004 of the hamlet and countryside allocation	208	279	186	-123	550
Comments	Surplus of 1,902 (31%)	Surplus of 601 (18%)	Surplus of 1,170 (46%)	Surplus of 795 (54%)	Surplus of 4,468 (33%)

2.5 Housing Zonings

2.5.1 The Plan zones a range of sites in each of its main settlements, and also sets out the key site requirements for the development for each site in Volume 2 of the Plan. These provide preliminary guidance and are not meant to be an exhaustive list. There may be additional requirements arising, for example due to new planning guidance or necessary infrastructure works, at the time of determination of any planning applications.

⁴ Overall capacity potential identified in urban capacity study on potential development sites within existing urban footprints.

⁵ Projected completions on sites identified in urban capacity study based on an assumption that 60% of the identified sites come forward for development.

⁶ Windfall allowance refers to sites that come forward unexpectedly and have not been previously identified.

⁷ Other sites yield: urban fringe (Greenfield sites beyond the urban footprint boundary as defined for January 2001.)

⁸ Hamlet and Countryside allocation: the balance of the RDS indicator for each district excluding towns and villages, having regard for historic rates of development in the countryside.

2.5.2 The Plan defines an appropriate density for each identified site related primarily to guidance set out in Consultation Draft PPS 12- Housing In Settlements, the physical characteristics of the site and the character of neighbouring residential areas. This is necessary to ensure the strategic objectives of the RDS are not undermined by non-conforming densities of development, which would distort the scale of overall development relative to the Plan strategy and the RDS Housing Growth Indicators.

2.6 Phasing

2.6.1 The RDS promotes a target of 60% of all housing development to take place within existing urban areas of over 5,000 population. It requires targets to be set for individual towns through the development plan process, using the sequential approach informed by the urban capacity studies, and taking account of local circumstances. The zoned housing sites in the Plan provide for the following proportions within the existing urban areas:

Table 3: Proportion of Identified Housing Sites within the Existing Urban Area of the Towns

Settlement	Type	Dwellings yield on urban capacity sites	Total dwellings yield on all sites	% of dwellings yield on urban capacity sites
Coleraine	Major Hub	1,809	2,670	68%
Limavady	Major Hub	409	1,222	34%
Ballycastle	Local Hub	363	491	74%
Ballymoney	Local Hub	930	1,376	67%
Portrush	Other Town	561	710	79%
Portstewart	Other Town	578	910	64%
	All towns	4,650	7,379	63%

2.6.2 The Plan seeks to promote the development of urban capacity sites as the preferred locations for new housing in its Main and Local Hubs, where appropriate, with the introduction of a phasing programme. The Plan period is divided into two Phases, and three sites (as set out in Allocation HOU 1) are affected by the programme.

Policy HOU 2: Phasing

Priority will be given to the redevelopment of previously developed land.

Phase 2 zonings will be held in reserve and safeguarded. These lands will not be released for development, in whole or in part, prior to a review of take up and need in 2009. The amount of land released in Phase 2 will depend on

- 1. the take up of land in Phase 1,**
- 2. the numbers of dwellings built or with planning permission,**
- 3. the distribution of the take-up, and**
- 4. the proportion located within existing urban areas.**

Until the review has been completed, planning permission will only be granted on Phase 2 lands for development that is in accordance with Green Belt policies and that will not be likely to prejudice future comprehensive development. Exceptions may be made for health and educational uses where a need has been established.

2.7 Plan, Monitor and Manage

2.7.1 The Department is aware of the need to provide sufficient housing opportunities to meet its Plan Area requirement. It will produce housing monitoring information annually that will provide guidance on the rate of the grant of permissions, implemented consents, and the types of sites involved. This information will be used to review, if appropriate, the phasing programme in line with the guidance established in Draft PPS 12: Housing in Settlements.

2.7.2 Monitoring information will relate to all sources of housing supply including windfalls. The Urban Capacity Study identified a large number of previously developed sites that are positively promoted for redevelopment as housing zonings. However, there is the potential for windfall sites to be a substantial resource in meeting housing requirements. There may be large sites that could not reasonably be identified in the study that will become redundant and uneconomic for their current use in the lifetime of the Plan. Also, there may be instances where fewer housing numbers are coming forward than anticipated.

2.7.3 Changing circumstances may require the Department to review the phasing schedule and the timing of the release of Phase 2 sites. The circumstances in which this may happen are:

- a) lower or higher rate of windfall sites being developed;
- b) delay in the issuing of planning permissions, or
- c) significant changes in the capacity of the zoned sites established through planning permissions.

2.8 Apartments in Settlements with Pressure for Second Homes

2.8.1 Most of the Plan's coastal settlements have experienced pressure for apartment development since the 1990s. Many schemes have been approved, and a number constructed. There is, however, increasing public concern regarding the impact of apartments. These concerns include the effect on the physical character of the local townscape, the loss of lower priced accommodation and permanent residential units, the growth of second home ownership, and the adverse impact on the viability of local services and facilities caused, in part, by such developments. The Plan designates Areas of Opportunity for Apartments in the following towns and villages:

1. Ballycastle
2. Castlerock
3. Portballintrae
4. Portrush
5. Portstewart

where there is a high level of second home occupation, and where the long term viability of the permanent community is threatened. Further information is contained in the relevant settlement section of the Plan.

Policy HOU 3: Apartment Development in Settlements With Pressure for Second Homes

Proposals for apartment development will be granted within the designated Areas of Opportunity for Apartments indicated on the Proposals Maps in the District proposals, subject to the criteria set out below being met.

Within these areas, changes of use of existing buildings to apartments will be permitted subject to the proposal having no adverse impact on the character of the building or the prevailing character of the local area.

Outside of these areas, planning permission will not be granted for new development for apartments unless they comprise part of a comprehensive development of not less than 30 dwellings and which incorporates a range of dwelling types.

All proposals will be assessed against the following criteria:

- 1. The development is of a height, scale, layout and design appropriate to the local area and would not cause harm to its character and appearance;**
- 2. the density is acceptable in townscape and amenity terms and consistent with the locality;**
- 3. there is no adverse impact on the occupiers of existing dwellings in terms of noise, general disturbance, loss of daylight, loss of privacy or overbearing effect;**
- 4. the development would not be over prominent in long distance views;**
- 5. any natural or built features on the site, and worthy of retention, are incorporated into the scheme;**
- 6. an appropriate level of amenity space to serve future residents is provided in a suitable location and is appropriately landscaped;**
- 7. the development incorporates a suitable landscape survey and scheme;**
- 8. the proposal does not involve the loss of an important community facility, and**
- 9. the proposal does not threaten the viability of an existing commercial use at ground floor.**

2.8.2 Designated Areas of Opportunity for Apartments relate primarily to those parts of the settlement where such developments have already occurred. The area in Ballycastle lies, in part, within its Conservation Area. Each settlement also includes Listed Buildings which may potentially be affected by an apartment development. Relevant proposals will be assessed against the planning policies contained in PPS6: Planning, Archaeology and the Built Heritage. Where appropriate, the impact of proposals on the setting of Conservation Areas and Listed Buildings will also be assessed. Some designated areas also contain town services, most notably Portstewart where the designated area corresponds very closely to the commercial core of the town.

2.8.3 The townscapes of the identified settlements generally exhibit a domestic scale, which is also characteristic of the designated areas. Buildings tend to range between one and three storeys in height, with two and two-and-a-half storeys common. Three storey buildings occur historically in the larger settlements, and may be prevalent within centres. There is little variation in the choice of materials used, with render and slate commonplace. Buildings tend to be positioned at the back of pavement, with narrow frontage and vertical emphasis. Streetscapes display an irregularity and randomness in terms of building heights, eaves and ridge heights, even where buildings comprise the same number of storeys. Public buildings normally form the local landmarks.

2.8.4 Proposals for new development will be expected to maintain this variety in the street. Where the prevailing character of the area is a random one, and a proposal incorporates a long street frontage, the building

should be broken down into blocks to allow each component to be designed individually and avoid the development being over-dominant in the street scene.

2.8.5 Public buildings have, historically, been the most prominent on approaches to settlements, due to the prevailing domestic scale architecture. Often the setting of a settlement is enhanced by its inter-relationship with the surrounding landscape, where higher land and wooded areas form a backdrop and skyline to a settlement. The impact of proposals on long distance views, including views from the sea, is also therefore an important consideration.

2.8.6 Proposals for apartments in other settlements will be assessed against the provisions of prevailing planning policy, in particular PPS 7: Quality Residential Developments and DCAN 8: Housing in Existing Urban Areas.

2.9 Maintaining Residential Stock

Policy HOU 4: Maintaining the Residential Stock

Planning permission will not be granted for the redevelopment or conversion of all or part of residential properties to other uses outside town, district or local centres as defined by the Plan except where provision is being made for an appropriate community need and there is no significant adverse impact on residential amenity or character.

2.9.1 The long-term viability of residential communities can be adversely affected by the infiltration of commercial or other non-residential uses. The Department will resist the spread of commercial uses into areas that have a useful long-term residential life. This includes proposals for the part conversion of existing dwellings.

2.10 Meeting Community Housing Needs

Policy HOU 5: Meeting Community Housing Needs

Proposals for schemes of more than 25 residential units, or on a site of 1 hectare or more, will be required to contribute to meeting the needs of the wider community, where there is an established need for social or specialist housing, as established by the Housing Needs Assessment.

Where the Housing Needs Assessment establishes there is a need in an identified settlement or within a locality for social or specialist housing,

a minimum of 20% of the total number of dwellings in the scheme will be required, subject to the level of need identified and in agreement with the Northern Ireland Housing Executive.

2.10.1 The RDS encourages the development of balanced communities. However, it is not considered realistic for the Plan to identify the whole range of needs over the entire Plan period and to have site specific proposals with this objective. The Department will therefore seek to ensure the creation of balanced communities, meeting the needs of all the community, through the development control process.

2.10.2 The Northern Ireland Housing Executive is responsible for the production of Housing Needs Assessments. The most recent Assessment was published in June 2004, and covers the period from March 2003 to March 2008. It is to be reviewed regularly over the Plan period. Developers will be required to enter into legally binding agreements for the provision of such units, finalised before the issue of planning permission. Any units meeting community housing needs will be required to be integrated into the overall development and locality.

2.11 Affordable Housing

2.11.1 The RDS guidelines at SPG-HOU 6 places an onus on development plans to consider if there is a need for an exceptional housing land response to ensure a local supply of affordable housing and if local planning policies are required as a result of this.

2.11.2 The affordable housing issue will be addressed in the forthcoming PPS 12 Housing in Settlements, to be published by DRD. There is currently no mechanism in place for the Plan to specifically address this issue in respect of its housing designations.

2.11.3 The Plan however focuses development at higher densities in urban areas, promotes mixed housing developments to accommodate balanced communities and promotes improved infrastructure and communications within each District. These planning measures may indirectly make a positive contribution to affordability issues.

2.12 Multiple Occupation

Policy HOU 6 Conversion of Buildings for Multiple Occupation

Planning permission will only be granted for the conversion of buildings for multiple occupation where all the following criteria are met:

- 1. the premises are suitable, in terms of size for full or part conversion to accommodate the proposed number of households or occupants; there is no adverse impact on the amenity of neighbouring properties and the character of the surrounding area;**

- 2. the external spaces are of a safe and secure design, providing easy and convenient access to yards, gardens, bin storage and parking;**
- 3. parking and service requirements will not result in adverse traffic impact or detract from the amenity of local residents;**
- 4. landscaping reflects the character of the property and neighbourhood, avoiding the excessive use of hard landscaping, and where relevant, making provision for future maintenance; and**
- 5. with respect to the conversion of shops, all materials used in ground floor windows and door openings should reflect the design dimensions and character of the upper storeys.**

2.12.1 The conversion of large, older buildings into smaller units or for multiple occupation can be an effective way of securing their improvement and thus widening the choice of available accommodation. Within the Plan area, recently constructed dwellings are also popular for multiple occupation, particularly in Portstewart, to provide student accommodation.

2.12.2 Provision of this type of housing, however, needs to be controlled to ensure that the accommodation provided for residents is of a satisfactory standard, and that the impact on neighbouring properties is not detrimental to their amenity, or to the environment or character of the area.

2.12.3 Planning applications for conversion of buildings for multiple occupancy will be assessed on their merits, taking account of the criteria set out in this policy; regional planning policies; and Supplementary Planning Guidance including DCAN 8 – Housing in Existing Urban Areas.

3.0 INDUSTRY, BUSINESS AND DISTRIBUTION

3.1 Introduction

3.1.1 Industry, business and distribution in the Plan area is concentrated in Coleraine town, Aghanloo near Limavady, and to a lesser extent in Ballymoney. Ballycastle has little industrial activity, although a small enterprise centre operates in the town.

3.1.2 The unemployment rate with the Plan Area at the time of the 2001 Census was 4.4%, slightly above the NI average of 4.1%. Unemployment was close to the Regional rate in Coleraine and Ballymoney Districts, but in Limavady and Moyle Districts was slightly higher.

3.1.3 The 1999 Census of Employment figures for the Plan Area (excluding agriculture) indicates that approximately 15% of the workforce were employed in manufacturing, 12% in construction, and 22% in services. The figures for each Council Area were:

Table 1 Percentage Employment Figures by Council Area

<u>Council Area</u>	<u>Manufacturing</u> %	<u>Construction</u> %	<u>Services</u> %
Limavady	16	14	18
Ballymoney	17	14	21
Coleraine	13	8	26
Moyle	10	16	19

Source: Northern Ireland Statistical Research Agency

3.2 Regional Policy Context

3.2.1 The RDS promotes a balanced spread of economic development opportunities across the Region focused on the main regional cities and urban hubs/clusters. It places an onus on development plans to provide a generous and continuous supply of land for employment purposes.

3.2.2 The RDS aims to exploit the economic development potential of the key transport corridors by promoting and exploiting the potential for economic development at selected locations on the strategic network of key transport corridors and links.

3.2.3 The RDS proposes a regional portfolio of Strategic Employment Locations (SELs), and lists the criteria which are to be used to identify them. It also states that SELs will be identified in development plans. The Department for Regional Development has carried out a study into SELs in conjunction with the Department of Enterprise Trade

and Investment, Invest Northern Ireland, the Department of Education and Learning and the DOE.

- 3.2.4 Regional planning policy for industry is currently set out in PPS 4: Industrial Development. This PPS is to be revised and a Public Consultation Draft - PPS 4 - Industry, Business and Distribution was published in January 2003.
- 3.2.5 The RDS's economic development policies identify Coleraine and Limavady as Main Hubs, having the potential to develop as growth poles for the clustering of economic activity. Both are situated on a key transport corridor. They will be developed as major employment locations. Ballymoney and Ballycastle are identified as Local Hubs.
- 3.2.6 The Department proposes to prepare a Local Plan for the area in and around the City of Derry Airport, which adjoins the north west periphery of the Limavady Borough Council area. The Local Plan is likely to include lands in the vicinity of the main airport access road that itself is located within Limavady Borough¹.

3.3 Identification of Land for Industrial, Business and Distribution Development

- 3.3.1 Under existing and emerging policy guidance contained in PPS 4 and the replacement Consultation Draft PPS 4, the Department may designate land for a range of activities under the general description of Industry. The types of uses referred to in the PPS are:
- Land zoned for Industry
 - Business parks.
 - Business Clusters

Allocation IND 1: Industrial/Business/Distribution Land

A total of 138.8 hectares of land is allocated for industry in towns and villages comprising:

<u>Council Area</u>	<u>Settlement</u>	<u>Hectares</u>
Ballymoney	Ballymoney	15.1
Coleraine	Coleraine	51.2
Limavady	Limavady*	64.2
Moyle	Ballycastle, Bushmills, Cushendall	8.3

* includes Aghanloo Industrial Estate located outside of Limavady.

¹ See Regional Development Strategy Policy SPG-ECON 3.1 (page 140) and paragraph 1.10 of the Adopted Derry Area Plan 2011 (page 7).

- 3.3.2 The Department zones land to meet the needs of new industry and business enterprises over the Plan period. These are shown on the relevant settlement maps.
- 3.3.3 The range of uses for each site has been individually identified to provide clear guidance. Where environmental concerns could potentially arise as a result of inappropriate employment use on a site, the range of suitable activities has been restricted. However, the Department is mindful of the need to provide flexibility in employment provision to accommodate changes in the economy over the Plan period. The zonings therefore provide as wide a range of uses on sites as possible.
- 3.3.4 The need to maintain water quality in areas where there is limited capacity in local water bodies to receive treated waste-water may constrain the development of industries that generate significant volumes of process or cooling effluent.
- 3.3.5 The key site requirements affecting zoned lands are set out in the relevant settlement sections in Volume 2 of the Plan. These include the provision of infrastructure, landscaping and appropriate access arrangements as well as matters relating to form, design and layout of development. Many sites will be acceptable for a range of employment purposes, including manufacturing, storage and distribution, but excludes office and retail development.

3.4. Hazardous Substances

- 3.4.1 Information on these is contained in the Industry, Business and Distribution Technical Supplement. The regulations are included for information.

4.0 RETAIL, SERVICES AND OFFICES

4.1 Introduction

- 4.1.1 Within the Plan area, Coleraine town centre is the principal commercial centre with an estimated 75,000 square metres of gross retail floor-space in use in 2003 (based on information from the Valuation Agency). In addition, it provides a wide range of administrative, financial, leisure and professional services. It has an important sub-regional role for the north east of the Region serving a catchment population of over 150,000 for higher order services. The retail function of Coleraine town centre has been strengthened by a number of major retail developments in the past decade, particularly the opening of The Diamond Centre as the town's first enclosed shopping mall in the latter part of 2002. The Plan will provide for the continued commercial strengthening of the town centre.
- 4.1.2 Ballymoney town centre (29,000 sq. m. of gross retail floorspace in use in 2003), Limavady town centre (28,000 sq.m.) and Ballycastle (11,500 sq. m.), are the next largest centres. They also have locally significant administrative, financial, leisure and professional services. The Plan aims to consolidate and strengthen the commercial roles of these towns.
- 4.1.3 The town centres of Portrush (10,500 sq. m.) and Portstewart (6,500 sq. m.) retain locally important commercial functions. In addition, the small towns of Dungiven, Garvagh, Kilrea, Bushmills and Cushendall all have a significant range of commercial facilities, providing an important service to their local populations. There are also a number of larger villages that provide a basic range of facilities for local residents. The Plan seeks to contribute to the protection of these facilities which assist in meeting the needs of local communities in a sustainable manner; and to promote further appropriate development.
- 4.1.4 The Riverside Centre, Coleraine, has developed over the past 15 years with a particular commercial role accommodating a range of retailing commonly found in out of town centre sites. It includes a large DIY store, a suite of retail warehouses selling predominantly bulky goods, car showrooms, fast food restaurants and leisure/fitness facilities. The site also includes a superstore. The Plan will seek to ensure that any future development of the Riverside Centre is complementary to, rather than competing with, the town centres, and does not adversely affect the vitality and viability of the latter.
- 4.1.5 The small towns in the Plan area are identified as District Centres, and there are Local Centres in the towns of Coleraine, Limavady and Portrush.

4.2 Regional Policy Context

4.2.1 The RDS promotes multi-functional town centres as the prime locations for retail, service, administrative, leisure and cultural facilities. At present Planning Policy Statement 5: Retailing and Town Centres (PPS 5) and The Rural Strategy contain the relevant policies for guiding commercial development. It is intended, however, in the near future to replace PPS 5. It is also intended to replace Planning Policy Statement 4 (PPS 4) so that, in addition to industry, it will provide policy guidance for office and other commercial development. There are a number of Development Control Advice Notes that provide supplementary planning advice for amusement arcades, bookmaker offices, hot food bars, taxi offices, restaurants and cafes, and public houses.

4.3 The Hierarchy of Commercial Centres

4.3.1 The table below indicates the hierarchy of commercial centres within the Plan area, appropriate to their character and function:

- | | | |
|----|-------------------------|--|
| a) | <u>Town Centres</u> | Ballycastle
Ballymoney
Coleraine
Limavady
Portrush
Portstewart |
| b) | <u>District Centres</u> | Bushmills
Cushendall
Dungiven
Garvagh
Kilrea |
| c) | <u>Local Centres</u> | Ballymoney – Rodeing Foot
Coleraine – Ballysally, Greenmount, Harper’s Hill,
Hazelbank Road, Killowen, Knocklynn,
Millburn Road, Mountsandel
Limavady – Bovally
Portrush – Coleraine Road
Portstewart – Station Road |

4.3.2 The Plan has defined town centre boundaries for each of the six main towns. Boundaries are also identified for the five District Centres. The town centres provide a broad range of retail, service and other facilities, and are the focus for community and public transport. Within these centres, retail development and other uses that generate significant numbers of people will be encouraged and promoted, as the most sustainable locations with optimum accessibility by a range of means of

travel. The town centres provide the main opportunity for further commercial expansion.

4.3.3 District Centres are lower order than town centres, but are within locally important settlements. They provide a range of commercial facilities to serve the general needs of the population of the town and its immediate hinterland. Within district centre boundaries retail and other commercial development will normally be approved.

4.3.4 Local Centres provide a range of retail and other services for the neighbourhoods in which they are located. They contribute to wider sustainability objectives by meeting the needs of local residents and encouraging short distance walking and cycling. Modest expansion of the range of facilities will be accommodated provided these meet local needs.

4.4 Developments Attracting Large Numbers of People

Policy RSO 1: Developments Attracting Large Numbers of People

Within the defined town and district centres, development that attracts large numbers of people and has a town centre function should be consistent with the scale and function of the centre. Outside town and district centres, on edge of centre sites, such proposals will only be permitted where suitable sites in town or district centres cannot be identified and a need is demonstrated for the proposed development. Out of centre sites will only be considered in exceptional circumstances, and where there are no suitable sites within centres, or on the edge.

In addition, development proposals will only be permitted if all the following criteria are met:

- 1. it will not harm the vitality or viability of town or district centres either itself, or cumulatively with other proposals, planning permissions, developments or zonings;**
- 2. it will not undermine town centre strategies nor lead to the delay or abandonment of needed investments; and**
- 3. it will not have an unacceptable impact on travel patterns nor result in a substantial increase in car usage.**

4.4.1 Developments attracting large numbers of people include office, indoor leisure and entertainment uses. Town and district centres are the preferred location for all developments attracting large numbers of people, as they provide the best opportunity for comparison between providers of goods and services, linked trips and access by public transport.

- 4.4.2 Proposals for retail development at all identified centres will be assessed against prevailing planning policy, currently set out in PPS 5: Retailing and Town Centres. The Department wishes to ensure that, where planning permission is to be granted for retail development outside of town and district centres, the nature of retailing permitted does not change over time without the implications of that change being first assessed. The type of goods sold, and sub-division of retail units outside town and district centres, will therefore be restricted by condition or legal agreement. Applications to vary conditions to existing retail permissions, and for extensions to existing stores, will be assessed against prevailing planning policy.

4.5 Local Centres

Policy RSO 2: Facilities and Services at Local Centres

Modest-scale retail development only, shall be approved in local centres.

Small-scale office accommodation will only be acceptable where it services local neighbourhood needs.

Local centres will also be the preferred location for other neighbourhood community facilities.

- 4.5.1 Local centres cater for local shopping and community needs. Where a retail proposal meets prevailing planning policy approval will normally be granted. However, cumulative approvals of more than 500 sq.m. gross will be not be granted at any one centre. This is to avoid them becoming disproportionately large, and adversely affecting the retail hierarchy and function of other centres.
- 4.5.2 Planning permission will not be granted for commercial or other development at local centres that would be significantly dependent on a wider catchment population.
- 4.5.3 In villages, hamlets and neighbourhoods there may be occasions when the need for a new shop to serve local residents is generated. Such proposals will be assessed against prevailing planning policy. They should, by their nature, be small in scale, and any shop shall not have a cumulative gross floor-space exceeding 300 sq.m. to avoid them becoming disproportionately large relative to their role as the lowest tier in the retail hierarchy. These facilities help sustain existing communities, and reduce the need for travel to meet day to day needs.

4.6 Protection of Existing Commercial Uses in Villages and Hamlets

Policy RSO 3: Protection of Existing/Established Commercial Uses

Development that involves the loss of individual commercial uses in villages and hamlets will only be permitted where:

- 1. the existing/established use is no longer viable;**
- 2. there are adequate alternative facilities in the locality that cater for the needs of the local population, or**
- 3. the loss of the use will facilitate other environmental or community objectives.**

4.6.1 A number of villages and hamlets have been designated in the Settlement Hierarchy due to the presence of businesses. The loss of commercial facilities may create difficulties for some of the settlement's population, for example older members or the less mobile. The loss of an individual commercial use may be acceptable where there is adequate alternative provision to cater for residents' needs, or it assists in the delivery of other significant community or environmental benefits, for example comprehensive redevelopment for mixed use.

4.7 The Public Realm – Shopfronts and Security

Policy RSO 4: Shopfronts

Planning permission for new or replacement shop fronts will be granted where the scale and design of the proposal relates satisfactorily to the architectural character and unit width of the parent building, and to the rhythm of the street frontage within which it is located. Where two or more shop fronts are to be amalgamated, the proposed design must reflect the traditional rhythm of the street, avoiding overly long unbroken fascias and extensive areas of glazing.

4.7.1 Shop fronts can create an interesting and attractive street level environment if carefully designed, and integrated into the architectural style of the parent building. Proposals should have regard to the proportion, scale and overall design of existing buildings, and should take account of the positive design features of nearby shop fronts to ensure the development will fit in with the character of the street. The design of new shop fronts should make a positive contribution to enhancement of the urban environment.

Policy RSO 5: Security Grilles and Shutters

Where new development is proposed that includes the installation of security shutters, these must be fully integrated into the frontage of the building at the initial design stage, with the shutter box recessed behind the fascia, and the guide rails concealed within the shop front surround or window reveals.

In the context of building refurbishment and installation of new shop fronts, security shutters shall either be fully recessed behind the fascia, or properly integrated into the new fascia.

In respect of existing buildings, surface mounted shutters will not be permitted.

Shutters shall be perforated or lattice type, and colour coated to match the shop front. Unpainted galvanised shutters are not acceptable.

Externally mounted roller shutters are not acceptable on Listed Buildings, or on buildings within Conservation Areas or Areas of Townscape Character.

- 4.7.2 Increasing levels of crime and vandalism, and the fear of them, have led to many businesses taking measures to improve security. A number of options are used, including video surveillance, alarm systems, provision of removable external grilles, and other external roller shutters of various designs.
- 4.7.3 Whilst some of these measures have little impact on the appearance of a building, others can have a significant impact both individually and collectively on the street scene. Externally mounted security shutters can be highly intrusive and damaging to the appearance of an area. Their impact can, however, be reduced by installing latticed or perforated shutters, colour coated to match the shop front. This also permits some penetration of light from within the premises creating a more pleasant night-time environment.
- 4.7.4 Internal lattice grilles are the least damaging, allowing window displays and lighting to remain visible. Use of toughened glass is another alternative.
- 4.7.5 Planning permission will normally be required for external grilles and shutters. Their acceptability will depend on the balance between their impact individually and cumulatively on the street scene and the need for security.

5.0 TOURISM

5.1 Introduction

- 5.1.1 The Plan area has some of Northern Ireland's prime tourism assets. These include the Giant's Causeway, the Region's only World Heritage Site, and 130km of coastline with a series of visitor attractions, including miles of glorious beaches, renowned golf courses, and superb coastal scenery. The area also includes a large number of forest parks and country parks ranging from Roe Valley in the west to Glenariff in the east. Portrush remains the Region's most important tourist resort and is the centre for a number of major annual sporting and leisure events, some of regional significance. The Lower Bann is the only navigable river in the Plan area. The area provides considerable opportunities for activity based holidays including fishing, boating, golfing, walking and cycling.
- 5.1.2 The Plan area includes all of the Causeway Coast and the North Derry Areas of Outstanding Natural Beauty (AONB), the greater part of the Antrim Coast and Glens AONB and the northern part of the Sperrins AONB. All or part of four of the Region's eight Strategic Natural Resources, as identified by the RDS, are within the Plan area. There are four coastal towns and villages – Ballycastle, Bushmills Cushendall and Cushendun – which include important Conservation Areas. Ballymoney retains the traditional character of a market town, and is also a designated Conservation Area.
- 5.1.3 Traditionally, the North Coast was Northern Ireland's primary tourism destination, dominated by successful coastal resorts providing hotel and guest-house accommodation. Throughout the Post War period there was a steady decline in serviced accommodation, as the holiday market initially shifted towards caravans. With the growth of foreign travel, particularly over the past 30 years, the decline of traditional tourism has continued.
- 5.1.4 This has resulted in major physical, economic and social changes. It has been a challenge to find alternative uses for large buildings such as former hotels and guest-houses. The growth of large static caravan parks in open landscapes has adversely affected the setting of some coastal settlements, while in recent years the growth of second homes has impacted on the social and economic functioning of almost all the coastal towns and villages.
- 5.1.5 Second homes have become a major issue of controversy within the coastal settlements. Local communities complain of their perception of the decline in social and economic infrastructure. Conversely, there are those who argue that second homes are making an important, if not vital, contribution to the local tourism industry. In the public mind, second homes are particularly associated with modern apartment

developments, although the evidence collected by the Department suggests a remarkable spread through all areas of the housing market.

- 5.1.6 In recent years there has been a rapid expansion of proposals for dwellings for second home occupation within rural coastal areas. This was facilitated by regional policies which were aimed at contributing to the local rural economy. With the subsequent interpretation that seasonal occupation is sufficient to meet the policy test, many proposals and developments have followed. These have been concentrated in the most attractive locations, which are often within the most sensitive coastal landscapes. There have been particular issues with the pressure and scale of proposals within the Causeway Coast AONB, particularly in the vicinity of the Giant's Causeway World Heritage Site.
- 5.1.7 Realising the tourism potential of the Plan area will continue to require investment in marketing, product development, and physical facilities in terms of visitor infrastructure, especially visitor accommodation. Since a vibrant tourism sector depends on a quality host environment its growth must be based on the provision of quality tourism facilities, and accommodation that contributes to the sustainability of the industry.

5.2 Regional Policy Context

- 5.2.1 The RDS emphasises the need to balance tourism development opportunities within the Region with conserving its natural, built and cultural assets. It specifically identifies the Giant's Causeway as a key asset to be protected. It identifies Portrush, Portstewart and Ballycastle as traditional seaside resorts where tourism and leisure should be strengthened and diversified. The RDS also identifies the Antrim Coast Road as a key regional touring opportunity where supporting infrastructure should be facilitated. The RDS identifies the general areas of Londonderry/Lough Foyle, Giant's Causeway/North Coast, and the Antrim Coast and Glens as being major tourism development opportunities. This would allow for a cluster of tourism-related activities centred on these Strategic Natural Resources, and which should be related to a tourism gateway town, accessible to public transport and to achieve a sustainable outcome.
- 5.2.2 Operational planning policies guiding tourist developments, protection of tourist assets, the provision of tourist accommodation, camping and caravan facilities and signage are presently provided by the tourism section of the Rural Strategy. Work has commenced on a Planning Policy Statement that will replace these policies. Prior to its completion the Department considers there is an urgent need to update

operational planning policy in the context of the development pressures that are threatening vulnerable landscapes within the Plan area.

- 5.2.3 The tourism industry offers economic reward and social benefits. Developing its potential, however, requires that development should not be at the expense of the natural and built environment on which the industry relies and in which local people live. Prevailing regional planning policy provides for the protection of tourism assets, and through Countryside Policy Area designations, for the protection of rural character and visual amenity in areas of landscape quality.
- 5.2.4 The 'Natural Resource Rural Tourism' administered by the Department of Agriculture and Rural Development (DARD), in partnership with the DoE's Environment and Heritage Service and the Northern Ireland Tourist Board (NITB) is an initiative which may facilitate small scale tourist development.
- 5.2.5 The NITB, in its publication 'Tourism in Northern Ireland – A Sustainable Approach', sets out the principles of sustainable tourism and the basis for its assessment of proposals for tourism development.

5.3 Tourist Facilities and Attractions

Policy TOU 1: Tourist Facilities and Attractions

Proposals for tourist related non-residential facilities and attractions will only be permitted on sites within the settlement development limits of towns and villages where they are of a scale, nature and design that will not create unacceptable visitor management problems and are compatible with the local environment.

Proposals will only be acceptable on rural sites where an exceptional need is demonstrated. Sites that are poorly serviced by public transport, or would have a significant adverse impact on a designated area, or a visual or amenity impact will not be acceptable.

Within Areas of Outstanding Natural Beauty only proposals of national or international significance will be acceptable and must not detract visually or otherwise environmentally from the area within which they would be located.

- 5.3.1 The Plan provides for a range of supporting tourism infrastructure including visitor centres, leisure, recreational and entertainment facilities. These will normally be directed to urban areas where they will

complement existing infrastructure, be most accessible to a range of modes of travel, have the potential to maximise the benefits for existing local economies, and have no adverse visual impact. In rural areas only proposals that have a particular locational need, can be successfully integrated into the landscape, and are designed to be in character with the rural setting, will be acceptable.

- 5.3.2 Within Areas of Outstanding Natural Beauty such proposals will be acceptable only in exceptional circumstances, where unique facilities significantly add to the tourism product. The setting of the World Heritage Site, which is dependent on the quality and significance of its natural environment, will be protected and any further tourism infrastructure will be directed to the nearby towns and villages. Exceptions will only be considered where it can be demonstrated that there is a need for a facility not already existing, that can only be sited at the proposed location, and is of international importance.

5.4 Tourist Accommodation within Settlements

Policy TOU 2: Tourist Accommodation within Settlements

Proposals for accommodation for tourism purposes within settlements will be approved, subject to the following criteria:

- 1. they are of a scale, nature and design that is compatible with the local area;**
- 2. there is a range of ancillary facilities and services in the settlement or local area to meet the needs of tourists, and**
- 3. they are accessible by a range of transport modes and there is no unacceptable impact on the local highway network.**

- 5.4.1 The Rural Strategy provides for tourism development on rural sites where there is an established economic case. In the past, developments initially proposed for use as tourist accommodation have often facilitated second home occupation rather than providing, for example, units for rental as self-catering holiday accommodation, thereby making a significant contribution to the local tourist economy. The Department now considers this is no longer acceptable, and only rural tourist accommodation that makes a major contribution to the local economy will be permitted. The identified towns, villages and hamlets will normally provide suitable development locations for all tourism-related residential development.

5.5 Tourist Accommodation in the Countryside

Policy TOU 3: Tourist Accommodation in the Countryside

Planning permission for the development of holiday accommodation in the countryside will not be permitted except where all the following circumstances apply:

- 1. the scheme is small in scale and meets an identified need for tourist accommodation in the local area;**
- 2. the scheme integrates visually into the landscape and is not overly prominent, and**
- 3. the scale and design of buildings and landscaping reflect the local traditional vernacular.**

Within Areas of Outstanding Beauty, in addition to the above criteria, only proposals for the change of use of existing vernacular buildings and structures will be considered acceptable. Where this is not feasible, any proposal should be placed on the same site with development of appropriate design and no greater footprint and mass.

All tourist accommodation in the countryside will be for short-term rental only and for no other type of occupation, and applicants will be required to enter into a legal agreement to this effect.

5.5.1 There will continue to be provision for some small-scale, sensitively designed, holiday accommodation development located on sites in the countryside with minimal visual impact, provided this will make a significant contribution to the local tourism economy. The extensive development of second homes of recent years has adversely affected the quality of the environment in some coastal areas and such proposals will no longer be acceptable. In determining applications for such proposals the Department will take into account existing developments and planning permissions in the area to ensure that, cumulatively, there is not a surplus of such accommodation in the locality.

5.5.2 Within the Areas of Outstanding Natural Beauty, only sites where there is an existing structural commitment in the landscape in the form of substantial vernacular buildings will be considered acceptable, in principle, for tourism-related residential development. The Department will expect any proposal for the replacement of existing vernacular buildings to be accompanied by a structural statement, prepared by an appropriately qualified professional. Any proposal that involves replacement buildings will be limited to no greater a footprint or mass than the original buildings.

- 5.5.3 The Department will require any acceptable approved tourist units on rural sites to be included in a register of available accommodation for holiday renting. Where proposals meet these tests, applicants will be required to enter into a legally binding agreement whereby they undertake to make the accommodation permanently available for short-term letting.

5.6 Camping and Caravans

Policy TOU 4: Camping and Caravans

Proposals for new static caravan parks or the extension of existing caravan parks will not be acceptable within the Green Belts and Countryside Policy Areas. Proposals for small-scale static caravan parks, in conjunction with the provision of at least as many pitches for touring caravans and provision for tents, will be only be approved where the following criteria are met:

- 1. the site is already effectively screened in the landscape and would not be significantly visible from any public place, and**
- 2. the site has good access to the highway network.**

5.6.1 The North Coast, in the Post War period up to the 1970s, was characterised by the development of extensive static caravan parks on the edge of most of the towns and larger villages. Many of these were on open exposed sites and remain poorly integrated into the landscape, although there are notable exceptions where they were always screened by woodland belts, or subsequent landscaping has softened their harsh appearance. Planning permissions for development for housing purposes have been granted on several caravan parks within existing urban areas.

5.6.2 There is little need for major new or extended static caravan park developments. Accordingly, the Plan expects any modest additional provision to be accommodated mostly within existing partly vacant sites.

5.6.3 The Department may grant planning permission for additional touring caravan sites where they are small-scale sites (generally less than 1 hectare), effectively enclosed either by existing buildings or woodland, and outside Green Belts and Countryside Policy Areas.

5.7 Redevelopment of Existing Caravan Parks Outside Settlement Development Limits

Policy TOU 5: Existing Caravan Parks Outside Settlement Development Limits

Redevelopment of caravan parks outside of settlement development limits will not be permitted where this would lead to a loss of tourist accommodation.

Where redevelopment of existing caravan parks to other forms of tourist accommodation is proposed, applications will be assessed against the following criteria:

- 1. the scheme meets an identified need for tourist accommodation in the local area;**
- 2. where the site is visually prominent in the landscape, it can be assimilated satisfactorily by substantial structural landscaping; and**
- 3. the scale and design of buildings reflects the vernacular building styles.**

Where refurbishment of existing sites is proposed, the Department will expect criteria 2 and 3 to be met.

Where it is proposed to redevelop caravan parks with other tourist accommodation, this will be for short-term rental only and for no other type of occupation, and applicants will be required to enter into a legal agreement to this effect.

Proposals for development that would be available for either permanent occupation or as 'second homes' will not be permitted.

5.7.1 Caravan parks provide an another form of tourist accommodation, which is often less expensive, for visitors to the North Coast. They have an important role to play in the local economy, and the Department considers their retention is desirable. There may be instances, however, where existing sites are no longer viable, or could provide suitable alternative tourist accommodation for the short stay rental market. Many sites have been established in visually prominent sites and can be seen from many vantage points. Sites have very little, if any, structural landscaping that allows them to become assimilated into the landscape, and the Department considers visual integration into the landscape to be an important consideration in any proposal. The Department will require any approved schemes to be included in a register of available accommodation for holiday renting, and applicants will be required to enter into a legally binding agreement whereby they undertake to make the accommodation permanently available for short-term letting.

5.8 Amusement Arcades

Policy TOU 6: Amusement Arcades

Proposals for amusement arcades will not be permitted where they will result in an over-concentration of such facilities to the detriment of the character or amenity of the surrounding area.

They will not be acceptable within predominantly retail frontages in town, district or local centres, where they would detract from a vibrant shopping environment.

5.8.1 The Department considers that the coastal towns are adequately provided with existing amusement arcades. Any further extension to the present concentration in Portrush would be detrimental to the character of the town. Additional amusement arcades in Portstewart are also considered damaging to its character. Volume 2, Part 5: Coleraine provides additional policy guidance in relation to Portrush and Portstewart. DCAN 1: Amusement Centres is also relevant.

6.0 ENVIRONMENT AND CONSERVATION

6.1 Introduction

- 6.1.1 The Plan area contains a variety of distinctive landscapes, wildlife habitats and heritage features that give it its distinctive character. Coleraine, Limavady and Moyle Council Areas share over 130 kilometres of coastline from Greysteel in Limavady Borough to Garron Point in Moyle District. The landscape along the coast is ever changing, and includes extensive fine sand beaches, the Giant's Causeway, the sea stacks at Ballintoy, the prominent cliff lines and the wilderness character of Rathlin Island, and the bays at the foot of the Glens.
- 6.1.2 The majority of the environmental and nature conservation designations in the Northern Area are along or near the coastline. Away from the coast, the Rivers Roe and Bann are notable inland water features, along which the main towns of Limavady and Coleraine have developed historically. Elsewhere, the Sperrins and the Glens of Antrim provide an attractive setting to settlements, most notably Dungiven and Ballycastle.
- 6.1.3 Biodiversity is the total variety of all living things and includes the number of species as well as their variety and abundance. At the larger scale, biodiversity relates to the variation in landscapes and habitats and at the smallest scale to genetic differences in plants and animals. Biodiversity is vital to the health of the planet and to our own quality of life. Human activity within the landscape is the principal cause of decreasing biodiversity on land and in water in Northern Ireland.
- 6.1.4 Human activity has also played an important role in creating distinctive landscapes and townscapes. This is demonstrated in the range of archaeological sites and scheduled monuments, individual historic buildings and parkland landscapes in the Plan area. Within towns, notable environmental features include the historic core of settlements, and listed buildings. The quality of the built environment in parts of the Plan area is high, and is reflected in the designation of five conservation areas – Ballycastle, Ballymoney, Bushmills, Cushendall and Cushendun.
- 6.1.5 Environment and Heritage Service (EHS) is required under the provisions of the Planning (NI) Order 1991 to compile a list of buildings of special architectural or historic interest for Northern Ireland (listed buildings) following consultation with the Historic Buildings Council and the relevant Council.
- 6.1.6 At present there are 879 buildings included in the statutory list within the Plan area (see Countryside Assessment), and it is anticipated that over the Plan period further buildings will be added as the process of building survey and resurvey is ongoing. In some cases, listed

buildings have formed the basis for, or contributed to, the designation of Local Landscape Policy Areas.

- 6.1.7 The most common means of conserving biodiversity is designation, protection and management of the best sites of nature conservation importance. A hierarchy of designations is available under European and local legislation, and designation is primarily the responsibility of the EHS. Generally sites are selected for their rarity value or the diversity of species and habitats they contain, or as a representative example of their habitat type on a local, national or international scale. As an example, sites of international importance comprise sites listed under the Ramsar Convention on Wetlands of International Importance, and European Sites (Special Protection Areas and Special Areas of Conservation) designated under the Conservation (Natural Habitats, etc.) Regulations (NI) 1995. Sites important in a national context include Areas of Special Scientific Interest and Nature Reserves. Sites of Local Nature Conservation Importance comprise Wildlife Refuges established under the Wildlife (NI) Order 1995 and Local Nature Reserves that may be established by local Councils under the Nature Conservation and Amenity Lands (NI) Order 1985. In addition, sites of local importance include non-statutory nature reserves managed by public agencies or voluntary conservation bodies, as well as other Sites of Local Nature Conservation Importance highlighted in undertaking the Countryside Assessment. Management of these sites is generally through regulation of activities and negotiation with landowners, or government ownership.
- 6.1.8 These designations are either shown on the District Maps, the relevant Settlement Maps or Clarification Maps.

6.2 Regional Policy Context

- 6.2.1 The RDS is based on a number of guiding principles, one of which is the protection and enhancement of the environment through an approach to development and policy formulation which has the condition of the environment as a central deciding factor. One of the key regional challenges will therefore be to accommodate future development growth while protecting and caring for the environment.
- 6.2.2 The Department's regional planning policies for the protection of conservation interests are currently set out in PPS 2: Planning and Nature Conservation, and PPS 6: Planning, Archaeology and the Built Heritage.
- 6.2.3 The other Departmental regional planning policies relating to the environment, including the protection of rural landscapes and the coast, assessment of environmental effects of proposals and Areas of Outstanding Natural Beauty are currently set out within the Rural Strategy.

6.2.4 The Northern Ireland Biodiversity Strategy 2002 endorses the recommendations of the Northern Ireland Biodiversity Group as the framework for biodiversity action. The strategy describes the main features of biodiversity in Northern Ireland, identifies the main factors affecting it, and proposes a number of measures to support biodiversity conservation up to 2016.

6.3 Biodiversity

Policy ENV 1 Biodiversity

Planning permission will not be granted for development on habitats which are identified as priorities in the Northern Ireland Biodiversity Strategy, or on areas of major importance for flora and fauna, where there is potential to damage their integrity, continuity, links or ecological relationships.

- 6.3.1 It is important to recognise the biodiversity significance of Northern Ireland's habitats in the British Isles and beyond. As one of the most westerly outliers of Europe, many of our communities of plants and animals represent extreme oceanic (mild and wet) examples.
- 6.3.2 The Northern Ireland Biodiversity Group, which undertook a study of wildlife and habitats in Northern Ireland, published a set of 76 recommendations for protection and enhancement of biodiversity, including habitats and species identified for priority action. The Northern Ireland Executive committed itself to delivering action on these recommendations and published the Northern Ireland Biodiversity Strategy in August 2002 to protect and enhance Biodiversity in Northern Ireland over the period to 2016.
- 6.3.3 The Strategy identifies 40 habitats as priorities for conservation action in Northern Ireland. The Northern Area Plan has examples of 22 priority habitats including Coastal sand dunes, Maritime cliffs and Slopes, Coastal and Floodplain grazing Marsh and Wet Woodland. The varied landscape of the Plan area also contains a number of priority species including Red Grouse, Chough, Yellowhammer, and Small White Orchid.
- 6.3.4 The range of priority habitats and species listed through the Northern Ireland Biodiversity Strategy will be protected from proposals for development that could harm their integrity, continuity, links or ecological relationships.

- 6.3.5 In exceptional circumstances where development is considered to be appropriate, conditions will be imposed to instruct developers on the required measures for management and enhancement of the site.
- 6.3.6 A Planning Agreement may be required with the developer in order to reduce, offset or compensate for any of the effects of the development by the provision of new or enhanced habitats or features and their improved management.

6.4 Local Landscape Policy Areas

Policy ENV 2: Local Landscape Policy Areas (LLPAs)

Planning permission will not be granted for development proposals that would be liable to affect adversely those features, or combination of features, that contribute to the environmental quality, integrity or character of a designated LLPA. Where development is permitted, it will be required to comply with any requirements set out for individual LLPAs in the District Proposals.

Where riverbanks are included within LLPAs, planning permission will only be granted where access is provided to the river corridor as part of the development proposals.

Where proposals are within and/or adjoining a designated LLPA, a landscape buffer may be required to protect the environmental quality of the LLPA.

6.4.1 Local Landscape Policy Areas (LLPAs) are those areas within or adjoining settlements that are considered to be of greatest amenity value, landscape quality or local significance, and therefore worthy of protection from undesirable or damaging development. In accordance with PPS 6, LLPAs are designated to help protect such environmental assets. These are shown on the relevant settlement maps in volumes 2-5 and, where they extend beyond, on the relevant countryside maps. LLPAs may include:

1. archaeological sites and monuments and their surroundings;
2. listed and other locally important buildings and their surroundings;
3. river banks and shore lines and associated public access;
4. attractive vistas, localised hills and other areas of local amenity importance; and
5. areas of local nature conservation importance, including areas of woodland and important tree groups.

6.4.2 LLPAs will help to ensure that new development does not dominate areas of distinctive landscape and townscape character. They may also

function as buffer zones between different uses and help to reduce the likelihood of over-intensive development. LLPAs will help to protect those features considered of greatest importance to the local landscape setting. Further information on each designation is given in the relevant settlement section.

- 6.4.3 The use of Tree Preservation Orders (TPOs) will be considered for those LLPAs where trees contribute significantly to visual amenity, or where trees are considered under threat from development.
- 6.4.4 Where riverbanks of main rivers are included within LLPAs, the Department will normally require that public access is provided to the river corridor as part of any development proposal, if appropriate. A landscape buffer may also be required between any development and the river corridor to maintain its intrinsic environmental value.
- 6.4.5 LLPAs may contain significant parts of Historic Parks, Gardens and Demesnes, Conservation Areas, Listed Buildings, Archaeological Monuments and SLNCIs to which prevailing regional planning policies will also apply.
- 6.4.6 The following numbers of LLPAs have been designated within each Council area. Lists of the names of each are provided in the Countryside section of the relevant District Proposals in Volume 2 of the Plan.

Table 6.1 Designated LLPAs in Each Council Area

Council Area	Number of LLPAs
Ballymoney Borough	20
Coleraine Borough	67
Limavady Borough	23
Moyle District	39
NAP Total	149

6.5 Sites of Local Nature Conservation Importance

Policy ENV 3: Sites of Local Nature Conservation Importance

Planning permission will not be granted for development that would be liable to have an adverse effect on the intrinsic nature conservation interest of a designated Site of Local Nature Conservation Importance.

- 6.5.1 In accordance with PPS 2: Planning and Nature Conservation, 209 Sites of Local Nature Conservation Importance (SLNCIs) are designated within the Plan area. Their distribution is indicated in Table

6.2 below and they are designated in the relevant District Proposals in Volume 2 of the Plan.

Table 6.2 Designated SLNCIs in Each Council Area

Council Area	Number of SLNCIs
Ballymoney Borough	36
Coleraine Borough	45
Limavady Borough	51
Moyle District	77
NAP Total	209

6.5.2 Such sites are of local nature conservation importance on the basis of their flora, fauna or earth science interest.

6.5.3 Development likely to have an adverse effect on designated SLNCIs will not be approved. In assessing development proposals on or adjacent to these sites, priority will be given to the protection of their intrinsic nature conservation interest.

6.5.4 Exceptionally, where development is permitted which might adversely affect the intrinsic nature conservation interest, the Department will endeavour to ensure that such adverse effects are kept to a minimum and that appropriate mitigation measures are implemented.

6.5.5 Planning permission where granted will be subject to conditions to guide developers on the necessary compensation measures such as the provision of new or enhanced habitats or features or for improved management. Where appropriate, developers may be asked to enter into a Planning Agreement to secure these outcomes.

6.6 Trees

Policy ENV 4: Trees

Development that would result in the loss of trees, hedges or other features that contribute to the character of the landscape, or are of nature conservation value, will not be permitted unless provision is made for appropriate replacement planting and the creation of new features.

6.6.1 Trees and hedges in the landscape perform a number of functions. They are of aesthetic and amenity value, and act as landmark features in urban and rural areas. Trees also have nature conservation, historic and recreational value. Other features, such as ponds and streams, also contribute to creating an attractive environment with wildlife interest. Trees in the Northern Irish landscape are limited, therefore

where they do exist their contribution is more valued. The Department is committed to conserving and retaining existing trees and other features where these are of landscape or amenity value, and will use its powers to protect trees where necessary. Where features exist on or adjacent to a site they should be highlighted in site appraisals and the measures to ensure their retention and long-term maintenance outlined. This will include their protection during construction. As a minimum, any activity, works or storage around trees should be kept away from the limit of the crown spread or a distance of half the height of the tree, whichever is the greater. Secure fencing shall be erected around this area prior to any activity, works or storage and maintained throughout until site completion. Further guidance on the protection of trees is set out the publication 'Trees and Development – A Guide to Best Practice, available from the Planning Office.

6.7 Development Adjacent to a Main River

Policy ENV 5: Development Adjacent to a Main River

Development proposals on sites adjacent to a main river will only be acceptable provided the following criteria are met:

- 1. an appropriate buffer strip free from all development is provided from the top of the river bank;**
- 2. public access and recreation provision is provided where appropriate;**
- 3. there is no significant adverse impact on nature conservation, and**
- 4. the proposal will not compromise or impact on the natural flooding regime of the main river.**

6.7.1 Water is a key feature in many of the Plan area's settlements. The location on a river bank was the rationale for the original settlement of many towns such as Coleraine, Limavady and Ballymoney. The public's use, enjoyment and appreciation of rivers and their banks has increased greatly in recent years, for passive recreational purposes, nature conservation interest and general public amenity. Some settlements, such as Coleraine and Ballymoney have already enhanced sections of river bank for public access; for others, this is an asset yet to be exploited. The Department is conscious of the range of interests and activities that can occur along and on rivers, often to mutual benefit.

6.7.2 Where sites are adjacent to a main river, the Department will normally require, as part of any development proposal, that public access is provided to and along the river corridor. Access for maintenance purposes is also to be safeguarded for Rivers Agency.

- 6.7.3 The water environment also provides a unique and valuable habitat for various forms of wildlife, flora and fauna, either within the watercourse, along the river corridors, or on any land subject to flooding. The provision of a buffer strip establishes a continuous green link, parallel and immediately adjacent to the water, and provides an area of undisturbed refuge and habitat for wildlife. Where public access is provided, sensitively located routes with appropriate planting and landscaping and surfaced paths sympathetic to the surroundings will be required.
- 6.7.4 Areas of land adjacent to watercourses will often perform a primary function of providing for the storage and conveyance of flood-water during times of flood. It is essential that this function is not lost or compromised under any circumstances. This policy applies to the following main rivers:
- a) Agivey
 - b) Bann
 - c) Bush
 - d) Dun
 - e) Glenariff
 - f) Glenshesk
 - g) Margy
 - h) Roe
 - i) Tow

6.8 Areas of Townscape Character

Policy ENV 6: Areas of Townscape/Village Character

Within designated Areas of Townscape Character and Areas of Village Character, planning permission will only be granted where the following criteria are met:

- 1. the proposed development maintains or improves the overall character and respects the built form of the area;**
- 2. the siting, height, scale, massing and design, and the materials and finishes of the proposed development are sympathetic to the character of, and qualities displayed in the area, and**
- 3. the proposed development protects and enhances the key features of the designated area, including those set out in the District Proposals.**

Planning permission will not be granted for development that does not conform to the detailed design guidance in the Plan and would detract from the townscape quality of the area.

Extensions to existing buildings shall be subordinate in form and scale, and complementary in terms of architectural style, detailing and materials to the host building(s).

Alterations to building facades will not be approved where this would result in the loss of architectural detail and/or disrupt the uniformity and rhythm of the street frontage.

Special regard shall be given to the important compositional role of corner sites and key buildings.

The size, shape and position of signage (advertising material) shall reflect the scale and design of the building façade(s) on which it is to be erected. Signage will normally only be permitted at fascia level where it can be satisfactorily integrated into the shop front. Only exceptionally, when it is well designed and there is no potential for clutter, shall signage be permitted above fascia level.

6.8.1 All settlements have their own identity and character, derived from the sense of place that comes from human activity, which over time has shaped the present built form. In some places the variety or consistency of the overall character, including style of construction and in some instances landscaping, is particularly distinctive or pleasing, and merits specific protection from inappropriate change.

6.8.2 The Department wishes to ensure that new development respects the distinctive character and appearance of the townscape in the designated areas. The Department also considers that the characteristic built forms in these areas can inform developers in preparing development proposals elsewhere in these settlements to reinforce local identity. Future proposals for alterations provide the opportunity to restore architectural features which have been lost, and to rectify inappropriate alterations that detract from the character of the streetscape. Areas of Townscape Character are designated in accordance with PPS 6: Planning, Archaeology and the Built Heritage in Coleraine, Portrush and Limavady and an Area of Village Character is designated in Armoy. More information on the traditional character, appearance and key features of each Area of Townscape Character is contained in the relevant District section in Volume 2. Proposals within an Area of Townscape Character will be considered in the context of the above policy, and the specific design guidance contained within the settlement section.

6.9 Area of Significant Archaeological Interest (ASAI)

Policy ENV 7: Area of Significant Archaeological Interest

Within the designated Area of Significant Archaeological Interest, planning permission will not be granted for proposals for large scale development, unless it can be demonstrated that there will be no significant impact on the character and appearance of this distinctive historic landscape.

Particular attention will be given to the impact of proposals when viewed from the monuments and other critical viewpoints within an ASAI and on the character of the area experienced while moving in and around its various monuments.

- 6.9.1 The Plan Area contains a range of regionally important archaeological sites, though not all of these are presently in the care of the Department or scheduled under the provisions of the Historic Monuments and Archaeological Objects (NI) Order 1995. The inter-relationship between the surrounding landscape and upstanding remains often heightens the appreciation of an archaeological site. The preservation of such sites and their settings is of the highest priority.
- 6.9.2 The Department will use its development control powers to ensure that the setting of monuments is preserved, and that development does not have a detrimental effect on sites and monuments, or the character, appearance or visual amenity of the surrounding landscape. Accordingly, there will be a general presumption against large-scale developments within the ASAI, such as quarrying or mining operations, waste disposal, industrial units, major tourism schemes and the erection of masts, pylons or wind turbines as it is considered the scale of such proposals could be particularly damaging to the distinctive appearance, character and heritage interests of the area. Other development proposals will be determined on their merits having regard to the Department's regional planning policies and the policies and guidance in this Plan.
- 6.9.3 In exceptional circumstances where planning permission is granted for development within an ASAI, the Department will require the implementation of appropriate mitigation works.

6.10 Areas of Archaeological Potential

- 6.10.1 In accordance with PPS 6: Planning, Archaeology and the Built Heritage, the Plan highlights for information Areas of Archaeological Potential in the following settlements. The extent of these areas is shown on the relevant settlement map in Volume 2.

Ballymoney Borough

Ballymoney, Cloghmills*, Dervock*.

Coleraine Borough

Coleraine, Garvagh, Kilrea, Macosquin*, Portrush, Portstewart.

Limavady Borough

Limavady*, Ballykelly*, Dungiven*, Drumsurn*, Feeny.

Moyle District

Ballycastle, Ballintoy, Bushmills*, Cushendall*, Lisnagunogue, Waterfoot*.

6.10.2 These areas indicate to developers that, on the basis of current knowledge, it is likely that archaeological remains associated with the earlier urban development of these settlements will be encountered in the course of future development or change within the area. Such areas have largely been identified within the proposed development limits and, in some instances, associated archaeological remains may extend outside of these limits. Those settlements marked with an asterisk (*) have Areas of Archaeological Potential that extend beyond the present settlement limits. Submission of an archaeological assessment or evaluation in support of a planning application may be required to allow informed and reasonable decisions to be taken. Archaeological assessments may be required under the provisions of prevailing Regional policy.

6.10.3 All Greenfield sites, whether or not they contain known features, have archaeological potential. The Plan Area contains areas within which archaeological potential may exist but has yet to be fully assessed. Where archaeological remains or their settings may be affected by development, applicants should submit an assessment or evaluation of the archaeological implications of their scheme and how any impacts will be mitigated as part of their planning application.

6.10.4 Where planning permission is granted for a scheme which may impact on archaeological remains, it will normally be conditional on the implementation of an appropriate programme of archaeological mitigation. This may include field survey, preservation of remains in situ, or the investigation of remains through excavation recording, and the analysis, archiving and preparation of results as an archaeological report.

6.10.5 It should be noted that within the Plan Area there is a very wide range of archaeological sites and monuments, from findspots of prehistoric tools through to major sites of industrial and defence heritage. Development proposals which may impact on any of those sites already identified in the Northern Ireland Sites and Monuments Record

will be determined on their merits having regard to the Department's regional planning policies and the policies and guidance in this Plan.

6.10.6 Developers are strongly advised to liaise with the Department before submitting any proposals within these areas. Advice on the treatment of archaeological sites and monuments within residential developments is contained within the Department's Publication 'Creating Places: achieving quality in residential developments'.

6.10.7 It should be noted that it is an offence under the provisions of the Historic Monuments and Archaeological Objects (NI) Order 1995 to carry out any intrusive search (such as excavation) for archaeological remains unless specifically licensed to do so by the Department.

7.0 EDUCATION, HEALTH, COMMUNITY AND CULTURAL FACILITIES

7.1 Introduction

7.1.1 Education, health, community and cultural facilities include a wide range of services provided by the private, public and voluntary sectors including, for example, schools, nurseries, health care facilities, community halls, and sports clubs. Community uses in the context of the Plan relate to those specified in Part C, Class C3: Residential Institutions, and Part D, Class D1: Community and Cultural Uses, of the Planning (Use Classes) Order (Northern Ireland) 2004.

7.1.2 These facilities often provide an essential and valuable service to local residents, particularly those without access to a car, and can help create or reinforce a sense of community.

7.1.3 The Department has carried out consultation with the providers of educational facilities, health and social care services.

7.2 Regional Policy Context

7.2.1 The RDS seeks to facilitate the development of education, health and community services, and cultural and leisure amenities necessary to meet the needs of the growing population.

7.2.2 The Department's regional planning policies for community needs are currently set out in the Rural Strategy. Supplementary guidance is contained in DCAN 9: Residential and Nursing Homes, and DCAN13: Crèches, Day Nurseries and Pre-School Playgroups.

Policy ECU 1: Education, Health, Community and Cultural Facilities

Planning permission will be granted for education, health, community and cultural facilities provided all the following criteria are met:

- 1. there is no significant detrimental effect on amenity;**
- 2. the proposal does not prejudice the comprehensive development of surrounding lands, particularly on zoned sites;**
- 3. the proposals are in keeping with the size and character of the settlement or neighbourhood and its surroundings;**
- 4. where necessary, additional infrastructure is provided by the developer, and**
- 5. there are satisfactory access, parking and sewerage disposal arrangements.**

7.2.3 The presence of community facilities within an area assists in creating vibrancy and a focal point for residents, although the impact on the amenity of local residents may be a concern in some cases. They often

have the potential to enhance environmental interest of educational value.

Policy ECU 2: Protection of Community Facilities

Development that involves the loss of individual community uses will only be permitted where:

- 1. there is no prospect of a continued community use;**
- 2. there are adequate alternative facilities in the locality that cater for the needs of the local population; and**
- 3. the current or established use is no longer viable.**

7.2.4 The loss of community facilities (as defined in Part C, Class C3: Residential Institutions, and Part D, Class D1: Community and Cultural Uses, of the Planning (Use Classes) Order (Northern Ireland) 2004) can affect the life-blood of the host settlement, as they may comprise the only meeting place for local residents. Once lost, these facilities tend to be gone forever. The lack of adequate public transport underlines the need to prevent the loss of such facilities.

7.2.5 The services do, however, need the support of the local population if they are to survive. When considering proposals involving the loss of such facilities, the Department will take into account the level of this support. If a service becomes not viable as a result of lack of patronage, it may not be possible to prevent its loss. However, the applicant will need to demonstrate that the existing service is indeed not viable, or that alternative provision exists within a reasonable distance.

8.0 OPEN SPACE, SPORT AND OUTDOOR RECREATION

8.1 Introduction

8.1.1 Recreational facilities include active recreation and open space areas such as children's play areas, playing pitches and major sports facilities. They include passive recreation and open space areas which range from small landscaped amenity spaces, village greens, landscape corridors and formal parks to major countryside open spaces. The latter include country and forest parks that attract people from a wide area.

8.1.2 The provision of recreational facilities within the Plan area is the statutory responsibility of the four Councils. However, a large range of bodies such as the Environment and Heritage Service (EHS), the Forest Service, Northern Ireland Housing Executive (NIHE), schools, National Trust, local sports clubs and other voluntary organisations also provide a variety of publicly accessible recreation facilities, including water-based, and open space.

8.2 Regional Policy Context

8.2.1 The RDS aims to promote the important link between the environment, health and well-being, and places an emphasis on supporting healthy lifestyles and the promotion of health in the community.

8.2.2 The Department published PPS 8: Open Space, Sport and Outdoor Recreation in February 2004. This contains a wide range of policies aimed at the protection of existing open space, the provision of new space in association with new residential development, and policies in relation to specific types of recreation activities.

8.2.3 PPS 7: Quality Residential Developments, requires adequate provision for public and private open space in new residential schemes.

8.3 Major Areas of Existing Open Space

8.3.1 Major areas of existing open space are shown on the relevant Settlement Maps, and are protected from development by PPS 8. Any areas of open space not identified on a plan are, however, also protected by the policies of PPS 8.

8.3.2 The Department has carried out an assessment of the existing public open space in the Plan area, and details are contained in the Open Space, Sport and Outdoor Recreation Technical Supplement. In general terms, the Plan area meets the minimum standards promoted

by the National Playing Fields Association (NPFA), although the quality of open space is variable, and the distribution of some categories of sites is less than ideal, making accessibility by the local population difficult. Relevant Councils in the Plan area have promoted new recreation sites and, accordingly, the Plan designates new Open Space zonings in a number of settlements, as identified in Volumes 2 of the Plan, and shown on the relevant Settlement Maps. New residential development will also be required to accord with PPS 8 with regard to public open space provision.

8.4 Rights of Way

Policy OSR 1: Public Rights of Way and Permissive Paths

Permission will not be granted for development proposals that would have an adverse impact on the route, character, function or recreational value of the Ulster Way, the National Cycle Network, public rights of way or permissive paths.

Proposals that improve these routes will be permitted, provided the proposal is compatible with, and sensitive to, the local environment.

8.4.1 The Plan area has long been popular as a destination for informal recreation activity. Nationally recognised facilities such as the Ulster Way and the National Cycle Network are also important tourist attractions. Walking is becoming an increasingly common form of informal recreation, with the existing rights of way and permissive paths in the Plan area facilitating this.

8.4.2 Development proposals should physically relate to these routes, for example with development fronting onto them, and providing pedestrian and cycle links from the site of the proposal to the routes.

9.0 PUBLIC SERVICES AND UTILITIES

9.1 Introduction

9.1.1 The main public services and utilities in the Plan context are water and sewerage, drainage, waste disposal, cemeteries, electricity and telecommunications. The provision of public services and utilities is primarily the responsibility of a number of Government Departments and Agencies, the local Councils and statutory bodies. However, the role of the private sector is becoming increasingly important.

9.1.2 The Department has consulted with all statutory agencies and bodies with responsibility for the provision of public utilities and services within the Plan area. The information provided by those agencies is contained in the Public Utilities and Services Technical Supplement.

9.2 Regional Policy Context

9.2.1 The RDS provides the strategic environmental context for the delivery of public utilities and services.

9.2.2 The Rural Strategy contains current policies on new infrastructure, major projects, the disposal or treatment of waste materials and developments at risk from flooding or land instability. It also includes policies on overhead electricity cables, renewable energy and septic tanks.

9.2.3 Prevailing regional policy in relation to telecommunications is provided by PPS 10: Telecommunications, and in relation to Waste Management is provided by PPS 11: Planning and Waste Management.

9.3 Flooding

9.3.1 The Department published a public consultation draft planning guidance on flooding (PPS 15) in December 2004.

9.4 Watercourse Management

Policy PSU 1: Watercourse Management

Development will not be permitted where it would involve the loss of access to any watercourse for any future maintenance. In any case, a 5 metre access strip may be required between the top of the river bank and the development.

- 9.4.1 Where proposed development abuts a designated watercourse, a 5 metre access strip shall be retained free from development and obstructions to facilitate maintenance. This access strip will incorporate potential access from a public area.

9.5 Water and Sewage

- 9.5.1 The abstraction, treatment and supply of drinking water and conveyance and treatment of sewage are the responsibility of the Department for Regional Development's Water Service. Future improvements to the infrastructure are also the responsibility of the Water Service.

9.6 Drainage

- 9.6.1 DARD Rivers Agency is the statutory drainage and flood protection authority and will be consulted on applications for development that may affect watercourses and floodplains. Rivers and watercourse management is the responsibility of the Rivers Agency.

- 9.6.2 In accordance with government policy, DARD is committed to the introduction of procedures for the recovery of developer contributions towards the costs of drainage infrastructure improvement work. For those sites where necessary infrastructure improvements are not viable, Rivers Agency will not consent to any additional run-off beyond existing rates. Developers are recommended to consult with Rivers Agency and the Water Service of the Department for Regional Development at an early stage prior to submission of a planning application, to ensure an acceptable means of storm water drainage.

Policy PSU 2: Ground and Surface Water Resources

Permission will not be granted to any development proposal that would unacceptably affect the water environment, including fresh and marine surface waters and groundwater. Where feasible, development proposals should incorporate the principles of Sustainable Drainage Systems (SUDS) into the scheme.

- 9.6.3 Maintaining or enhancing the water quality of coastal waters, rivers, lakes, ponds and groundwater resources is crucial to sustaining biodiversity, ensuring human health, and providing for a range of uses including industry, recreation and agriculture. It is important that development does not pose a risk to the quantity, quality and availability of surface and groundwater resources.
- 9.6.4 A number of waste-water treatment works and sewerage systems serving settlements in the Plan area are currently overloaded or may

become overloaded during the lifetime of the Plan. Some of these works are due for upgrading or replacement within the Water Service capital works programme. To avoid unacceptable environmental impact, and to ensure compliance with relevant EC Directives, development within these settlements may have to be phased in line with provision of infrastructure improvements.

- 9.6.5 Traditional practice for the disposal of surface water involves channelling the water away to the nearest watercourse to promote rapid run-off. This approach can lead to an increased risk of flooding down-stream, reduced groundwater recharge and the transmission of pollutants to watercourses. A more up-to-date, sustainable practice involves controlling surface water as close to its point of fall as possible. This approach can minimise adverse environmental impacts and also enhance biodiversity and the aesthetic quality of developments. This technique is known as 'source control', and it incorporates the principles of 'Best Management Practices (BMP) for Surface Water Disposal'. BMP techniques include the use of swales, soakage lagoons, reed beds, retention ponds and permeable paving under the general heading of 'Sustainable Drainage Systems' (SUDS). These techniques can be used as both an alternative to, and in conjunction with, traditional piped drainage systems. Where feasible, the Department will expect development proposals to incorporate BMP principles. In cases where this is not possible, the developer will need to demonstrate that the inclusion of BMP techniques is not appropriate and identify an acceptable alternative method of surface water disposal.

10.0 MINERALS

10.1 Introduction

- 10.1.1 Mineral extraction makes a significant contribution to the economy providing raw materials and creating employment, but it may also have some adverse effects on the environment if not properly regulated.
- 10.1.2 Mineral resources within the Plan area comprise sand and gravel, hardrock, lignite and peat. The mineral excavated from the active hardrock quarries in the Plan area is primarily basalt and such quarries can be found in each Council area.
- 10.1.3 In 2002 a mineral resource survey of Limavady District identified the spatial distribution of superficial deposits of sand and gravel in the area. These resources have been classified geologically according to the processes governing their formation. The survey recorded sand and gravel being actively excavated primarily south of Dungiven in the Sperrin Area of Outstanding Natural Beauty, while a number of former extraction pits have been identified south of Limavady town. Smaller sand and gravel pits are in operation south of Ballymoney and Ballycastle.

10.2 Regional Policy Context

- 10.2.1 The RDS includes the following guidelines:
- to maintain a working countryside with a strong mixed use rural economy; and
 - to make use of minerals for economic development in a sustainable manner and in a way which assesses the need to exploit the mineral resource against the need to protect and conserve environmental resources.
- 10.2.2 The Department's regional planning policies for mineral development are currently set out in the Rural Strategy. This contains a range of policies for the control of mineral development including peat extraction, taking into account environmental protection, visual amenity, public safety and traffic considerations. It also includes policies for mineral reserves, areas of constraint on mineral development and restoration of mineral workings. Areas of Constraint on Mineral Developments, and Mineral Resources are designated as identified in the Overview Map: 1 and the relevant District maps.
- 10.2.3 The policies contained in PPS 2: Planning and Nature Conservation, provide protection for the full range of sites of nature conservation importance, including peat-lands.

- 10.2.4 PPS 6: Planning, Archaeology and the Built Heritage sets out the policies for the protection and conservation of archaeological remains and features of the built heritage and embodies the Government's commitment to sustainable development and environmental stewardship.

10.3 Protection of the Lignite Resource

Policy MIN 1: Protection of the Lignite Resource

Within the designated Lignite Resource Area, planning permission will not be granted for any new construction other than structures related to and necessary for businesses already established there, and improvements, extensions and replacements of occupied dwellings.

On land in close proximity to the protected resource, planning applications will be assessed on their merits in relation to the Department's contemporary knowledge of lignite exploitation requirements.

The Department will seek to ensure that essential mining operations are not prejudiced by new developments located where they are likely to suffer nuisance as a result of those operations.

- 10.3.1 Minerals have been, and are, discovered from time to time which are particularly valuable to the regional economy. Where the existence of such a mineral resource has been proven to standards it deems acceptable, the Department will seek to ensure that surface development does not prejudice future exploitation. In the Northern Plan area the lignite deposit at Ballymoney, known to exist for a number of years, is recognised as an important and valuable mineral resource, part of which has been proven to be of internationally recognised standards. This has been protected in the past and needs continued protection by a defined policy area. Lignite remains Northern Ireland's only indigenous source of fuel and for this reason alone safeguards are required to ensure the reserves remain exploitable if and when the need arises. The lignite reserves in Northern Ireland are included within the Department of Enterprise, Trade and Investment's overall long term Energy Strategy Framework for Northern Ireland.

10.4 Extraction of Other Minerals

- 10.4.1 Small-scale sand removal from beaches in Northern Ireland is a persistent environmental problem. Sand removal from the coastal zone along the North Coast occurs at Portstewart Strand, White Park

Bay and Ballintoy Harbour and Ballycastle. Sand deposits on these beaches are generally finite in quantity and a non-renewable resource. The removal of sand from beaches impacts on the coastal ecology and may also affect the stability of coastal infrastructure. When the level of a beach is lowered by the removal of beach material, larger waves form, leading to an increase in coastal erosion. Indirect impacts can include loss of aesthetic quality, habitat destruction, damage to access provision and impairment of the ability of the shoreline to regenerate.

- 10.4.2 In some instances, private estates have granted individuals rights to take sand/gravel from the shore. Such rights were frequently established before planning control was enacted in Northern Ireland. However, this does not remove the requirement to obtain planning permission for the extraction of sand/gravel from the coastal zone under current planning legislation.
- 10.4.3 Over the past number of years intermittent extraction of sand/gravel has taken place at the above named locations along the North coast. Ballintoy Harbour, in particular, has been the subject of such periodic removal of sand/gravel. There is a need to control the extraction of sand/gravel from within the coastal zone to ensure no irreparable damage to ecology, shoreline stability and environmental amenity of such areas.
- 10.4.4 Commercial peat extraction also occurs in parts of the area.
- 10.4.5 Proposals for extraction of other minerals will be determined in accordance with prevailing regional planning policy, currently set out in Policy MIN 3 of the Rural Strategy.

10.5 Existing Workings

- 10.5.1 Within the Plan area there are 14 active basalt quarries between the four Council areas and 9 active sand and gravel pits.
- 10.5.2 Some of these are located near or in Areas of Outstanding Natural Beauty or adjacent to other environmentally sensitive areas. In determining planning applications, the need for the mineral resource will be balanced against the need to protect and conserve the environment, taking into account all relevant environmental, economic and planning considerations.

10.6 Natural Mineral Reserves

Policy MIN 2: Natural Mineral Reserves – Hydrocarbon Extraction

The exploitation of commercially viable reserves of natural oil and gas will be considered in the context of the short and long term suitability of the site. Development that would have a significant adverse impact on the environment will not be permitted.

10.6.1 Future exploration under licence may identify deposits of oil or gas, which are particularly valuable to the Northern Ireland economy. Hydrocarbon extraction is a site-specific operation with any potential environmental effects being dependent on the methods used at that site. Applications will be treated on their individual merits having regard to impact of the specific development on nearby residents, and sites or features designated for their scientific, landscape or heritage interests.

11.0 TRANSPORTATION

11.1 Introduction

- 11.1.1 An effective transport system is essential to meeting the needs of the Region. Continuing growth in road transport and its consequential environmental impacts in terms of, for example, air quality, tranquillity, and impact on landscapes and habitats, however, present a major challenge to the objective of sustainable development. Unmanaged traffic growth also has social and economic consequences, such as congestion and the effect on residents' quality of environment, and the reduced attractiveness of town centres as retail and service destinations. Good communications are essential to the local economy and to attract inward investment. It is important that the Plan considers how the location and the nature of development affects the amount and nature of travel, and how the pattern of development is influenced by transport infrastructure and policies.
- 11.1.2 Roads through the Plan area link it with Northern Ireland's two major urban areas of Belfast and Londonderry, the other gateways and hubs in Ireland and the main port and airport gateways to outside Ireland. The ports of Belfast, Londonderry and Larne, and the regional airports of Belfast International, Belfast City and City of Derry are all reasonably easily accessible using the road corridors and the trunk road links. In addition, within the Plan area, Ballycastle provides an established ferry link with Rathlin, with the prospect for the reinstatement of the seasonal, tourism orientated ferry link to Campbeltown in the west of Scotland.
- 11.1.3 The Plan area has an extensive network of secondary and minor rural roads, which provide vital links for the rural communities. There is also a comprehensive footpath system in all the urban areas, with a number of notable recreational footpaths particularly along the North Antrim coast. A dedicated cycle network, relating to the National Cycleway Network, has been established within the Plan area, and there are proposals to extend this.

11.2 Regional Policy Context

- 11.2.1 In the context of the RDS, the Northern Plan area includes the greater length of the Northern corridor connecting the main hubs of Limavady and Coleraine, and the local hub of Ballymoney with the Belfast Metropolitan area and with Londonderry in the north west. This corridor incorporates trunk roads (the A26 and A37) and a railway. A section of the Belfast Metropolitan Area to Londonderry corridor also passes through the south western part of the Northern area, with the A6 trunk road. The northern section of the Newry to Coleraine link

corridor is also within the Plan area (trunk road A29). The Transportation Strategy of the Plan and specific policies and proposals are prepared within the context of the RDS and the Regional Transportation Strategy (RTS). Both of these strategies share the vision of a *“modern, sustainable, safe transportation system which benefits society, the economy and the environment and which actively contributes to social inclusion and everyone’s quality of life”* as a key factor for their successful implementation. The RTS was published in July 2002, and identifies what can be achieved over the next 10 years in moving towards this vision. The RDS provides the framework for the emerging Regional transportation proposals and policies. It sets down four strategic planning guidelines:

- ‘To develop a Regional Strategic Transport Network based on key transport corridors to, enhance accessibility to regional facilities and services’;
- ‘To extend travel choice for all sections of the community by enhancing public transport’;
- ‘To integrate land use and transportation’;
- ‘To change the regional travel culture and contribute to healthier lifestyles’.

11.2.2 The RTS sets out indicative budgets and types of transportation measures which could be implemented during the period 2002/2003 - 2011/12. Current proposals are for the RTS to be delivered through a series of Transport Plans. The Regional Strategic Transport Network Transport Plan (RSTN TP) and a Sub-Regional Transport Plan (S RTP) both cover the Northern Plan area and will indicate how major increases in funding could improve transportation and upgrade local public transport, walking and cycling facilities. Provision has also been made within the RTS to improve the condition of the existing road network by substantially increasing expenditure on road maintenance in the Plan Area.

11.2.3 A number of key transportation measures, likely to be initiated in emerging transportation policies, will impact on land-uses. The RDS addresses strategic guidance on transportation and land use integration by including the reduction of demand for peak time travel among those factors which determine the spatial allocation of growth. It does so for example, by focusing a high proportion of growth into towns in the Plan area, and particularly into the main towns which have the greatest potential for investment in employment. The Plan also gives high priority to maintaining compact urban areas and safeguards routes which could be important in the continual development of transport infrastructure.

11.2.4 The Department’s current regional planning policies on the roads aspects of transportation policy are set out in Planning Policy Statement 3 (PPS 3), Access, Movement and Parking. This PPS sets out the Department’s planning policies for vehicular and pedestrian access, the protection of transport routes, and parking. It forms an important element in the integration of transport and land-use

planning. It embodies the Government's commitments to the provision of a safe, sustainable transport system, the improvement of mobility for those who are socially excluded or those whose mobility is impaired, the promotion of healthier living, and improved road safety. Applicants will be required to demonstrate, through a Transport Assessment, the impacts of their proposals on the transport network and be required to provide appropriate measures to address the impacts.

- 11.2.5 The Department for Regional Development has prepared Planning Policy Statement 13, (PPS 13): "Transportation and Land Use", which flows directly from the Strategic Policy Guidelines within the RDS and forms part of the implementation process of the Strategy. The Statement also recognises the significance of the RTS in delivering the transportation vision of the Strategy. Its primary objective is to promote an integrated approach to the planning of transportation and development at all levels in the formulation of policy, and the policies set out in PPS 13 have been used to guide the development of the Plan.
- 11.2.6 Supplementary Planning Guidance is contained in Development Control Advice Note 15 (2nd edition): Vehicular Access Standards, August 1999.
- 11.2.7 Implementation of the variety of transportation measures proposed in the RDS/RTS and the encouragement and promotion given to the greater use of public transport, walking and cycling, for example through the Key Site Requirements listed as site development requirements, are intended to contribute to the change in travel culture which Government seeks.

11.3 Transportation Strategy

- 11.3.1 The Regional Strategic Transport Network Transport Plan (RSTN TP) is currently being prepared based on the guidance set out in the RDS and RTS. It will set out how the RTS will be implemented on the RSTN, which comprises the complete rail network, five Key Transport Corridors (KTC's), four Link Corridors, the Belfast Metropolitan Transport Corridors, and the remainder of the trunk road network. The Plan will consist of proposals for the maintenance, management and development of this transport network over the RTS period.

- 11.3.2 The road element of the RSTN within the Northern Plan area includes parts of:
- the **A6 North Western Key Transport Corridor** linking Belfast to Londonderry via Dungiven;
 - the **A26/A37/A2 Northern Key Transport Corridor** linking Belfast to Londonderry via Ballymoney, Coleraine and Limavady; and
 - the **A29 Link Corridor** linking Newry to Coleraine via Maghera.
- 11.3.3 The RTS envisages significant investment in Strategic Road Improvements (SRIs), focussed on removing bottlenecks on the key network where lack of capacity is causing serious congestion and by providing bypasses to towns situated on the RSTN, relieving the effects of heavy through traffic. The RSTN Transport Plan identifies SRI proposals in several categories:
- schemes that can be implemented within the funding envisaged by the RTS for the 10-year period up to and including 2015;
 - widened single carriageway schemes to improve overtaking opportunities on single carriageway sections of the RSTN; and
 - Park and Share schemes providing formal parking spaces at strategic locations on the RSTN to encourage car-sharing.
- 11.3.4 **The Sub-Regional Transport Plan (SRTP)**, covering the Rural and Other Urban Areas, will deal with the main transportation issues outside the Belfast Metropolitan Area (BMA). It is being developed in association with local development plans, and is expected to be published by 2006.
- 11.3.5 During the Plan period, a number of Local Transport and Safety Measures schemes will be identified for implementation within the Plan area. These schemes, which will be in line with the Regional Transportation Strategy, will further enhance the area through better management of traffic, traffic calming measures, collision reduction schemes, provision of facilities for the disabled, and for improvements to the road, cycle, and footway networks. Implementation of identified schemes will be subject to the availability of resources within the SRTP.

Public Transport

- 11.3.6 The Regional Transportation Strategy 2002-2012 identified the need to improve public transport travel opportunities by providing new services in urban and rural areas. For rural areas this is likely to be achieved through the introduction of innovative “demand responsive services” and in towns through a network of radial, cross-town and orbital services operated at frequent intervals. Both initiatives will be progressed through “strategically important pilot projects” which are expected to commence in the Autumn of 2004. The result of the pilot

schemes and the financial resources available will dictate the extent of any future rollout of these services.

- 11.3.7 A Railways Review Group (RRG) comprising officials from the Department for Regional Development, the Department of Finance and Personnel, and senior management from Translink, was established in July 2003 to consider the benefits and costs of future investment needs of the Northern Ireland Railway network. A consultation document was issued on 19 May 2004, and the outcome of the process will inform the Spending Review upon which investment and future projects in relation to the entire rail network province-wide, including the Northern Area Plan region, will depend.
- 11.3.8 Efforts will be made where possible to improve access and parking at railway stations and to co-ordinate public transport activities.
- 11.3.9 Opportunities may exist to improve facilities and parking at other bus and rail stations as resources permit. In particular, the provision of additional car parking for the exclusive use of passengers at Coleraine Transport Centre will be investigated.

Park & Share/Ride

- 11.3.10 In accordance with the vision and guidance within the RDS and the RTS and in order to encourage car sharing and modal shift from private car to bus/coach, locations offering potential as Park and Share/Ride sites along key commuter corridors are identified in the Plan. These sites will be subject to feasibility studies to determine their suitability for development, taking account of factors such as location, site availability, bus/coach service capacity and frequency.

Walking

- 11.3.11 Most journeys involve some walking, and in urban areas walking is an important alternative to the car. The main focus of measures aimed at making it easier to walk will be dealt with in the Sub-Regional Transport Plan, but the Area Plan includes a number of specific measures which will contribute to this objective. Roads Service will continue to provide:
- new footways and improved crossing facilities where appropriate;
 - improved footways and crossing facilities linking to bus and rail services;
 - traffic calming measures to reduce speed and control driver behaviour.

Cycling

11.3.12 Cycling is an economical, environmentally friendly and healthy means of transport. It provides a realistic alternative to the car for short journeys. The Department will, through the period of the Plan, set local objectives and targets that will contribute to the targets to increase cycle use set by the NI Cycling Strategy. The main focus will be through the Sub-Regional Transport Plan, but the Area Plan includes a number of specific measures which will contribute to the targets. The Department will also co-operate with Sustrans and local partnerships to:

- facilitate the extension of the National Cycle Network (NCN)
- provide links to the NCN, and
- provide additional cycling infrastructure at appropriate locations.

Car Parking

11.3.13 The provision of car parking facilities to serve centres of population must be viewed in the light of the Department's Regional Development Strategy, which aims to encourage the use of public transport as well as other modes of transport. The Department's policy aims to provide a more efficient use of town centre land, an improvement in the urban environment, better traffic flows and greater safety for road users. The operation of this policy implies the need for the provision of car park management measures to meet local demand.

11.3.14 A priority is to ensure the most efficient use of existing spaces by their effective management, so as to ensure that short-stay spaces are available in those car parks, and where appropriate, streets, convenient to town centres. To this end charging will be maintained in busier town centre car parks, and where appropriate, the use of charging will be expanded or introduced. On-street charging will also be considered as a management tool where appropriate. The operation of car parks will also support the transportation strategy of reducing travel by car by discouraging long stay parking by commuters in the town centre car parks.

11.3.15 The Department issued "Parking Enforcement in Northern Ireland – a consultation document on proposals to Decriminalise Parking Offences" in August 2003. The primary objective in introducing decriminalised parking enforcement (DPE) is to reduce the impact on traffic congestion and improve highway and pedestrian safety, by reducing incidences of illegally parked vehicles. The introduction of DPE will also allow the Department to focus on the urban environment through the introduction of resident's parking schemes. The current timetable is for a DPE Order to be published in mid-2005.

11.3.16 A Car Parking Strategy has been prepared for the Department, which will inform the consideration of car parking issues, both on and off-

street, in Limavady, Coleraine, Portrush, Portstewart, Ballycastle, and Ballymoney.

- 11.3.17 This Strategy anticipates that by the end of the Plan period, if all proposed development materialises, the present parking provisions in Limavady, Portrush, Portstewart, Ballycastle, and Ballymoney, will be sufficient to meet normal demand, whereas there will be a shortfall in the overall parking capacity in Coleraine. This shortfall will be largely provided for by appropriate development of significant development opportunity sites identified in the Plan.
- 11.3.18 Within each town centre, developers seeking planning permission will be required to provide operational car parking, and will be expected to demonstrate that their premises can be serviced adequately. In addition, developers may be asked to provide non-operational parking to the standards indicated in PPS3.
- 11.3.19 Alternatively, within a town centre, where a development would normally require the provision of additional transportation infrastructure, including car parking and/or improvements in public transport services identified through a Transport Assessment, contributions from developers may be sought in lieu of their direct provision.
- 11.3.20 For all developments outside town centres, parking standards to PPS3 will be applied.

11.4 Regional Strategic Transport Network

- 11.4.1 Roads Service has a programme for upgrading some single carriageways to dual standard, providing bypasses around bottlenecks, and widening some single carriageways to provide safe overtaking opportunities. The stretches to be widened will be selected to provide maximum benefits to traffic flow, with minimum disturbance to adjacent property. Schemes will be approximately 2 kilometres long, and will be similar to those already constructed at Ballymoney, Springwell, and Glenshane. The sites under consideration are listed below.

11.5 Route Protection – Rural Schemes

Policy TRA 1: Rural Route Protection

Planning permission will not be granted for development that would prejudice the availability of land required for rural route schemes.

Proposal TRA 2: Rural Route Protection

The following rural road schemes are proposed:

- a) A2 Broadbridge Dualling, which would upgrade 6.6 kilometre length of the existing A2 to dual carriageway standard between Maydown and City of Derry Airport. There is a short length of this within the Limavady Council area.
- b) A26 Glarryford to A44 Dualling, which would upgrade a 7-kilometre length of the existing A26 to dual carriageway standard between Glarryford and the A44 turn off to Ballycastle.
- c) A6 Dungiven Bypass, which would provide a single carriageway bypass of the town.
- d) A6 Glenshane to Dungiven, Carn (improving overtaking opportunity towards Dungiven and towards Maghera);
- e) A6 Munreery (improving overtaking opportunity towards Dungiven);
- f) A26 Ballinaloob North (improving overtaking opportunity towards Ballymena).
- g) A26 Ballinaloob South (improving overtaking opportunity towards Ballymoney).
- h) A26 Glenlough East (improving overtaking opportunity towards Ballymoney).
- i) A37 Gortcorbies (improving overtaking opportunity towards Coleraine).
- j) A26 Ballymoney Bypass (long-term dualling along the line of the existing bypass).

11.5.1 During the Plan period, further schemes may be identified to provide safety improvements and overtaking opportunities on the RSTN; implementation of these would be subject to the availability of resources within the RSTN Transport Plan. Schemes relating to urban areas are to be found in the relevant Settlement section in Volume 2 of the Plan.

11.6 Rural Road Improvement Schemes

11.6.1 The Department is mindful of the adverse impact new road schemes and upgrades can have on the landscape of an area and biodiversity.

They can also open up the landscape and provide more opportunity for public viewing and associated works may improve the biodiversity interest of an area. One of the attractions of the area is the predominance of country roads which provide alternative links to the area's main settlements. These are normally narrow, lined with hedges and isolated trees. They provide areas of tranquillity and a slower pace by which to enjoy the surrounding landscapes and, on occasion, wildlife. Road improvement schemes can affect the character of these areas, for example by the removal of hedges, the introduction of kerbs and the introduction of street lighting.

Policy TRA 3: Rural Road Improvement Schemes

Planning permission will not be granted for development that would prejudice the availability of land required for the rural road improvement schemes.

Proposal TRA 4: Rural Road Improvement Schemes

The following improvements are proposed:

- (a) A29/A37 Drumcroone Road/Dunhill Road Junction**
A roundabout is currently under construction at this location.
- (b) A26/B16 Frosses Road/Kilraughts Road Junction**
A roundabout is currently under construction at this location.
- (c) A37/B66 Broad Road/Ringsend Road Junction**
The provision of a right-turning lane is proposed for this location.

11.6.2 Other important elements of the road network in the countryside which have been identified as being likely to experience traffic growth include:

(a) B62/B67 Ballybogey Road / Ballyrashane Road (Ballymoney to Coleraine)

This route is an alternative route between Ballymoney and Coleraine, offering an option for access to the northern parts of Coleraine, and avoiding any congestion at Lodge Road roundabout. It is expected that by 2016, the route will carry an increased level of traffic. Given the developing role of the B62/B67, and its more strategic function in the network, a route management strategy will be developed to manage demand, maintain safety, and maintain/improve the route to reflect its role in carrying more traffic between Coleraine and Ballymoney.

B66 Ringsend Road (Ballymoney – Limavady)

The B66 is a direct route between Ballymoney and Limavady that offers a viable alternative to the A26, especially for locally based traffic. Given the evolving role of the B66 in the network, a route management strategy will be developed to manage demand, maintain safety, and maintain/improve the route to reflect its role in carrying more traffic between Ballymoney and Limavady.

(b) **B68 Ballyquin Road (Limavady – Dungiven)**

The B68 is a direct route between Dungiven and Limavady which allows connection to the Londonderry – Belfast Key Transportation Corridor. Given its importance in the network, a route management strategy will be developed to manage demand, maintain safety, and maintain/improve the route to reflect its role in carrying more traffic between Limavady and Dungiven and onto the North Western Key Transport Corridor.

(c) **B201 Windyhill Road (Coleraine – Limavady)**

The B201 is a direct route between Coleraine and Limavady that offers a viable alternative to the A37. Given the evolving role of the B201 in the network, a route management strategy will be developed to manage demand, maintain safety, and maintain/improve the route to reflect its role in carrying more traffic between Coleraine and Limavady.

11.7 Road Schemes and Development

Policy TRA 5: Road Schemes and Development

Development proposals that rely on the construction of road schemes, which are needed to provide a satisfactory access and reduce the impact on the adjoining road network, will only be permitted conditional to the road scheme being completed to an appropriate stage.

11.7.1 This policy relates to the following zoned land:

1. Wattstown, Coleraine CEH 61 & CEH 66
2. Hazelbank, Coleraine CEH 62
3. Milltown, Ballymoney BYH 42
4. Bovally, Limavady LYH 01
5. Gorteen, Limavady LYH 21

11.8 Protected Routes Network

11.8.1 The Government, for the past 20 years, has sought to maintain the efficiency and safety of the main road system between the Region's towns, through Protected Routes, where normally additional

accesses, or development that would intensify the use of existing accesses are not approved. The detailed policies are contained within PPS 3. The Department of Environment will continue to safeguard the existing Protected Routes, which are as follows:-

1. A2 Coleraine through Portstewart to Portrush
2. A2 Limavady to Londonderry
3. A6 Maghera through Dungiven to Londonderry
4. A26 Ballymena to Coleraine
5. A29 Swatragh through Garvagh through Coleraine to Portrush
6. A37 Coleraine to Limavady
7. A44 Ballycastle fork to Ballycastle
8. B62 Ballymoney to Portrush
9. B67 Coleraine through Ballybogy to Ballycastle
10. B68 Limavady to Dungiven

11.9 Public Transport, Walking and Cycling

Policy TRA 6: Public Transport, Walking and Cycling

Planning permission will not be granted for any development that will prejudice the provision of footpaths and cycle ways proposed in the Plan. Planning permission will only be granted for development proposals that incorporate, where appropriate, adequate provision for public transport, walking and cycling routes, including connections to existing routes.

- 11.9.1 The Plan will contribute to the objectives of the Strategic Planning Guidelines of the RDS firstly by seeking to minimise the need to travel along with delivering a comprehensive network of footpaths and cycle ways over the lifetime of the Plan. The Plan zones sites to develop more compact settlements, with development concentrated at the most accessible locations with the maximum range of convenient local services. The Plan intends to increase the range of facilities within easy walking and cycling distance of residential areas. Consistent with PPS 7, all proposed residential developments will be required to provide for a movement pattern that supports walking and cycling and respects existing rights of way.

- 11.9.2 Both walking and cycling are inexpensive, sustainable, healthy and enjoyable means of travelling short distances. Cycling levels are much lower than many comparable North European countries with a similar climate. It is a practical alternative to the car for the predominant short journeys of up to 5 kilometres. The major impediments to multiplying the number of cycle trips locally are firstly a culture that has become dominated by motoring and secondly concerns about safety. The Plan, by seeking to implement a comprehensive, safe and convenient network of footpaths and cycle ways, will endeavour to overcome these barriers, particularly the safety issue.
- 11.9.3 The Plan seeks to promote the use of alternatives to the private car, which will contribute to sustainability and simultaneously contribute to a reduction of congestion. Within the Northern Plan area, bus services have a significant contribution to make towards these objectives. In addition a considerable proportion of households (up to 30%) remain dependent on public transport for mobility and the maintenance and enhancement of bus services has an important role in 'New Targeting Social Need' (New TSN) and contributing to an inclusive society. Therefore the Plan seeks to facilitate and encourage the improvement of public transport services.
- 11.9.4 Major new developments will be required to make provision for bus services, where the bus operators advise that these are likely to be a viable proposition. Where housing or commercial proposals are part of larger developments, the Department will require an appropriate contribution to the overall provision of public transport facilities.
- 11.9.5 Conversely, the Department will not approve significant commercial, educational, recreational, leisure, tourism or other business developments that will generate considerable travel unless they are either effectively served by existing public transport or can have an effective public transport link brought to them, if necessary at the developer's expense.

11.10 Park and Share Facilities

Policy TRA 7: Protection of the A26 Junction with A44 (Cloghmills) Park and Ride/Park and Share Site

Planning permission will not be granted for development that would prejudice the availability of the site proposed in the Plan for the provision of Park and Ride or Park and Share facilities.

Proposal TRA 8: A26 Junction with A44 (Cloughmills) Park and Ride/Park and Share Site

A site with development potential for a park and ride / park and share scheme is proposed on the A26 Frosses Road, close to the junction with the A44 Drones Road.

11.10.1 As part of the encouragement of sustainability and to ease increasing congestion, a site for a new park and share facility is proposed at the Drones Road junction of the A26 - a key transport corridor. Goldliner bus services operate along this route, and the aim of the designation is to encourage modal shift from private cars to public transport, and to facilitate car sharing. It is anticipated that the site, if found to be suitable, could provide between 50 - 100 spaces.

11.11 Disused Rail Track Beds

11.11.1 PPS 3: Access, Movement and Parking contains a specific policy AMP 5 – Disused Transport Routes, which protects these from inappropriate development and facilitates their use for transport and recreational use.

11.11.2 The Plan identifies a number of former rail track beds throughout the Plan area. These have the potential to be developed as road lines, public transport routes, cycle or walking routes, and this will be assessed during the preparation of the Sub-Regional Transport Plan.

11.11.3 Some former transportation routes may also have considerable environmental value (flora, fauna, geology and industrial archaeology), which may justify appropriate protection measures if practicable in the context of this policy.

Part 3: Strategic Countryside and the Coast

PART 3 STRATEGIC COUNTRYSIDE AND THE COAST

1.0 Introduction

- 1.1 Increased mobility, altering economic circumstances, particularly within the agricultural sector and the emergence of a growing and dynamic rural population base have combined to create a changing rural environment.
- 1.2 The four Council areas encompass an extensive area of countryside rich and diverse in terms of its character, landscape, heritage and biodiversity value which is detailed in the Countryside Assessment Technical Supplement.
- 1.3 The Plan area also contains an extensive coastline, which is a critical element in the area's attractiveness and economy. The coast is unique in that it contains Northern Ireland's only World Heritage Site – the Giant's Causeway.

2.0 Regional Policy Context

- 2.1 The Northern Area Plan, consistent with the RDS, seeks to manage change and maintain an attractive and prosperous rural area. The aim of the Spatial Development Strategy in the RDS in relation to Rural Northern Ireland, is to develop an attractive and prosperous area based on a balanced and integrated approach to the development of towns, villages and the countryside, whilst managing and protecting the natural and built heritage. The Plan recognises that the principles of sustainable development must be at the heart of future rural development. The need to sustain rural communities requires new development and employment opportunities that respect local, social and environmental circumstances.
- 2.2 Measures outlined in the RDS to create and sustain an attractive rural environment include designating Countryside Policy Areas to protect valued landscapes, and controlling development in areas under pressure by means of Green Belt designations. The objectives of Green Belt and Countryside Policy Area designations and the prevailing policies for the control of development within those designations are currently contained in the Rural Strategy. This also contains current regional planning policies for the protection of the best and most versatile agricultural land, agricultural development, agricultural diversification and community woodlands.

3.0 Green Belts

- 3.1 In the context of the RDS, the Rural Strategy, the Northern Ireland Landscape Character Assessment 2000 and the analysis of existing and potential development pressure, the Department considers Green

Belt designations around the relevant settlements to be justified. This justification arises from the need for the Department to exercise control over new development to meet the objectives of regional planning and specifically the strategic objectives of Green Belts, as set out in Policy GB/CPA 1 of the Rural Strategy. Details of the pressure analysis findings and the detailed justification of the outer edge of the Green Belt are contained in the Countryside Assessment Technical Supplement.

- 3.2 Development proposals within the designated Green Belts will be determined in accordance with prevailing regional planning policy.

Designation COU 1: Limavady Green Belt

A Green Belt is designated around Limavady Town, Ballykelly and Greysteel as identified on Map No 1: Overview and the Limavady District Map No 4.

- 3.3 The Department considers that the Green Belt around Limavady has provided an effective control over development within this rural area. It is considered necessary to maintain strict planning control in this area and to extend the Green Belt where development pressure is greatest.

A Extension west of Ballykelly surrounding Greysteel Village.

- 3.4 The previous Green Belt has been significantly extended to the west of Ballykelly to encompass the village of Greysteel and link with the adjoining Green Belt surrounding Londonderry as designated in the Derry Area Plan 2011. The rural housing analysis indicates that this area is experiencing ongoing pressure for development. This is particularly evident along the road network to the west and south of Greysteel in elevated areas overlooking the Foyle Estuary. The Landscape Character Assessment highlights the effects of pressure within the Lough Foyle Alluvial Plain Landscape Character area (LCA) and recommends protection of the distinctive settings of Ballykelly and Greysteel. It is anticipated that this pressure is likely to increase over the Plan period given the area's strategic location along the northern corridor, its good accessibility to Londonderry - the regional city of the North West, and the main hub of Limavady. The area is also in close proximity to the City of Derry Airport which anticipates continued expansion and potential strategic employment locations. Accordingly, it is considered necessary to extend the Green Belt in this area to protect the setting of settlements and to safeguard the surrounding countryside and prevent coalescence of Ballykelly and Greysteel.

B Extension south west of Limavady Town.

- 3.5 The second area of major extension is located to the south west of Limavady Town. The rural housing analysis indicated that this area has been experiencing ongoing pressure for development. It is anticipated that this pressure is likely to increase given the area's proximity to the main hub of Limavady and accessibility to the northern corridor. This extension is therefore considered necessary to protect the setting of Limavady Town and to safeguard the surrounding countryside.

C Extension north east of Limavady Town adjoining the North Derry AONB.

- 3.6 It is considered that a minor extension to the Green Belt to the north east of Limavady Town and adjoining the North Derry AONB is necessary. The North Derry AONB has now been designated a Countryside Policy Area and this area of land falls between the Green Belt and CPA designations. Accordingly, in the context of the development pressure in this area as indicated by the rural housing analysis and the potential pressure likely to be exerted on this area due to the adjoining designations, it is considered necessary to extend the Green Belt. This will protect the setting of Limavady and safeguard the surrounding countryside.
- 3.7 The north east boundary of the outer edge of the Limavady Green Belt now coincides with the boundary of the North Derry Area of Outstanding Natural Beauty.

Designation COU 2: Dungiven Green Belt

A Green Belt is designated around Dungiven Town as identified on Map No 1: Overview and Limavady District Map No 4.

- 3.8 The Department considers that the Green Belt around Dungiven has provided an effective control over development within this rural area. It is considered necessary to maintain strict planning control in this area and to extend the green belt marginally where development pressure is likely to be greatest.

A Extension east of Dungiven to adjoin the Sperrins AONB

- 3.9 The Department considers that a minor extension of the Green Belt to the east of Dungiven Town adjoining the Sperrins Area of Outstanding Natural Beauty is necessary. That part of the Sperrins AONB within the Plan area is now designated as a Countryside Policy Area and this area is between the previous Green Belt and the new CPA designation.

Accordingly, given the potential pressure likely to be exerted on this area due to the surrounding designations, it is considered appropriate to designate an extended Green Belt. This is necessary to protect the setting of Dungiven and to safeguard the surrounding countryside.

- 3.10 The outer boundary of the Dungiven Green Belt has now been defined to coincide with the Sperrin AONB boundary to the east and south of Dungiven.

Designation COU 3: Coleraine/Ballymoney Green Belt

A Green Belt is designated around Coleraine and Ballymoney as identified on Map No 1: Overview and the Coleraine District Map No 3 and Ballymoney District Map No 2.

- 3.11 The Department considers that the Green Belt around Coleraine/Ballymoney has provided an effective control over development within this rural area. It is considered necessary to maintain strict planning control in this area and to extend the green belt where development pressure is likely to be greatest.

A Extension to the south of Castlerock Village.

- 3.12 The previous Green Belt is extended south of Castlerock and west of Coleraine Town to adjoin the North Derry Area of Outstanding Natural Beauty. The North Derry AONB has now been designated as a Countryside Policy Area. The rural housing analysis indicates that this area has come under increasing pressure for development, and its rural character is increasingly being compromised. Situated within easy access of Coleraine town and with its proximity to the North Coast and prime coastal views, it is likely that development pressure will continue to intensify. Accordingly, it is considered necessary to extend the Green Belt in this area, to protect the setting of Coleraine and safeguard the remaining rural character of the countryside.

B Extension to the east of Ballymoney Town.

- 3.13 The previous Green Belt designation is also significantly extended to the east of Ballymoney Town. The rural housing analysis indicates that this area is experiencing ongoing pressure for development. This area has good accessibility to the North Coast and the Antrim Coast and Glens as well as being in close proximity to Ballymoney Town. This is considered necessary to protect the setting of Ballymoney and to safeguard the surrounding countryside.

C Extension to the south of Ballymoney Town.

- 3.14 The previous Green Belt designation is also significantly extended to the south of Ballymoney Town. The rural housing analysis indicates that this area is experiencing ongoing pressure for development. This area has good accessibility to Ballymoney Town along with direct links to Belfast along the northern corridor. This extension is considered necessary to protect the setting of Ballymoney and to safeguard the surrounding countryside.

4.0 Countryside Policy Areas (CPAs)

- 4.1 In the context of the RDS, the Rural Strategy, the Northern Ireland Landscape Character Assessment 2000 and analysis of existing and potential development pressure, the Department considers seven Countryside Policy Area designations to be justified. This justification arises from the need for the Department to exercise control over new development to meet the objectives of regional planning and specifically the strategic objectives of Countryside Policy Areas, as set out in Policy GB/CPA 1 of the Rural Strategy. Details of the rural housing analysis and the detailed justification of the CPA are contained in the Countryside Assessment Technical Supplement which also incorporates a Biodiversity Study.
- 4.2 Development proposals within the designated Countryside Policy Areas will be determined in accordance with prevailing regional planning policy.

Designation COU 4: Antrim Coast and Glens Countryside Policy Area

The Antrim Coast and Glens Area of Outstanding Natural Beauty is designated as a Countryside Policy Area as identified on Map No 1: Overview and the Moyle District Map No 5.

- 4.3 The designation of that part of the Antrim Coast and Glens Area of Outstanding Natural Beauty within the North East Area Plan area as a Countryside Policy Area (CPA) has been largely effective in protecting the unique landscape character, from damaging development pressure. Since 1990 there has been a trend towards demand for increased development, therefore it is considered essential to retain the CPA designation.
- 4.4 The CPA boundary coincides with the designated AONB boundary.

Designation COU 5: Causeway Coast Countryside Policy Area

The Causeway Coast Area of Outstanding Natural Beauty is designated as a Countryside Policy Area as identified on the Map No 1: Overview and the Coleraine District Map No 3 and Moyle District Map No 5.

- 4.5 The designation of the Causeway Coast Area of Outstanding Natural Beauty within the North East Area Plan area as a Countryside Policy Area (CPA) has been largely effective in protecting the unique landscape character, from damaging development pressure. Since 1990 there has been a trend towards demand for increased development, therefore it is considered essential to retain the CPA designation. The existing CPA however has been extended to include an area to the east, south and west of Bushmills.
- 4.6 Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' gave a commitment that a 'new development plan' would define more precisely the setting of the Region's only World Heritage Site. This has been done and it is concluded that all that area with significant views to and from the World Heritage Site should be included within a CPA. Its setting would thereby be protected from development of a scale and prominence, which would diminish public enjoyment of the World Heritage Site, that is largely dependent on the grandeur of its natural features and the adjoining coastal area for its positive impact. As a result an area to the east, south and west of Bushmills has been included within the CPA, which now extends beyond the AONB boundary in the western part of Moyle District and the north eastern part of Coleraine Borough.

Designation COU 6: North Derry Countryside Policy Area

The North Derry Area of Outstanding Natural Beauty is designated as a Countryside Policy Area as identified on Map No 1: Overview and the Coleraine District Map No 3.

- 4.7 This Countryside Policy Area encompasses the complete North Derry Area of Outstanding Natural Beauty, which stretches across the northern section of Limavady Borough and the north eastern edge of Coleraine district. It incorporates the existing CPAs as designated in the Limavady Area Plan 1984-1999 but now extends significantly to include the rest of the AONB.
- 4.8 North Derry AONB is a unique landscape comprising two main character areas, the Magilligan Lowlands, found on the eastern shores of Lough Foyle and Binevenagh, the basalt escarpment which forms a dramatic backdrop to this flat coastal plain. The lowlands are

characterised by a geometric pattern of rectangular fields, subdivided by a grid of drainage ditches. Apart from the sand dune ridges of Magilligan Strand to the west and the dramatic cliffs of Binevenagh to the east, most of the landscape within the AONB is characterised by this abstract pattern of straight roads and right angles with an open and windswept character devoid of trees and hedgerows. As such, the area is sensitive to new development and changes in the field pattern, which is already evident as the rural housing analysis indicates particularly along the main coast road. The historic field pattern of the marginal upland pastures of Binevenagh ridge gradually merging into distinctive moorland characterises the eastern edge of the AONB. Although the rural housing analysis indicates comparatively low pressure, this area is particularly sensitive along the highly visible slopes, as well as the open upland plateau where new development or structures are likely to have a detrimental impact on the character and quality of this landscape.

- 4.9 In the context of this CPA's unique landscape attraction, the Magilligan Ferry, Benone complex and its proximity to other tourist attractions such as the Giants Causeway, it is likely that the area will come under future pressure for development from the growth in the tourist industry within the Plan period. Appropriate tourist development will be acceptable within Benone, provided satisfactory infrastructure for the treatment of waste water is in place, and any development would integrate into the landscape in a compact form.
- 4.10 The Biodiversity Study has indicated that these two Landscape Character Areas encompass two priority habitats of National Importance and nineteen priority species of Northern Ireland or national significance.
- 4.11 A Countryside Policy Area is designated to protect the visual amenity of this area of acknowledged landscape quality, to maintain the rural character of the countryside, to afford protection from those parts of the area under pressure for development and to protect areas rich in priority habitats and species of Northern Ireland and national significance.
- 4.12 The boundaries to the outer edge of this CPA are drawn to coincide with the existing AONB.

Designation COU 7: The Sperrins Countryside Policy Area

The Sperrins Area of Outstanding Natural Beauty is designated as a Countryside Policy Area as identified on Map No 1: Overview and the Limavady District Map No 4.

- 4.13 The Sperrins Countryside Policy Area encompasses that part of the Sperrins Area of Outstanding Natural Beauty located within the Plan Area, which stretches across the southern section of Limavady Borough Council Area. This connects with that part of the Sperrins AONB located within Magherafelt District, which was recently designated as a CPA by the Draft Magherafelt Area Plan 2015. It incorporates the existing CPA as designated in the Limavady Area Plan 1984-1999 but now extends significantly to include the rest of the AONB.
- 4.14 This is an extensive upland area, important not only for its scenic quality, but also for its nature conservation and archaeological interests. The rural character of the area remains relatively intact although the rural housing analysis reveals pressure is building up to the south east of Feeny and along the main A2 corridor to Belfast.
- 4.15 Relatively small elements in the landscape, such as electricity lines or single dwellings, are often visible over long distances. Consequently, although there is comparatively low pressure for development within much of the CPA, the impact of buildings and other structures can have disproportionate effects on the character and visual quality of the landscape and detract from the sense of wilderness.
- 4.16 The Biodiversity Study highlights that two priority habitats of national significance and six to ten priority species of Northern Ireland and national significance are present within the Sperrin Mountains landscape character area.
- 4.17 A Countryside Policy Area is designated to protect the visual amenity of this area of acknowledged landscape quality, to maintain the rural character of the countryside, and to protect areas rich in priority habitats and species of Northern Ireland or national significance.
- 4.18 The boundaries to the outer edge of this CPA are designated to coincide with the existing AONB.

Designation COU 8: The River Bann Corridor Countryside Policy Area

The River Bann Corridor is designated as a Countryside Policy Area as identified on Map No 1: Overview and the Coleraine District Map No 3 and the Ballymoney District Map No 2.

- 4.19 This Countryside Policy Area extends along the Lower Bann corridor within the Plan area traversing two landscape character areas, the Lower Bann Valley and the Lower Bann Floodplain. It stretches along the western fringe of Ballymoney Borough and the eastern fringe of Coleraine generally extending to about 1 kilometre on either side of the River Bann.

- 4.20 The Lower Bann River runs through a variety of contrasting river corridor landscapes. Its upper reaches are characterised by steep sided, well-wooded sand and gravel hills and ridges. The valley floor then widens and flattens into extensive open flat pastures, which contrast markedly against the narrow well-wooded valley sides of its lower reaches. This area is important not only for its scenic quality but also its biodiversity, and historical and industrial archaeology. Given the location along a river corridor, the area is vulnerable to development pressure, which is particularly noticeable along Vow Road in Ballymoney Borough.
- 4.21 The Biodiversity Study indicates that four priority habitats of national significance and sixteen to twenty priority species of Northern Ireland and national significance are present within the Lower Bann Valley landscape character area.
- 4.22 A Countryside Policy Area is designated to protect the visual amenity of this area of acknowledged landscape quality, to maintain the rural character of the countryside, to afford protection from those parts of the area under pressure for development and to protect areas rich in priority habitats and species of Northern Ireland and of national significance.
- 4.23 The boundaries to the outer edge of this CPA are designated to coincide with physical features on the ground or follow the line of a road with a 100 metre buffer when necessary.

5.0 Rathlin Island

Policy COU 9: Rathlin Island

In addition to the normal exceptions of the CPA policies, permission may be granted for single dwellings for permanent residents on sites where there was a traditional homestead and there are significant remaining physical remnants of the original homestead.

Any replacement dwelling that incorporates an ancillary element providing workshop accommodation for self-employment may be acceptable in principle.

Any planning permission for dwellings granted under this policy will be subject to a condition restricting their occupation to permanent residents who can demonstrate a strong island connection.

- 5.1 Rathlin is the only inhabited offshore island in Northern Ireland. The island continues to have a slowly declining permanent population,

despite significant recent improvements in infrastructure and ferry connections to the mainland. Substantial development has taken place in Church Bay in the past decade. Unfortunately, this development has mostly provided second homes, rather than strengthening the island community. The Department considers the rigid application and interpretation of the Countryside Policy Area is no longer appropriate on the island, where there is a need to facilitate the permanent community, and discourage a proliferation of second homes. Therefore, single dwellings for permanent island residents will be approved where there was a traditional homestead on a site, and these remains represent significant physical structures.

- 5.2 Rathlin Island is within an Area of Outstanding Natural Beauty, where particular regard needs to be given to the mass, height, scale, design and detailing of new building, to ensure this distinctive character of the island is retained.

6.0 Giant's Causeway World Heritage Site

- 6.1 UNESCO gave approval for the designation of the Giant's Causeway as a World Heritage Site (WHS) in 1986. Interim planning policy on this as the Region's only WHS was contained in Policy BH 5 of PPS 6: Planning, Archaeology and the Built Heritage. This is now superseded by the policies in this Plan.
- 6.2 The Causeway Coast Area of Outstanding Natural Beauty Management Plan was produced by the Environment and Heritage Service in April 2003. This examines not only the AONB, but also its relationship with the WHS in the context of the AONB. It makes it clear that the setting of the WHS is not to be confused with policy relating to the AONB designation, although the AONB landscape is inextricably linked to the WHS. The setting of the WHS extends into the seascape.
- 6.3 The Management Plan identified three categories of setting: distinctive, supportive and connective. The Department has reviewed these landscape settings and established boundaries relating to physical features or historic townland boundaries. It has merged the Supportive and Connective Landscape Settings using inter-visibility between the WHS and its surrounding hinterland that provides a setting to its approaches as the key criterion. The Department will refer to the Management Plan, where appropriate, in respect of development proposals in either of these areas.
- 6.4 The Plan also designates an Area of Constraint on Mineral Developments over the WHS and its settings. In addition to this, and its designations as an AONB, much of the WHS is subject to a hierarchy of scientific designations to protect its earth science and nature conservation interest.

- 6.5 The Causeway Coast AONB Management Plan identified a number of transportation related issues which affect the movement of people and vehicles into and throughout the AONB. The Department of Regional Development's Roads Service will co-operate with the proposed Causeway Coast Management Group which is being set up to oversee delivery of the actions identified in the Plan.

Policy COU 10: The Giant's Causeway World Heritage Site

No development will be approved within the World Heritage Site unless there are very exceptional circumstances directly related to the provision of essential facilities for visitors and which would not be detrimental to the landscape or scientific interest of the Site.

- 6.6 The Giant's Causeway WHS is unique, and both an environmental and economic asset to the Plan area and to Northern Ireland as a whole. The Causeway and its immediate environment remain relatively untouched by intrusive human activity, and should remain so. The Department is, however, conscious of its importance to the Northern Ireland economy as a key visitor attraction, and the need to provide appropriate essential facilities in the vicinity to meet visitor needs. The Department considers essential facilities to include a high quality reception and interpretation facility for the understanding and enjoyment of the WHS. Associated facilities may include ancillary catering and retailing for use by visitors. Attractions associated with the site, but not essential for visitor needs will not be acceptable, nor will development generally. Any development will be required to be sited and designed not to cause detriment to the landscape, which is intrinsic to the site's appreciation, or to scientific interest.

Designation COU 11: The Distinctive Landscape Setting of the Giant's Causeway World Heritage Site

The Distinctive Landscape Setting of the Giant's Causeway World Heritage Site is designated as identified on the Countryside Maps.

- 6.7 The landscape closely associated with the World Heritage Site extends several kilometres south from the Site and is visually intrinsically linked, providing both a backdrop for visitors within the Site and a foreground for visitors approaching the Site.

Policy COU 12: The Distinctive Landscape Setting of the Giant's Causeway World Heritage Site.

No development within the Distinctive Landscape Setting outside of settlement development limits will be approved except:

- 1. exceptionally modest scale facilities, without landscape detriment, which are necessary to meet the direct needs of visitors to the World Heritage Site;**
- 2. extensions to dwellings that are appropriate in scale and design and represent not more than 20% of the cubic content of existing dwellings;**
- 3. replacements of existing occupied dwellings with not more than a 20% increase in the cubic content.**

These allowances will be permitted once only.

- 6.8 Development proposals within the Distinctive Landscape Setting of the Giant's Causeway World Heritage Site will be subject to particular scrutiny. The Department considers some visitor related development is acceptable in this area, however, it should be small in scale, both in terms of built form and be directly related to the WHS and require a location in proximity to it, rather than a facility to meet the needs of visitors to the general area. Historically, vernacular dwellings related to the traditional agricultural use of the land and accommodated farming families and workers. Houses were small in mass and scale, and normally single storey, with any extensions appearing as subservient elements to the main structure. The Distinctive Landscape is located within the Causeway Coast AONB, where sensitive development is required.
- 6.9 The relationship of this landscape to the World Heritage Site requires an even stricter approach to development proposals than elsewhere in the AONB, to ensure the balance between landscape and built form is not adversely affected with buildings appearing over-dominant and out of historic context. The Department, therefore, imposes restrictions on the scale of extensions and replacement dwellings to avoid this arising. The Department will seek improvements to the landscape setting where these are appropriate, and are related to the development proposed.

Designation COU 13: The Supportive Landscape Setting of the Giant's Causeway World Heritage Site

The Supportive Landscape Setting of the Giant's Causeway World Heritage Site is designated as identified on the Countryside Maps.

6.10 The Supportive Landscape Setting incorporates a secondary area south of the Distinctive Landscape but is also significantly visually inter-related with the World Heritage Site. It incorporates an area east, south and west of Bushmills as identified on the Countryside Maps.

Policy COU 14: The Supportive Landscape Setting of the Giant's Causeway World Heritage Site

Development proposals outside of settlement development limits that comprise modest scale, non-residential tourist facilities that are essential for serving the requirements of visitors to the World Heritage Site only, will exceptionally be permitted in the Supportive Landscape Setting to the World Heritage Site.

6.11 Proposals for tourist related development will be assessed against the relevant tourism policies of the Plan, and in addition, the above requirements that they will directly relate to the requirements of visitors to the World Heritage Site and will be of modest scale. In respect of residential development within the Supportive Setting, prevailing regional policies apply.

7.0 LIGNITE AND MINERALS

Designation COU 15: Lignite Resource Area

A Lignite Resource Area is designated as shown on the Ballymoney District Map No 2.

7.1 The lignite deposit in Ballymoney Borough is recognised as an important and valuable mineral resource, part of which has been proven to be of internationally recognised standards. The Plan safeguards this resource, to ensure the reserves remain exploitable if and when the need arises.

Designation COU 16: Areas of Constraint on Mineral Developments

Areas of Constraint on Mineral Developments are designated in the following areas as identified on the Map No 1: Overview Map and the relevant District Maps contained in the District Proposals.

- 7.2 By their nature, scale, location and duration of operation, mineral developments frequently impact more severely on the environment than any other form of development. They can damage or destroy sites of nature conservation or earth science value and sites of historic and archaeological interest. They can also have a significant visual impact on the landscape and an adverse effect on residential amenity.
- 7.3 Areas of Constraint on Mineral Developments are designated to safeguard the most valuable and vulnerable areas of the environment within the Plan area from the detrimental effects of mineral extraction. Their identification has taken account of nature conservation interests, archaeological and built heritage, landscape quality and character, visual prominence, amenity value, and geological/geomorphological interest and beaches in the coastal zone. These areas include;
- a) Areas of Special Scientific Interest (ASSIs)
 - b) Areas of Scientific Interest (ASIs)
 - c) Countryside Policy Areas (CPAs)
 - d) National Nature Reserves (NNRs)
 - e) Ramsar Sites
 - f) Special Protection Areas (SPAs)
 - g) Sites of Local Nature Conservation Importance (SLNCIs)
- 7.4 Proposals for the development of mineral resources within these areas will be determined in accordance with prevailing regional planning policy, currently set out in Policy MIN 3 of the Rural Strategy.
- 8.0 Historic Parks, Gardens and Demesnes**
- 8.1 Throughout the Plan Area, there are a number of parks, gardens and demesnes of special historic interest, reflecting planned and managed landscape enhancement carried out since the 17th century. The Department considers it important that these features of the built heritage are protected from development that would harm their historic character.
- 8.2 EHS is to publish a register of Historic Parks, Gardens and Demesnes of special Historic interest in Northern Ireland. This will summarise the historic significance of each site and the contribution such planned features make to the local landscape. It will also seek to encourage the

public, as well as owners, to value and support the protection and maintenance of such sites.

- 8.3 The range of historic parks, gardens and demesnes within the Plan area is wide, and includes some to which the public have access, courtesy of their owners. Historic parks, gardens and demesnes provide not only an historic reference but, where they are open to the public, an attractive and informative visitor attraction. Policy relating to these is contained in PPS 6: Planning, Archaeology and the Built Heritage. Historic parks, gardens and demesnes of special historic interest are designated in the District proposals and details of the supplementary sites are contained in Appendix 6. Additional information about each site is contained in the Countryside Assessment Technical Supplement. Development proposals will be assessed against prevailing regional policy.

9.0 Agriculture

- 9.1 Agriculture is the predominant land use within the Northern Plan Area. There are approximately 3,000 holdings in the Plan area, with over two-thirds involved in cattle and sheep rearing, whilst dairy farming constitutes the next largest farm use. Farm size tends to be small with approximately 2,250 (80%) of holdings classified as 'very small' or 'small' by the Department of Agriculture and Rural Development (DARD) under European standards. Although average farm incomes are greater within the Plan area than Northern Ireland as a whole, they, in common with the rest of the Region have been falling in real terms. Declining incomes, coupled with the availability of diversification grants, has led to an increased demand for alternative employment on and off the farm.

10.0 Forestry

- 10.1 Forestry operations are largely carried out by the Department of Agriculture and Rural Development's Forestry Service. Approximately 15,000 hectares are publicly managed forests, of which approximately 650 hectares are broadleaf woodland. Forestry Service currently combines the commercial production of timber with public recreation at a number of locations throughout the Plan area, such as at Downhill and Ballykelly.
- 10.2 Community woodlands have been established by the Woodland Trust at two locations in the Plan area - Brookwood and Cornfield Wood - both within Coleraine Borough Council area.

11.0 Fishing

- 11.1 Whilst the Plan area has a substantial coastline, commercial sea fishing employment is limited to Cushendall and Cushendun. Private

charter firms, primarily for leisure sea fishing, operate out of the area's harbours.

- 11.2 There is extensive aquaculture occurring in Lough Foyle with two designated shellfish waters located at Longfield Bank and Balls Point. Recreational fishing, mainly under licence, takes place along a variety of rivers and inland watercourses within the Plan area, for example the River Roe in Limavady is famous for its salmon and trout population.

Appendices

Appendix 1: Index of Plan Proposals Contained in Volumes 1 & 2

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APPENDIX 2: Policy Context

Policy Context

- The Belfast Agreement – the outcome of the multi-party negotiations on the future of Northern Ireland, April 1998;
- The Northern Ireland Act 1998;
- The UK Government's White Paper on Partnership for Equality, DFP March 1998 (leading to the development of New Targeting Social Need Policy);
- Policy Appraisal and the Environment, DETR April 1998;
- The UK Government's White Paper on the future of Transport, "A New Deal for Transport: Better for Everyone", DETR 1998;
- "Moving forward – the Northern Ireland Transport Policy Statement", DOE 1998;
- "A Better Quality of Life – A UK Strategy for Sustainable Development", DETR May 1999;
- The Strategic Planning (Northern Ireland) Order 1999;
- Strategy 2010 – A Report by the Economic Development Strategy Review Steering Group, March 1999;
- "Creating Places – achieving quality in residential developments", Design Guide published by DOE and DRD, May 2000;
- The Northern Ireland Programme for Government;
- Biodiversity in Northern Ireland: Recommendations to Government for a Biodiversity Strategy, Northern Ireland Biodiversity Group, October 2000;
- River Conservation Strategy: An Environment and Heritage Service Strategy to protect, conserve and enhance to natural and built heritage values of rivers in Northern Ireland and facilitate their sustainable use, DOE 2001;
- "Developing a Regional Transportation Strategy" – a Consultation Paper, January 2001;
- "Shaping our Future – Regional Development Strategy for Northern Ireland 2025", September 2001.

APPENDIX 3: Planning Policy Statements (PPSs)

Published

PPS1	General Principles	March 1998
PPS2	Planning and Nature Conservation	June 1997
PPS3	Access, Movement and Parking	February 2005
PPS4	Industrial Development	March 1997
PPS5	Retailing and Town Centres	June 1996
PPS6	Planning, Archaeology and The Built Heritage	March 1999
PPS7	Quality Residential Environments	June 2001
PPS8	Open Space, Sport and Outdoor Recreation	February 2004
PPS9	The Enforcement of Planning Control	March 2000
PPS 10	Telecommunications	April 2002
PPS 11	Planning and Waste Management	December 2002
PPS 13	Transportation and Land Use	February 2005

Issued for Consultation

PPS4 <i>(Revised)</i>	Draft Industry, Business and Distribution	January 2003
PPS 12	Draft Housing in Settlements	November 2002
PPS 14 <i>Issues Paper</i>	Sustainable Development in the Countryside	June 2004
PPS 15	Draft Planning and Flood Risk	December 2004
PPS 17	Draft Control of Outdoor Advertisements	February 2004

APPENDIX 4:Development Control Advice Notes(DCANs)

Number	Topic
1	Amusement Centres
2	Multiple Occupancy
3	Bookmaking Offices
4	Restaurants, Cafes and Fast Food Outlets
5	Taxi Offices
6	Unallocated
7	Public Houses
8	Housing in Existing Urban Areas
9	Residential and Nursing Homes
10	Environmental Impact Assessment <i>Revised</i>
11	Access for People with Disabilities
12	Planning Controls for Hazardous Substances 2 nd Edition
13	Crèches, Day Nurseries and Pre-School Play Groups
15	Vehicular Access Standards 2 nd Edition
Issued for Consultation	
11	Access for All - Designing for an Accessible Environment <i>Revised</i>
14	Siting and Design of Radio Telecommunications Equipment <i>Revised</i>

APPENDIX 5: Urban Housing Appeals Granted Since July 2004

Urban housing proposals [within NEAP 2002 and Limavady Area Plan 1984-1999 settlement limits but outside Draft NAP 2016 proposed development limits] allowed on appeal since July 2004 ¹⁴

District	Planning Reference [PAC Ref]	Location of development	Estimated Housing Yield	Appeal Allowed
Ballymoney	D/2003/0465/F [2003/A262]	Dunloy [Bridge Road]	27	24 November 2004
	D/2003/0654/F [2004/A018]	Dunloy [Bridge Road]	25	05 October 2004
	D/2004/0308/O [2004/A230]	Dunloy [Bellaghy Road]	40	14 December 2004
	D/2003/0384/F [2003/A243]	Dervock [Stroan Road]	26	25 November 2004
	D/2000/0489/F D/2002/0441/F [2004/A044 & 045]	Dervock [Station Road]	57 10	05 October 2004
	D/2004/0327/O [2004/A185]	Dervock [Castlecatt Road]	35	21 December 2004
	D/2004/0451/O [2004/A326]	Ballymoney [Bann Road]	75	02 March 2005
		Ballymoney District Total	295	n/a
Coleraine	C/2003/0923/O [2003/A497]	Portstewart [Lissadel]	49	19 November 2004
	C/2003/1040/F [2003/A481]	Coleraine [Salmon Leap]	47	24 August 2004
	C/2004/0091/O, 0095/O to 0099/O [2004/A333-338]	Macosquin [Ramsey Park]	6	22 March 2005
	C/2004/0277 [2004/A264]	Coleraine [Knocklynn]	64	15 February 2005
	C/2004/0613/F [2004/A315]	Coleraine [Ballycastle Rd.]	56	22 February 2005
	C/2004/0356/O [2004/A211]	Kilrea [Bann Road]	39	07 January 2005
	C/2004/0824/O [2004/A363]	Portrush [Golf Links]	85-95	22 March 2005
		Coleraine District Total	346-356	n/a
Limavady	B/2003/0337/F [2003/A244]	Drumsumn [Drumsumn Rd]	20	13 September 2004
	B/2004/0372/O [2004/A464]	Dungiven [Garvagh Road]	15	08 March 2005
		Limavady District Total	35	n/a
Moyle	E/2003/0320/O [2003/A307]	Ballycastle [Straid Road]	2	07 April 2004
		Moyle District Total	2	n/a
		DISTRICT TOTAL	678 - 688	

¹⁴ Position as at 22nd March 2005

APPENDIX 6: Supplementary Historic Parks, Gardens and Demesnes

Council Area	Supplementary Historic Parks, Gardens and Demesnes
Ballymoney Borough	Gardenvale (part of) Moore Fort
Coleraine Borough	Cromore Dunluce Castle
Limavady Borough	Ardnargle Dog Leap Pellipar Roe Valley Park (Thomas Phillip's Garden)
Moyle District	Clare Park Gardenvale (part of)

Please refer to the relevant District Map booklet for the extent of each site.

APPENDIX 7: Acronyms & Northern Ireland Government Departments

ACRONYMS

AONB	Area of Outstanding Natural Beauty
AOHSV	Areas of High Scenic Value
ASI	Areas of Scientific Interest
ASAI	Area of Significant Archaeological Interest
ASSI	Area of Special Scientific Interest
ATC	Area of Townscape Character
AVC	Area of Village Character
CPA	Countryside Policy Area
CTA	Community Technical Aid
DCAN	Development Control Advice Note
EHS	Environment & Heritage Service, DOE
EQIA	Equality Impact Assessment
HGI's	Housing Growth Indicators
LLPA	Local Landscape Policy Area
NEAP	North East Area Plan 2001
NIHE	Northern Ireland Housing Executive
NITB	Northern Ireland Tourist Board
NNR	National Nature Reserve Sites
PPS	Planning Policy Statement
PSRNI	Planning Strategy for Rural Northern Ireland
RDS	Regional Development Strategy
RTS	Regional Transportation Strategy
RSTN TP	The Regional Strategic Transport Network Transport Plan
SAC	Special Area of Conservation
SEL	Strategic Employment Location
SLNCI	Sites of Local Nature Conservation Importance
SPA	Special Protection Areas
SRTP	Sub-Regional Transport Plan
New TSN	New Targeting Social Need
WHS	World Heritage Site

NORTHERN IRELAND GOVERNMENT DEPARTMENTS

DARD	Department of Agriculture and Rural Development
DCAL	Department of Culture, Arts and Leisure
DE	Department of Education
DEL	Department of Employment and Learning
DETI	Department of Enterprise, Trade and Investment
DFP	Department of Finance and Personnel
DHSSP	Department of Health, Social Services and Public Safety
DOE	Department of the Environment
DRD	Department for Regional Development
DSD	Department for Social Development

APPENDIX 8: The Planning Team & Acknowledgements

The Planning Team

The Citizen's Charter for Northern Ireland seeks to ensure that the public is aware of the officials who are involved in Area Plan preparation. The officers chiefly involved in the production of the Draft Northern Area Plan 2016 are listed as follows:

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Acknowledgements

The Northern Area Plan Team is grateful to everyone who contributed to the production of this Draft Plan including: -

- The Four District Councils within which the Northern Plan area lies
- The Northern Area Plan Steering Group
- Planning Service Headquarters Plans and Policy Directorate Staff
- DRD Graphic Design Unit
- Consultants.

Northern Area Plan 2016

Draft Plan

VOLUME 2, PART 4:

Ballymoney Borough

May 2005

BALLYMONEY

1.0 DEVELOPMENT CONTEXT

- 1.1 Ballymoney is a typical Northern Ireland market town which acts as an important local service centre providing a wide range of retail, health, educational, community and social services for the town's population and its significant rural hinterland. Ballymoney town is the third largest settlement within the Plan area and is the only town within Ballymoney Borough. With numerous housing developments over the past decade, there has been an increase of 11% in the population of the town to 9,009 by 2001.
- 1.2 Within the Regional Development Strategy's Spatial Framework for Rural Northern Ireland, Ballymoney is recognised as a local hub and is strategically located along the Northern Corridor, which links Belfast to Londonderry. Due to its location, the town has excellent road links to all parts of the region, particularly the north, the north west, and the gateways of Belfast, Larne and the International Airport. In comparison to other towns of a similar size in Northern Ireland, Ballymoney is well served by both regional rail and bus services. Ballymoney is 75 kilometres from Belfast, 55 kilometres from Londonderry and 58 kilometres from Belfast International Airport.
- 1.3 In the 15 years from mid 1988 to mid 2004, a total of 1,382 new dwellings were completed in Ballymoney. There has been major residential expansion throughout the town but in particular to the north on the inner side of the by-pass between the Knock and Kirk Roads, and to the south between the Bann and Bravallen Roads.
- 1.4 Little is known about the origins of Ballymoney, except that the original settlement developed around two Celtic forts. In 1603 the first planters, lowland Scots, arrived in the Ballymoney area, developing the town to such an extent that it had an adult population of 149 persons by 1659. The town, by the 1830s, had acquired all the public buildings that would then have been expected in a market town of this size. This included five churches, a market house, the bridewell (jail), schoolhouse, grain stores, an assembly room and two hotels. The railway from Belfast reached the town in 1855 and with the opening of the narrow gauge line to Ballycastle in 1880, Ballymoney achieved the status of a railway junction for the next 70 years.
- 1.5 It was not until the Post-War period with large-scale erection of public authority housing creating new suburbs south of the railway and between Market Street and Kirk Road, that there was a significant expansion of the town. This coincided in the 1950s and 1960s with the attraction of substantial manufacturing employment, which greatly extended Ballymoney's historic market town function.

- 1.6 While Ballymoney has maintained a steady manufacturing base over the years, its retail function has been subject to increased competition from the neighbouring towns of Coleraine and Ballymena. The town has, however, experienced a recent upsurge in the housing market which, coupled with a number of successful town centre regeneration initiatives and its strategic location, have made Ballymoney an increasingly attractive and popular place to live.
- 1.7 In 1994 a Conservation Area was designated in the central part of Ballymoney, the boundary of which is shown on the Ballymoney Town Centre Map. Detailed guidance on development within the Conservation Area is provided in the Ballymoney Conservation Area Design Guide booklet. On the basis of this supplementary planning guidance considerable progress has been made in the past decade in enhancing the Conservation Area, particularly the commercial core, with sympathetic repairs and inappropriate superficial alterations of previous years replaced by more appropriate building detail.

2.0 DEVELOPMENT STRATEGY

- 2.1 Consistent with Ballymoney's role as a Local Hub in the Regional Development Strategy, the Plan will provide for the continued expansion of the town's residential, industrial, commercial, educational and recreational functions. The town has the critical mass of population, and the range of facilities to facilitate sustainable development minimising the need to travel out of the town. It is strategically located on the regional transport corridor with generally good relations between the main communities. The town therefore has a good base for expansion.
- 2.2 The emphasis is on achieving an attractive, compact and efficient living environment. The rapid physical growth in the past has been of a relatively loose urban form, including considerable undeveloped and under-used areas. The North East Area Plan provided extensive areas of zoned housing land along with areas of undeveloped 'white land' that have only partially been developed. With the emphasis of the Regional Strategy on achieving a more compact and more sustainable urban form, and the very considerable amount and range of urban capacity sites identified within the urban footprint, it is considered that there is no longer a need for much of the undeveloped land in the last Plan to remain zoned. Accordingly, the town's development limit has been defined to exclude more peripheral sites, and the Green Belt has correspondingly been modestly expanded.
- 2.3 The Plan focuses on the promotion of the identified town centre as the main retail and commercial centre within Ballymoney Borough. A major retail survey was carried out in the summer of 2003 indicated that 94% of Ballymoney respondents used their local town for shopping, although

there were retail sectors such as books, toys and furniture, with considerably lower use of the town. The reasons given for such a high figure include a good atmosphere, friendliness of staff, and most importantly, convenience. The town centre has within it a number of opportunity and target sites, predominately in the area between Linenhall Street and High Street. The redevelopment of these will be promoted through the Plan, so that the physical environment is enhanced and the town centre economy is further strengthened.

- 2.4 Ballymoney is adequately provided for in terms of leisure facilities and recreational land. These have been identified and will be protected from unrelated development. Ballymoney Borough Council has spent considerable time and resources in successfully developing the Riverside Park and Riada Playing Fields. Plans are also underway to link the Riverside Park with the grounds of the Joey Dunlop Centre, with a major open space development including a cycleway/footpath.
- 2.5 The Department considers that there is more than sufficient undeveloped industrial land remaining from the last Plan. Consistent with the Regional Development Strategy there should be a generous supply of industrial land, the Plan has retained all the existing industrial zonings with the exception of that land adjacent to Knock Road. Furthermore, Ballybrakes industrial estate is designated for employment purposes. These are expected to provide for any demand for industrial/ business uses.

3.0 SETTLEMENT DESIGNATION

- 3.1 The Plan designates Ballymoney as a Local Hub in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BY 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/01a – Ballymoney.

- 3.2 A development limit is defined for Ballymoney sufficient to meet the town's development needs in the period up to 2016.
- 3.3 The defined development limit will protect the setting of Ballymoney by preserving the Leslie Hill woodlands and preventing development from breaching the by-pass. It will also limit the further spread of development to the south and west, thereby encouraging the efficient use of land. Any new development will be able to avail itself of existing infrastructure, and ensure that it is easily convenient to all the town's facilities.

4.0 HOUSING

- 4.1 The following Table sets out the provision of housing in Ballymoney at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	1,184
Completions 1998-July 2004	766
Under Construction July 2004	103
Commitments July 2004	155
Windfall Allowance	73
Urban capacity zonings	729
Phase 1 urban fringe zonings	81
Phase 2 urban fringe zonings	225

- 4.2 In the period from December 1998 to July 2004, a total of 766 dwellings were completed in the town. In July 2004 there were a further 103 dwellings under construction and 155 dwellings with planning permission but not commenced.
- 4.3 A thorough evaluation of urban capacity has resulted in the identification of a further 26 sites with a total area of 29.9 hectares and an estimated potential of 729 dwellings within Ballymoney's urban footprint, which are physically suitable for housing development. It is assumed, within the Plan period, 60% of this potential will be completed, therefore the projected yield from the identified urban capacity sites is 437.
- 4.4 In the context of development experience in the past 5 years, the Plan projects a further 73 dwellings may be expected to be developed on windfall sites over the remainder of the Plan period, bringing the total estimated yield within the urban footprint to 520 dwellings.
- 4.5 The Plan retains three undeveloped, urban fringe housing zonings from the previous Area Plan, with a total area of 4.0 hectares and an estimated capacity of 81 dwellings.
- 4.6 An extensive area of 11.2 hectares with an estimated capacity of 225 dwellings, which was previously zoned housing land, between Finvoy Road and Bravallen Road, will be held for development into the second half of the Plan period. These Phase 2 housing lands will not be released for development before the year 2010. Its release will also be dependent on regular monitoring of the Plan, demonstrating that the

need for these lands remains and there is a satisfactory balance of development, meeting the RDS objective of at least 60% of housing being completed within the urban footprint.

Housing Zonings (Urban Capacity Commitments)

The following housing sites have planning permission and are identified on Map No. 2/01a - Ballymoney and 2/01b - Ballymoney Town Centre:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Rodeing Foot	6	0.06	No	BYH 01
Westoncroft West	4	0.58	No	BYH 02
19-21 Charlotte Street	10	0.12	No	BYH 03
9 Kirk Road	6	0.17	Yes	BYH 04
9 Market Street	3	0.03	No	BYH 05
21 Queen Street	6	0.04	Yes	BYH 06
Coleraine Road	38	1.44	Yes	BYH 07
13 John Street	5	0.05	Yes	BYH 08

Housing Zonings (Urban Fringe Commitments)

The following housing sites have planning permission and are identified on Map No. 2/01a – Ballymoney:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Milltown S.E.	78	2.98	Yes	BYH 35
Castlehill N.W.	26	0.95	Yes	BYH 36
Greengage Lane Ext	9	0.42	Yes	BYH 37
Knockeden East	15	0.89	Yes	BYH 38

Housing Zonings (Urban capacity)

The following urban capacity sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BYH 09

Adjacent to 1 Victoria Street (0.06 ha.)

Key Site Requirements

1. Development shall be within the range of 80 to 120 dwellings per hectare.
2. The design of any future development on the site shall have regard for its location within Ballymoney Conservation Area and for the setting of the adjacent listed building.
3. The existing boundary wall and railings shall be retained or replicated to the original detail.
4. A bat survey will be necessary.
5. There shall be no vehicular access to this site.

Housing Zoning BYH 10

Lands west of Our Lady of Lourdes Secondary School, Castle St. (8.03 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall either be on to Westoncrott Avenue, or The Meadows and/or Charlotte Street.
3. A right turn facility may be required at the junction of Ishlan Court and/or The Meadows with Charlotte Street, or at any proposed access on to Charlotte Street.
4. The junction of Ishlan Court with Charlotte Street and the junction of The Meadows with Charlotte Street will require to be upgraded to ensure compliance with the appropriate Departmental standards. Additional lands will be required.
5. The proposed layout and detailed design shall have regard for the character of adjoining residential development.
6. Part of the site may lie within the flood plain of the Ballymoney River and this should be taken into account when establishing finished floor and ground levels.
7. Dwellings along the south western boundary of the site shall be orientated towards the LLPA along the river corridor. This land adjacent to the river has potential for development as an extension to the existing Town Park and should form an integral part of the open space provision within the development.

Housing Zoning BYH 11

40 Ballymena Road (1.07 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The access to this site shall be from Ballymena Road, and located towards the south eastern end of the frontage providing sufficient spacing from existing junctions on the same side and the opposite side of Ballymena Road.
3. The layout shall be designed with dwellings facing on to Ballymena Road.
4. A footway shall be provided along the frontage of the site on Ballymena Road and linked to the existing network.

5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
6. The mound and associated tree cover shall be retained within any future development.
7. A bat survey will be necessary.

Housing Zoning BYH 12
1-5 Carnany Court (0.15 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The access to this site shall be from Carnany Park.
3. The height, scale and design of any proposal shall have regard for the privacy and amenity of residents in the adjacent housing area.

Housing Zoning BYH 13
Meeting House Street (1.27 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Dwellings shall not be greater than two and a half storeys in height and with a main elevation on to Meeting House Street.
3. The access to the site shall be from Meeting House Street.

Housing Zoning BYH 14
Rear of 19-27 Main Street (0.46 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Any housing development may require design and siting measures to mitigate potential adverse environmental effects including noise, odour and general disturbance from adjacent commercial properties.
3. The development of this site may require additional lands to provide an access to a public road.
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning BYH 15
Site adjacent to 48 Knock Road (3.14 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access shall be from Knock Road where a right turn facility may be required.
3. Development of this site will require substantial improvements to the means of storm water disposal, with consequent potential costs to the developer.
4. The hedgerow along the southern boundary shall be retained.

Housing Zoning BYH 16

Site adjacent to Ballymoney Showgrounds (0.96 ha.)

Key Site Requirements

1. Development shall be within the range of 10 to 15 dwellings per hectare.
2. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
3. The development of this site will require additional land to provide an access to a public road.

Housing Zoning BYH 17

Land at Townhead Street Car Park (0.20 ha.)

Key Site Requirements

1. Development to be within the range of 40 to 60 dwellings per hectare.
2. Access to the site shall be on to Townhead Street.
3. Development on this site shall have regard for its location on the edge of Ballymoney Conservation Area.
4. Any future development proposal on this site shall reinstate the former street frontage, and respect its wider context as part of Ballymoney Town Centre in terms of height, scale, proportion, design, and external materials.
5. Development shall not exceed three storeys in height, and shall reflect the informal character of the town centre streetscape particularly with regard to the variation in building height.

Housing Zoning BYH 18

9 Victoria Street (0.09 ha.)

Key Site Requirements

1. Development shall be within the range of 80 to 120 dwellings per hectare.
2. The access to this site shall be on to John Street.
3. No vehicular access to or from this site shall be permitted onto Victoria Street.
4. No. 9 Victoria Street, part of a late-Victorian red brick terrace within Ballymoney Conservation Area, shall be retained in the context of any future redevelopment proposal.
5. Development on John Street shall not be greater than two and a half storeys in height.
6. A bat survey will be necessary.

Housing Zoning BYH 19

Café Lane/John Street (0.03 ha.)

Key Site Requirements

1. Development to be within the range of 80 to 120 dwellings per hectare.
2. The access to this site shall be onto John Street.

Housing Zoning BYH 20

18-34 Meeting House Street (0.22 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. A bat survey will be necessary.

3. The access to this site shall be from Meetinghouse Street.

Housing Zoning BYH 21

Land at Rodeing Foot/Cockpit Brae (0.08 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. The access to this site shall be onto the Meetinghouse Street slip road.
3. A bat survey will be necessary.

Housing Zoning BYH 22

Land to rear of West Gate (0.83 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The development of this site may require additional lands to provide an access on to West Gate.
3. A footway shall be provided along the entire frontage of the site and linked to the existing network.
4. Development may require noise attenuation measures because of its proximity to the Belfast to Londonderry railway line.
5. An open space link shall be provided from West Gate to the riverside corridor.

Housing Zoning BYH 23

Land at Milltown Rd/Balnamore Rd (1.11 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The environment along the river corridor and its setting shall be protected.
3. The access to this site shall be from Milltown Road.
4. Development may require noise attenuation measures because of its proximity to the Belfast to Londonderry railway line.

Housing Zoning BYH 24

Nursery, Market Street / Parkview (0.45 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The development of this site may require additional lands to provide an access Park View.
3. A 2.0m wide footway shall be provided along the entire frontage of the site and linked to the existing network.
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning BYH 25

Lands adj. to Free Presbyterian Church Market Street (2.07 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The access to this site shall be from Market Street where a right turn facility may be required.

Housing Zoning BYH 26
Nursery, Route Avenue (0.38 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access to Knock Road via Route Avenue, which shall be upgraded to a satisfactory standard. This may necessitate acquiring control over land outside the boundary of the site.
3. Footpath links shall be provided to the existing network
4. The development of this site will require substantial improvements to means of storm water disposal, with consequent potential costs to the developer.

Housing Zoning BYH 27
Land opposite 4 Park Lane (0.15 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare and be in keeping with neighbouring dwellings in Park Lane.
2. Access to this site shall be from Park Lane.

Housing Zoning BYH 28
Land to rear of 2-6 Cambourne Drive (0.62 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Bann Road.
3. A footpath shall be provided to link to the existing network.
4. The existing boundary hedge shall be retained.

Housing Zoning BYH 29
Land south west of Seymour Drive (0.73 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The development of this site will require additional lands to provide an access to Seymour Drive.
3. Dwellings shall be orientated towards the open space area to the north.
4. Footpath links shall be provided to the existing network
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
6. Development may require noise attenuation measures because of its proximity to the Belfast to Londonderry railway line.

Housing Zoning BYH 30

Lands east of Westoncroft Ave. (0.76 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be on to Westoncroft Avenue.
3. A right turn facility may be required at the junction of Ishlan Court and Charlotte Street.
4. The junction of Ishlan Court and Charlotte Street may require to be upgraded. To ensure compliance with the appropriate Departmental standards additional lands may be required.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
6. A pedestrian/cycle way shall be provided through this site linking Westoncroft Avenue to the town centre via Shiel's Court.

Housing Zoning BYH 31

Lands north east of Greenhill Dr. (1.90 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Additional lands will be required to provide an access to this site from a public road. It may be possible to gain access from Semicock Road via the lane adjacent to part of the site or through Queens Avenue. A further option may be to combine this site with BYH 17 and take an access onto Knock Road.
3. The development of this site will require substantial improvements to storm water drainage, with consequent potential costs to the developer.

Housing Zoning BYH 32

Lands south of Claire's Hill (0.65 ha.)

Key Site Requirements

1. Development shall be within the range of 10 to 15 dwellings per hectare.
2. Access constraints will limit the number of dwellings which can be accommodated on this site. Shared private access shall be via one or both of the existing laneways which may require to be upgraded depending on the number of dwellings approved onto each lane from Kirk Road.
3. Development on the site shall be single storey only.
4. Additional lands may be required to provide an access or accesses on to Kirk Road.
5. A 2.0m wide footway shall be provided along the frontage of the site and linked to the existing network.
6. The mature trees within and on the periphery of the site shall be retained. Only those required for construction of an access way shall be removed.
7. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning BYH 33

Rear of 2-8 Ballymena Road & 2 and 4 Kilraughts Road (1.02 ha.)

Key Site Requirements

1. Development shall be within the range of 10 to 15 dwellings per hectare.
2. Dwellings shall be orientated towards the Riverside Park and not exceed two storeys in height.
3. The development of this site may require additional lands to provide an access to Kilraughts Road and this should be located towards the eastern end of the site frontage.
4. Trees and hedgerows on the periphery of the site shall be retained.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
6. A bat survey will be necessary.

Housing Zoning BYH 34

Lands between 30 & 32 Ballymena Road (3.49 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The detailed design and layout shall have regard for the character of adjacent residential development.
3. Existing trees and hedgerows shall be retained and incorporated into the development.
4. Dwellings along the eastern side of the site shall be orientated towards the informal recreational area.
5. Pedestrian access into the adjacent park shall be provided.
6. Access to this site shall be from Ballymena Road where a right turn facility may be required.
7. The access shall be sited to ensure appropriate separation from accesses on the same side and the opposite side of the road.
8. A footway shall be provided along the frontage of the site and linked to the existing network to/from the town.

Phase 1 Housing Zonings (Urban Fringe)

The following urban fringe sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BYH 39

Land to the rear of 57 & 59 Knock Rd. (0.76 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.

2. The access shall be onto Knockeden Avenue.
3. No access will be permitted onto the A26 Frosses Road (Protected Route)
4. Development may require sound attenuation measures to mitigate by-pass traffic noise.

Housing Zoning BYH 40

Land east of Eastburn Dr. (1.55 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development may require sound attenuation measures to mitigate by-pass traffic noise.
3. The access to this site shall be from Greengage Lane.

Housing Zoning BYH 41

Land north of Ashlea Place, Kilraghts Rd. (1.69 ha.)

Key Site Requirements

1. Development to be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be onto Ashlea Drive.
3. No access will be permitted onto the A26 Frosses Road. (Protected Route)
4. Development may require sound attenuation measures in order to mitigate the twin effects of by-pass traffic noise and rail noise from the Belfast to Londonderry railway line.
5. A wild-life corridor of native species vegetation shall be planted along the boundary with the railway.

Phase 2 Housing Zoning

The following site is zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of the site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications. The release of this land for development will be dependent on progress of housing development in the town of Ballymoney and within the Borough consistent with all of the strategic planning guidance of the Regional Development Strategy, including the objective of achieving 60% of housing within the existing urban footprint. It is not envisaged that this land will be required before the year 2010.

Housing Zoning BYH 42

Lands between Finvoy Rd, Milltown Rd & Bravallen Rd. (11.23 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The open space provision shall include an area at the northern end of the site, centred on the Ballymoney River.
3. The layout shall be designed with dwellings facing on to the surrounding roads.
4. The stream on the eastern side of the site shall be retained as a wild-life corridor.

5. An acceptable Transport Assessment will be required for this site.
6. Access to this site shall be from Finvoy Road and Bravallen Road. Right turn lanes will be required at appropriate accesses from these two roads.
7. Footpaths shall be provided along the frontage of the entire site and linked to the existing network.

5.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 5.1 The Plan identifies 23.9 hectares of existing industrial land for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3, and these are set out below.

Industrial Designation BYI 01

Ballybrakes Industrial Estate (9.58 ha.)

- 5.2 The site has developed as a mixed-use business park including storage, light industry, builders' merchants, and several bulky goods retail warehouses. It is located adjacent to Ballybrakes Road, offers existing infrastructure and can be accessed easily.

Industrial Designation BYI 02

Ballymena Road Industrial Estate (14.28 ha.)

- 5.3 This industrial site is used mainly for light industrial purposes including food processing, soft drinks and other manufactured products. The site is located on the periphery of the town, between the Ballymena Road and Garryduff Road.

- 5.4 In addition, 12.09 hectares of land are zoned for proposed industry. This is consistent with the RDS, which advocates a generous supply of land for employment purposes..

Industrial Zoning

The following site is zoned for industrial development, subject to compliance with the key design considerations and other requirements for the development of the site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Industrial Zoning BYI 03

Riada Avenue Proposed Industrial Estate (12.09 ha.)

Key Site Requirements

1. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
2. A 5 metre wide belt of trees of native species shall be planted along the south east boundary.
3. The access shall be from Riada Avenue.

- 5.5 This proposed industrial zoning has excellent road connections with all necessary infrastructure in place. The site is suitable for both general and more specialised industry, however the acceptability of specialist industry will be subject to detailed consideration of the environmental impacts of any proposed operation.

6.0 OPEN SPACE

- 6.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.
- 6.2 In post war private housing areas in the town there has been a failure to provide any significant open space for children's play or amenity purposes. The Department, consistent with Planning Policy Statement 7 'Quality Residential Environments', in recent years requires appropriate open space provision in new housing layouts.

Open Space Zoning

The following site is zoned for recreational land and open space, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Open Space Zoning BYO 01

Joey Dunlop Centre, Playing Fields Extension (15.49 ha.)

Key Site Requirements

1. A pedestrian and cycle link shall be incorporated into the development of this recreational land facilitating safe and convenient pedestrian and cycling movement between the Joey Dunlop Leisure Centre and the town.
2. A 5 metre wide belt of trees of native species shall be planted along the south west boundary.

- 6.3 The progressive implementation of the Riverside Park over the past 20 years has been a great success, and the Plan retains the remaining large open space zoning from the last Plan, which would provide a substantial link to the extensive grounds of the Joey Dunlop Centre, off Garryduff Road.

7.0 BALLYMONEY AREA OF ARCHAEOLOGICAL POTENTIAL

- 7.1 An Area of Archaeological Potential has been identified in Ballymoney, and is shown on the Settlement Map (Map No.s 2/01a and 2/01b). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

8.0 TOWN CENTRE

- 8.1 The Plan seeks to maintain a vibrant, compact, multi-functional town centre, which effectively functions as the focus of community and commercial life not just for the town, but for all of the Borough. A major retail household survey of summer 2003 concluded that only 45% of all retail expenditure from Ballymoney Borough takes place within Ballymoney town. The town centre had experienced considerable decline throughout the 1970s and 1980s, with only small scale commercial investment in that period. In the past decade however, there has been an increase in commercial investment including a major food retailer, complemented by extensive good quality refurbishment of commercial properties in the heart of the town and upgrading of the main commercial streets. The Plan seeks to build on this by providing for significant town centre development and maintaining it as a vibrant shopping location with complementary commercial, leisure and housing uses.

Town Centre Designation BYT 01	Ballymoney Town Centre
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A Town Centre is designated as identified in Map No. 2/01b - Ballymoney Town Centre.

- 8.2 A town centre is defined, within which all retail development will normally be required to locate. This has been defined to exclude all significant housing groups which are considered to have a viable future as a residential environment. Within this town centre boundary a considerable number of development opportunities are identified including gap sites and properties requiring redevelopment or major refurbishment to bring them back into beneficial use. The Plan designates the following major development opportunity sites.

8.3 Development Opportunity Sites

- 8.3.1 The Plan identifies the following major development opportunities. Proposals will be assessed against Policy SET 3: Proposals on Development Opportunity Sites, in Volume 1 of the Plan.

Zoning BYT 02

Linenhall Street, Development Opportunity (0.35 ha.)

Key site requirements

1. A mixed development including any combination of retailing, offices, recreational and residential will be acceptable.
2. Any development shall not exceed three storeys in height.
3. The design and finishes shall be of a high standard and enhance the appearance of Linenhall Street and High Street.

Zoning BYT 03

Meeting House Street, Development Opportunity (1.08 ha.)

Key site requirements

1. A high density housing scheme will be acceptable on this central site with excellent accessibility (up to 100 dwellings per hectare).
2. Commercial development including warehousing and offices will be acceptable on this site. The only retail development acceptable will be retail warehousing with units of not less than 900 square metres gross floorspace, selling predominantly bulky goods.
3. Any development shall not exceed three storeys in height.
4. The design and finishes shall be of a high standard and enhance the appearance of Meeting House Street. The boundary to the railway shall be landscaped to a high standard and the elevational treatment of any buildings fronting the railway shall be of a good quality.

8.3.2 In addition to the major development opportunities the Plan identifies eight target sites. These are smaller individual properties where major refurbishment or redevelopment will be acceptable provided the scale, height, design and finishes of any proposal will make a positive contribution to the townscape.

9.0 RETAIL, SERVICES AND OFFICES

9.1 The following site is designated for retention for commercial purposes in accordance with PPS 5 : Retailing and Town Centres.

Commercial Designation BYLC 01 Rodeing Local Centre (0.53 ha.)

A local centre is designated as identified in Map 2/01a – Ballymoney Town Centre.

9.2 The Rodeing Local Centre provides retail services for the local area. Designation in the Plan as a commercial site will ensure retention of the existing facilities, and protection of the site from development for other uses.

10.0 TRANSPORTATION

10.1 Ballymoney lies to the south of the A26 Key Transportation Corridor, having had a bypass constructed in the late 1970s. The increased

traffic flow along the Ballymoney Bypass by 2016 is expected to cause significant levels of queuing and delay on the approaches to the Bypass, in particular on the B16 Kilraughts Road. While the bypass itself operates within capacity for the future year scenario, the constant stream of traffic on the bypass is expected to offer little opportunity for crossing movements and right turning movements.

- 10.2 The introduction of a new roundabout on to the bypass at the B16 Kilraughts Road will provide a good balance between demand for uninterrupted movement along the bypass and right turning/crossover demand at the junctions. The introduction of the roundabout is expected to break the flow of traffic sufficiently to provide crossing and turning opportunities at the remaining junctions, and address the delay and queuing issues on the side roads. Complementary traffic management measures may also be appropriate at some stage.
- 10.3 Congestion in the town centre has been minimised with most through traffic concentrated on the bypass. Within the Plan period it is considered that there will be no need for relief measures in the town centre and therefore no significant new provision is likely to be required in Ballymoney. It is considered that the former proposal for a town centre relief road through the Bowling Green and adjacent back lands cannot be sustained. Traffic management measures such as the refinement of junction layouts, changes to and stricter enforcement of waiting restrictions, the optimisation of signal timings and alterations to directions of flow may be required to maintain network efficiency as traffic patterns change and as development land is taken up through the plan period.
- 10.4 Plan policies and proposals affecting the development of transportation in Ballymoney are set out in the Transportation Section of Volume 1 of the Plan and are shown on the Ballymoney Town Map.
- 10.5 During the Plan period, a number of Local Transport and Safety Schemes will be identified for implementation within the Ballymoney area, which is identified within the "Other Urban Area" category in the Sub-Regional Transport Plan (SRTP). These schemes, which will be in line with the Regional Transportation Strategy, will further enhance the area through better management of traffic, traffic calming, collision reduction schemes, provision of facilities for the disabled, and for improvements to the road, cycle, and footway networks. Implementation of identified schemes will be subject to the availability of resources within the Sub-Regional Transport Plan (SRTP).

11.0 PARKING

- 11.1 There are approximately 1,225 parking spaces available for public use in Ballymoney town centre, of which 560 (45%) are on-street. Many of these on-street spaces are in residential streets immediately adjacent

to the commercial area, and are unrestricted, that is they have no time limit applied to them. The more central streets are largely restricted to “1 hour in any 2 hours” and are well used for short-stay parking. Of the off-street car parks, only two, Castle Street and Main St / Church St, providing 215 spaces, are charged, and generally operate under capacity. The remainder, comprising 450 spaces, are free, and with the occasional exception of Townhead Street, there is spare capacity in the free car parks.

Car Park Zoning BYP 01 Land at Townhead Street Car Park (0.16 ha.)

Land is zoned at Townhead Street Car Park to provide relocated parking provision.

- 11.2 This zoning relates to a vacant and derelict commercial site within the Townhead Street car park. The Department considers the removal of the present car parking area on the Townhead Street frontage would be beneficial in townscape terms. This zoning therefore links the redevelopment of this site with the successful disposal of an area of the existing car park adjacent to the Townhead Street frontage for residential development (BYH 17). The existing car park area on the Townhead Street frontage will not be released until there is a contract secured for the demolition of the derelict commercial building.
- 11.3 In accordance with the Department's policy to cater primarily for short-stay parkers in town centres, the objective is to reduce the number of unrestricted spaces in Ballymoney. A more structured and effective enforcement and management regime, to include improved signage, will be put in place following the introduction of Decriminalised Parking Enforcement (DPE).
- 11.4 Even if all proposed development materialises, there is unlikely be a shortfall in the overall parking capacity by the end of the Plan period. However, parking supply and demand will be regularly reviewed in the light of the implementation of these proposals and the effects of DPE, and action taken as appropriate.

12.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 12.1 Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation BYL 01 Leslie Hill LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2 – Ballymoney Borough and Map No. 2/01a – Ballymoney.

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

- 1. This LLPA includes all of the Leslie Hill estate, most of the grounds of Dalriada School, Ballymoney Showgrounds and the large gardens in the of middle Charlotte Street.**
- 2. This extensive area includes considerable woodland, copses and visually important tree groups.**
- 3. It provides an exceptionally high quality setting to the western side of the town.**

12.2 Most of this LLPA is within the Ballymoney Green Belt, where new development will be restricted to that which is essential for the effective farming of the estate.

12.3 In that part of the LLPA within the development limit, any proposed development will be required to facilitate the maximum retention of trees.

12.4 Along the middle section of Charlotte Street, the Department will only exceptionally approve the erection of additional dwellings within large gardens, if it can be demonstrated that there would be no adverse impact on existing woodland and there will be no significant tree removal or adverse impact on existing trees.

Designation BYL 02 Ballymoney River Lower LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2 – Ballymoney Borough and Map No. 2/01a – Ballymoney.

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

- 1. This LLPA includes the wetlands along the Ballymoney River and the well wooded O’Harabrook estate.**

12.5 Development will be restricted to that which is essential for agriculture, and which does not adversely affect the landscape in that part of the LLPA within the Ballymoney Green Belt.

12.6 Within the development limit, only proposals which do not adversely affect existing trees, or the nature conservation value of the wetlands adjoining the river, will be acceptable.

Designation BYL 03 Ballymoney River Upper LLPA

A Local Landscape Policy Area is designated as identified on Map No.2/01a – Ballymoney.

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

1. This LLPA adjoins the Ballymoney River through the town as far as the by pass and extends to include the nearby landscaped grounds of Ballymoney High School, the Robinson Hospital, an area around Rodeing Foot and the Methodist Church.
2. Ballymoney Council has, over the past two decades, created a landscaped linear park with ancillary facilities including a large pond, which has become a major asset to the town.

12.7 Any development proposals in this LLPA shall be fully compatible with retaining its character and shall require minimal tree removal.

Designation BYL 04 Carnany LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/01a – Ballymoney.

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

1. Located within and adjoining the Carnany estate, this LLPA consists of a number of pasture fields, playing fields and a children's play area with broad-leafed trees on the periphery.
2. Over the years the considerable landscaping that has been implemented has matured to enhance visually this area.

12.8 Existing trees and other landscaping features shall be respected by any development proposals.

Designation BYL 05 Greenville LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2 – Ballymoney Borough and Map No. 2/01a – Ballymoney.

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

- 1. Located to the east of the Ring Road this LLPA consists of rolling hills with large numbers of broad-leaved trees.**
- 12.9 Development will be restricted to that which is essential for agriculture and which does not adversely affect the landscape in this LLPA, which is within the Ballymoney Green Belt.

Designation BYL 06 Rectory LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/01a – Ballymoney.

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

- 1. Located within the centre of Ballymoney, straddling Queen Street and south of John Street, this LLPA includes a listed church, graveyards and a bowling green.**

12.10 This is a particularly attractive area in the heart of the town. No new development will normally be acceptable.

BALLYBOGY

1.0 SETTLEMENT DESIGNATION

- 1.1 Ballybogy developed from a crossroads cluster at the junction of the Ballybogy, Benvardin and Ballindreen Roads. In the 1950s and 1960s this small nucleus was greatly enlarged with the provision of public sector housing. This has been supplemented by new private housing development to the south and west of the settlement. Redevelopment of the filling station forecourt shop has improved the quality of convenience retailing in the village, as well as offering a range of durable goods. The nearest primary school is at Kilmoyle, a short distance east of the village on Benvardin Road.
- 1.2 Ballybogy has good road links to the District Towns of Ballymoney, six kilometres to the south, and Coleraine, six kilometres to the west, but has limited public transport connections. By 2001 the population of the village was 258. Ballybogy has been designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BB 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/02 – Ballybogy.

- 1.3 The development limit has been defined around the existing built up area. This will allow for modest scale infill or redevelopment and ensure that any new housing is convenient to all the village's facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Ballybogy at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	23
Completions 1998-July 2004	72
Under Construction July 2004	27
Commitments July 2004	35
Housing zonings	0

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are identified on Map No. 2/02 - Ballybogy:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
East of Meadowbrook	19	0.63	Yes	BBH 01
North of Mountview	20	1.09	Yes	BBH 02
North of Wheatfield Pk.	22	1.04	No	BBH 03

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 4.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 of Volume 1 of the Plan. Where additional control is considered necessary this is specified below.

Designation BBL 01 Burn Gushet LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2 – Ballymoney Borough and Map No. 2/02 – Ballybogy.

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

1. This LLPA is located on the eastern side of the village and includes a newly planted coppice at the Benvardin and Ballybogy Roads junction, as well as a listed building and Ancient Monument.

BALNAMORE

1.0 SETTLEMENT DESIGNATION

- 1.1 Balnamore developed as a mill village during the 19th Century. Following the closure of the mill in the 1950s, the village experienced very little development apart from the addition of a number of public authority housing developments. In the past decade Balnamore has expanded with the construction of both private and public housing. There are few facilities in the village apart from a modern primary school. In 2001 there was a resident population of 696.
- 1.2 The village has good road links to Ballymoney, 3 kilometres to the east, and Coleraine, 10 kilometres to the north west, and adequate public transport connections by bus to these two towns. Balnamore is designated a Small Village in the Settlement Hierarchy.

Designation BN 01	Settlement Development Limit
A settlement development limit is designated as identified on Map No. 2/03 – Balnamore.	

- 1.3 The development limit, which defines the built up area of the village, will consolidate the existing settlement form and ensure that any new development is convenient to all the village's facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Balnamore at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	61
Completions 1998-July 2004	113
Under Construction July 2004	11
Commitments July 2004	6
Other housing zonings	30

Housing Commitments

The following housing sites have planning permission and are identified on Map No. 2/03 – Balnamore:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Rear of Esdale Tce	6	0.24	No	BNH 01
Millfield East	11	0.54	Yes	BNH 02

Housing Zoning

The following site is zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BNH 03

Lands east of Taughey Rd. (1.52 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
3. The layout shall be designed with dwellings fronting on to Taughey Road.
4. The access to this site shall be from Taughey Road.
5. A footway shall be provided along the frontage of the site and connected to the existing network.

3.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 3.1 The following existing industrial site is designated for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3:

Industrial Designation BNI 01 Balnamore Mill (2.89 ha.)

- 3.2 The former mill now provides accommodation for a range of businesses.

4.0 OPEN SPACE

- 4.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

Open Space Zoning

The following site is zoned for open space:

Open Space Zoning BNO 01

The former Mill Pond (1.80 ha.)

- 4.2 The undeveloped area north of the mill comprises woodland, scrubland and waterways, forming an attractive backdrop to the village. It is within a Local Landscape Policy Area, and shall be retained as an attractive amenity area without development.

5.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 5.1 Any proposals for development within this area will be considered under the terms of Policy ENV2 of the Plan. Where an additional degree of control is considered necessary this is specified below.

Designation BNL 01 Balnamore Mill / O'Harabrook LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2 – Ballymoney Borough and Map. No 2/03 – Balnamore.

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

- 1. The LLPA lies partly within the development limit of Balnamore and includes an area of open space north of the mill, Balnamore House and an area extending further east along Ballymoney River.**
- 2. Mature stands of trees are visually significant within this area.**

- 5.2 Visually significant stands of trees will be retained.
- 5.3 Much of this LLPA is not suitable for development, either being within the Green Belt or within proposed open space.

CLOGHMILLS

1.0 SETTLEMENT DESIGNATION

- 1.1 Cloghmills functions as a local service centre for its surrounding rural hinterland with a good range of retail, commercial, community and educational facilities. Recreational facilities are, however, limited, relative to the size of the village. A substantial number of private sector dwellings have been built over the past decade, a reflection of its growing residential function. By 2001 the population of Cloghmills had reached 1,224.
- 1.2 The village has good road links to both Ballymoney, 15 kilometres to the north west, and Ballymena, 16 kilometres to the south. It is located a short distance east of the A26 key transport corridor, but has limited public transport connections. Cloghmills is designated a Large Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CS 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/04 – Cloghmills.

- 1.3 The development limit, which has generally been defined around the existing built up area, will consolidate the village form and ensure that any new housing is convenient to all local facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Cloghmills at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	132
Completions 1998-July 2004	98
Under Construction July 2004	3
Commitments July 2004	6
Windfall Allowance	5
Urban capacity housing zonings	49
Urban fringe housing zonings	27

Housing Zonings (Existing Commitments)

The following housing site has planning permission and is identified on Map No. 2/04 – Cloghmills:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Adj. 48 Strand Pk	3	0.06	Yes	CSH 01

Housing Zonings, Urban Capacity

The following sites are zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning CSH 02

Lands to the rear of 16-16b Drumadoon Rd. (0.65 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access to Drumadoon Road.
3. A footway shall be provided at the site frontage and linked to the existing network.

Housing Zoning CSH 03

Gardens to the side of 36 Loughill Rd & to the rear of 27-30 Rosemount (0.32 ha.)

Key Site Requirements.

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Loughill Road.
3. A footway shall be provided at the site frontage and linked to the existing network.

Housing Zoning CSH 04

Lands adjacent to & at the rear of 42 Main Street. (0.39 ha.)

Key Site Requirements.

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site may be from either Main Street and/or Rosedermot Road.

Housing Zoning CSH 05

Lands east of Ballycregagh Rd. (0.76 ha.)

Key Site Requirements.

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The design of the development shall reflect the informal character of the mill complex on the site and should incorporate where practical existing features such as the mill chimney.
3. The development shall include provision of an area of public amenity open space along the river frontage, with dwellings orientated towards the river.
4. The development of the site will require additional lands to provide an access to Ballycregagh Road.

Housing Zoning CSH 06

Lands south of 9 Drumadoon Rd. (0.48 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Drumadoon Road.
3. Dwellings shall be orientated towards Drumadoon Road.

Housing Zoning, Urban Fringe

The following site is zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning CSH 07

Lands west of Princess Gardens (1.31 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access to Drumadoon Road.
3. Footpath links shall be provided to the existing network.

3.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 3.1 The following existing industrial site is designated for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3:

Industrial Designation CSI 01

Site at Ballycregagh Road (1.45 ha.)

- 3.2 This site is currently in use for storage and distribution.

4.0 OPEN SPACE

- 4.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

Open Space Zoning

The following site is zoned for recreational open space:

Open Space Zoning CSO 01

Lands west of Reid's Transport Depot (2.52 ha.)

- 4.2 This area has been zoned for proposed recreation and open space, particularly to meet a need for a football pitch in the village.

5.0 CLOGHMILLS AREA OF ARCHAEOLOGICAL POTENTIAL

- 5.1 An Area of Archaeological Potential has been identified in Cloghmills and is shown on the Settlement Map (Map No. 2/04). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

6.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 6.1 Any proposals for development within this area will be considered under the terms of Policy ENV2 in Volume 1 of the Plan.

Designation CSL 01 Cloghmills Water LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/04 – Cloghmills.

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

- 1. The LLPA includes the river corridor and associated industrial heritage buildings, particularly on the north side of the river, enhancing the character and setting of the village.**

DERVOCK

1.0 SETTLEMENT DESIGNATION

- 1.1 Dervock is set in an area of undulating countryside on the banks of the Dervock River, within the triangle of main traffic routes linking Coleraine, Ballycastle and Ballymoney. The village is situated 6 kilometres north east of Ballymoney.
- 1.2 Dervock functions as a local service centre for the surrounding rural area. The village includes a number of commercial businesses, a primary school and doctor's surgery, as well as recreational and community facilities. Dervock was dominated by public authority housing estates, particularly to the west of the river until relatively recently. In the past decade however, a number of private housing developments have been completed and others are under construction at Castlecat Road and Knock Road at July 2004. The population of Dervock in 2001 was 600. Dervock is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.
- 1.3 Recent developments in the village include the Market House community regeneration project funded under the International Fund for Ireland's CRISP, a new Riverside Park, and an environmental improvement scheme centred on the main street, all of which have had a positive impact on the centre of the village. The Market House project, which includes two retail units and a community office at ground floor level and two first floor apartments, has strengthened the commercial function of the village.

Designation DV 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/05 – Dervock.

- 1.4 The development limit will consolidate the existing village and ensure that any new housing is convenient to all local facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Dervock at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	71
Completions 1998-July 2004	15
Under Construction July 2004	20
Commitments July 2004	62
Other housing zonings	27

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are identified on Map No. 2/05 – Dervock:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Castlecatt Road	36	1.54	Yes	DVH 01
The Brambles	6	0.37	Yes	DVH 02
210 Knock Rd.	4	0.07	Yes	DVH 03
20 Carncullagh Rd.	7	0.16	No	DVH 04
Stroan Road	26	1.10	No	DVH 05

Housing Zonings

The following sites are zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning DVH 06

Rear of 10-15 Church Street (0.29 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development will require additional lands to provide an access from Castlecatt Road.
3. A footway shall be provided along the site frontage and be linked to the existing network.
4. Adequate privacy screening shall be provided along the boundary with the Recreation Grounds and adjacent properties.

Housing Zoning DVH 07

Rear of 250 Castlecatt Road (0.21 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Only one access shall be provided to service this site from Toberdoney Road.
3. A footway shall be provided along the frontage of the site.

4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
5. The natural stone wall along the road frontage shall be retained or reinstated subject to access requirements.
6. The development shall be so designed to create a built frontage along the adjacent approach roads to the village in keeping with the vernacular buildings in the vicinity.

Housing Zoning DVH 08
30 Carncullagh Road (0.35 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development will require additional lands outside the site boundary to provide an access from Carncullagh Road, and adequate visibility splays.
3. Dwellings at the road frontage shall be orientated on to Carncullagh Road.

Housing Zoning DVH 09
Rear of 138 –140 Knock Road (0.35 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development will require additional lands to provide an access from Knock Road. The siting of the access shall ensure compliance with the appropriate junction spacing standards.
3. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning DVH 10
Rear of 122 Toberdoney Road (0.13 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall be restricted to the Toberdoney Road frontage in order to preserve the rural character of the Dervock River corridor, which lies within an LLPA, and to reflect the roadside character of existing development.
3. An access complying with the Department's normal standards shall be provided to Toberdoney Road.
4. Only one access shall be provided to service this site from Toberdoney Road.
5. Development shall have regard for the adjacent river flood plain that affects the eastern part of the site.

3.0 VILLAGE CENTRE DESIGN

- 3.1 The centre of Dervock is somewhat unusual in that it has no market square or diamond, a characteristic feature of many rural settlements in

the area. There is no built form which can be readily recognised even as an informal village centre. The only sense of formality is provided by the Market House and the widened main street on the approach to the bridge along Knock Road.

- 3.2 Following on from the recently completed CRISP and the physical and environmental benefits which this brought to the village, the Plan will, through the development control process, seek to create a more clearly defined village centre.
- 3.3 Remnants of the historic streetscape can be seen on Castlecat Road, Toberdoney Road, and Carncullagh Road east of the bridge. The vernacular building form in the centre of the village is typically two-storey, rough cast finish, with traditional sash-type window openings.
- 3.4 The Market House dominates the centre of the village, both visually and physically. New development must remain subservient in height and scale to this focal building, and will not therefore be permitted to exceed two storeys.
- 3.5 New shop fronts should have a simple vernacular painted timber surround. Windows and doors may be colour-coated aluminium if desired. Security shutters must be fully recessed into the fabric of the building.
- 3.6 On-street parking may be acceptable, otherwise parking must be provided to the rear.

4.0 OPEN SPACE

- 4.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

Open Space Zoning

The following site is zoned for open space:

**Open Space Zoning DVO 01
Dervock River Banks (0.50 ha.)**

- 4.2 This wetland, which includes an area of mature planting extending north from the bridge, has potential as an informal amenity area within the village. It is within a Local Landscape Policy Area, and shall be retained for amenity use as an extension of the Riverside Park.

5.0 DERVOCK AREA OF ARCHAEOLOGICAL POTENTIAL

- 5.1 An Area of Archaeological Potential has been identified in Dervock, and is shown on the Settlement Map (Map No. 2/05). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 give further guidance on this matter.

6.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 6.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation DVL 01 Dervock River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/05 – Dervock.

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

- 1. This LLPA covers the centre of Dervock and lands defining the village setting to the north and the south along the Dervock River corridor.**
- 2. This LLPA includes visually significant tree groups.**

Designation DVL 02 Dervock River East LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/05 – Dervock.

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

- 1. The LLPA is positioned to the south west of the village and includes the river corridor and the meadows to the north, which are important to the village setting.**

DUNLOY

1.0 SETTLEMENT DESIGNATION

- 1.1 Dunloy is situated in the south of Ballymoney District and functions as a minor service centre for its surrounding rural hinterland.
- 1.2 Shops and services are concentrated around the crossroads in the centre of the village. Two regeneration projects, undertaken with assistance from the International Fund for Ireland's Urban Development Programme, have improved the physical fabric of the village creating new commercial floor-space and providing residential accommodation. A number of larger commercial businesses have also become established in Dunloy providing valuable local employment.
- 1.3 In the past decade private housing development has take place at Bellaghy Road and Bridge Road, complementing the high proportion of public authority housing which dominates the western side of the village. The growing population is supported by recreational, community and primary education facilities. The 2001 population was 1,044, an increase of 21% compared to 1991.
- 1.4 The village has good road links to both Ballymoney, 10 kilometres to the north west, and Ballymena, 18 kilometres to the south. Although close to the key transport corridor linking Ballymoney to Ballymena, public transport connections are relatively limited. Dunloy is designated a Large Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation DL 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/06 – Dunloy.

- 1.5 The defined development limit will consolidate the existing village form.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Dunloy at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	125
Completions 1998-July 2004	41
Under Construction July 2004	23
Commitments July 2004	42
Windfall Allowance	3
Urban capacity housing zonings	30
Urban fringe housing zonings	51

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are identified on Map No. 2/06 – Dunloy:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
N. of Lilac Terrace	12	0.38	No	DLH 01
Carrowdoon Road	28	1.37	Yes	DLH 02
Adj. 49 Bridge Road.	32	1.06	No	DLH 03

Housing Zonings, Urban Capacity

The following sites are zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning DLH 04

Land adjacent to 21 Bridge Road (0.24 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Adequate privacy screening shall be provided on the boundary with adjacent commercial sites.
3. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
4. The access to this site shall be from Bridge Road.

Housing Zoning DLH 05

Lands between 4 Station Rd & 17 Main St. (0.20 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. A footway is required along the frontage of the site to link to the existing network.

3. The development of this site will require additional lands to provide an access from Station Road.

Housing Zoning DLH06

Lands north of Bellaghy Crescent. (0.96 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Access to the site shall be from Station Road.
3. Dwellings along the site frontage shall be orientated on to Station Road.
4. The design and layout of dwellings shall have regard for the character of adjacent development.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zonings, Urban Fringe

The following sites are zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning DLH 07

To rear of Nos. 2 & 8 Bridge Rd. (0.89 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to the site shall be from Bridge Road. Access from Bellaghy Road will only be available for one or two individual dwellings.
3. A footway is required along the frontage of the site to link to the existing network.
4. Mature hedges and trees within and on the periphery of the site shall be retained and integrated into any future development.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
6. Dwellings shall be orientated on to Bellaghy Road and Bridge Road.

Housing Zoning DLH 08

Lands west of Bellaghy Rd. (1.67 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Access to this site shall be from Bellaghy Road.
3. A footway is required along the frontage of the site to link to the existing network.
4. Mature hedges and trees within and on the periphery of the site shall be retained and integrated into any future development.

5. Dwellings shall be orientated on to Bellaghy Road.
6. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 4.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation DLL 01 Dunloy South LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2 – Ballymoney Borough and Map No. 2/06 Dunloy.

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

- 1. The pasture fields with high hedges on rising slopes within this LLPA visually enhance the wider setting of Dunloy.**
- 2. This LLPA includes the distinctive modern church, which is a prominent landmark building, close to the centre of the village.**
- 3. It also includes Ballymacauldrack Old Graveyard / Caldernagh and its setting and Carrowmenagh Farmhouse and associated structured planting.**
- 4. It extends south to include Doey's Cairn, an important stone circle in State care, and its landscape setting.**

LOUGHGUILLE

1.0 SETTLEMENT DESIGNATION

- 1.1 Loughguile is situated 13 kilometres to the east of Ballymoney. It is the only settlement serving a large rural hinterland on the eastern side of the Borough but until recently had only a limited range of services.
- 1.2 Prior to construction of the public housing estate at Scally Park in the 1960s, Loughguile was a small cluster of development centred around the church. A number of individual dwellings were built subsequently, but it was not until 2001 that any significant private housing development took place. Loughguile had a population of 321 in 2001.
- 1.3 The Millennium Centre on Lough Road, a community regeneration project part-funded by the International Fund for Ireland and opened in 2001, provides high quality and up-to-date childcare, training, industrial and sports facilities. This has greatly improved the range and quality of community facilities as well as providing valuable training and employment opportunities in this peripheral rural area.
- 1.4 Loughguile is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation LE 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/07 – Loughguile.

- 1.5 The development limit will consolidate the existing village, and ensure that any new development is convenient to all local facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Loughguile at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	25
Completions 1998-July 2004	26
Under Construction July 2004	5
Commitments July 2004	32
Other housing zonings	5

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are identified on Map No. 2/07 – Loughguile:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Shelton Meadows	6	0.18	Yes	LEH 01
Rear of Scally Park	31	1.50	Yes	LEH 02

Housing Zoning

The following site is zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning LEH 03

Land to the east of Colkeeran Rd. (0.24 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Housing on this site shall be similar in character to that on the adjacent site.
3. The layout and design shall have regard for adjacent residential properties.
4. The development of this site may require additional lands to provide an access to Coolkeeran Road. The siting of the access shall ensure compliance with the appropriate junction spacing standards.

3.0 COMMUNITY FACILITIES

Community Designation LEC 01 Millennium Centre

The following site is zoned for community purposes on map no.2/07: The Millennium Centre on Lough Road, a community regeneration project part-funded by the International Fund for Ireland, is designated to retain the existing community facilities.

Community Zoning

The following site is zoned for community facilities purposes:

Community Zoning LEC 02

Land to the north of Lough Rd. (0.33 ha.)

- 3.1 Land to the west of the Parochial House has been zoned for future community development. The zoning will ensure retention of the existing community facilities and protection of the site from development for other uses.

4.0 OPEN SPACE

- 4.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

5.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 5.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation LEL 01 St Patrick's Church LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/07 – Loughguile.

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

- 1. This LLPA is centred on the historic core of Loughguile and its historical development.**
- 2. It includes a prominent standing stone, set above present road level to the north of the village centre, St Patrick's Church and the adjacent shop, which was formerly the village school and is a Grade B1 Listed Building.**
- 3. The gothic arched windows of the church reflect the upper storey windows of the former school house.**
- 4. To the south, the LLPA incorporates a traditional farmstead. The dry stone walls of the inner fields which would have sat beside the farmhouse are clearly evident and provide an unusual landscape feature so close to an extended settlement.**

RASHARKIN

1.0 SETTLEMENT DESIGNATION

- 1.1 Rasharkin is located 12 kilometres south of Ballymoney. Until recently the village was dominated by public authority housing. Within the last few years, however, a number of private housing developments have been completed and others are currently under construction at July 2004.
- 1.2 A good range of educational, health, and community facilities are available within the settlement, but the range of shops is more limited. A number of derelict and vacant premises along Main Street, in what is the commercial centre of the village, detract from its general appearance.
- 1.3 There are a number of locally important manufacturing and other commercial businesses providing significant employment for residents of Rasharkin and the surrounding rural area.
- 1.4 The village has good road links to Ballymoney, Ballymena and Kilrea, 4 kilometres to the west, however public transport connections are limited.
- 1.5 In 2001 the population of Rasharkin was 855, after 30 years of gradual decline from a peak of 1,000 in 1971. Rasharkin is designated a Large Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation RN 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/08 – Rasharkin.

- 1.6 The development limit will consolidate the existing settlement form, and ensure that any new development is convenient to all the village's facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Rasharkin at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	94
Completions 1998-July 2004	36
Under Construction July 2004	23
Commitments July 2004	72
Windfall Allowance	2
Urban capacity housing zonings	22
Urban fringe housing zonings	44

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are identified on Map No. 2/08 - Rasharkin:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Rear of 1-7 Church Road	62	1.76	Yes	RNH 01
The Birches	9	0.61	Yes	RNH 02
9 Church Road	5	0.20	No	RNH 03
14 Main Street	5	0.19	No	RNH 04
The Birches extension	9	0.84	No	RNH 05
21-27 Main Street	3	0.11	No	RNH 06

Housing Zonings, Urban Capacity

The following sites are zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning RNH 07

38 Main Street (0.14 ha.)

Key Site Requirements.

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The preferred access shall be on to Main Street.
3. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
4. Dwellings shall be orientated towards the Main Street frontage.
5. Development shall not exceed two storeys in height and shall reflect the vernacular character of development in the village.
6. The boundary on to Main Street shall be defined by a masonry wall.

Housing Zoning RNH 08

Lands to the rear of 28 & 30 Main St. (0.07 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. Development shall have regard for the privacy of adjacent properties.
3. The development of this site may require additional lands to provide an access to a public road.

Housing Zoning RNH 09

31- 37 Main Street. (0.14 ha.)

Key Site Requirements.

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The site could also accommodate a mixed-use development including residential as well as retail and/or other commercial uses appropriate for a village centre.
3. Redevelopment of the site shall reinstate the built frontage, maintaining the existing building line and respecting the height, scale and proportions of buildings on this part of Main Street.
4. External materials shall include a slated roof, using natural slate or an appropriate man-made equivalent, and smooth rendered painted external walls. Any proposed shop fronts shall be of timber construction with a painted finish, incorporating elements of vernacular design.
5. Security shutters shall be integrated into the shop fronts and fully recessed into the front wall of the building.
6. The access to the site shall be from Main Street preferably towards the northern end of the frontage.

Housing Zoning RNH 10

Lands adjacent to playground, Bamford Pk. (0.22 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A private shared access shall be located at the southern end of the site frontage, retaining the maximum number of trees on the south western boundary.
3. Details of the treatment of the north eastern boundary shall be submitted with any future planning application.

Housing Zoning RNH 11

Lands east of Bellmount. (0.15 ha.)

Key Site Requirements.

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A footway shall be provided along the frontage of the site.
3. Development shall be single storey and have regard for the relationship with adjacent dwellings.
4. The access shall be via Bellmount.

Housing Zoning RNH 12

Lands west of St. Patricks P.S. (0.21 ha.)

Key Site Requirements.

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
3. The access to this site shall be from Gortahar Road which shall be widened to 5.5m along the frontage of the site

Housing Zonings, Urban Fringe

The following sites are zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning RNH 13

Lands south of Glebe Park (1.32 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare and shall not exceed two storeys in height.
2. Access shall be from Glebe Road.
3. The layout and design shall have regard for the treatment of the exposed south western boundary visible from Bann Road.

Housing Zoning RNH 14

Lands adjacent to 30 Church Road (0.84 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Church Road.
3. Dwellings shall be orientated to face on to Church Road.

3.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 3.1 The following existing industrial site is designated for retention For employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3:

Industrial Designation RNI 01

Site at Glebe Road (0.89 ha.)

- 3.2 This site is currently in general industrial use.

4.0 COMMUNITY FACILITIES

Community Zoning

The following site is zoned for community facilities purposes on Map No. 2/08 - Rasharkin:

Community Zoning RNC 01

21a - 23 Main Street and adjacent lands to the rear. (0.71 ha.)

- 4.1 A community regeneration project is proposed for the village under the International Fund for Ireland's Community Regeneration and Improvement Special Programme (CRISP). The project, which is to be undertaken by Rasharkin Community Association, will include redevelopment of commercial properties on the Main Street frontage and an adjacent farmyard. Some 800 square metres of new commercial and residential floor-space and a community office will be provided.
- 4.2 This development proposal, complemented by environmental improvements in the adjoining section of Main Street, will create a stronger commercial centre in Rasharkin, additional employment opportunities and greatly improve the appearance of the village.

5.0 OPEN SPACE

- 5.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

6.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 6.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation RNL 01 Drumbolcan LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/08 – Rasharkin.

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

1. This LLPA on the eastern edge of Rasharkin includes Drumbolcan Park, nearby woodlands and the earthworks of Drumbolcan fort.

- 2. This area provides an attractive setting for the entrance to the village from Duneany Road.**
- 3. Part of this LLPA is also a Site of Local Nature Conservation Importance.**

Designation RNL 02 Glebe LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/08 – Rasharkin.

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

- 1. This LLPA includes the pasture slopes rising from Bann Road towards the village, is visually important in enhancing the setting of Rasharkin.**
- 2. It also includes the former Turnpike House, a locally significant building and Rasharkin Old Church, a medieval parish church site with post-medieval church ruins.**

STRANOCUM

1.0 SETTLEMENT DESIGNATION

- 1.1 Stranocum is located 6 kilometres north east of Ballymoney in the attractive rural setting of the Bush Valley.
- 1.2 Stranocum provides a limited range of facilities for the local community including a shop and post office, a garage, and a public hall. However the nearest primary school is 3 kilometres to the east at Bushvale. Chestnutt's Corn Mill, which has a long association with Stranocum, is the main source of local employment. The village has limited public transport connections.
- 1.3 Stranocum has grown over the past 50 years from a small cluster of buildings centred around the mill. With the construction of public authority housing at the northern and southern ends of the village in the 1960s, and more recent private housing at Mill Cottages. The population increased considerably during the 1990s reaching 285 in 2001.
- 1.4 Stranocum is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation SM 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/09 – Stranocum.

- 1.5 The development limit will consolidate the existing village, and ensure that any new development is convenient to all local facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Stranocum at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	31
Completions 1998-July 2004	12
Under Construction July 2004	1
Commitments July 2004	0
Other housing zonings	41

Housing Zonings

The following sites are zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning SMH 01

Lands west of Main St. (0.84 ha.)

Key Site Requirements.

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site may require additional lands to provide an access to Mill Cottage Way.

Housing Zoning SMH 02

Lands east of garage, Main St. (1.11 ha.)

Key Site Requirements.

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access to Main Street.
3. A footway shall be provided along the frontage of the site and linked to the existing network.
4. A 5 metre wide belt of native species trees shall be provided along the boundary with the LLPA.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 4.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified below.

Designation SML 01 Bush Valley LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2 – Ballymoney Borough and Map No. 2/09 – Stranocum.

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

- 1. Located beyond the northern and eastern edges of the village, this LLPA includes the extensive parkland around Stranocum House and the adjoining section of the Bush valley.**
- 2. It contains numerous stands and copses of mature deciduous trees and a number of ancient monuments. These features greatly enhance the setting of Stranocum.**

- 4.2 The only acceptable development in this LLPA will be that required to facilitate efficient farming operations. Such development will be subject to the retention of all woodland and tree groups.

5.0 AREA OF CONSTRAINT ON MINERAL DEVELOPMENT

- 5.1 The Plan designates an Area of Constraint on Mineral Development (ACMD), the Armoy Moraine, east of the village, under Designation MIN 3 in Volume 1, Part 2, Section 10: Minerals. This area overlaps with the LLPA and extends in a north easterly direction towards Armoy. Planning policy relating to ACMD will ensure that this area is protected. The ACMD can be seen on Map No. 2/09 – Stranocum with the full extent of the ACMD shown on the Ballymoney Borough Map.

BENDOORAGH

1.0 SETTLEMENT DESIGNATION

- 1.1 Bendooragh is located at the edge of the Ballymoney/Coleraine Green Belt, 4 kilometres south west of Ballymoney. It developed over the post-war period from a crossroads cluster at the junction of the Bann, Drumahiskey and Bendooragh Roads. During the 1950s public authority housing was built at Willowdale Park, and in the past decade private housing has been completed at Cabra Court and Drumvale Road. The 2001 population was 303. A shop, post office, Orange Hall and fabrication works are located within the hamlet, and there is a church and church hall to the south west on Bann Road. Bendooragh is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BG 01	Settlement Development Limit
A settlement development limit is designated as identified on Map No. 2/10 – Bendooragh.	

- 1.2 The development limit has been defined around the existing built up area and will consolidate the hamlet's physical form. Any further development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

Open Space Zoning
The following site is zoned for open space: Open Space Zoning BGO 01 Land South of Willowdale Park (1.05 ha).

- 2.2 A need has been identified for additional formal open space to meet the demand within the hamlet.

BUSHVALE

1.0 SETTLEMENT DESIGNATION

- 1.1 Bushvale is located 8 kilometres east of Ballymoney. It developed from a small cluster of dwellings including a row of semi-detached public sector houses built along Fivey Road in the 1950s, but has expanded in the past decade with the construction of a new development of private dwellings at Wallace Crescent which at July 2004, was not yet complete. This has led to a marginal increase in the population of the hamlet from about 60 in 1991, to an estimated 75 by 2001. A recently completed replacement primary school is located a short distance east of the hamlet, with a church and church hall to the west. Bushvale is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BU 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/11 – Bushvale.

- 1.2 The development limit will consolidate the existing hamlet. Some development opportunities exist in terms of infilling, utilisation of under-used land and redevelopment. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

CARNEATLY

1.0 SETTLEMENT DESIGNATION

- 1.1 Carneatly is a cluster of public authority and private housing 3 kilometres south of Ballymoney on Lislagan Road. It lies within the Ballymoney/Coleraine Green Belt. There has been no development within the hamlet in recent years. Lislagan Primary School, the only local facility, is situated a short distance to the west, at the junction with Finvoy Road. Carneatly is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CY 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/12 - Carneatly

- 1.2 The development limit will consolidate the existing hamlet. Any future development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

CORKEY

1.0 SETTLEMENT DESIGNATION

- 1.1 Corkey is located 3 kilometres south of Loughguile. It comprises a cluster of private dwellings and public authority housing groups around St. Anne's Primary School. A number of local service facilities have been established a short distance north of the settlement. There was a small increase in the population of Corkey from an estimated 130 in 1991 to 160 by 2001. Corkey is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CO 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/13 – Corkey.

- 1.2 The development limit will allow for infill development within the existing built up area of the hamlet. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

3.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 3.1 Any proposals for development within this area will be considered under the terms of Policy ENV2 in Volume 1 of the Plan.

Designation COL 01 Killagan Water LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/13 – Corkey.

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

1. **The LLPA includes the distinctive landform to the north and west of the hamlet, locally significant vegetation, Killagan Water and its tributaries and associated vegetation.**

DERRYKEIGHAN

1.0 SETTLEMENT DESIGNATION

1.1 Derrykeighan is located 10 kilometres north of Ballymoney at the junction of Benvardin Road and Castlecat Road. It includes both public authority housing and more recent private housing development. Derrykeighan performs a primarily residential function, with limited commercial and community facilities. The private housing development at Glebe Park has contributed to a significant population increase, from an estimated 50 residents in 1991 to 120 by 2001. Derrykeighan is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation DK 01	Settlement Development Limit
A settlement development limit is designated as identified on Map No. 2/14 – Derrykeighan.	

1.2 Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

3.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

3.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation DKL 01	Derrykeighan LLPA
A Local Landscape Policy Area is designated as identified on Map No. 2/14 – Derrykeighan.	
Those features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.	
1. This LLPA includes significant groups of trees and the remains of a historic church.	

- 3.2 Development which would damage the integrity of this LLPA will not be approved.

DUNAGHY

1.0 SETTLEMENT DESIGNATION

- 1.1 Dunaghy is located 4 kilometres east of Ballymoney and a short distance east of the main A26 route from Coleraine to Ballymena. It is located within the Ballymoney/Coleraine Green Belt. The settlement is comprised mainly of a number of relatively small post-War housing developments, initially by the public sector but since 1980 also by the private sector. Dunaghy contains a primary school, a filling station and shop and two community halls. A number of commercial businesses are located at Landhead Road.
- 1.2 The hamlet has developed as two main clusters, with private sector housing around Landhead Primary School to the west and most of the older development to the east. In the past decade housing developments have taken place at Landsdale Park and Barkley Court resulting in a slight increase in the estimated population from 400 in 1991 to 420 by 2001. Dunaghy is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation DY 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/15 – Dunaghy.

- 1.3 The development limit will consolidate the existing clusters without extending the linear pattern of development along Kilraghts Road. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

FINVOY

1.0 SETTLEMENT DESIGNATION

- 1.1 Finvoy is located 7 kilometres south of Ballymoney on the B62 Finvoy Road between Ballymoney and Rasharkin. It has its origins in a loose scattering of houses and other buildings along the old Finvoy Road where, over time, modern infill housing development created a more consolidated grouping. Realignment of the road has created two distinct clusters of development. The northern cluster includes Finvoy Parish Church, Knockan's Lodge private nursing home, and a number of modern private dwellings. The southern grouping includes two small housing developments at Greystone Road and Hebron Heights.
- 1.2 Finvoy has limited local services and community facilities. As a result of the small-scale development in the hamlet over recent years, the population has increased from an estimated 100 in 1991 to 150 by 2001. Finvoy is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation FV 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/16 – Finvoy.

- 1.3 The development limit defines a boundary around the existing hamlet, restricting any further linear expansion but providing a number of infill opportunities. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

3.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 3.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation FVL 01 Finvoy LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/16 – Finvoy.

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

- 1. This LLPA includes significant groups of trees, and the attractive Finvoy parish church and its churchyard.**

- 3.2 No development which would damage the integrity of this LLPA will be approved.

MAGHERAHONEY

1.0 SETTLEMENT DESIGNATION

- 1.1 Magherahoney is located approximately 15 kilometres north east of Ballymoney, at the junction of Coolkeeran Road and Fivey Road. It includes the public authority housing estate at Erinvale Park and adjacent recreational open space, together with a cluster of local services and facilities on the northern side of the River Bush. There has been no new housing in the hamlet in recent decades. The 2001 population of Magherahoney was approximately 100. Magherahoney is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation MY 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/17 – Magherahoney.

- 1.2 The development limit relates to the existing hamlet and consolidates the cluster of housing on the south side of the river and the service facilities to the north. It provides opportunity for small-scale development. Any development will be required to be in character, in terms of density, height and design, with the existing built form.
- 1.3 There has been a history of flooding in parts of the hamlet, given its location adjoining the River Bush, This may have implications for any future development proposals on land adjacent to the river.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

3.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 3.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation MYL 01

Bush River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/17 – Magherahoney.

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

- 1. The corridor of the River Bush is a visually important asset and a prominent feature of the hamlet.**
- 2. The LLPA also includes St Macnisius' RC Church and the former mill to the north, which is a locally significant building.**

COUNTRYSIDE AND THE COAST

1.0 INTRODUCTION

1.1 Volume 1, Part 3 sets out the Regional planning context and the Plan's strategic overview and designations relating to various designations that relate to the Plan area overall, or are of more than local significance. The following section addresses local issues relating specifically to nature conservation and historic landscapes.

2.0 AREAS OF INTERNATIONAL AND NATIONAL CONSERVATION IMPORTANCE

2.1 A number of Areas of International and National Nature Conservation Importance are located within Ballymoney Borough and comprise the following:

Ramsar	Garry Bog
cSAC	Garry Bog Main Valley
ASSI	Caldanagh Bog Dunloy Bog Garry Bog (Part 1) Garry Bog (Part 2)
ASI	Clontyfinnan

2.2 These areas of International and National Importance are identified on Map No 2 – Ballymoney Borough. Further details are set out in the Countryside Assessment Technical Supplement.

2.3 Development proposals within or adjoining these areas will be assessed in accordance with prevailing regional policy as set out in PPS 2: Planning and Nature Conservation.

2.4 All Areas of International and National Nature Conservation Importance are also identified as Areas of Constraint on Mineral Development under Plan designation.

3.0 SITES OF LOCAL NATURE CONSERVATION IMPORTANCE (SLNCIs)

3.1 Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Planning and Nature Conservation. Sites are identified and protected on the basis of their flora, fauna or earth science interest. Detailed descriptions of their characteristics are provided in the Countryside Assessment Technical Supplement.

- 3.2 All SLNCIs are also designated as Areas of Constraint on Mineral Developments at Designation COU 16 in Volume 1, Part 3 of the Plan.
- 3.3 Policy for the control of development within SLNCIs is contained in Volume 1, Part 2, Policy ENV 3 of the Plan.

Designation BSLNCI Sites of Local Nature Conservation Importance (SLNCI)

The following Sites of Local Nature Conservation Importance (SLNCIs) are designated:

BSLN 01	Aghenagerragh River Bog	(Map No. 2/18)
BSLN 02	Altnahinch	(Map No. 2/18)
BSLN 03	Ballycraig Rock	(Map No. 2/19)
BSLN 04	Ballynagor	(Map No. 2/20)
BSLN 05	Ballyrathan	(Map No. 2/20)
BSLN 06	Ballyveely Bog	(Map No. 2/21)
BSLN 07	Bellisle	(Map No. 2/20)
BSLN 08	Black Lough	(Map No. 2/22)
BSLN 09	Boyd's Bog	(Map No. 2/23)
BSLN 10	Burnquarter	(Map No. 2/24)
BSLN 11	Carnagal	(Map No. 2/25)
BSLN 12	Carcullagh	(Map No. 2/20)
BSLN 13	Castlequarter Lakes	(Map No. 2/22)
BSLN 14	Craigs Upper	(Map No. 2/19)
BSLN 15	Croaghan Bog (A portion of which is situated within Moyle District)	(Map No. 2/26)
BSLN 16	Culbane Bog	(Map No. 2/21)
BSLN 17	Drumack Bog	(Map No. 2/27)
BSLN 18	Drumbolcan	(Map No. 2/27)
BSLN 19	Dunloy	(Map No. 2/28)
BSLN 20	Frosses North	(Map No. 2/29)
BSLN 21	Garry Lower	(Map No. 2/30)
BSLN 22	Killycreen	(Map No. 2/29)
BSLN 23	Kirkhill Bog	(Map No. 2/30)
BSLN 24	Knockavrinnan Bridge	(Map No. 2/21)
BSLN 25	Larrys Brae Dunloy	(Map No. 2/28)
BSLN 26	Lislaban	(Map No. 2/25)
BSLN 27	Long Mountain Bogs	(Map No. 2/31)
BSLN 28	Mallaboy	(Map No. 2/28)
BSLN 29	McCollum's Hill South	(Map No. 2/32)
BSLN 30	Moyan Road	(Map No. 2/21)
BSLN 31	Quaw Burn	(Map No. 2/32)
BSLN 32	River Main	(Map No. 2/33)
BSLN 33	Saugh Island	(Map No. 2/27)
BSLN 34	The Isles	(Map No. 2/33)
BSLN 35	The Rock	(Map No. 2/28)
BSLN 36	Whitehill	(Map No. 2/27)

4.0 AREAS OF CONSTRAINT ON MINERAL DEVELOPMENT

Designation BACMD 01 Areas of Constraint on Mineral Development

Areas of Constraint on Mineral Development are designated as identified on Map No. 2 - Ballymoney Borough at the following locations:

- 1. Garry Bog Ramsar**
- 2. Garry Bog cSAC**
- 3. Main Valley cSAC**
- 4. Caldanagh Bog ASSI**
- 5. Dunloy Bog ASSI**
- 6. Garry Bog (Part 1) ASI**
- 7. Garry Bog (Part 2) ASI**

- 4.1 By their nature, scale, location and duration of operation, mineral developments frequently impact more severely on the environment than any other form of development. They can damage or destroy sites of nature conservation or earth science value and sites of historic or archaeological interest. They can also have a significant visual impact on the landscape and have an adverse effect on the amenity of the people living nearby.
- 4.2 Areas of Constraint on Mineral Developments are identified to safeguard the most valuable and vulnerable areas of the environment within the Borough from the detrimental effects of mineral extraction. Their identification has taken account of nature conservation interests, the archaeological and built heritage, landscape quality and character, visual prominence, amenity value and geological/geomorphological interest.
- 4.3 In view of their scientific importance, all ASSIs, ASIs, Ramsar sites and SPAs are designated as Areas of Constraint on Mineral Developments. SLNCIs, the greater part of the AONB based Countryside Policy Areas (CPAs) and small portions of the rural remainder are also designated as Areas of Constraint on Mineral Developments.
- 4.4 Proposals for the development of mineral resources will be determined in accordance with prevailing regional planning policy, current set out in MIN 3 of the Rural Strategy and, in addition, Policy COU 16 as contained in Volume 1, Part 3 of the Plan. In respect of the lignite resource in the Ballymoney District see Policy MIN1 and Designation COU15 in Volume 1, Parts 2 and 3 of the Plan.

5.0 HISTORIC PARKS, GARDENS AND DEMESNES

5.1 The following Historic Parks, Gardens and Demesnes are designated.

Designation BHPG Historic Parks, Gardens and Demesnes

The following Historic Parks, Gardens and Demesnes of special historic interest are designated as identified on Maps No.s 2/43 – 2/48:

- 1. Ballyhibistock House (Map No. 2/43)**
- 2. Benvardeen House (Map No. 2/44)**
- 3. Leslie Hill (Map No. 2/45)**
- 4. Lissanoure (Map No. 2/46)**
- 5. Moore Lodge (Map No. 2/47)**
- 6. O'Hara Brook (Map No. 2/48).**

5.2 The Historic Parks, Gardens and Demesnes of Special Historic Interest listed above will be detailed in a register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland to be published by the Environment and Heritage Service, DOE. The Register will summarise the historical significance of the site and the contribution its planned features make to the local landscape. It will also seek to encourage the public and owners, to value and support the protection and maintenance of such sites.

5.3 Ballyhibistock House was built in the early 19th century. Part of the demesne is now a turkey farm. Benvardeen House was established in the late 17th century. It is located adjacent to the River Bush. Leslie Hill was founded in the mid 18th century and is located near the town of Ballymoney. Lissanoure was founded in the 14th century. The house is private although there is public access to the lake. Moore Lodge is located high above the River Bann. The house dates from the mid 18th century and is private. O'Hara Brook is located adjacent to the Ballymoney River. The house is private but the gardens are open to the public on special days.

5.4 Prevailing regional policy for the protection of Historic Parks, Gardens and Demesnes of Special Historic Interest is set out in PPS 6 Planning, Archaeology and the Built Heritage. Additional information about the site is contained in the Countryside Assessment Technical Supplement.

Northern Area Plan 2016

Draft Plan

VOLUME 2, PART 5:

Coleraine Borough

May 2005

COLERAINE

1.0 DEVELOPMENT CONTEXT

- 1.1 Coleraine is the dominant town in the Northern Plan area. The Regional Development Strategy published in September 2001 identified the town as one of the sixteen major hubs in the Region. By 2001 the town had a population of 23,700, the fifth largest town in the Region outside the Belfast Metropolitan Area and Londonderry. It is located strategically alongside the Northern Corridor and at the northern end of the link corridor towards Cookstown, Armagh and Newry.
- 1.2 The town is 90 kilometres north west of Belfast and 50 kilometres east of Londonderry, both of which are linked by the trunk roads and the railway of the Northern Corridor. This corridor also links the town with Belfast and Londonderry ports. Belfast City Airport, City of Derry Airport 35 kilometres to the west, and the main regional airport, Belfast International Airport, 70 kilometres to the south are all relatively accessible along the Northern Corridor.
- 1.3 Coleraine has a long history of settlement. The Mountsandel Mesolithic site has yielded among the earliest evidence of man in Ireland. The town has associations with Saint Patrick from the 5th Century, followed by a monastic site close to what was the lowest fording point on the Bann at Coleraine Bridge. The town was one of the two urban communities developed by the London Companies in County Londonderry in the Plantation at the beginning of the 17th Century. The town centre's slightly skewed rectilinear street pattern is a continued legacy of that early exercise in town planning, along with traces of the lines of the earthen ramparts that provided the Plantation town with its defences. With some industrialisation, the expansion of the river port, and the coming of the railway, the town expanded significantly throughout the 19th Century and into the early part of the 20th Century.
- 1.4 Coleraine steadily expanded throughout the Post War period, with the population doubling, due to major industrial development on extensive suburban sites, the development of the University, the expansion of commerce and the development of extensive sport and recreational facilities. There has been a marked expansion of the urbanised area from the mid 20th Century compact town of less than 2 square kilometres, to the present much more dispersed town of approximately 11 square kilometres. Since 1980 growth has continued but at a slightly more modest pace. In the twenty years up to 2001 the town's population increased by 22% to 23,700, but there was a reduction from 12% in the 1980s to 8% in the 1990s.
- 1.5 Coleraine has major industrial, commercial, educational, administrative, health and recreational facilities. The town retains an important industrial base with a number of major employers across a range of sectors. For many decades Coleraine has been the dominant retail

centre in the north east of the Region. This has been strengthened in recent years by the completion of the Diamond Centre, the town's first major indoor shopping mall, complemented by the progressive development of bulky goods stores at the Riverside Centre. The town has an expanding campus of the University of Ulster, a large Further Education College, and a wide range of high quality secondary and grammar schools. The Causeway Hospital, opened in 2001, provides acute health services. Apart from a wide range of recreational and sporting facilities within the town, including a large leisure centre, which has recently been modernised, Coleraine is located in close proximity to the North Coast with its attractions of national importance, tourist accommodation, and leisure facilities.

- 1.6 In the 16 years from mid 1988 to mid 2004, a total of 2,982 new dwellings were completed in the town. The North East Area Plan had postulated that 2,900 dwellings would be built in the period from 1988 to 2002, whereas only 2,651 were completed. There has been major residential expansion in the Knocklynn and Somerset/Greenmount areas in the south east and south west suburbs of the town, along with significant green field development north of the town between Cromore Road and Portrush Road, east of the ring road in Ballyarton, and north of Castlerock Road. There were also a significant number of dwellings completed on inner urban, brown-field sites (450, that is 15% of all completions).

2.0 DEVELOPMENT STRATEGY

- 2.1 Consistent with the Coleraine's role as a major hub in the Regional Development Strategy, the Plan will provide for the continued expansion of the town's industrial, commercial, educational, residential and recreational functions. The town has the critical mass of population, and the range of facilities and services to facilitate sustainable development minimising the need to travel out of the town. It is strategically located on the regional transportation corridors and has a vibrant community base, with generally good relations between the main communities. Accordingly, the town has a strong base for further expansion.
- 2.2 For the past generation, the town's physical growth has largely been determined by the constraints of the ridge of high ground to the west of the town and the ring road to the east of the town. As a result the town has tended to grow outwards in three directions, towards the north in the Ballysally area, towards the south east with the development of a major neighbourhood of about 5,000 people in Mountsandel/Knocklynn, and towards the south west in the Greenmount/Somerset area.
- 2.3 Consistent with the Regional Strategy's envisaged role for Coleraine, the Plan will seek to direct and promote considerable housing within Coleraine. The emphasis of the Plan is to achieve an

attractive, compact and efficient living environment. The rapid physical growth in the past has been of a relatively loose urban form, including considerable undeveloped and underused areas as developers mostly opted for the easiest green field, peripheral development options. The last Plan provided extensive areas of zoned housing land along with areas of undeveloped 'white land' that have only partially been developed. In fact housing developed at a slightly slower pace and generally at much greater densities than the North East Area Plan had envisaged. Furthermore, a significant proportion of new housing was built within the existing urban area, whereas the North East Area Plan had made no allowance for this happening. The net result is that a considerable part of the zoned housing land was never developed. With the emphasis of the Regional Strategy on achieving a more compact and a more sustainable urban form, and the very considerable amount and range of urban capacity sites identified within the urban footprint, it is considered there no longer is a need for much of the undeveloped 'white land' and zoned housing land inherited from the last plan. Accordingly many of these potential sites have been deleted, the town's development limit has been more tightly defined and the Green Belt has correspondingly been modestly expanded.

- 2.4 The Department considers that there is more than sufficient undeveloped industrial land remaining from the last Plan, coupled with the unforeseen partial development of a number of suburban business parks. Consistent with the Regional Development Strategy's advice that there should be a generous supply of industrial land, the Plan retains all the existing industrial zonings and added a number of mixed use business parks. These can be expected to more than sufficient to provide for any possible demand for industrial/ business uses.
- 2.5 The Plan provides for the further expansion of Coleraine town centre as the major retail and commercial centre within the Plan area, with its relatively high levels of accessibility for all sections of the community. A major retail survey in the summer of 2003 confirmed that Coleraine town centre is the primary retail centre for the greater part of the Northern Plan area, competing with Ballymena to the south and Londonderry to the west. The Plan has defined a town centre area, within which appropriate retail and commercial development will be encouraged and provided for. This includes a number of major development opportunities particularly on vacant and underused sites. In addition there are numerous gap sites and individual buildings requiring redevelopment or refurbishment, which will be promoted through the Plan, so that the physical environment is enhanced and the town centre economy becomes more dynamic. The Plan seeks to facilitate the expansion of a buoyant retail centre increasingly complemented by a range of office, other commercial, leisure and residential uses. Encouraging progress has been made in recent years, and the Plan will provide a land use framework to build on this.
- 2.6 Coleraine is relatively well provided with leisure facilities and recreational land. The Plan identifies open space, parks and playing

fields which are protected from inappropriate development. The River Bann corridor is a major asset to the town and this must be protected, managed and enhanced when and where possible. Considerable progress has been made in opening up the river margins as a major recreational resource, notably Christie Park and its southern extension to Castleroe, and Mountsandel Wood. The Plan promotes the further extension of public access along both banks of the Bann, and facilitates the appropriate development of supporting infrastructure servicing the recreational use of the river.

- 2.7 The University of Ulster has a major campus on the northern side of the town. Development commenced in the late 1960s, and has flourished in recent years with the expansion of teaching buildings and student accommodation. The Plan provides for the continued development of a major science park facility on the northern part of the campus, within the University's land holding.

3.0 SETTLEMENT DESIGNATION

- 3.1 Coleraine is designated as a Main Hub in the Regional Development Strategy.

Designation CE 01	Settlement Development Limit
A settlement development limit is designated as identified Map No. 3/01a - Coleraine.	

- 3.2 A development limit is defined for Coleraine sufficient to meet the town's development needs and opportunities in the period up to the year 2016.
- 3.3 The developed limit on the northern side of the town has been realigned to exclude the undeveloped land around Ballysally House, which is a listed building within a Local Landscape Policy Area. Somerset Forest south of Coleraine has also been excluded from the development limit, because as a major landscape asset its development would be most undesirable, and to respect the distinctive character of Castleroe as a separate settlement. The development limit has also been redefined in the north west of the town, in the Ballycairn area, to exclude several housing zonings and which are no longer required if general conformity with the RDS District Housing Indicator is to be achieved.

4.0 HOUSING

- 4.1 The following Table sets out the provision of housing in Coleraine at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	2,855
Completions 1998-July 2004	950
Under Construction July 2004	124
Commitments July 2004	180
Windfall Allowance	137
Urban capacity zonings	1,373
Phase 1 urban fringe zonings	477
Phase 2 urban fringe zonings	379

- 4.2 In the period from December 1998 to July 2004, a total of 950 dwellings were completed in the town. In July 2004 there were 19 committed sites with planning permission for 310 dwellings under construction or not started. Therefore to meet the allocation of 2,855 dwellings, the Plan needs to provide sufficient sites to accommodate the balance of 1,595 dwellings.
- 4.3 Towards providing for this requirement a thorough evaluation of urban capacity has resulted in the identification of a further 40 sites with a total area of 59.4 hectares and an estimated potential of 1,373 dwellings within Coleraine's urban footprint, which are physically suitable for housing development. It is assumed, within the Plan period 60% of this potential will be completed, therefore the projected yield from the identified urban capacity sites is 824.
- 4.4 In the context of development experience in the past 5 years, the Plan projects a further 137 dwellings may be expected to be developed on windfall sites over the remainder of the Plan period, bringing the total estimated yield within the urban footprint to 961 dwellings.
- 4.5 The Plan retains five undeveloped zonings carried over from the previous Area Plan, with a total area of 42.7 hectares and an estimated total capacity of 856 dwellings. Three of these zonings have applications for detailed housing schemes, either on all of the zoning or a significant part of the zoning. The balance of the largest of these housing zonings at Wattstown, without a current planning application, will be held for development into the second half of the Plan period as Phase 2 lands, and will not be released for development, before the year 2010. Its release will also be dependent on regular monitoring of the Plan, demonstrating that the need for these lands remains and there is a satisfactory balance of development, meeting the RDS objective of at least 60% of housing being completed within the urban footprint.

Housing Zonings (Existing Commitments)

The following housing zonings have planning permission and are identified on Map No. 3/01a – Coleraine:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Drumtarsey Road	10	0.23	Yes	CEH 01
Wheatsheaf Park	6	0.66	Yes	CEH 02
22 Circular Road	9	0.08	No	CEH 03
7 to 21 Mountsandel Rd.	37	0.41	Yes	CEH 04
41 Portstewart Road	25	0.80	Yes	CEH 05
Loguestown south	21	0.85	Yes	CEH 06
Knocklynn Road west	40	2.15	No	CEH 07
Somerset Park west	18	1.03	No	CEH 08
100 Castlerock Road	26	1.31	Yes	CEH 09
Cairnhill	6	0.22	Yes	CEH 10
Knockbracken Drive	6	0.24	No	CEH 11
46 Lower Captain Street	8	0.04	No	CEH 12
Brook Green	36	0.96	Yes	CEH 13
20 Circular Road	5	0.06	Yes	CEH 14
Knocktarna Grange (2 sites)	6	0.51	Yes	CEH 15
106-108 Long Commons	8	0.03	Yes	CEH 16
108 Mountsandel Road	12	0.50	Yes	CEH 17
Former Irish Society Sch.	21	0.59	Yes	CEH 18
Braemar	7	0.16	No	CEH 19
Knockantern Grove	8	0.60	Yes	CEH 20

Phase 1 Housing Zonings (Urban capacity)

The following urban capacity sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning CEH 21 Adjoining Greystone Park (0.49 ha.)

Key Site Requirements-

1. Development shall be within the range of 12 to 18 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.

3. The access to the site, which may require additional lands, shall be from Cairn Road, the adjoining section of which shall be upgraded to a 5.5 metre wide carriageway, with a 2.0 metre wide footway along the site frontage.
4. The design of any dwellings shall provide for amelioration from noise and vibration from the nearby railway.
5. The hedge along the eastern boundary shall be maintained and enhanced, with native tree species to be planted in a 5 metre wide belt adjoining the railway. A row of appropriate native trees shall also be planted along the southern boundary.

Housing Zoning CEH 22
Carthall Road North (0.31 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from either Carthall Road or Carthall Park.
4. Any development shall provide for the retention of all appropriate existing trees within or adjoining the site, by ensuring that no activity, works or storage take place within the outer limits of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning CEH 23
Adjoining Ballysally Primary School (1.50 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. The development of this site may require additional lands to provide an access to a public road.
4. The development of the site shall include the provision of appropriate pedestrian/cycle access to Ballysally Primary School and neighbouring community facilities.

Housing Zoning CEH 24
Daneshill Road East (1.06 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Daneshill Road.
4. There shall be no direct vehicular access to or from the site onto the Ring Road.

Housing Zoning CEH 25

South of Loguestown Industrial Estate (1.94 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. Surveys of geology, ground stability, potential contamination, bird-life, flora and fauna shall be carried out.
4. The preferred access to the site shall be from Blackthorn Court.

Housing Zoning CEH 26

Tullyarton Road, Adjoining Harpurs Hill Primary School (1.25 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Tullyarton Road.
4. Any development shall provide for the retention of all appropriate existing trees within or adjoining the site, by ensuring that no activity, works or storage take place within the outer limits of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.
5. A row of native species trees shall be planted along the northern boundary next to the school.

Housing Zoning CEH 27

Adjoining 550 Windy Hall (0.12 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Hall Road.
4. There shall be no direct vehicular access to or from this site onto Newbridge Road.

Housing Zoning CEH 28

Adjoining the Sandel Centre, Knocklynn Road (0.19 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. There shall be no direct vehicular access to or from this site onto Knocklynn Road.

Housing Zoning CEH 29

Adjoining Ballysally Presbyterian Church (0.34 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Mulberry Gardens.
4. The two mature ash trees within the site shall be retained.
5. A hedge or row of native species trees shall be planted adjacent to the church to link with the open space beside the road.

Housing Zoning CEH 30

Cloyfin Road (0.55 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. Any development shall provide for the retention of all appropriate existing trees within or adjoining the site, by ensuring that no activity, works or storage take place within the outer limits of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.
4. The access to the site shall be from Cloyfin Road.

Housing Zoning CEH 31

Knocktarna Manor (0.60 ha.)

Key Site Requirements-

1. Development shall be within the range of 8 to 12 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. Any dwellings shall be sited not less than 15 metres from the existing trees on the boundary of the site.
4. Any dwellings on this site shall be designed to minimise noise disturbance from the nearby industrial operation.
5. The access to the site, which may require additional lands, shall be from Knocktarna Manor which should be upgraded to 5.5m wide with two 2.0m wide footways.

Housing Zoning CEH 32

Adjoining Maybrook Park (0.39 ha.)

Key Site Requirements-

1. Development shall be within the range of 12 to 18 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. No part of any dwelling shall be less than 10 metres from the site boundary to ensure existing and proposed dwellings have satisfactory amenity and privacy.

4. The development of the site will require additional lands to provide an access to a public road.

Housing Zoning CEH 33

30 Mountsandel Road (former Coleraine Hospital site) (4.73 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally be either two or three storeys in height.
3. The listed building of the former workhouse shall be retained, and fully restored as an integral part of the overall development. In any development significant views shall be provided of this listed building from Mountsandel Road.
4. The access to the site shall be from Mountsandel Road where a right turn lane shall be provided.
5. A pedestrian/cycle access shall be provided to Beresford Avenue.
6. There shall be no direct vehicular access to or from the site onto the Ring Road.

Housing Zoning CEH 34

Killowen South (3.66 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. Any development shall provide for the retention of all appropriate existing trees within or adjoining the site, by ensuring that no activity, works or storage take place within the outer limits of the crownspread of the trees, or a distance of half the height of the trees, whichever is greater.
4. The development of the site will require additional lands to provide an access from a public road.

Housing Zoning CEH 35

Chapelfield (0.75 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. Any development shall provide for the retention of all appropriate existing trees within or adjoining the site, by ensuring that no activity, works or storage take place within the outer limits of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.
4. The access to the site shall be from Laurel Hill Road.
5. No development will occur within 5 metres of the stream running along the western boundary and under no circumstances will culverting of the stream be permitted.

Housing Zoning CEH 36

Riversdale (0.17 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Riversdale Crescent. The existing access on to Millburn Road shall be permanently closed.
4. A survey for the presence of bats will be required.

Housing Zoning CEH 37

2 Beresford Place (0.38 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than four storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Beresford Place.
4. The existing vegetation along the river frontage shall be retained including existing trees and shrubs.
5. Tree, flora, and fauna surveys shall be carried out including surveys for otter holts, badgers and bats.
6. The development of the site shall include the provision of a pedestrian/cycle link along the entire frontage with the River Bann.

Housing Zoning CEH 38

Rear of 5 Mountsandel Road (0.27 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than four storeys in height to ensure the character of the area is respected.
3. The existing vegetation along the river frontage shall be retained including existing trees and shrubs.
4. Tree, flora, and fauna surveys shall be carried out including surveys for otter holts, badgers and bats.
5. The development of the site shall include the provision of a pedestrian/cycle link along the entire frontage with the River Bann.
6. The development of the site may require additional lands to provide an access to Mountsandel Road.

Housing Zoning CEH 39

23 Mountsandel Road (0.45 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three storeys in height to ensure the character of the area is respected.

3. The development shall provide for retention of views of the listed building at 23 Mountsandel Road, both from along Mountsandel Road and from across the river Bann.
4. The access to the site shall be from Mountsandel Road.
5. Existing trees and shrubs within and on the boundary of the site shall generally be retained.
6. The development of the site shall include the provision of a pedestrian/cycle link along the entire frontage with the River Bann.
7. No development will be acceptable within the low-lying part of this site, adjoining the watercourse, which is subject to periodic marginal flooding.

Housing Zoning CEH 40

Land adjacent to Willowfields, Atlantic Road (1.49 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be through Willowfield Drive.
4. No development will be acceptable within the low-lying part of this site, adjoining the watercourse, which is subject to periodic marginal flooding.
5. Any dwellings shall not be less than 10 metres from the railway immediately west of the site and shall be designed to minimise noise intrusion from the railway.

Housing Zoning CEH 41

Adjoining St. Malachy's School, Beresford Avenue (0.64 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The development of the site will require additional lands to provide an access to a public road.
4. The development of the site shall include the provision of appropriate pedestrian/cycle access to St Joseph's High School, St Malachy's Primary School and neighbouring community facilities.
5. A green corridor shall be provided through the site, utilising trees, to ensure there is a linkage between the Local Landscape Policy Area to the north and the open space to the south.
6. Any development shall provide for the retention of all appropriate existing trees within or adjoining the site, by ensuring that no activity, works or storage take place within the outer limits of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning CEH 42

North East of Coleraine High School (4.59 ha.)

Key Site Requirements-

1. Development shall be within the range of 12 to 18 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The development of the site will require additional lands to provide an access to a public road.
4. A pedestrian/cycle path shall be provided along the entire length of the site to facilitate non-vehicular movement towards the railway/bus station and other community facilities/amenities.
5. The areas of natural interest along and including the stream shall be retained as open space with the minimum of disturbance.
6. Any development shall provide for the retention of all appropriate existing trees within or adjoining the site, by ensuring that no activity, works or storage take place within the outer limits of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning CEH 43

Rear 52 Mountsandel Road (0.27 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The development of the site may require additional lands to provide an access from Mountsandel Road.

Housing Zoning CEH 44

South East of Mountfern, Rugby Avenue (1.20 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The existing hedges and trees on the boundaries of the site shall be fully retained.
4. The development of the site may require additional lands to provide an access from Mountsandel Road.

Housing Zoning CEH 45

Adjoining 45 Portstewart Road (0.48 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. Any development shall retain a substantial amount of the existing trees and shrubs particularly towards the sides and rear of the site.

4. The access to the site shall be from Portstewart Road.

Housing Zoning CEH 46
Willowfield South (2.76 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. A footway and cycle link shall be provided along the frontage of the site on Atlantic Road and connected to the existing network.
4. There shall be no direct individual vehicular accesses to or from the site onto Atlantic Road.
5. The existing perimeter hedges shall be fully retained and shall be linked to open space within the site.
6. Any dwellings shall not be less than 10 metres from the railway immediately west of the site and shall be designed to minimise noise intrusion from the railway.

Housing Zoning CEH 47
Shell Bridge North (5.16 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. Access to the site will be permitted from Shell Bridge Park (North) and from Atlantic Road. A right turn lane will be required at the Atlantic Road access to the site. No vehicular access will be permitted to Shell Bridge Park where it abuts the south western corner of the site boundary.
4. Any development shall be designed to enable retention of the maximum number of trees either within the site or on its boundaries.
5. The existing hedges and trees along Atlantic Road shall be retained.
6. The development of the site shall include the provision of appropriate pedestrian/cycle access to Ballysally Primary School and neighbouring community facilities.

Housing Zoning CEH 48
Logestown North (0.92 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. There shall be no direct vehicular access to or from the site onto the Ring Road.
4. The development of this site will require additional lands to provide an access from Burn Road/Daneshill Road.

Housing Zoning CEH 49
Ballycastle Road South (1.13 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Lower Newmills Road.

Housing Zoning CEH 50
Mountsandel Road, south east of Maybrook Park (1.58 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. No part of any dwelling shall be less than 8 metres from the site boundary to ensure existing and proposed dwellings have satisfactory amenity and privacy.
4. The existing hawthorn hedge and drain shall be retained.
5. The access to the site shall be from Mountsandel Road.

Housing Zoning CEH 51
Laurel Lodge (0.46 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three storeys in height to ensure the character of the area is respected.
3. Any development of this site should provide for the retention of the existing dwelling.
4. All appropriate existing trees within the site shall be retained.
5. The access to the site shall be from Nursery Avenue.

Housing Zoning CEH 52
Lisnablagh Road North East (0.94 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Lisnablagh Road.
4. A 2.0 metre wide footway shall be provided along the Lisnablagh Road frontage of the site.
5. No development will be acceptable within the low-lying part of this site, adjoining the watercourse, which is subject to periodic marginal flooding.
6. A 5 metre wide belt of trees and shrubs shall be planted along the northern boundary of the site adjoining the quarry.

**Housing Zoning CEH 53
Bannvale North (5.91 ha.)**

Key Site Requirements-

1. Development shall be within the range of 12 to 18 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The development of the site may require additional lands to provide an access from Bannvale.
4. A right turn lane and improved visibility splays will be required on Ballycairn Road at its junction with Bannvale, additional lands may be required.
5. A 2.0m footway link shall be provided along the frontage of the site adjoining numbers 6, 8 and 10 Bannvale.

**Housing Zoning CEH 54
Adjoining 1 Rugby Avenue (0.78 ha.)**

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The copse of trees near the northern point of the site shall be retained.
4. No development will be acceptable within the low-lying part of this site, which may be subject to waterlogging or seasonal flooding.

**Housing Zoning CEH 55
Coleraine College (1.99 ha.)**

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Carthall Road.
4. The site shall be developed providing large areas of open space which can be accessed and used by the public whilst providing areas of undisturbed refuge for wildlife.
5. No development will be acceptable within the low-lying part of this site, adjoining the watercourse, which is subject to periodic marginal flooding.

**Housing Zoning CEH 56
Adjoining 23 Mountsandel Road (1.56 ha.)**

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three storeys in height to ensure the character of the area is respected.
3. The development shall provide for retention of views of the listed building at 23 Mountsandel Road, both from along Mountsandel Road and from across the river Bann.

4. The access to the site shall be from Mountsandel Road.
5. Existing trees and shrubs within and on the boundary of the site shall generally be retained.
6. The development of the site shall include the provision of a pedestrian/cycle link along the entire frontage with the River Bann.
7. No development will be acceptable within the low-lying part of this site, adjoining the watercourse, which is subject to periodic marginal flooding.

Housing Zoning CEH 57

Adjoining Rochester Court (1.25 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Daneshill Road.

Housing Zoning CEH 58

Spittal Hill, Bushmills Road (6.38 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. The access to this site shall be from Bushmills Road, where a right turn lane will be required.
3. The development of this site will be dependent on the satisfactory long-term reclamation of the adjoining quarry, and the proper removal and disposal of any contamination within the site.

Housing Zoning CEH 59

East of Beresford Avenue (0.42 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Beresford Avenue.

Housing Zoning CEH 60

Laurel Hill Road (0.35 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Laurel Hill Road.

Phase 1 Housing Zonings (Urban fringe)

The following urban fringe sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications. Some of these sites are the subject of current planning applications, which may require substantial modification to comply with the key design considerations.

Housing Zoning CEH 61

Wattstown Phase 1 (4.08 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The development of this site will only be considered within the context of an acceptable overall design concept for the entire 23 hectares (which includes zoning CEH 65). As the potential yield of the entire 23-hectare site exceeds the threshold of 300 dwellings, a concept master-plan will be required for all planning applications as indicated in Policy QD2 of PPS7. The site shall be considered comprehensively and the master-plan will demonstrate how development of the entire zoned area will be undertaken.
4. An acceptable Transport Assessment will be required.
5. There shall be no direct vehicular access to or from this site onto Newbridge Road.
6. Appropriate pedestrian/ cycle links shall be provided to neighbouring developments.
7. The maximum length of existing hedgerows shall be retained.
8. Provision of adequate roads infrastructure, both within and without the zoning, consistent with the principles of the Quality Initiative and prevailing planning policy.

Housing Zoning CEH 62

Hazelbank North (9.09 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The existing hedgerows along the frontage of Greenhall Highway and within the site shall be retained and supplemented by substantial additional landscaping.
4. Any dwellings close to the adjoining main roads shall be sited and designed to minimise noise disturbance.
5. The laneways within this zoning and adjoining the southern boundary and their boundary hedgerows shall be fully retained as pedestrian and cycle links through and alongside this zoning.

6. The Pound Burn running through the site shall be retained, protected and enhanced. Properties must front the burn and it will not be acceptable for the rear gardens of any dwellings to abut it.
7. Provision of adequate roads infrastructure, both within and without the zoning, consistent with the principles of the Quality Initiative and prevailing planning policy.
8. The access to the site shall be from Greenhall Highway where a right turn lane will be required.
9. Appropriate pedestrian/ cycle links shall be provided from the site eastwards towards the facilities of Hazelbank and the town centre.

Housing Zoning CEH 63

Hazelbank West (4.03 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The existing hedgerows along the frontage of Greenhall Highway and within the site shall be retained and supplemented by further planting and landscaping.
4. Any dwellings close to the adjoining main roads shall be sited and designed to minimise noise disturbance.
5. The access to the site shall be from Greenhall Highway where a right turn lane will be required.
6. The laneway and its associated hedgerows adjoining the northern boundary of the site shall be fully retained as a pedestrian and cycle link.
7. Appropriate pedestrian and cycle links shall be provided from the site eastwards towards the facilities of Hazelbank and the town centre.

Housing Zoning CEH 64

Ballysally East (3.17 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The existing areas of woodland on the perimeter and within the site shall be retained and supplemented by substantial additional landscaping.
4. Any dwellings close to the adjoining main roads shall be sited and designed to minimise noise disturbance.
5. Access to this site shall be from Hazeldene Drive and Ballygallin Park.
6. Appropriate pedestrian and cycle links shall be provided from the site towards the facilities of Ballysally and the town centre.

**Housing Zoning CEH 65
Ballyarton South (3.43 ha.)**

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The existing hedgerows along the Ring Road and Ballycastle Road frontages will be retained and supplemented by a substantial landscape buffer.
4. Any dwellings close to the adjoining main roads shall be sited and designed to minimise noise disturbance.
5. There shall be no direct vehicular access to or from the site onto the Ring Road.
6. The access to the site shall be from Ashdale. An access shall be provided from Ballycastle Road to the south-western portion of this site which shall link through to Grasmere via Ashdale. A right turn facility may be required on Ballycastle Road at this access.

Phase 2 Housing Zoning (Urban fringe)

The following urban fringe site is zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of the site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications. The release of this land for development will be dependent on progress of housing development in the town of Coleraine and within the Borough consistent with all of the strategic planning guidance of the Regional Development Strategy, including the objective of achieving 60% of housing within the existing urban footprint. It is not envisaged that this land will be required before the year 2010.

**Housing Zoning CEH 66
Wattstown Phase 2 (18.95 ha.)**

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. The development of this site will only be considered within the context of an acceptable overall design concept for the entire 23 hectares (which includes zoning CEH 60).
4. As the potential yield of this site exceeds the threshold of 300 dwellings, a Concept Masterplan will be required for all planning applications related to this site as indicated in Policy QD2 of PPS7. The site shall be considered comprehensively and the Masterplan will demonstrate how the entire zoned area is to be undertaken.
5. An acceptable Transport Assessment will be required.

6. There shall be no direct vehicular access to or from the site from Newbridge Road.
7. Appropriate pedestrian/ cycle links shall be provided to neighbouring developments.
8. The maximum length of existing hedgerows shall be retained. Extensive tree and shrub planting will be required within this relatively open site to ensure there is visual integration.
9. Provision of adequate roads infrastructure, both within and without the zoning, consistent with the principles of the Quality Initiative and prevailing planning policy.

5.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 5.1 The Plan identifies 73.5 hectares of existing industrial, business and distribution development, and 3.6 hectares under development. These existing industrial sites are designated for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3, and are set out below.

Industrial Site CEI 01 Ballycastle Road Industrial Site (29.4 ha.)

- 5.2 This industrial site is mainly used for a range of industrial purposes.

Industrial Site CEI 02 Northbrook Industrial Estate (7.8 ha.)

- 5.3 This industrial site is mainly used for a range of industrial, warehousing and other servicing purposes.

Industrial Site CEI 03 Bushmills Road (5.6 ha.)

- 5.4 The industrial site is mainly used for a range of warehouse and other commercial purposes, requiring spacious sites.

Industrial Site CEI 04 Wattstown Industrial Estate (5.4 ha.)

- 5.5 This industrial site is mainly used for a range of manufacturing purposes.

Industrial Site CEI 05 Loughan Hill Industrial Estate (15.3 ha.)

- 5.6 The industrial site is mainly used for a range of warehouse and other commercial purposes, requiring spacious sites.

Industrial Site CEI 06 Millburn Road (4.9 ha.)

- 5.7 This industrial site accommodates a dairy products processing factory.

Industrial Site CEI 07 Bushmills Road south of Spittal Hill Quarry (0.8 ha.)

5.8 This area accommodates a range of commercial and industrial uses.

Industrial Site CEI 08

Bushmills Road west of Spittal Hill Quarry (1.9 ha.)

5.9 This area accommodates a range of commercial business uses.

Industrial Site CEI 09

Science Research Park University of Ulster (2.5 ha.)

5.10 This is the first phase of the Science Park within the university campus.

5.11 In addition the Plan zones 53.9 hectares for Industrial Designation purposes. This consistent with the RDS will ensure that there continues to be a generous supply of land for employment purposes. The Plan distinguishes between sites that are suitable for general industrial purposes and other sites, which are suitable for more specialist business purposes.

Industrial Zonings

The following sites are zoned for industrial business development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Industrial Zoning CEI 10

Ballycastle Road Industrial Site (5.6 ha.)

Key Site Requirements-

1. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
2. An 8 metre wide belt of trees of native species shall be planted along the south west and south east boundaries.
3. The access shall either be from Hillman's Way or from Lower Newmills Road. No access shall be permitted from the Ring Road.

5.12 This zoning adjoins a long established industrial estate with a number of major employers and is suitable for general industrial, business and warehousing purposes. The balance of the industrial zoning of the previous plan is retained.

Industrial Zoning CEI 11

Northbrook Industrial Site (7.9 ha.)

Key Site Requirements-

1. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
2. An 8 metre wide belt of trees of native species shall be planted along the north east and south east boundaries.

3. The access shall be from the existing road servicing the adjoining development. No direct access on to Newmills Road or the Ring Road will be acceptable.

5.13 Industrial and business development has been progressing in recent years on the 'white land' at Northbrook, which was within the development limit of the North East Area Plan. The balance of 7.0 hectares of undeveloped land, within the former development limit is now zoned for industrial, business and warehouse uses.

Industrial Zoning CEI 12
Bushmills Road Industrial Site (0.4 ha.)

5.14 The undeveloped site of 0.4 hectares within the existing industrial area is zoned for industrial, business and warehouse uses.

Industrial Zoning CEI 13
Wattstown Industrial Site (22.6 ha.)

Key Site Requirements-

1. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
2. The access shall be from the existing Wattstown Roundabout on to Newbridge Road. No other access shall be permitted on to Newbridge Road.

5.15 The remaining undeveloped land of 23.3 hectares in this industrial estate is zoned for industrial, business and warehouse uses.

Industrial Zoning CEI 14
Loughan Hill Industrial Site (6.3 ha.)

Key Site Requirements-

1. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
2. An 8 metre wide belt of trees of native species shall be planted along the north east and boundary.
3. The access may be either from Gateside Road or Cloyfin Road.

5.16 The remaining 6.3 hectares of undeveloped land within this industrial estate is retained for industrial, business and warehouse uses.

Industrial Zoning CEI 15
University Business Cluster (8.4 ha.)

Key Site Requirements-

1. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
2. The maximum retention of the existing woodland on the site shall be retained and any new development will incorporate a high quality of landscaping, maintaining the parkland character of this area.
3. A single access shall be acceptable from Portstewart Road where a right turn lane shall be provided.
4. The development shall provide for safe, convenient, pedestrian and cycle access and for a connecting bus service.

- 5.17 This developing science park within the university campus, will be restricted to information technology and biotech laboratories and other enterprises appropriate to a science park development, consistent with the current proposal.

Industrial Zoning CEI 16

Riverside Business Park (8.3 ha.)

Key Site Requirements-

1. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
2. An 8 metre wide belt of trees of native species shall be planted along the southern and western boundaries. The existing trees and shrubs on the northern and eastern boundaries shall be fully retained and supplemented by additional planting of native tree species.
3. The only additional accesses shall be from Somerset Road. No additional accesses shall be permitted either on to Dunhill Road or Castleroe Road.

- 5.18 There has been considerable development within the Riverside Business Park over the past 15 years, primarily with retail warehouses, car showrooms and fast food outlets. It is proposed that there should be no further approvals for retail outlets, other than vehicle sales on this land, to ensure that the vitality and viability of Coleraine town centre and other town centres in the Northern area are not further undermined. The development of the remaining 8.3 hectares will be restricted to motor vehicle sales, distribution, leisure facilities and light industrial use.

6.0 OPEN SPACE

- 6.1 Coleraine town is well provided for with public open space assessed against PPS 8: Open Space, Sport and Outdoor Recreation, including formal playing fields; public, private, and related to educational facilities; children's play areas and informal recreational and amenity spaces. Therefore, no new major open space zonings are proposed. There is an area in Council ownership at Laurel hill adjoining a densely built up part of the town with limited larger areas of open space, where any development for housing will be required to include a substantial area of open space. The Department, consistent with Planning Policy 7 'Quality Residential Environments', requires appropriate open space to be provided in new housing developments.
- 6.2 The Department will also seek to enhance the existing network of footpaths and cycle paths within the town through the normal development control process. The Plan promotes the development of two major footway/cycleway routes within the town, along the east bank of the Bann between the two bridges and along The Brook south east

from the bus/rail station. These would greatly enhance existing facilities and provide valuable linkages.

- 6.3 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

7.0 COLERAINE AREA OF ARCHAEOLOGICAL POTENTIAL

- 7.1 An Area of Archaeological Potential has been identified in Coleraine and is shown on the Settlement Map (Map 3/01a). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

8.0 TOWN CENTRE

- 8.1 The Plan seeks to maintain a vibrant, compact, multi functional town centre, which effectively functions as the focus of community and commercial life not just for the town, but for all of the Borough and beyond. The town centre also has potential to enhance its role of servicing North Coast tourism. A major retail household survey in the summer of 2003 concluded that 44% of all retail expenditure from the Northern Plan area goes to Coleraine, the greater part of this into the town centre. It also demonstrated that Coleraine has an extensive retail catchment, with the area for which Coleraine is the primary retail centre extending significantly beyond the Borough boundary.

Designation CET 01 Coleraine Town Centre

A Town Centre boundary is designated as identified in Map No. 3/01b - Coleraine Town Centre.

- 8.2 A town centre boundary is defined in which normally all retail development will be required to locate. This has been defined to exclude all significant housing groups, which are considered to have a viable future as a residential environment. Within this town centre boundary a considerable number of development opportunities are identified including gap sites and properties requiring redevelopment or major refurbishment to bring them back into beneficial use.

8.3 Development Opportunity Sites

- 8.3.1 The Plan identifies the following major development opportunities. Proposals will be assessed against Policy SET 3: Proposals on

Development Opportunity Sites, in Volume 1 of the Plan and other relevant policies.

- 8.3.2 In addition to the major development opportunities the Plan designates a number of target sites, smaller individual properties where major refurbishment or redevelopment will be acceptable provided the scale, height, design and finishes of any proposal will make a positive contribution to the townscape.

Zoning CET 02

Abbey Street Car Park Development Opportunity (0.57 ha)

Key Site Requirements

1. The development of the site will only be considered within the context of an appropriate overall design concept to ensure it satisfactorily integrates into the existing town centre fabric.
2. An acceptable Transport Assessment will be required.
3. The development of the site shall incorporate the provision of the current number of parking spaces, together with an additional level of provision to be agreed with the Department.
4. An element of commercial development including retailing and offices will be acceptable.
5. Any development shall not exceed the equivalent of a normal three storey building, and incorporate vertical emphasis in elevation treatment and roof detail to ensure it is not overly dominant in the street scene.
6. The design and finishes shall be of a high standard and enhance the appearance of Abbey Street, Stable Lane and New Row West.

Zoning CET 03

The Mall Car Park Development Opportunity (0.61 ha)

Key Site Requirements

1. The development of the site will only be considered within the context of an acceptable overall design concept to ensure it satisfactorily integrates into the existing town centre fabric.
2. An acceptable Transport Assessment will be required.
3. The development of the site shall incorporate the provision of the current number of parking spaces, together with an additional level of provision to be agreed with the Department.
4. An element of commercial development including retailing and offices will be acceptable.
5. Any development shall not exceed the equivalent of a normal three storey building. Vertical emphasis in elevation detail and variety in roof design will be required.
6. The design and finishes shall be of a high standard and enhance the appearance of The Mall, Bellhouse Lane and Park Street.
7. A pedestrian link shall be provided to The Diamond Arcade.
8. Any development will facilitate servicing to the rear of the adjoining commercial premises in The Diamond, Church Street and Queen Street.

9. Any development will respect the historic integrity of The Mall as part of the town's defensive earthworks.

Zoning CET 04

The Market Yard Development Opportunity (0.38 ha)

Key Site Requirements

1. Any development shall not exceed the equivalent of a normal two storey building.
2. The design and finishes shall be of a high standard and enhance the appearance of New Market Street, Lime Market Street and Beresford Court.
3. Any development shall retain and sensitively integrate the listed historic structures of the wall along New Market Street and the Bell Tower in Lime Market Street.

- 8.3.1 This site is particularly suited to redevelopment as an entertainment/cultural complex.

Zoning CET 05

Bridge Street-Circular Road Development Opportunity (0.27 ha)

Key Site Requirements

1. The development of the site will only be considered within the context of an appropriate overall design concept. An acceptable Transport Assessment will be required.
2. This site is particularly suited to a mixed-use redevelopment including retail, office, catering and residential.
3. Any development shall incorporate retail units fronting Bridge Street to enhance the functioning of this key town centre link.
4. Any development shall not exceed the equivalent of a normal three storey building.
5. The design and finishes shall be of a high standard and enhance the appearance of Bridge Street, and Circular Road.

Zoning CET 06

The Harbour Estate Development Opportunity (7.36 ha.)

Key Site Requirements

1. The development of the site will only be considered within the context of an acceptable overall design concept. An acceptable Transport Assessment will be required.
2. This site is particularly suited to a mixed use redevelopment including retail, office, entertainment, catering and residential.
3. Any development shall not generally exceed the equivalent of a normal four storey building.
4. Public access along the entire river frontage shall be accommodated, including a footpath/cycle-path of not less than 5 metres width along the entire river frontage. The development will incorporate an appropriate frontage to the river. Linkages to the town centre shall be provided.
5. The design and materials of the frontages of any development, both towards the river Bann and towards Anderson Park, shall be of a high standard.

- 8.3.2 It is recognised that this area may continue to function effectively as a working port with related industrial operations. There may also however be the opportunity for the partial or total redevelopment of this key site, with more than 600 metres of prime riverside frontage.

Zoning CET 07

Castle Lane (Waterside Car Park) Development Opportunity (0.58 ha)

Key Site Requirements

1. The development of the site will only be considered within the context of an appropriate overall design concept.
2. An acceptable Transport Assessment will be required.
3. The development of the site shall incorporate the provision of the current number of parking spaces, together with an additional level of provision to be agreed with the Department.
4. This site is particularly suited to a mixed use redevelopment including retail, office, entertainment, catering and residential.
5. Any development shall not exceed the equivalent of a normal three storey building, in keeping with the character of development in Waterside.
6. Any development shall relate in terms of height, design and proportions in a manner that complements the neighbouring listed buildings of Waterside and integrates development into the urban form.
7. The design and materials of the frontages of any development towards the River Bann, the grounds of County Hall and Waterside shall be of a high standard.
8. Public access along the entire river frontage shall be accommodated, including a footpath/cycle-path of not less than 5 metres width along the entire river frontage.

- 8.3.3 In addition to the major development opportunities the Plan designates a number of target sites, smaller individual properties where major refurbishment or redevelopment will be acceptable provided the scale, height, design and finishes of any proposal will make a positive contribution to the townscape.

Designation CET 08 Area of Townscape Character Coleraine Town Centre

An Area of Townscape Character is designated as identified on Map No. 3/01b –Coleraine Town Centre.

Key features of the area will be taken into account when assessing development proposals are as follows:

1. **The mixture of two and three storey buildings with generally uniform consistent eaves height within each section of terrace;**
2. **The overwhelming prevalence of smooth and painted rendered buildings with plain facades with and without embellishment and only the occasional building in red brick;**

3. The almost exclusively three storey buildings along the east-west spine with a preponderance of two storey buildings in the side streets;
4. The quality of the two and a half storey buildings which have retained their original form and which include interesting architectural features;
5. The strong vertical emphasis to the fenestration on the upper floor elevations and the pitched, mainly slated, including some natural slated roofs with relatively little variation in the eaves line/ridge height of the buildings in their quite separate two and three storey settings;
6. The largely uniform angle of roof pitch, ridge height and alignment and eaves detail in each terrace;
7. The rhythm of the chimney stacks and ornamental pots;
8. The vertical emphasis provided by the upper floor window openings with the openings characteristically trimmed with moulded plasterwork;
9. The plaster string courses, raised plaster quoins and ornate eaves detailing on the upper floor elevations;
10. The traditional sliding sash window proportions with head and sill levels lining out and constituting a clear rhythm along the street frontage;
11. The presence albeit in lesser number of what was the typical two pane double-hung timber sliding sash windows with mid height transoms, occasionally with a single vertical mullion in each of the glazing bars;
12. The deep [two courses] window sills with a traditional profile, especially in respect of the leading edge;
13. The predominance of round-section cast iron or aluminium downpipes and gutters;
14. When used, the traditional roof lights or 'Conservation-type' roof lights, especially to the front elevation;
15. The surviving traditional shop fronts with fascia signage respecting and reflecting the Georgian or Victorian character of the parent building and its setting within its Main Street setting;
16. The prevalence of non-amalgamated shop fronts reflecting the width of the original unit building, framed by masonry piers or heavy timber mullions and avoiding large expanses of glass and long unbroken fascias;
17. The prevalence of traditionally-scaled shop advertising fascias with clearly identifiable upper edges [cornice-type], framed by pilaster columns to support the fascia, proportionate to the width of the shop front and not occupying the total space between the top of the display window and the underside of the first floor windowsills;
18. The prevalence of stall-riser detailing of not less than 300mm high below the shop window and the display window and door frames set back from the face of the building to create a reveal;
19. The presence of painted timber in shopfronts which relates closely to the largely Victorian period of the parent building with

either render and painted wall surrounds or other material such as polished marble or granite, or reconstituted stone, and
20. The significant and continuing use of traditional signage restricted to the defined fascia area above the shop front on business premises and including sign writing and the use of individually mounted lettering.

8.4 The present urban form of Coleraine Town Centre dates from the early decades of the 19th Century when many of the dwellings, which survived the Plantation period were replaced. The 17th Century street pattern laid out within the ramparts of the planned Plantation settlement has, however, survived virtually unchanged. The centre of Coleraine is therefore of historical and architectural significance both as an example of a planned Plantation settlement, and as a Nineteenth Century market town, which has retained many buildings from this period.

8.5 The Town Centre Appraisal revealed a remarkable degree of uniformity in the buildings along the main east-west spine from Bridge Street to King's Gate Street, and also in most of the side streets, notwithstanding the presence of a number of examples of poor design. The town's historical heritage of listed buildings also makes a significant contribution to the quality of the built environment. The Department is not opposed to modern design provided it is of high quality, respects the wider townscape context, and conforms to the policy as set down. Policy for the control of development within Areas of Townscape and Village Character is contained in Policy ENV 6 in Part 2, Volume 1 of the Plan.

9.0 RETAIL, SERVICES AND OFFICES

Local Centres	Coleraine Town
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The following sites are designated for retention as local centres for commercial purposes:

**Commercial Designation CELC 01
Ballysally Local Centre (0.31 ha.) (Map 3/01a)**

**Commercial Designation CELC 02
Greenmount Local Centre (0.21 ha.) (Map 3/01a)**

**Commercial Designation CELC 03
Harper's Hill Local Centre (0.3 ha.) (Map 3/01a)**

**Commercial Designation CELC 04
Hazelbank Road Local Centre (0.9 ha.) (Map 3/01a)**

**Commercial Designation CELC 05
Killowen Local Centre (0.17 ha.) (Map 3/01a)**

**Commercial Designation CELC 06
Knocklynn Local Centre (1.62 ha.) (Map 3/01a)**

**Commercial Designation CELC 07
Millburn Road Local Centre (0.42 ha.) (Map 3/01a)**

**Commercial Designation CELC 08
Mountsandel Local Centre (0.19 ha.) (Map 3/01a)**

- 9.1 These Local Centres provide retail and other services for the local area. Designation in the Plan as a commercial site will ensure retention of the existing facilities, and protection of the sites from development for other uses.

10.0 TRANSPORTATION

- 10.1 Coleraine is located at the intersection of a number of strategic and other routes, and is the largest urban centre in the Plan area. Consequently, the road system carries a high proportion of through traffic in addition to that generated within the town and surrounding area. Coleraine Ring Road, constructed in the 1970's, carries a significant proportion of through traffic, as well as acting as a local distributor road around the town centre.
- 10.2 In the town centre an extensive area has been designated as a Pedestrian Zone, effectively removing a number of streets from the traffic network although still allowing for the servicing of retail and commercial premises within the zone. A one-way system was introduced to manage the movement of traffic away from and around the pedestrian zone, and apart from traffic management alterations at some key junctions; this has remained largely unchanged for many years. As a result, many streets such as Circular Road, Millburn Road, Union Street, Railway Road, Lodge Road, Long Commons, and Hanover Place carry large volumes of traffic.
- 10.3 There are a number of locations around the town where there is congestion and conflict with traffic, cyclists and pedestrians particularly at peak periods.
- 10.4 To the west of the river, Strand Road, Castlerock Road, and Killowen Street converge on the Bann Bridge through Waterside, where on-street parking, a degree of illegal and double parking, and the problems for service and delivery vehicles all affect the movement of traffic through this key series of junctions. This frequently affects traffic circulation on adjacent parts of the network, with queues forming not only along Strand Road, Castlerock Road, and Killowen Street, but also

across the town bridge and along Hanover Place as far as Beresford Road and Beresford Place.

- 10.5 A micro-simulation model (known as VISSIM) was used to test a number of possible changes to the one-way system, which might help to ease this congestion. As a result the following changes are proposed, subject to further detailed study:

a) Lodge Road – Railway Road: - 2-Way Traffic

Permitting 2-way traffic on Lodge Road and Railway Road from Nursery Avenue to Union Street / Bushmills Road, would allow quicker access to the parking facilities on Railway Road from the east and south of the town. This would appear to have limited impact on the main circulatory system. However, there would be implications for the current parking and servicing arrangements on Lodge Road and Railway Road, and these would be examined as part of the detailed investigations. Any proposal would also be subject to the normal statutory processes, including public consultation.

b) Waterside Gyratory

This series of junctions has been demonstrated to be a critical part of the network, and improvements could be obtained by changes to traffic flow on Strand Road and Waterside. It is proposed to allow 2-way traffic on Strand Road to the town bridge, and on Waterside between the bridge and Castlerock Road. The VISSIM model demonstrates that this could bring significant benefits to traffic flow on all approaches, including along Hanover Place. This helps to alleviate the situation at Blindgate Street and Beresford Avenue/Beresford Place. However, there would be implications for the current parking and servicing arrangements on Waterside, which would be examined as part of the detailed investigations. Any proposal would also be subject to the normal statutory processes, which would include public consultation.

c) Town Bridge

Complementary to the proposal for Waterside, the introduction of an additional traffic lane westwards towards Waterside would bring significant additional improvements to traffic flow through the gyratory and also to flow along Hanover Place and Blindgate Street. This could involve all pedestrian movements being directed across the Millennium Foot/cycle bridge. This proposal will be subject to more detailed investigation, including structural analysis.

- 10.6 With the exception of the above measures, no significant new provision is likely to be required within the plan period in Coleraine town centre.

Other traffic management measures such as the refinement of junction layouts, changes to and stricter enforcement of waiting restrictions, the optimisation of signal timings and alterations to directions of flow may be required to maintain network efficiency as traffic patterns change and as development land is taken up through the plan period.

- 10.7 Plan Policies and proposals affecting the development of transportation in Coleraine are set out in Part 2 of this Plan and are shown on Map No. 3/01a.
- 10.8 The key components of the transportation strategy for Coleraine and the wider district are:
- a) **Coleraine Ring Road**, in particular the section between Greenmount Roundabout and Ballycastle Road Roundabout. The strategic importance of the Ring Road to Coleraine and the wider area is reflected in its high traffic flows. The operation of the entire Ring Road is key to maintaining service levels for strategic movement and access into and out of Coleraine. It contains a number of critical junctions, which will need improvement during the period of the Plan.
 - b) **Lodge Road Roundabout**, located where the A26 and A29 converge at the key junction on the network. The junction is anticipated to see a significant increase in the already high flows and, should this occur, will require a significant intervention towards the end of the Plan period to maintain efficient operation. Analysis has shown that grade separation of the traffic moving through the junction on the A29 axis would provide significant benefits in terms of improving capacity and maintaining turning provision.
 - c) **A29 Ring Road between Lodge Road and Ballycastle Road roundabouts**. The introduction of grade separation at Lodge Road could also be linked to widening of this section of the Ring Road towards the end of the Plan period, to provide additional capacity in the peak hour. Such a high flow cannot be accommodated by the existing arrangement, clearly indicating a need for four traffic lanes on this section of the Ring Road. The treatment of junctions along this stretch at Safeway and Newmills Road will need careful consideration.
 - d) **Strand Road Roundabout**. To help cater for the large volume from the direction of the Lodge Road Roundabout this roundabout will be improved by the provision of additional left-turning capacity from Sandelford Bridge to Castleroe Road. The general geometry of the roundabout and its approaches will be examined to determine what other alterations could safely increase traffic flow through the roundabout.

- 10.9 During the Plan period, a number of Local Transport and Safety Schemes will be identified for implementation within the Coleraine area, which is identified within the “Other Urban Area” category in the Sub-Regional Transport Plan. These schemes, which will be in line with the Regional Transportation Strategy, will further enhance the area through better management of traffic, traffic calming measures, collision reduction schemes, provision of facilities for the disabled, and for improvements to the road, cycle, and footway networks. Implementation of identified schemes will be subject to the availability of resources within the Sub-Regional Transport Plan.

11.0 Parking

- 11.1 There are approximately 2,574 parking spaces, including those at Tesco’s and Dunnes, available for public use in Coleraine town centre, of which 630 (24%) are on-street. Most of these on-street spaces are unrestricted, having no time limit applied to them, and are well used. For much of the day, the central car parks are well utilised, while there is spare capacity in the more peripheral car parks including those at Railway Road and Railway Place.
- 11.2 In accordance with the Department’s policy to cater primarily for short-stay parkers in town centres, it remains the objective to reduce the number of unrestricted spaces in Coleraine, which together with the introduction of on-street charging in selected streets, and the use of a charging regime which discourages long stay parking, will actively favour the shorter stay visitor parker. Tariffs will be chosen to reflect the location of the car park in relation to the town centre, and at levels that will attract a mix of short, medium, and long stay parking.
- 11.3 A more structured and effective enforcement and management regime, to include improved signage such as an increase in the number of Variable Message Signs, will be put in place following the introduction of Decriminalised Parking Enforcement (DPE). The implementation of additional or amended waiting restrictions in the central area may displace some long stay parkers to peripheral areas that may be predominantly residential in nature. DPE will allow the Department to introduce permit schemes to facilitate parking for residents, and it is envisaged that this will be tested through the introduction of pilot schemes.
- 11.4 Parking supply and demand will be regularly reviewed in the light of the implementation of these proposals and the effects of DPE, and action taken as appropriate. However, if all proposed development materialises by the end of the Plan period, it is estimated that there will be a shortfall in the overall parking capacity in Coleraine of approximately 400 spaces, 200 short stay and 200 long stay. It is envisaged that the short stay spaces may be provided by the appropriate development of significant development opportunity sites within the town centre including The Mall, Abbey Street, and Waterside car park sites, which would include additional parking provision to that

currently provided. The long stay spaces may be achieved by their provision within existing surface car parks including Railway Road where around 100 additional spaces could be added, or by their inclusion in the appropriate development of other opportunity sites on the edge of the town centre, including land currently within the Harbour complex.

- 11.5 A further important element of the parking strategy will be the development and extension of the current Christmas Park and Ride operation over a longer period at Christmas, but also in the peak summer period. The mechanism for this will be subject to examination and agreement with the relevant bodies. The provision of additional car parking for the exclusive use of passengers at Coleraine Bus & Rail Station will also be investigated.

12.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 12.1 Any proposals for development within these areas will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation CEL 01 Ballysally Burn LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. This narrow belt of woodland, planted about 15 years ago, defines the north eastern edge of the town.**
- 2. It is visually important from the ring road.**

Designation CEL 02 Dundooan House LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. This area, including the grounds and setting of a listed building, includes visually significant tree groups.**
- 2. These mature strands of trees enhance the northern fringe of Coleraine.**

Designation CEL 03 Shell Hill and Hermon Lodge LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

1. This wedge consists of the town's cemetery, an area of open space and several visually significant stands of mature trees.
2. It also includes a large block of recently planted trees.
3. Almost all the land is in public ownership.

12.2 Any development will be required to respect and facilitate retention of most of the existing trees.

Designation CEL 04 University LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

1. This large area extends from the Coleraine campus of the University of Ulster, west of Portstewart Road to include an area of open space in public ownership.
2. It contains extensive tree groups and gardens, established over the past 35 years.
3. These landscaped grounds now make a very significant and positive contribution to the landscape on the northern fringe of the town.

12.3 The continued development of institutional buildings within this area will be acceptable but will be required to have regard to the landscape framework of this area.

Designation CEL 05 Barview LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. This prominent crest consists of significant groups of mature trees within the Green Belt**

12.4 This LLPA within the Green Belt will be protected from development.

Designation CEL 06 Ballyarton LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. A prominent and attractive farm group, with considerable mature and very visually significant deciduous trees in the vicinity, on a crest defining the eastern edge of the town.**

12.5 This LLPA is within the Green Belt and will be protected from development.

Designation CEL 07 The Brook LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine and Map No 3/01b – Coleraine Town Centre.

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

- 1. A secluded back-land area, close to the centre of the town, incorporating a stream, adjoining wetlands and mature wooded slopes.**

12.6 Any development will be required to retain the integrity of the wetland corridor and the mature wooded slopes.

Designation CEL 08 St. Malachy's Church LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. An attractive listed building and associated church grounds, with significant tree groups creating a quiet oasis in the heart of the town.**

Designation CEL 09 McMaster's LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

1. A private dwelling with densely planted extensive grounds, effectively defining the south eastern gateway to the town.

Designation CEL 10 Overfields LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

1. A visually important spruce plantation within the Green Belt, helping to define the south eastern gateway to the town.

Designation CEL 11 Causeway Hospital LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

1. A modern hospital complex with extensive landscaped grounds laid out in the past decade.
2. These maturing grounds are already making a very considerable landscape contribution to the Newbridge Road, Ring Road and rail approaches to Coleraine.
3. It includes extensive gardens to the rear and a wide tree belt along the south eastern boundary.

Designation CEL 12 Knocktarna LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/01a – Coleraine.

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

1. This LLPA includes the Knocktarna designated SLNCI along with the established wooded grounds of the listed building at Knocktarna and an adjoining section of heavily wooded steep banks of the River Bann.

12.7 The area is within the Green Belt. No further development is appropriate.

Designation CEL 13 Knockantern LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

1. This covers the landscaped grounds of low density housing, extensive and visually significant woodland on the steep slopes rising from the River Bann.
2. It also includes the Knockantern designated SLNCI.

12.8 The only additional development acceptable will be single dwellings where it can be demonstrated that the visual integrity of this area is maintained.

Designation CEL 14 Castleroe Forest and Bann Banks LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/01a – Coleraine.

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

1. An attractive area of riverside plantation and parkland rising up from Curragh Road, in an area with historical associations, including the High Cross at Camus.

12.9 This entire area is within the Green Belt and will generally be protected from development.

Designation CEL 15 Mountsandel Woods LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. This LLPA includes the heavily wooded areas along the River Bann, with major historic sites including Mountsandel fort and the adjoining Mesolithic site.**
- 2. These areas, almost entirely in public ownership, contribute greatly to the distinctive character of Coleraine, especially the southern approaches to the town.**

12.10 This LLPA will generally be protected from development.

Designation CEL 16 River Bann and Banks LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine and Map No 3/01b – Coleraine Town Centre.

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

- 1. This area includes that section of the river between the two bridges and the associated banks, which also incorporates Sandelford Bridge designated SLNCI.**

12.11 The west bank and a small area at the northern end of the east bank are in public ownership and will be protected from all inappropriate development.

12.12 The greater part of the east bank remains in private ownership, including two major residential developments. Any further development will only be acceptable if the scale and design contributes positively to the setting of the river, existing woodland is retained, the more open sites substantially landscaped, and public access is created along the river edge.

Designation CEL 17 Laurel Hill LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. This area comprises parkland, including mature tree stands, which provides an attractive setting for the prominent listed building at Laurel Hill.**

12.13 Any development will be required to facilitate retention of these trees and maintain views towards the listed building.

Designation CEL 18 The Cutts LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. An attractive riverside setting adjoining the complex of weirs and sluice gates where the Bann enters its estuary.**
- 2. A cluster of riverside buildings with mature wooded grounds behind is also included within this LLPA.**

12.14 Any development should respect the value and visual significance of the semi natural environment.

Designation CEL 19 Somerset Woods LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. This LLPA incorporates former estate parkland with conifer plantations behind, on the rising ground south west of the River Bann.**
- 2. The LLPA visually maintains the separation of the village of Castleroe from Coleraine, and is now part of a Green Belt.**
- 3. This policy area includes the Somerset Ponds designated SLNCI, and a very important tree belt around the area of housing in Somerset, south of Dunhill Road.**

12.15 The LLPA shall be maintained in its entirety, without further encroachment by development.

Designation CEL 20 Coleraine College LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

Those features or combination of features that contribute to the

environmental quality, integrity or character of this area are listed below.

- 1. Over the past 45 years, the initial landscaping of the school grounds has matured to contribute significantly to the well wooded aspect of the western side of Coleraine.**

12.16 In any redevelopment of the school, and associated development on surplus land, the existing trees should be respected and largely retained.

Designation CEL 21 Coleraine Inst. LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. This includes one of the most distinctive and attractive building groups in Coleraine, focussing on the recently refurbished listed building of the original school building within landscaped wooded grounds.**
- 2. This central section of Castlerock Road also includes many trees in the suburban development across from the school particularly in the grounds of Holme Lea, a listed building.**

12.17 Any development in the suburban area will be required to be of modest scale and sensitively sited to minimise any impact on the existing woodland and the setting of the listed building.

Designation CEL 22 Loreto College LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. Visually significant and mature deciduous trees in the vicinity of the handsome group of original buildings.**

12.18 Any further development at this large school complex should respect the existing mature deciduous trees.

Designation CEL 23 Ballycairn Motte LLPA

A Local Landscape Policy Area is designated as identified on Map

No. 3/01a – Coleraine.

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

- 1. A prominent Anglo-Norman fortification, that was one of a chain along the defensive line of the Bann river.**

12.19 It is located within the Green Belt where only essential development related to agriculture will normally be acceptable.

Designation CEL 24 Slieve Banna LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. A locally important tree group defining the urban edge.**

12.20 It is located within the Green Belt where only essential development related to agriculture will normally be acceptable.

Designation CEL 25 County Hall LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

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

- 1. The grounds of County Hall, and the adjoining extensive school playing fields, contain some remnants of the original parkland of Jackson Hall.**
- 2. This original parkland planting has been complemented by extensive planting in the 1970s which is now maturing and adding to the visual significance of this LLPA.**

12.21 Any further development in the grounds of County Hall should respect this woodland. There is scope for housing development at the more open northern end of the school playing fields.

Designation CEL 26 Breezemount LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

Those features or combination of features that contribute to the

environmental quality, integrity or character of this area are listed below.

- 1. This small area on the southern side of Castlerock Road includes significant tree groups and a listed building.**

12.22 This LLPA shall be fully respected in any future development.

GARVAGH

1.0 SETTLEMENT DESIGNATION

- 1.1 Garvagh is located 18 kilometres south of Coleraine on the A29 route, the main trunk road between Coleraine and Maghera. Founded in the early 17th Century by George Canning from Warwickshire, agent for the Ironmonger's Company of London, it was subsequently developed into a modest size market town by the Canning's. The town experienced considerable growth in the Post War period with a 2001 population of 1,278, a 17% increase on 1991.
- 1.2 Garvagh is situated on the banks of the Agivey River and orientated predominantly north south along the A29, but with east and west extensions along the B64 and B70 respectively. Garvagh Forest (the former estate of the Canning's) and the attractive historic landscapes associated with Glen Ullin and the foothills of the Sperrins provide a distinctive setting.
- 1.3 Garvagh is a significant service centre for the surrounding countryside, providing a wide range of services and considerable employment. The town has been considerably enhanced in recent years with a series of private housing developments, investments in commercial development including a successful shop front scheme, and the comprehensive refurbishment of Main Street including street lighting and renewed paving. In October 2001 Garvagh Development Trust completed a regeneration project at a major property in Main Street, which included the alterations and refurbishment of an important listed building to provide community rooms, a music school, a cafe and a tourist information office. Retail and craft units were also erected within the rear yard. Garvagh has been designated a Small Town in the Settlement Hierarchy in Volume 1 of the Plan.

Designation GH 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/02 – Garvagh.

- 1.4 The development limit defines the extent of the existing town and will accommodate proposals consistent with its role and potential.

2.0 HOUSING

2.1 The following Table sets out the provision of housing in Garvagh at July 2004.

Table 1: Housing Provision at July 2004

Allocation 1998-2016	154
Completions 1998-July 2004	53
Under Construction July 2004	4
Commitments July 2004	5
Windfall Allowance	10
Urban capacity zonings	104
Urban fringe zonings	54

Housing Zoning (Existing Commitment)

The following housing site has planning permission and is identified on Map No. 3/02 – Garvagh:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Carhill Road west	7	0.41	Yes	GHH 01

Housing Zonings, Urban Capacity

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning GHH 02

Land between and to rear of 24 and 28 Station Road (0.40 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development shall facilitate the retention of all trees with a viable future and ensure that no activity, works or storage takes place within the limit of the crownsread of the trees, or within a distance of half the height of the trees, whichever is greater.
3. The Agivey River and its corridor will require protection from any potential future development. A generous buffer strip, preferably at

least 10 metres, shall be left free from all development adjacent to the Agivey River.

4. The access to the site shall be from Station Road.

Housing Zoning GHH 03

Land between 18-22 Station Road (0.25 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development shall facilitate the retention of all trees with a viable future and ensure that no activity, works or storage takes place within the limit of the crownspread of the trees, or within a distance of half the height of the trees, whichever is greater.
3. The Agivey River and its corridor will require protection from any potential future development. A generous buffer strip, preferably at least 10 metres, shall be left free from all development adjacent to the Agivey River.
4. The access to the site shall be from Station Road.

Housing Zoning GHH 04

Land at Thompson Crescent (0.18 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Dwellings towards the northern boundary of the site may require specific acoustic treatment/orientation in order to prevent adverse noise impact from the nearby engineering works.
3. The existing hedgerows shall be retained.
4. The access and car parking provision shall comply with the normal Departmental standards.

Housing Zoning GHH 05

Kinard Park, Fort Road (1.85 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crownspread of the trees, or a distance of half the height of the trees, whichever is greater.
3. The existing hedgerows shall be retained.
4. The access to the site shall be from Fort Road.

Housing Zoning GHH 06

Rear of 3-9 Main Street (0.26 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The Agivey River and its corridor will require protection from any potential future development. A generous buffer strip, preferably at

- least 10 metres, shall be left free from all development adjacent to the Agivey River.
3. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crownsread of the trees, or a distance of half the height of the trees, whichever is greater.
 4. The development of this site will require additional lands to provide an access to a public road.

Housing Zoning GHH 07
22 to 26 Main Street (0.06 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Sympathetic refurbishment of the existing buildings fronting Main Street will be required.
3. The access to this site shall be from Main Street.

Housing Zoning GHH 08
10 Limavady Road (0.14 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. The access shall be located at least 50 metres from the junction with Main Street.
3. The footway along the entire frontage of the site shall be widened to a minimum of 2.0 metres where required.
4. There is bat roost potential in derelict buildings.
5. The access to this site shall be from Limavady Road.

Housing Zoning GHH 09
Land south of Killyvally Bridge (1.61 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crownsread of the trees, or a distance of half the height of the trees, whichever is greater.
3. The development of this site will require additional lands to provide an access to Bridge Street/Kilrea Road.
4. Any development shall provide a footway along the frontage of the site to connect to the existing footpath network.
4. The Agivey River and its corridor will require protection from any potential future development. A generous buffer strip, preferably at least 10 metres, shall be left free from all development adjacent to the Agivey River.

Housing Zonings, Urban Fringe

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning GHH 10

Rear of 24 to 30 Coleraine Road (1.74 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crownsread of the trees, or a distance of half the height of the trees, whichever is greater.
3. The development of this site will require additional lands to provide an access to Coleraine Road.

Housing Zoning GHH 11

Land off Lyttlesdale (0.97 h.a)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development shall identify all trees and hedgerows worthy of retention and ensure that no activity, works or storage takes place within the limit of the crownsread of the trees, or a distance of half the height of the trees, whichever is greater, or the rootsread of the hedgerows.
3. A footway shall be provided along the frontage of the site and link to the existing footpath network.
4. The development of this site will require additional lands to provide an access to Lyttlesdale.

3.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 3.1 The following existing industrial sites are designated for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, Policy IBD 3:

Industrial Designation GHI 01

The TBF Thompson complex at Killyvally Road

Industrial Designation GHI 02

Mullan's plant hire and sales depot east of Carhill Road

Industrial Designation GHI 03

The industrial units and adjoining land at Mettican Road

4.0 DISTRICT CENTRE

Designation GHDC 01

Garvagh District Centre

A District Centre is identified as designated in Map No. 3/02 – Garvagh.

- 4.1 A district centre is defined within which all retail development will normally be required to locate. The boundary has been defined to exclude all significant housing groups, which are considered to have a viable future as a residential environment. Sites are zoned within the District Centre for housing use, as this will assist in their vitality.

5.0 OPEN SPACE

- 5.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

Open Space Zoning

The following site is zoned for recreational land and open space:

Open Space Zoning GHO 01

Land east of the Agivey River (3.28 ha.)

- 5.2 An area of open space for passive recreation purposes is proposed, relating to existing recreational land and close to areas of higher density housing.

6.0 GARVAGH AREA OF ARCHAEOLOGICAL POTENTIAL

- 6.1 An Area of Archaeological Potential has been identified in Garvagh, and is shown on the Settlement Map (Map No. 3/02). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

7.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 7.1 Any proposals for development within these areas will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where additional controls are considered necessary these are specified below.

Designation GHL 01 Lissatinny LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/02 – Garvagh.

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

- 1. This LLPA extends from the grounds of The Hermitage to lands around Woodbank House north west of the town.**
- 2. This hilly area includes areas of parkland, substantial hedgerows, numerous mature deciduous trees and three raths.**

7.2 This high quality landscape is important to the setting of Garvagh and will be protected from any development which would diminish its quality.

Designation GHL 02 Twenty Acres LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/02 – Garvagh.

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

- 1. This LLPA extends north east from the existing edge of the town. It includes a most attractive heavily wooded river corridor along the Agivey River.**
- 2. It also includes extensive areas of parkland including the ‘Orange Field’ and the grounds around ‘Ardavon’ which include numerous mature specimen deciduous trees.**
- 3. The large mature trees adjacent to the river are likely to be a potential summer bat roost and feeding area. This LLPA includes valuable wild-life corridors.**

7.3 This important LLPA will be protected from all future development unless there is an exceptional, small scale, local, development requirement, which is fully compatible with maintaining its environmental quality.

Designation GHL 03 Garvagh Forest LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/02 – Garvagh.

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

- 1. Located to the west of the town, this LLPA extends to the state owned and managed Garvagh Forest lands on the south bank of the Agivey River.**
- 2. It also includes the landscaped grounds of Garvagh High School.**

7.4 Almost all of this LLPA is therefore in public ownership, but as a major environmental and amenity asset for the town, it will be protected from all unnecessary development.

Designation GHL 04 Agivey River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/02 – Garvagh.

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

- 1. This LLPA, within the town's development limit, includes the corridor of the Agivey River and the adjoining public playing fields.**

7.5 The only development acceptable will be modest ancillary facilities which will enhance the use of the playing fields, and the redevelopment of existing buildings and which will not detract from the visual quality of the river corridor.

8.0 DISUSED RAIL TRACK BED

8.1 There is a disused rail track bed to the north east of the town. PPS 3: Access, Movement and Parking contains a specific policy AMP 5 – Disused Transport Routes, which protects these from inappropriate development and facilitates their use for transport and recreational use.

KILREA

1.0 SETTLEMENT DESIGNATION

- 1.1 The Mercer's Company from London developed a village at Kilrea following the Plantation of Ulster in the early 1600s. Kilrea now performs an important function as a small market town and service centre for the south eastern part of Coleraine Borough. In 2001 the population of Kilrea was 1,509, an increase of 15% relative to 1991. Situated close to the west bank of the River Bann, it is also a major Irish centre for river and lake angling and is home to the Portna Eel Fishery whose hatchery is one of the largest in Europe.
- 1.2 There have been considerable improvements and expansion in Kilrea in the past 15 years, with extensive private housing development on a range of sites, some commercial investment, and the refurbishment of the public space in The Diamond and Church Street. There has also been a growth of private enterprise, partially facilitated by Kilrea Enterprise Group who built and manage the Enterprise Centre, which comprises 19 small business units.
- 1.3 Kilrea is situated on higher ground to west of the River Bann, within an attractive countryside of enclosed farmland, low drumlins, streams and small loughs. The village is based around a crossroads with a square focused on a memorial at its centre. Kilrea is located 24 kilometres south east of Coleraine, on the A54 route to Castledawson, with roads from Garvagh, Maghera, Ballymoney and Rasharkin also converging on the village. Kilrea is designated a Small Town in the Settlement Hierarchy in Volume 1 of the Plan.

Designation KA 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 3/03 – Kilrea.

- 1.4 The development limit will contribute to a more compact urban form and ensure that any new housing is convenient to all the village's facilities, while providing for a range of future developments.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Kilrea at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	178
Completions 1998-July 2004	90
Under Construction July 2004	24
Commitments July 2004	50
Windfall Allowance	2
Urban capacity zonings	18
Urban fringe zonings	77

Housing Commitments, Urban Capacity

The following housing sites have planning permission and are identified on Map No. 3/03 – Kilrea:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Claragh Hill	57	2.38	Yes	KAH 01
Church Row	6	0.38	No	KAH 02

Housing Zonings, Urban Capacity

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning KAH 03

Land to rear of 9 to 15 Garvagh Road (0.33 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The development of this site will require additional lands to provide an access to Garvagh Road.
4. Dwellings towards the south east boundary of the site may require specific acoustic treatment and orientation in order to prevent potential complaints of noise, disturbance and smells from the adjacent livestock market.
5. The east and north west boundaries of the site shall be planted with a row of native tree species as part of any development.

Housing Zoning KAH 04

Land between 49 & 57 Maghera Street (0.12 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Any development shall be two storey, and the design shall contribute positively to the visual character of Maghera Street.
3. The development of this site may require additional lands to provide an access to Maghera Street.

Housing Zoning KAH 05

Land between 17 and 25 Church Street (0.03 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Any development shall be two or three storey and the design shall contribute positively to the visual character of Church Street.
3. Direct vehicular access onto Church Street shall not be permitted.

Housing Zonings, Urban Fringe

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning KAH 06

Adjacent to 7 Drumagarner Road, (0.35 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crownspread of the trees, or a distance of half the height of the trees, whichever is greater.
3. The access to this site shall be from Drumagarner Road.

Housing Zoning KAH 07

Land to north side of Moneygran Road, (3.51 ha.)

Key Site Requirements

1. Development shall be within the range of 10 to 15 dwellings per hectare to ensure the local landscape character is respected, with extensive additional landscaping including native tree species.
2. Development of the site shall pay particular regard to the location overlooking Washing Lough. No dwellings shall be erected within 25 metres of the Lough to ensure its immediate setting is fully respected.
3. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the

4. crownsread of the trees, or a distance of half the height of the trees, whichever is greater.
5. The access to this site shall be onto Moneygran Road, where a right turn facility may be required.

3.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 3.1 The following existing industrial sites are designated for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3:

Industrial Designation KAI 01
The existing complex east of Drumagarner Road.

Industrial Designation KAI 02
The existing workshop units and enterprises at Horse Fair Green and east of New Row.

Industrial Designation KAI 03
The printing works at Mill Road.

Industrial Designation KAI 04
The industrial unit at Craiglea Gardens.

4.0 DISTRICT CENTRE

Designation KADC 01 Kilrea District Centre

A District Centre is identified as designated in Map No. 3/03 - Kilrea.

- 4.1 A district centre is defined within which all retail development will normally be required to locate. The boundary has been defined to exclude all significant housing groups, which are considered to have a viable future as a residential environment. Sites are zoned within the District Centre for housing use, as this will assist in their vitality.

5.0 OPEN SPACE

- 5.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

6.0 KILREA AREA OF ARCHAEOLOGICAL POTENTIAL

- 6.1 An Area of Archaeological Potential has been identified in Kilrea, and is shown on the Settlement Map (Map No. 3/03). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

7.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 7.1 Any proposals for development within these areas will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified below.

Designation KAL 01 Kathleen's Lough LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/03 – Kilrea.

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

- 1. Located to the south east of the town, this LLPA is centred on Woodhall Residential Centre. It includes attractive small hills and Kathleen's Lough which is a designated SLNCI.**
- 2. The area comprises small fields, large planted gardens and numerous mature trees.**
- 3. Boundaries with a mix of thick hawthorn, semi-mature ash, sycamore, pine and elder scrub, provide good wildlife corridors.**

- 7.2 No further development will generally be acceptable in this LLPA, unless it can be demonstrated that the landscape character would not be diminished.

Designation KAL 02 St. Patrick's LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/03 – Kilrea.

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

- 1. This LLPA is located at the southern end of Church Street and includes all of the churchyard of the listed St. Patrick's Church.**

- 7.3 The integrity of this focal building and its LLPA setting shall be fully respected.

Designation KAL 03 Washing Lough LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/03 – Kilrea.

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

1. This LLPA lies to the east of the village centre and is comprised of three distinct areas.
2. The first is a large field to the rear of properties along Church Street and Bridge Street and includes a smaller field located on the opposite side of Moneygran Road.
3. The second is Washing Lough and the third is the Manor Golf Club and its extensive, associated grounds.
4. There are mature deciduous trees along the boundaries and within the grounds of the golf course.

- 7.4 Apart from the appropriate, sensitive development of the site west of Washing Lough (see KAH 07), no further development will acceptable within this LLPA.

Designation KAL 04 Mill Brook LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/03 – Kilrea.

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

1. Situated to the north of the village, this LLPA includes Kilrea Dam, a designated SLNCI, along with a covered 'holy well' and Millbrook, a former mill located within a secluded, wooded site.
2. The LLPA has good boundary hedgerows, dispersed small woods and numerous stands of mature trees.

Designation KAL 05 Portneal LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/03 – Kilrea.

Those features or combination of features that contribute to the

environmental quality, integrity or character of this area are listed below.

- 1. This LLPA includes a section of countryside between a broad meander of the River Bann and the eastern flank of Kilrea.**
- 2. The LLPA straddles Bann Road and includes low lying farm land, a conifer plantation, and the Portneal Lodge complex.**

7.5 Only development which has a specific requirement to be located within this LLPA will be acceptable.

Designation KAL 06 Horse Fair Green LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/03 – Kilrea.

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

- 1. Adjoining the former horse fair green, this LLPA includes a large group of mature beech trees on sloping ground at the north west of the site.**

7.6 This LLPA will be retained free from any further development.

Designation KAL 07 Derry Central Railway LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/03 – Kilrea.

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

- 1. The line of the former Derry Central railway with its tree lined route provides a valuable wildlife corridor.**

7.7 This LLPA will be protected from any development which would be detrimental to its visual and habitat functions.

PORTRUSH

1.0 DEVELOPMENT CONTEXT

- 1.1 The Regional Development Strategy published in September 2001 identifies Portrush as a small town with a specialist tourism role as a seaside resort. By 2001 the town had a permanent population of 6,345, although with a sizeable student population and a large number of staying visitors the number usually present is significantly greater than this, and probably peaks at nearly 20,000 in the summer.
- 1.2 Not only is Portrush physically close to Coleraine, but along with Portstewart the three towns function effectively as a single urban area with a permanent population of approaching 40,000. As such, Portrush is part of a local cluster of hubs, contributing to the synergy of a larger urban complex. It provides a wide range of specialist leisure facilities, including a thriving entertainment and catering sector which is of regional significance.
- 1.3 In the 15 years from mid 1988 to mid 2004, a total of 1,420 dwellings were completed in the town. This is more than twice the 640 dwelling completions postulated by the North East Area Plan for the period from 1988 to 2002. The relatively high rate of house construction over the past 15 years has resulted in a slightly larger permanent population than anticipated, but primarily has facilitated the rapid growth of second homes in the town. In 1989 there were an estimated 386 second homes (15% of all dwellings). By 2001 this had more than doubled to an estimated 855 (25% of all dwellings). There has been major residential expansion on green-field sites to the south of the town in a broad arc from Coleraine Road to Ballywillan. A remarkable feature of the town since 1988, however, has been the very high proportion of brown-field development, mostly on the Peninsula where 435 dwellings have been completed, that is 31% of the total.
- 1.4 Portrush is 8 kilometres north of Coleraine. It is 95 kilometres north west of Belfast and 55 kilometres north east of Londonderry with links by the trunk roads and the railway of the Northern Corridor.
- 1.5 Originally a modest sized fishing village, it developed into a fashionable seaside resort following the arrival of the railway from Belfast in 1855. Visitors in the Victorian era were attracted by the resort's dramatic peninsula setting flanked by two major beaches and proximity to the Giant's Causeway, with a direct connection after 1883 by an electric powered tram, and superb golf links. By the Edwardian era the town had all the trappings of a well appointed holiday resort; fine hotels, bath houses, gardens with bandstands, promenades, a large and fashionable department store, and a rebuilt, enlarged, railway station in Stockbroker Tudor style. A century later Portrush remains a popular visitor destination although, day-trippers, caravanners and the occupiers of second homes now dominate the local tourist market.

- 1.6 Despite major changes to tourism throughout the Post War period, the town continues to thrive. While there has been a steady decline in the quantity of hotel and guesthouse accommodation, there has been considerable improvement in the quality of the remaining accommodation. There was rapid growth up until the 1970s of static caravans, and subsequently of holiday homes. The town continues to have a wide range of leisure and entertainment facilities. In addition there has been a sustained expansion of its residential function, albeit increasingly functioning as a suburb of Coleraine.

2.0 DEVELOPMENT STRATEGY

- 2.1 Within the context of the strategic policies of the Regional Development Strategy the town has been evaluated as having modest potential for growth. On this basis it is considered that in the period from 1998 to 2016, provision should be made for 830 dwellings. By mid 2004 however, 768 dwellings had already been completed, a further 119 dwellings were under construction, and there was full and reserved matters approval for 412 dwellings which had not commenced. There is already a sizeable surplus of approved dwellings, therefore the Plan does not provide for any further green-field residential development. The emphasis throughout the Plan period will be on achieving an attractive, compact and efficient living environment.
- 2.2 The Plan recognises Portrush town centre to be a significant local centre, meeting many of the retail and other business needs of the local community. In addition it has an important specialist retail role providing a valued service to visitors. The commercial core of the town by the 1980s had physically deteriorated culminating in the loss of the former Northern Counties hotel. In the past decade particularly considerable progress has been made, with the redevelopment, refurbishment and improvement of many business premises, complemented by significant improvements to the public realm, notably Dunluce Avenue, Main Street and the Arcadia. The Plan seeks to build on this by protecting the vitality and viability of the town centre from competing out of town development. It is evident from the mid 2003 retail survey that the town centre remains very vulnerable to out of town competition, therefore with the exception of the designated local centre at Hillcrest, no further retail development will be approved elsewhere in the town.
- 2.3 Again, in the past decade there has been an encouraging level of investment in refurbished and expanded hotels, along with the successful redevelopment of part of the Northern Counties site with the Comfort Hotel. In this context the Plan will seek to protect the remaining stock of hotels and guesthouses, to ensure that the town retains a range of tourist serviced accommodation.
- 2.4 The growth of second homes has been contentious along the North Coast including Portrush. There is a particular concern at the physical

and social impact of apartment developments. Therefore the Plan proposes that no further apartments should be approved in established residential suburbs. In addition the Plan will seek to ensure that the needs of the local community are met by requiring major new developments to incorporate affordable housing and by zoning specific sites for social housing.

3.0 SETTLEMENT DESIGNATION

3.1 Portrush is designated an Other Main Town in the Settlement Hierarchy in Volume 1 of the Plan.

Designation PH 01 Settlement Development Limit
A settlement development limit is designated as identified on Map No. 3/04a – Portrush.

3.2 A development limit is defined for Portrush sufficient to meet the town’s development needs and opportunities in the period up to the year 2016. In the context of the RDS and the scale of development since 1998 it is considered there is no need for retaining any green-field land within the development limit.

4.0 HOUSING

4.1 The following Table sets out the provision for housing in Portrush at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	829
Completions 1998-July 2004	766
Under Construction July 2004	119
Commitments July 2004	412
Windfall Allowance	16
Urban capacity zonings	163

4.2 On the basis of the RDS the Plan needs to provide for 829 dwellings in the period between 1998 and 2016. In the period from December 1998 to July 2004, a total of 766 dwellings were completed in the town. In July 2004 there were a further 119 dwellings under construction and 412 dwellings approved but not started on committed sites.

4.3 A thorough evaluation of urban capacity has resulted in the identification of 18 sites with a total area of 3.7 hectares and an estimated capacity of 163 dwellings within Portrush’s urban footprint, which are physically suitable for housing development. It is assumed

that within the Plan period 60% of this potential will be completed, therefore the projected yield from the identified urban capacity sites is 98.

- 4.4 In the context of development experience in the past 5 years, the Plan projects a further 16 dwellings may be expected to be developed on windfall sites over the remainder of the Plan period, bringing the total estimated yield within the urban footprint to 114 dwellings.

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are identified on Map No. 3/04a – Portrush and Map No. 3/04b- Portrush town centre:

Urban Capacity Sites

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
9 Dhu Varren	32	0.75	Yes	PHH 01
115 Causeway Street	32	0.17	No	PHH 02
Eglinton Lane	15	0.11	Yes	PHH 03
Portwillan	13	0.68	Yes	PHH 04
6-8 Bath Terrace	19	0.11	No	PHH 05
3-5 Lansdowne Crescent	18	0.07	No	PHH 06
5-6 Ramore Avenue	14	0.08	No	PHH 07
11 Lansdowne Crescent	5	0.03	No	PHH 08
16 Lansdowne Crescent	4	0.03	No	PHH 09
West Strand	112	2.08	Yes	PHH 10
158 Main Street	9	0.05	No	PHH 11
36 Ballyreagh Road	33	0.20	Yes	PHH 12
4-10 Causeway Street	12	0.09	No	PHH 13
1 Crocknamac Street	3	0.02	No	PHH 14
119 Eglinton Street	8	0.09	Yes	PHH 15
Glenmanus Village	4	0.24	Yes	PHH 16
Magheramenagh South	4	0.20	Yes	PHH 17
7 Mark Street	4	0.02	No	PHH 18
22 Mark Street	4	0.02	No	PHH 19
Causeway View	3	0.01	No	PHH 20

Urban Fringe Sites

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Hopefield West	124	4.96	Yes	PHH 21
Magheraboy	25	1.49	Yes	PHH 22

Housing Zonings (Urban capacity)

The following urban capacity sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning PHH 23

Rear of 48-51 Kerr Street (0.21 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than four storeys in height to ensure the character of the area is respected.
3. The development of this site will require additional lands to provide an access to a public road.
4. Any development shall provide for the retention of the cliff face along the eastern boundary in its present semi natural condition.

Housing Zoning PHH 24

Castle Erin (0.10 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three stories in height to respect the visual quality of this prominent site.
3. Any dwellings shall not be less than 10 metres from the railway immediately west of the site and shall be designed to minimise noise intrusion from the railway.
4. The development of the site will require additional lands to provide an access to a public road.

Housing Zoning PHH 25

Rear of Hopefield Crescent (0.18 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The boundary shrubs shall be retained as much as practicably possible and additional native tree and shrub species shall be planted.
4. The access to the site shall be from Hopefield Crescent.

Housing Zoning PHH 26

Rear of 16-40 Portstewart Road (0.19 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three storeys in height to ensure the character of the area is respected.
3. The development of this site may require additional lands to provide an access from Portstewart Road.

Housing Zoning PHH 27

Glenbush Drive (0.13 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. Native trees shall be planted along the western boundary.
4. The access to the site shall be from Glenbush Drive.

Housing Zoning PHH 28

11-19 Crocknamac Street (0.19 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The access to the site shall be from Crocknamac Street.

Housing Zoning PHH 29

Girona Avenue (0.31 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. No part of any dwelling shall be less than 8 metres from the site boundary to ensure existing and proposed dwellings have satisfactory amenity and privacy.
4. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crownspread of the trees, or a distance of half the height of the trees, whichever is greater.
5. The access to the site shall be from Girona Avenue.

Housing Zoning PHH 30

100 Coleraine Road (0.27 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.

2. Development shall not be more than two storeys in height to ensure any development is in character with the area.
3. The preferred access to this site shall be from Loguestown Road.

Housing Zoning PHH 31
55-57 Coleraine Road (0.17 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than three stories in height to ensure the character of the area is respected.
3. No part of any dwelling shall be less than 8 metres from the site boundary to ensure existing and proposed dwellings have satisfactory amenity and privacy.
4. The access to the site shall be from Coleraine Road.
5. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crownsread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning PHH 32
Port Centre, Glenmanus Road (0.41 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two stories in height to ensure the character of the area is respected.
3. The access to the site shall be from Glenmanus Road.

Housing Zoning PHH 33
Rear of 20-26 Hopefield Road (0.29 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two stories in height to ensure the character of the area is respected.
3. An area of undisturbed open space will be retained to provide refuge for wildlife and habitat.
4. The access to the site shall be from Hopefield Crescent.

Housing Zoning PHH 34
1-3 Bath Terrace (0.08 ha.)

Key Site Requirements-

1. Development shall be for a maximum of 19 dwellings and be no greater than four storeys in height to ensure any development is in character with the area.
2. The design and finishes shall be in character with this Area of Townscape Character.
3. The access to the site shall be from Bath Street.

4. The footway along the entire frontage of the site on Bath Terrace shall be upgraded.

Housing Zoning PHH 35

Glenmanus Village North (0.05 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two stories in height to ensure the character of the area is respected.
3. There shall be no vehicular access onto Glenmanus Village.
4. A footway link shall be provided to a public road.

Housing Zoning PHH 36

7 Dhu Varren (0.45 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three storeys in height to ensure the character of the area is maintained.
3. No part of any dwelling shall be less than 8 metres from the site boundary to ensure existing and proposed dwellings have satisfactory amenity and privacy.
4. The access to the site shall be from Dhu Varren.
5. Any development shall enable the retention of trees within the site and supplemented with additional planting of appropriate native tree and shrub species.

Housing Zoning PHH 37

North West of Brookvale Terrace (0.19 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three stories in height to ensure the character of the area is respected.
3. The development of the site will require additional lands to provide an access to a public road.
4. No part of any dwelling shall be less than 8 metres from the site boundary to ensure existing and proposed dwellings have satisfactory amenity and privacy.

Housing Zoning PHH 38

Causeway Street East (0.16 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three stories in height to ensure the character of the area is respected.
3. The access to the site shall be from Causeway Street.

Housing Zoning PHH 39

Causeway Street Rear of Filling Station (0.14 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three stories in height to ensure the character of the area is respected.
3. The development of the site will require additional lands to provide an access to a public road.

Housing Zoning PHH 40

21 Landsdowne Crescent (0.04 ha.)

Key Site Requirements:

1. Development shall be within the range of 80 to 120 dwellings per hectare.
2. Development shall be three stories in height and the design of any building shall be consistent with the adjoining terrace to ensure the character of the area is respected.

5.0 APARTMENT DEVELOPMENT

Designation PHA 01 Area of Opportunity for Apartments

Apartment proposals will only be approved within the area designated as potentially suitable for apartments as indicated on Map No. 3/04b - Portrush Town Centre.

- 5.1 Portrush has been a popular location for new apartment developments attractive to the second home market. There has been considerable community concern at the visual and social impact of this development. The Plan designates an area within the Victorian core of Portrush where there will be opportunities for apartment development. Outside this area, however, the Department will protect the established character of existing residential areas and apartment proposals will not be acceptable. Elsewhere apartment proposals will only be acceptable where they form a modest part of larger schemes on green-field sites.

6.0 RECREATION AND OPEN SPACE

- 6.1 Portrush, related to its tourism function, is well provided with children's play areas and informal recreational and amenity spaces. In addition, the beaches flanking the town provide extensive areas for informal recreation. Although the town has technically a shortfall of formal playing fields relative to the National Playing Fields Association standards, the Borough Council considers that in the wider area there is adequate provision and has no plans for additional pitches at present.

- 6.2 The extensive private housing developments of the 1980s and 1990s tend to have very limited or no incidental open spaces. The Department consistent with Planning Policy 7 'Quality Residential Environments' in recent years has required appropriate open space to be provided in new housing and this will continue.
- 6.3 Portrush has relatively good facilities for pedestrians with its network of extensive footpaths around the coastal fringe. The Department will seek to enhance the existing network of footpaths and cycle paths within the town through the normal development control process.
- 6.4 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

7.0 PORTRUSH AREA OF ARCHAEOLOGICAL POTENTIAL

- 7.1 An Area of Archaeological Potential has been identified in Portrush, and is shown on the Settlement Map (Map No. 3/04a). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

8.0 TOWN CENTRE

- 8.1 The Plan seeks to promote a vibrant town centre, which will function more effectively as a focus for the local community, but also provide a positive experience for the many visitors both regional and from abroad. The town centre also has potential to further enhance its role of servicing North Coast tourism. The retail household survey of summer 2003, indicated that the town is performing poorly as a local retail centre, is heavily dependent on visitor spending and its vitality and viability is particularly vulnerable to external competition including further suburban retail development in Portrush.

Designation PHT 01

Portrush Town Centre

A Town Centre boundary is designated as identified in Map No. 3/04b – Portrush Town Centre.

- 8.2 A town centre boundary is defined in which all retail development will normally be required to locate (see Retail, Services and Offices Section, policy RSO 1). This has been defined to exclude all significant housing groups, which are considered to have a viable future as a residential environment. Within this town centre boundary a considerable number of development opportunities are identified

including gap sites, properties requiring redevelopment or major refurbishment to bring them back into beneficial use.

9.0 AREA OF TOWNSCAPE CHARACTER

Designation PHT 02	Area of Townscape Character	Portrush
An Area of Townscape Character is designated as identified on Map No. 3/04b – Portrush Town Centre.		
Key features of the area will be taken into account when assessing development proposals are as follows:		
1. The mixture of two and three storey buildings with generally uniform consistent eaves height within each section of terrace;		
2. The overwhelming prevalence of smooth and painted rendered buildings with plain facades with and without embellishment;		
3. The strong vertical emphasis to the front elevations and the pitched, mainly natural slated roofs, with relatively little variation in the eaves line/ridge height of the buildings in their quite separate two and three storey settings;		
3. The largely uniform angle of roof pitch, ridge height, alignment and eaves detail in each terrace;		
4. The rhythm of the chimney stacks and ornamental pots;		
5. The lining out of dormer windows with windows or bays in the same elevation and with their traditional gable roof design without dominating the roof-scape or exceeding the ridge height of the building;		
6. The frequent detailing of angled bay windows with masonry piers between the glazing units, all contributing to the strong vertical emphasis and uniformity within the terraces;		
7. The traditional sliding sash window proportions with head and sill levels lining out and constituting a clear rhythm along the street frontage;		
8. The almost universal traditional two-paned sash-type window, many still constructed of timber;		
9. The deep [two courses] window sills with a traditional profile, especially in respect of the leading edge;		
10. The architectural detailing of many of the buildings varying from relatively simple moulded window surrounds to much more ornate string courses, parapets and elaborate entrance features as seen at Mount Royal;		
11. The attractive door-cases with pilaster columns and moulded canopies as characteristic of even modest terraces as Golf Terrace;		
12. The prevalence of traditional panelled doors with a painted finish and some with bolection moulded detailing;		
13. The use of round-section cast iron or aluminium downpipes and gutters;		

14. **The attractive wrought iron railings enclosing the small private spaces in front of some of the dwellings in Kerr Street, and**
15. **The uniform rhythm of the terraces and the regular pattern of the fenestration which has remained unaltered due to the lack of introduction projecting balconies and balustrades or by the insertion of French windows or patio doors.**

- 9.1 The changing fortunes of Portrush over the last three to four decades has impacted significantly on both the commercial life of the town and the physical environment. Nevertheless, many of the streets and terraces within the Peninsula still bear witness to the former style and elegance of the resort during the golden years of the Victorian and Edwardian periods when Portrush was the playground of the rich and famous. The Townscape Analysis of the Portrush Peninsula has identified an area which merits designation as an Area of Townscape Character in order to ensure that its architectural character is maintained and enhanced through careful control over the design of new infill development and alterations to existing buildings.
- 9.2 The Department is not opposed to modern design provided it is of high quality, respects the wider townscape context, and conforms to the policy as set down. Policy for the control of development within Areas of Townscape and Village Character is contained in Policy ENV 6 in Part 2, Volume 1 of the Plan.

10.0 HOT FOOD TAKE AWAYS

Policy PH 02 Portrush Town, Hot Food Take Aways

Additional hot food take aways will not be approved on the Peninsula. Refurbishment of existing hot food take aways will be acceptable provided there is visual enhancement of the premises.

- 10.1 The number of outlets on the Peninsula (the area of land north of Crocknamac Road) has remained static for some time now with no recent demand for new businesses, suggesting the area is at capacity and adequately served. This is one of the uses, along with amusement arcades, which has contributed to the 'image' problem of the resort, and a policy of strict control will continue to operate. Therefore consistent with Policy RC3 of the Portrush Alteration to the North East Area Plan, there will be a continued presumption against the development of additional hot food take-away outlets on the Peninsula.

11.0 AMUSEMENT ARCADES

Policy PH 03 Portrush Town, Amusement Arcades

Additional amusement arcades will not be approved on the Peninsula. Proposals for the refurbishment of existing amusement arcades will be acceptable provided:

- 1. there is visual enhancement of the premises,**
- 2. there is no increase in the street frontage and**
- 3. any increase in gross floorspace is not greater than 10%.**

11.1 The Portrush Alteration to the North East Area Plan concluded that there was sufficient provision for this type of leisure activity, and that the capacity of the resort to absorb further amusement arcades had already been reached. There has been no significant recent demand for further expansion of this type of use, the most recent proposal at Dunluce Avenue involved redevelopment of an existing facility. Therefore consistent with Policy RC2 of the Portrush Alteration there will be a presumption against the development of additional amusement facilities on the Peninsula.

12.0 SUB DIVISION OF FAMILY ACCOMMODATION

Policy PH 04 Portrush Town, Sub Division of Family Accommodation

The sub-division of existing family accommodation into flats or multiple occupancy will be resisted in Causeway Street, Hamilton Place and Coastguard Cottages, to protect the established residential character of these streets with modest family size homes.

12.1 Consistent with Policy HO2 of the Portrush Alteration to the North East Area Plan 2002, the Plan will continue to protect the established residential character of Causeway Street, Hamilton Place and Coastguard Cottages.

13.0 RETAIL, SERVICES AND OFFICES

Commercial Designation PHLC 01 Coleraine Road Local Centre **Coleraine Road Local Centre is designated as a local centre for commercial purposes and is identified on Map No. 3/04a.**

13.1 This Local Centre provides a range of retail services for the local area. Designation in the Plan as a commercial site will ensure retention of the existing facilities, and protection of the site from development for other uses.

14.0 TRANSPORTATION

- 14.1 Portrush is not on the RSTN, but is served by a number of arterial routes, including Ballyreagh Road, Atlantic Road, Ballywillan Road, and Dunluce Road. Most of these routes converge on the town centre, into the one-way system along Eglinton Street, Kerr Street, Main Street, and Dunluce Avenue, where the levels of on-street parking and servicing of adjacent properties can cause disruption to the flow of traffic into and through the town.
- 14.2 In 1994 following an extensive Public Inquiry, changes were made to the one-way system, in particular in the Eglinton Street and Dunluce Avenue area. Following subsequent public representations, modifications were implemented at the southern end of Eglinton Street and on Sandhill Drive. It is considered that there will be no need for relief measures in the town centre and therefore no significant new provision is likely to be required within the plan period in Portrush town centre. However, further traffic management measures such as the refinement of junction layouts, changes to and stricter enforcement of waiting restrictions, and alterations to directions of flow, may be required to maintain network efficiency as traffic patterns change and as development land is taken up through the plan period.
- 14.3 Consideration is being given to the development of a Transport Centre in Portrush at the site of the current rail station. It is intended that this will provide quality waiting and information facilities for passengers. It is also envisaged that exclusive parking for passengers would be made available in the near vicinity. This project is dependent on the outcome of the Railway Review Group's consideration in relation to the non-core network and will need to pass normal budgetary approval procedures and statutory planning procedures.
- 14.4 During the Plan period, a number of Local Transport and Safety Schemes will be identified for implementation within the Portrush area, which is identified within the "Other Urban Area" category in the Sub-Regional Transport Plan. These schemes, which will be in line with the Regional Transportation Strategy, will further enhance the area through better management of traffic, traffic calming measures, collision reduction schemes, provision of facilities for the disabled, and improvements to the road, cycle, and footway networks. Implementation of identified schemes will be subject to the availability of resources within the Sub-Regional Transport Plan.

15.0 PARKING

- 15.1 There are approximately 2560 parking spaces available for public use in Portrush, of which 850 (32%) are on-street. Many of these on-street spaces are unrestricted i.e. have no time limit applied to them, while those along Main Street & Eglinton Street are largely restricted to "1 hour in any 2 Hours" and are well used for short-stay parking. This level

of parking provision is generally adequate to cope with the normal level of demand for most of the year, and for normal retail uses, but some restrictions operate on a seasonal basis over July and August, when pressure on parking spaces from tourists and day-trippers is highest. The Dunluce Avenue and Sandhill Drive areas remain the most popular parking destinations, even though most of the off-street car parks generally operate under capacity, in particular Landsdowne Car Park and East Strand car parks.

- 15.2 In accordance with the Department's policy to cater primarily for short-stay parkers in town centres, the objective is to reduce the number of unrestricted spaces in Portrush. A more structured and effective enforcement and management regime, to include improved signage, will be put in place following the introduction of Decriminalised Parking Enforcement (DPE), which will also allow for the consideration of "Residents Parking" issues, for example along Kerr Street and Mark Street. Even if all proposed development materialises, there is unlikely be a shortfall in the overall parking capacity by the end of the Plan period, apart from a limited number of exceptional occasions. However, parking supply and demand will be regularly reviewed in the light of the implementation of these proposals and the effects of DPE, and action taken as appropriate.

16.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 16.1 Any proposals for development within these areas will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation PHL 01 Ramore Head LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/04a – Portrush.

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

- 1. This prominent dolerite headland is one of the outstanding natural features of the North Coast.**
- 2. It is an area of great geological and landscape interest as well as being an ASSI.**
- 3. The area is almost entirely in public ownership, with most of the headland used for passive recreation with a network of paths. It includes an area of recreation grounds provided by the Borough Council and the EHS Countryside Interpretative Centre.**

- 16.2 This LLPA is of the highest importance for the setting of Portrush, and any further development is therefore unacceptable. Only appropriate modest, modifications of the small number of existing buildings within this LLPA will be capable of approval.

Designation PHL 02 West Bay LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/04a – Portrush.

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

- 1. This LLPA includes Mill Strand, also known as West Strand and the related slopes behind the beach including the railway embankment.**
- 2. The area is mostly in public ownership and with the exception of Castle Erin, a landmark building on a prominent mound and Coleraine Borough Council's public toilets building at the northern end, is dominated by the natural environment and amenity open space.**

- 16.3 The Plan will seek to maintain the integrity of this open area, by protecting it from any development other than refurbishment or modest extensions to the two existing buildings, and thereby maintain the outstanding vista of the Peninsula, across West Bay from the western approaches to Portrush.

Designation PHL 03 Metropole LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/04a – Portrush.

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

- 1. This large area of open space within the heart of the town is entirely within public ownership and provides a range of valued recreational activities, including the Dunluce Centre.**
- 2. Over the past twenty years, considerable coastal tree and shrub planting has been established in what had been a rather desolate area.**

- 16.4 This area should continue to be retained generally as an open area. Incidental buildings particularly related to tourism and recreation will be acceptable.

Designation PHL 04 Royal Portrush LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/04a – Portrush.

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

- 1. This area dominated by Curran Strand, commonly known as East Strand and the related extensive sand dunes and the slopes rising behind, provides one of the most memorable vistas along the North Coast, especially when approaching Portrush from the east.**
- 2. This area is also within the Causeway Coast AONB and a Green Belt.**
- 3. It also contains the Portrush Golf Links designated SLNCI.**

16.5 No further development will be acceptable other than minor modifications and extensions to existing buildings.

PORTSTEWART

1.0 DEVELOPMENT CONTEXT

- 1.1 In the context of the Regional Development Strategy published in September 2001, Portstewart is a small coastal town between the Strategic Natural Resources of the Foyle Estuary and the Causeway Coast. By 2001 the town had a permanent population of 7,803, including a large student population. With a considerable number of visitors, particularly the occupiers of second homes, the number present is often significantly greater than this.
- 1.2 Not only is Portstewart physically close to Coleraine, but along with Portrush the three towns function effectively as a single urban area with a permanent population of approaching 40,000. As such, Portstewart is part of a local cluster of hubs, contributing to the synergy of a larger urban complex. Although it has many of the facilities of a modest size town, it now primarily functions as a suburb of Coleraine. Portstewart however has the added attraction of a popular coastal town, with considerable numbers of staying and day visitors.
- 1.3 In the 15 years from mid 1988 to mid 2004, a total of 1,701 new dwellings were completed in the town. This is considerably more than the 930 dwelling completions postulated by the North East Area Plan for the period from 1988 to 2002. The relatively high rate of house construction over the past 16 years, has resulted in a slightly larger permanent population than anticipated, but primarily has facilitated the rapid growth of second homes and dwellings occupied by students in the town. In 1989 there were an estimated 402 dwellings that were not occupied as permanent residences (14% of all dwellings). By 2001 this had more than tripled to an estimated 1,247 (30% of all dwellings). There has been major residential expansion on green-field sites along the eastern periphery of the town. There has also been a considerable amount of brown-field development since 1988, with 474 dwellings completions that is 28% of the total. This has tended to increase in recent years.
- 1.4 Portstewart is 7 kilometres north west of Coleraine, 95 kilometres north west of Belfast and 55 kilometres north east of Londonderry with good road links to the Northern Corridor.
- 1.5 The town developed from a small fishing village to a modest size seaside resort in the mid 19th Century under the influence of a local landlord, John Cromie. Its development and character was, however, profoundly influenced by the sabbatarian sensitivities of the Cromies and the consequent resistance to a railway connection in the mid 19th Century. As a result the scale of development for the next century was more modest than that of Portrush which, in contrast to Portstewart, rapidly expanded particularly in the late Victorian era with the mass tourism market. Even after a tram connection was provided from Portstewart to Cromore to link with the railway, the town developed with

a more genteel character. With the ascent of the car as the predominant means of travel through the 20th Century Portstewart developed a wider role as a popular holiday and recreational destination, along with a significant dormitory function due to its proximity to Coleraine as well as being a local service centre.

- 1.6 From the 1950s until into the 1980s the town's main development thrust was as a pleasant residential area, with the steady construction of new dwellings in the suburbs mainly for owner occupation. Unlike Portrush where there was a rapid expansion of static caravan parks, Portstewart continued to avoid the effects of mass tourism. Over the past 15 years however, there is a widespread perception that the character of the town has changed through the rapid growth of the student population and the accelerating expansion of second home ownership. There is widespread local opinion that the permanent community is at risk from being overwhelmed by this tide of seasonal residents, who have only a limited role in the commercial and social life of the community.
- 1.7 The intimate relationship of the town with the sea, particularly along the west facing Promenade, is a memorable feature of the town. Flanked on the west by the 3 kilometre long Portstewart Strand and associated extensive dunes, and on the east by a rocky coast of low headlands, the town has an outstanding location looking across to Inishowen. Inland the wooded Cromore estate is a major visual and environmental asset.

2.0 DEVELOPMENT STRATEGY

- 2.1 Within the context of the strategic policies of the Regional Development Strategy, the town has been evaluated as having modest potential for growth. On this basis it is considered that for the period from 1998 to 2016, provision should be made for 903 dwellings. By mid 2004 however, 657 dwellings had already been completed, a further 129 dwellings were under construction, and there was full and reserved matters approval for 475 dwellings which had not commenced. There is already a sizeable surplus of approved dwellings, therefore the Plan does not provide for any further green-field residential development. The emphasis throughout the Plan period will be on maximising development within the existing urban footprint, and the achievement of an attractive, compact and efficient living environment.
- 2.2 The Plan recognises Portstewart town centre to be a significant local centre, meeting many of the retail and other business needs of the local community. In addition it has a significant, specialist, retail and other commercial role, providing a valued service to visitors. The town centre is particularly well endowed with good quality restaurant and other catering facilities. The town centre remains generally in good health, but the visual quality particularly of The Promenade has been adversely effected by a number of prominent buildings which have

been allowed to deteriorate into dereliction. The Plan will promote their appropriate redevelopment, while simultaneously protecting the town centre from adverse competition from further peripheral commercial development. The Plan also identifies a local centre at Station Road.

- 2.3 The growth of second homes has been contentious along the North Coast including Portstewart. There is a particular concern at the physical and social impact of apartment developments. Therefore the Plan proposes that no further apartments should be approved in established residential suburbs. In addition the Plan will seek to ensure that the needs of the local community are met by requiring major new developments to incorporate affordable housing.

3.0 SETTLEMENT DESIGNATION

- 3.1 Portstewart is designated an Other Main Town in the Settlement Hierarchy in Volume 1 of the Plan

Designation PT 01	Settlement Development Limit
A settlement development limit is designated as identified on Map No. 3/05a – Portstewart.	

- 3.2 A development limit is defined for Portstewart sufficient to meet the town’s development needs and opportunities in the period up to the year 2016 (see Policy S 1 in Part 2). In the context of the RDS and the scale of development since 1998 it is considered there is no need for retaining any green-field land within the development limit. In the context of proximity to a wide range of industrial/employment locations in Coleraine with convenient access from Portstewart, and having regard to the town’s character, it is considered it is unnecessary to provide for these land uses, consistent with earlier Plans.

4.0 HOUSING

- 4.1 The following Table sets out the provision of housing in Portstewart at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	903
Completions 1998-July 2004	657
Under Construction July 2004	129
Commitments July 2004	475
Windfall Allowance	23
Urban capacity zonings	231
Urban fringe zonings	52

- 4.2 On the basis of the RDS, the Plan needs to provide for 903 dwellings in the period from 1998 to 2016. In the period from December 1998 to July 2004, a total of 657 dwellings were completed in the town. In July 2004 a further 129 dwellings were under construction and 475 dwellings had planning permission but had not commenced on committed sites.
- 4.3 A thorough evaluation of urban capacity has resulted in the identification of 21 sites with a total area of 5.8 hectares and an estimated potential of 231 dwellings within Portstewart's urban footprint, which are physically suitable for housing development. It is assumed, within the Plan period 60% of this potential will be completed, therefore the projected yield from the identified urban capacity sites is 139.
- 4.5 In the context of development experience in the past 5 years, the Plan projects a further 23 dwellings may be expected to be developed on windfall sites over the remainder of the Plan period, bringing the total estimated yield within the urban footprint to 162 dwellings.
- 4.6 The Plan includes a single urban fringe site of 1.7 hectares and an estimated potential of 52 dwellings, which has outline planning permission.

Housing Zonings (Existing Urban Capacity Commitments)

The following housing sites have planning permission and are identified on Map No. 3/05a – Portstewart:

The following sites have already obtained detailed planning permission:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
12-13 Portmore Road	4	0.03	No	PTH 01
90 Strand Road	46	0.74	Yes	PTH 02
Lissadell Ave. north west	7	0.18	Yes	PTH 03
Rock Castle	13	0.28	Yes	PTH 04
1-3 The Promenade	21	0.10	Yes	PTH 05
6 Victoria Terrace	13	0.06	Yes	PTH 06
26-27 High Road	10	0.11	No	PTH 07
1-3 Portmore Road	8	0.03	No	PTH 08
18-19 Portmore Road	4	0.03	No	PTH 09
8-10 Portmore Road	11	0.10	No	PTH 10
11 Portmore Road	4	0.02	No	PTH 11
26-28 Station Road	4	0.08	No	PTH 12
6-7 Hillside	11	0.06	Yes	PTH 13
Rear of 11 Church Street	3	0.06	No	PTH 14
86-88 Strand Road	18	0.14	No	PTH 15

17-19 The Diamond rear Meadowlands	4	0.03	No	PTH 16
13 Apollo Road	8	0.85	Yes	PTH 17
15-17 Lever Road	4	0.20	No	PTH 18
Lissadell Ave. west	5	0.12	No	PTH 19
Mill Road	60	1.03	No	PTH 20
	8	0.24	Yes	PTH 21

Housing Zonings (Existing Urban Fringe Commitments)

The following housing sites have planning permission and are identified on Map No. 3/05a – Portstewart:

There are six sites outside the urban footprint which also have approval for housing:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Station Road	124	5.26	No	PTH 22
Off Movilla Drive	49	2.82	No	PTH 23
Rockland Gardens	10	0.96	Yes	PTH 24
Aghermore East	21	0.95	Yes	PTH 25
Off Agherton Drive	46	1.54	Yes	PTH 26
Coleraine Road East	30	1.28	Yes	PTH 27

Housing Zonings (Urban capacity)

The following urban capacity sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning PTH 28

Central Avenue West (0.08 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three stories in height to ensure the character of the area is maintained.
3. The access to the site shall be from Central Avenue.

Housing Zoning PTH 29
Rear of 44 to 50 Coleraine Road (0.27 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two stories in height to ensure the character of the area is respected.
3. No part of any dwelling shall be less than 8 metres from the site boundary to ensure existing and proposed dwellings have satisfactory amenity and privacy.
4. The development of the site will require additional lands to provide an access to a public road.

Housing Zoning PTH 30
12 to 14 Seaview Drive North (0.16 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two stories in height to ensure the character of the area is respected.
3. The access to the site shall be from Seaview Drive North.
4. No part of any dwelling shall be less than 8 metres from the site boundary to ensure existing and proposed dwellings have satisfactory amenity and privacy.

Housing Zoning PTH 31
Nursery Avenue (0.67 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be more than two storeys in height to ensure any development is in character with the area.
3. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater. Further planting of native tree species shall occur to develop a wildlife corridor and an area of undisturbed refuge for wildlife.
4. The access to the site shall be from Nursery Avenue, which should be widened to 5.5m along the entire frontage of the site.

Housing Zoning PTH 32
Adjoining 1 Strand Road (0.08 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three stories in height to ensure the character of the area is respected.
3. The access to the site shall be from Strand Road.

Housing Zoning PTH 33
Adjoining 15 The Crescent (0.13 ha.)

Key Site Requirements-

1. Development shall be within the range of 80 to 120 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two stories in height and shall be limited to the footprint of the main building to ensure important views of Dominican College, castellated walls and its headland are respected.
3. The access to the site shall be from The Crescent.

Housing Zoning PTH 34
8 The Promenade (0.04 ha.)

Key Site Requirements-

1. Development shall be within the range of 160 to 240 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be less than three stories or greater than four stories in height to ensure the character of the area is respected.
3. The access to the site shall be from The Promenade.
4. Any design shall respect the townscape character of The Promenade, and shall incorporate pitched roofs, fenestration with a vertical emphasis, and appropriate materials and finishes.

Housing Zoning PTH 35
9-10 The Promenade (0.15 ha.)

Key Site Requirements-

1. Development shall be within the range of 160 to 240 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be less than three stories or greater than four stories in height to ensure the character of the area is respected.
3. The access to the site shall be from The Promenade.
4. Any design shall respect the townscape character of The Promenade, and shall incorporate pitched roofs, fenestration with a vertical emphasis, and appropriate materials and finishes.

Housing Zoning PTH 36
North of Stuart Gardens (0.04 ha.)

Key Site Requirements-

1. Development shall be within the range of 80 to 120 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall be not more than three stories in height to ensure the character of the area is respected.
3. Access to the site shall be from Stuart Gardens.

Housing Zoning PTH 37
3 The Hill (0.02 ha.)

Key Site Requirements-

1. Development shall be within the range of 160 to 240 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall be three stories in height and the design of any building shall be consistent with adjoining buildings to ensure the character of the area is respected.

3. The access to the site shall be from The Hill.

Housing Zoning PTH 38

West of Old Coach Road/The Hill (0.06 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three stories in height to ensure the character of the area is respected.
3. The design and orientation of any development shall minimise intrusion and loss of privacy for neighbouring dwellings.
4. The development of the site may require additional lands to provide an access to a public road.

Housing Zoning PTH 39

Adjoining 5 Kinora Terrace (0.16 ha.)

Key Site Requirements-

1. Development shall be within the range of 80 to 120 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two and a half stories in height to ensure the character of the area is respected and the visual impact is minimised at this prominent headland location.
3. The access to the site shall be from Kinora Terrace. The adjoining carriageway will require to be widened to 5.5 metres and a 2.0m wide footway provided along the entire frontage of the site.

Housing Zoning PTH 40

Rear of 18 to 26 Coleraine Road (0.10 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally not be greater than two stories in height to ensure the character of the area is respected.
3. The development of the site may require additional lands to provide an access to a public road.

Housing Zoning PTH 41

4 High Road (0.03 ha.)

Key Site Requirements-

1. Development shall be within the range of 80 to 120 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall be three storeys in height and the design of any building shall be consistent with adjoining buildings to ensure the character of the area is respected.
3. The access to the site shall be from High Road.

Housing Zoning PTH 42

1 High Road (0.05 ha.)

Key Site Requirements-

1. Development shall be within the range of 80 to 120 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three storeys in height and the design of any building shall be consistent with neighbouring buildings to ensure the character of the area is respected.
3. The access to the site shall be from High Road.

Housing Zoning PTH 43

8 Coleraine Road (0.39 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall generally be two storeys in height and the design of any building shall be consistent with adjoining buildings to ensure the character of the area is respected.
3. The preferred access to the site shall be from Strand Road, and additional lands may be required.
4. No part of any dwelling shall be less than 8 metres from the eastern, southern and western site boundaries, to ensure existing and proposed dwellings have satisfactory amenity and privacy.

Housing Zoning PTH 44

1 to 6 Stuart's Gardens (0.07 ha.)

Key Site Requirements-

1. Development shall be within the range of 80 to 120 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three stories in height to ensure the character of the area is respected.
3. The access to the site shall be from Stuart Gardens.

Housing Zoning PTH 45

East of Garden Avenue (0.08 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall be two stories in height and the design of any building shall be consistent with adjoining buildings to ensure the character of the area is respected.
3. The access to the site shall be from Garden Avenue.

Housing Zoning PTH 46

West of Convention Avenue (0.41 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three stories in height to ensure the character of the area is respected.

3. Access to the site may be from either Enfield Street or Convention Avenue.
4. A 2.0m wide footway shall be provided along the entire frontage of the site on Enfield Street.

**Housing Zoning PTH 47
4 to 7 The Promenade (0.04 ha.)**

Key Site Requirements-

1. Development shall be within the range of 160 to 240 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be less than three stories or greater than four stories in height to ensure the character of the area is respected.
3. The access to the site shall be from The Promenade.
4. Any design shall respect the townscape character of The Promenade, and shall incorporate pitched roofs, fenestration with a vertical emphasis, and appropriate materials and finishes.

**Housing Zoning PTH 48
Strandview (2.82 ha.)**

Key Site Requirements-

1. Development shall be within the range of 12 to 18 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. Access to the site shall be from Strandview Drive and/or Strandview Avenue.
4. The junction of Strandview Drive and Seafield Park may require to be upgraded.
5. A substantial area of public open space shall be provided on the crest of the hill, of similar extent to that zoned in the previous plan, to protect the visual quality of this prominent hill and to provide amenity space for this zoned housing.
6. No part of any dwelling shall be less than 8 metres from the site boundary to ensure existing and proposed dwellings have satisfactory amenity and privacy.

Housing Zoning (Urban fringe)

The following urban fringe site is zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

**Housing Zoning PTH 49
Off Burnside Road (1.74 ha.)**

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.

2. Any dwellings fronting Burnside Road shall be two storey in height and shall be in character with neighbouring properties.
3. Any dwellings adjoining Ferndale Park and Newlands Crescent shall have a ridge level not exceeding 6.0 metres above finished floor level, elsewhere on the site shall not exceed 7.5 metres above finished floor level, and any apartments shall only be located in the area identified in the outline planning permission (C/2001/0674/O), and shall have a ridge level not exceeding 8.5 metres above finished floor level, to ensure the character of the area is maintained.
4. The finished floor level of any dwelling or apartment shall not exceed 0.45 metres above existing ground level to ensure the character of the area is maintained.
5. Any development of this site shall include a minimum of 10% of the site as publicly available open space, and the perimeter of the site adjoining existing gardens shall be landscaped with appropriate shrub and tree species to ensure the character of the area is maintained.
6. All dwellings shall have a minimum rear garden of 10 metres depth and a minimum front garden of 5 metres depth to ensure the character of the area is maintained.
7. The access shall be on to Burnside Road with not less than 2.4 by 90 metre visibility splays, to ensure road safety and convenience.

4.7 This site is the subject of a current planning application, which will require substantial modification to comply with the key site requirements.

5.0 APARTMENT DEVELOPMENT

Designation PTA 01 Area of Opportunity for Apartments

Apartment proposals will only be approved within the area designated as potentially suitable for apartments as indicated on Map No. 3/05a – Portstewart.

5.1 Portstewart has been a popular location for new apartment developments attractive to the second home market. There has been considerable community concern at the visual and social impact of this development. The Plan designates an area within the Victorian core of Portstewart where there will be opportunities for apartment development. Outside this area, however, the Department will protect the established character of existing residential areas and apartment proposals will not be acceptable. Elsewhere apartment proposals will only be acceptable where they form a modest part of larger schemes on green field sites.

6.0 OPEN SPACE

- 6.1 Portstewart, related to its tourism function, is well provided with children's play areas and informal recreational and amenity spaces. In addition the beaches and coastal walks flanking the town provide extensive areas for informal recreation. Although the town has technically a shortfall of formal playing fields relative to the National Playing Fields Association standards, the Borough Council considers that in the wider area there is adequate provision and has no plans for additional pitches at present.
- 6.2 The extensive private housing developments of the 1980s and 1990s tend to have very limited or no incidental open spaces. The Department consistent with Planning Policy 7 'Quality Residential Environments' in recent years has been requiring appropriate open space to be provided in new housing and this will continue.
- 6.3 Portstewart with its network of extensive footpaths including coastal paths has relatively good facilities for pedestrians. The Department will seek to enhance the existing network of footpaths and cycle paths within the town through the normal development control process.
- 6.5 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

7.0 PORTSTEWART AREA OF ARCHAEOLOGICAL POTENTIAL

- 7.1 An Area of Archaeological Potential has been identified in Portstewart, and is shown on the Settlement Map (Map No. 3/05a). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

8.0 TOWN CENTRE

- 8.1 The Plan seeks to promote a vibrant town centre, which will function more effectively as a focus for the local community, but also provide a positive experience for many visitors both from the Region and from abroad. The town centre has potential to further enhance its role of servicing North Coast tourism. The retail household survey of summer 2003, indicated that the town is performing satisfactorily as a local retail centre, and also benefits from visitor spending. Its vitality and viability however remains vulnerable to external competition particularly from further suburban retail development.

Designation PTT 01 Portstewart Town Centre

A Town Centre boundary is designated as identified in Map No. 3/05b – Portstewart Town Centre.

8.2 A town centre boundary is defined, within which all retail development will normally be required to locate (see Policy C 1). This has been defined to exclude all significant housing groups, which are considered to have a viable future as a residential environment. Within this town centre boundary a considerable number of development opportunities are identified including gap sites, properties requiring redevelopment or major refurbishment to bring them back into beneficial use.

9.0 THE PROMENADE AND SHOP-FRONT DESIGN

Designation PTP 01 The Promenade

The Promenade is designated as identified in Map No. 3/05b – Portstewart Town Centre.

Policy PTP 02 The Promenade

Proposals for redevelopment or refurbishment of properties on the Promenade will not be permitted unless they respect the height, scale, proportions and rhythm of the street frontage, incorporating, where appropriate, features characteristic of the streetscape.

9.1 The Promenade, which stretches in an almost continuous frontage for some 500 metres between Harbour Road and Church Pass, is the main commercial area of the town. It is comprised almost entirely of two-and-a-half and three storey properties.

9.2 The buildings in the central section of the frontage, are three storeys in height and have a remarkably uniform eaves line with traditional pitched slated roofs. The upper floor fenestration has a strong vertical emphasis and regular rhythm, a characteristic of the Promenade generally. Substantial chimney stacks are a feature of the roofscape, although a number have been removed. Other traditional features include vertical emphasis in buildings, relatively narrow three bay frontages at ground level, gabled dormers built off the front wall. Traditional bay windows also contribute to the verticality of the street frontages, some of these extend to ground floor level. Detailed townscape analysis is set out in the Department's Portstewart Townscape Appraisal, and applicants are advised to refer to this in preparing proposals along the Promenade and in its vicinity. New proposals will be expected to conform to the established character of the street frontage.

Policy PTS 01

Portstewart Town Shop Fronts

Within the town centre a high standard of shop front design shall be required for new and refurbished shop fronts. Only proposals which are consistent with the following design principles will be acceptable:

1. The treatment of shop fronts, fascia signs and other advertisements shall respect and reflect the character of the parent building and its setting within the streetscape;
2. New shop fronts shall not be overly dominant in the street scene, and shall reflect the scale and design of the parent building and neighbouring premises;
3. Where two or more shop-fronts are to be amalgamated, the design shall reflect the width of the original unit buildings, avoiding large expanses of glass and long unbroken fascias. Masonry piers or heavy timber mullions shall be used to reduce the scale of a shop front. Fascias shall be broken up into smaller elements, and columns framing the windows and doorways may be extended up through the fascia as in a traditional shop front;
4. The depth of the advertising fascia shall be in proportion to the width of the shop front. Overly deep fascias will not be acceptable. Fascias shall not occupy the total space between the top of the display window and the under side of first floor windowsills. Window sills, or string course if present, shall remain an identifiable feature of the building. Fascias shall have a clearly identifiable upper edge in the form of a cornice-type detail, which may be a relatively simple feature, or a more ornate moulded cornice;
5. Shop display windows and doorframes shall be set back from the face of the building to create a reveal, which may facilitate recessing of security shutter guide rails if required; and
6. Full height glazing extending down to pavement level is not acceptable. A stall-riser not less than 300mm high will be required below the display windows.

- 9.3 In the context of the extent of change that has taken place there is no longer a consistent shop-frontage character within Portstewart town centre. The use of high quality materials however, will be expected, and the appropriate articulation and detailing of shop front surrounds will be promoted through the development control process.

10.0 HOT FOOD TAKE AWAYS

Policy PT 02 Portstewart Town, Hot Food Take Aways

Additional hot food take aways will only be approved on the western side of The Diamond. Refurbishment of existing hot food take aways will be acceptable provided there is visual enhancement of the premises.

10.1 The number of hot food outlets within Portstewart has remained static for some time now with no recent demand for new businesses, suggesting the area is at capacity and adequately served. Any further hot food take away premises will only be acceptable on the western side of The Diamond. Elsewhere, within the town centre, it is considered they would detract unacceptably from the visual and wider character of Portstewart.

11.0 AMUSEMENT ARCADES

Policy PT 03 Portstewart Town, Amusement Arcades

Additional amusement arcades will not be approved anywhere in Portstewart. Proposals for the refurbishment of existing amusement arcades will be acceptable provided there is visual enhancement of the premises, there is no increase in the street frontage and any increase in gross floorspace is not greater than 10%.

11.1 The existing amusement arcades are long established and have a relatively low profile because of their limited street frontage. It is considered that the image of Portstewart town centre would be substantially diminished by any further amusement arcades, therefore there will be a presumption against the development of additional amusement facilities anywhere in the town.

12.0 RETAIL, SERVICES AND OFFICES

**Commercial Designation PTLC 01 Station Road Local Centre (1.0ha)
Station Road Local Centre is designated for retention as a local centre for commercial purposes as identified on Map No.3/05a – Portstewart.**

12.1 This Local Centre provides a range of services. Designation in the Plan as a commercial site will ensure retention of the existing facilities and protection of the site from development for other uses.

13.0 TRANSPORTATION

- 13.1 Portstewart is not on the RSTN, but is served by a number of arterial routes, including Coleraine Road, Ballyreagh Road, and Cromore Road. These routes converge on the town centre, along The Promenade, where the levels of on-street parking and servicing of adjacent properties can cause disruption to the flow of traffic into and through the town. An alternative route for through traffic avoiding the Promenade is signed along Mill Road.
- 13.2 It is considered that there will be no need for relief measures in the town centre and therefore no significant new provision is likely to be required within the plan period in Portstewart town centre. However, traffic management measures such as the refinement of junction layouts, changes to and stricter enforcement of waiting restrictions, and alterations to directions of flow, may be required to maintain network efficiency as traffic patterns change and as development land is taken up through the plan period.
- 13.3 During the Plan period, a number of Local Transport and Safety Schemes will be identified for implementation within the Portstewart area, which is identified within the "Other Urban Area" category in the Sub-Regional Transport Plan. These schemes, which will be in line with the Regional Transportation Strategy, will further enhance the area through better management of traffic, traffic calming measures, collision reduction schemes, provision of facilities for the disabled, and for improvements to the road, cycle, and footway networks. Implementation of identified schemes will be subject to the availability of resources within the Sub-Regional Transport Plan.

14.0 PARKING ISSUES

- 14.1 There are approximately 510 parking spaces available for public use in Portstewart, of which 294 (57%) are on-street. Many of these on-street spaces are unrestricted, that is have no time limit applied to them, while the Promenade and the Diamond are largely restricted to "1 hour in any 2 Hours" and are well used for short-stay parking. This level of parking provision is generally adequate to cope with the normal level of demand for most of the year, and for normal retail uses, but some of these restrictions operate on a seasonal basis over July and August, when pressure on parking spaces from tourists and day-trippers is highest. The Promenade and the Crescent areas remain the most popular parking destinations, even though most of the off-street car parks generally operate under capacity, in particular Convention Car Park. This car park is used to capacity on only a few occasions a year. Recently introduced additional entry arrangements have increased its accessibility and use.
- 14.2 In accordance with the Department's policy to cater primarily for short-stay parkers in town centres, the objective is to reduce the number of

unrestricted spaces in Portstewart. A more structured and effective enforcement and management regime, to include improved signage, will be put in place following the introduction of Decriminalised Parking Enforcement (DPE), which will also allow the consideration of "Residents Parking" issues, for example along The Promenade. Even if all proposed development materialises, there is unlikely be a shortfall in the overall parking capacity by the end of the Plan period, apart from on a limited number of exceptional occasions. However, parking supply and demand will be regularly reviewed in the light of the implementation of these proposals and the effects of DPE, and action taken as appropriate.

15.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

15.1 Any proposals for development within these areas will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where additional controls are considered necessary these are specified below.

Designation PTL 01	Cromore LLPA
A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/05a – Portstewart.	
Those features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.	
1.	The Cromore estate is one of the few well-wooded areas close to the North Coast.
2.	It forms a most attractive landward setting for Portstewart within a Green Belt.
3.	There are also a number of listed buildings within the LLPA.
4.	The tree and hedge lined route of the former Coach Road from Cromore House towards Portstewart is a valued natural corridor providing a most attractive pedestrian/cycle route.

15.2 Any development, other than appropriate modest scale modifications of existing buildings within this LLPA, will not be acceptable.

15.3 There may also be potential for the sympathetic conversion of existing historic buildings with architectural character to appropriate uses within the LLPA.

15.4 There are also a number of listed buildings within the LLPA which merit sensitive retention/restoration.

- 15.5 The Coach Road route and its related trees and hedges shall be fully retained, without any encroachment by development.

Designation PTL 02 Portstewart Point LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/05a – Portstewart.

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

- 1. This prominent headland boldly defines the northern end of Portstewart Bay.**
- 2. A modest car park, access road, and small Coastguard look-out building, do not significantly detract from its natural grandeur.**

- 15.6 No further development is appropriate.

Designation PTL 03 Portmore Road LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/05a – Portstewart.

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

- 1. The grass banks and associated small open areas, which enhance the eastern approach to Portstewart town centre along Portmore Road, are in public ownership.**

- 15.7 These should be retained in their present state.

Designation PTL 04 Golf Links and Eastern Coastal Area LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/05a – Portstewart.

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

- 1. The seaward side of the coast road (Portrush and Ballyreagh Roads) is largely free from development and mostly in public ownership.**
- 2. Located within a Green Belt, this is a particularly sensitive area where large numbers of motorists, pedestrians and cyclists using the coast road and related footpaths have extensive seaward vistas.**

- 15.8 No further development will be acceptable, and any replacement buildings including dwellings shall not increase the volume or height of the existing building or dwelling by more than 15%.

Designation PTL 05 Rockview LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/05a – Portstewart.

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

- 1. This LLPA incorporates the land that rises from the coast road, defining the eastern edge of Portstewart.**
- 2. It includes part of a golf course, along with a hilltop farm and its associated farmland.**
- 3. This LLPA incorporates the Old Golf Links designated SLNCI and Cromore Marsh designated SLNCI. It is also located within a Green Belt.**

- 15.9 No development, other than that related to the necessary maintenance of the golf course, or the operation of the farm related to agricultural activities will be acceptable.

Designation PTL 06 Dominican Walk LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/05a – Portstewart.

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

- 1. The shoreline backed by grass areas and in places by low cliffs, provides the setting for an important and widely used coastal path.**

- 15.10 No further development is appropriate, other than the replacement of existing buildings of comparable footprint and height.

Designation PTL 07 Strand Head LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/05a – Portstewart.

Those features or combination of features that contribute to the

environmental quality, integrity or character of this area are listed below.

- 1. This area of beach and shoreline, backed by grass areas and in places by low cliffs, provides the setting for an important and widely used coastal path.**

15.11 No development will be acceptable in this LLPA unless deemed essential in the over-riding public interest.

Designation PTL 08 Portstewart Strand LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/05a – Portstewart.

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

- 1. Irrevocably linked in the public consciousness with Portstewart, the 3 kilometre strand and the related extensive dunes that stretch back to the Bann Estuary, are in the ownership of the National Trust.**

15.12 No development will be acceptable in this LLPA unless deemed essential in the over-riding public interest.

Designation PTL 09 Portstewart Golf Course LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/05a – Portstewart.

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

- 1. This attractive area of modified dunes, used for generations as a links course is owned by Portstewart Golf Club.**
- 2. This LLPA incorporates the Portstewart Golf Links designated SLNCI.**

15.13 No development other than sensitively designed and sited facilities, directly related to the effective operation of the Golf Club, or otherwise deemed essential in the over-riding public interest will be acceptable in this LLPA.

Designation PTL 10 Mullaghacall LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/05a – Portstewart.

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

- 1. This area of centrally located open space, in the heart of Portstewart and owned by Coleraine Borough Council, provides valuable formal and informal recreational space.**

15.14 Only modest scale development enhancing its recreational use will be acceptable.

Designation PTL 11 Strandview LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/05a – Portstewart.

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

- 1. This prominent hilltop was zoned as open space in the North East Area Plan and it remains in private ownership.**

15.15 In any development of the adjoining lands, the Department will require this area to be provided as publicly available open space (see the key design requirements for Housing Site PTH 45).

Designation PTL 12 Flowerfield LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/05a – Portstewart.

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

- 1. Close to the southern entrance to Portstewart, this LLPA straddles Coleraine Road and includes the historic Agherton graveyard, the older municipal cemetery and the landscaped grounds of Flowerfield House.**
- 2. Flowerfield House also functions as a public park.**
- 3. The facilities of the Flowerfield Arts Centre have recently been improved and extended.**

15.16 The integrity of these landscape features should continue to be respected, with any further development of the Flowerfield complex sited to its rear.

Designation PTL 13 Cashlandoo LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/05a – Portstewart.

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

- 1. This archeologically rich area is located within the Green Belt.**

15.17 This LLPA will be protected from development.

ARTICLAVE

1.0 SETTLEMENT DESIGNATION

- 1.1 Articlave has a growing residential function and includes a range of commercial, social and community facilities. Its population grew by a third to 801 in the period from 1991 to 2001. Located on the main A2 coastal route 7 kilometres west of Coleraine it has reasonably good road access and bus connections. Castlerock railway station is only 1.5 kilometres to the north. Articlave is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation AE 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/06 – Articlave.

- 1.2 The village has accommodated a significant level of house building recently. Due to its position in the settlement hierarchy the development limit has been tightly drawn around the existing built up area. This will consolidate the village form and ensure that any new housing is convenient to all local facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Articlave at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	92
Completions 1998-July 2004	163
Under Construction July 2004	3
Commitments July 2004	8
Housing zonings	5

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are identified on Map No. 3/06 – Articlave:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Mussenden Park	4	0.17	Yes	AEH 01
Mussenden Grange	5	0.29	Yes	AEH 02

Housing Zoning

The following site is zoned for housing development, subject to compliance with the key design considerations and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning AEH 03 Rear of St. Paul’s Church (0.25 ha.)

Key Design Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access to a public road.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

4.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 4.1 The following LLPA is designated. Any proposals for development within this area will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified below.

Designation AEL 01 Articlave River LLPA

A Local Landscape Policy Area is designated as identified on Map 3/06.

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

- 1. This LLPA defines the eastern edge of the village and includes a section of the valley of the Articlave River.**
 - 2. This is an area of nature conservation interest.**
- 4.2 The only development acceptable in this sensitive area within the Coleraine Green Belt will be that essential to the operation of agriculture.

CASTLEROCK

1.0 SETTLEMENT DESIGNATION

- 1.1 Castlerock was a small coastal hamlet until the arrival of the railway in the mid-Victorian era. At that time the railway company built a station and successfully promoted the development of Castlerock to generate passenger traffic. Following extensive residential development throughout the Post War period, it is now a sizeable village. It also retains a significant tourist function with two large caravan parks, a golf course, and other formal and informal recreational facilities and attractions in the locality. In the recent past there has been a rapid expansion in the number and proportion of second homes. Retail activities are however limited, and include a general shop, a post office, a butcher, and a hairdresser. By 2001 the permanent population was 1,326 - a considerable increase of 32% from 1991.
- 1.2 The village is located 10 kilometres north west of Coleraine, just off the A2 route between Coleraine and Limavady. It retains its rail link on the Londonderry to Belfast line. Castlerock has been designated a Large Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CK 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/07 – Castlerock.

- 1.3 The village has accommodated substantial house building in the past decade. Due to the scale of recent development, Castlerock's position in the settlement hierarchy, and the environmental qualities of its setting, the development limit has been tightly drawn around the built up area of the village and will consolidate the existing built form.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Castlerock at July 2004.

Table 1: Housing Provision, July 2004

Amended Allocation 1998-2016	147
Completions 1998-July 2004	172
Under Construction July 2004	14
Commitments July 2004	85
Windfall Allowance	2
Urban capacity zonings	24

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are identified on Map No. 3/07 – Castlerock:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Adj. Strandview	15	0.93	No	CKH 01
Circular Road	9	1.16	Yes	CKH 02
12 Castle Walk	28	0.59	No	CKH 03
58 Main Street	14	0.16	No	CKH 04
1 Sea Road	12	0.09	No	CKH 05
21 Sea Road	5	0.05	No	CKH 06
Sea Road west	3	0.27	No	CKH 07

Housing Zonings (Urban Capacity)

The following sites are zoned for housing development, subject to compliance with the Key Site Requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning CKH 08

Castle Walk (0.17 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Castle Walk.
3. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning CKH 09

Land south of Sea Park (0.23 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Sea Park.
3. The development of this wetland site will require particular attention to levels.

Housing Zoning CKH 10

Liffock Park (0.13 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be from Liffock Park.

Housing Zoning CKH 11

Sea Road east (0.41 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be from Sea Road.

3.0 APARTMENT DEVELOPMENT

Designation CKA 01 Area of Opportunity for Apartments

Apartment proposals will only be approved within the area designated as potentially suitable as indicated on Map No. 3/07 - Castlerock.

- 3.1 Castlerock has been a popular location for new apartment developments attractive to the second home market. There has been considerable community concern at the visual and social impact of this development. The Plan designates an area within the Victorian core of Castlerock where there will be opportunities for apartment development. Outside this area, however, the Department will protect the established character of existing residential areas and apartment proposals will not be acceptable.

4.0 OPEN SPACE

- 4.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

5.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 5.1 Any proposals for development within these areas will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where an additional degree of control is considered necessary, this is specified below.

Designation CKL 01 Castlerock Strand LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/07 – Castlerock.

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

- 1. This length of coast includes sandy coves backed by low cliffs, with informal open space behind that is largely in public ownership.**
- 5.2 Development along this particularly attractive and sensitive coastline will only be acceptable if there is an exceptional requirement and it is limited to modest scale infrastructure.

Designation CKL 02 Castlerock Dunes LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/07 – Castlerock.

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

- 1. This LLPA includes an extensive area of dunes largely in the ownership of Castlerock Golf Club.**
 - 2. This area includes the Castlerock Golf Course designated SLNCI.**
 - 3. The LLPA extends south across the railway to include the setting of Spring Vale and its associated mature tree stands.**
- 5.3 This LLPA will be protected from all development other than that which is necessary for the functioning of the golf club and would not have significant adverse environmental effects.
 - 5.4 Only essential development related to the operation of agriculture will be acceptable.

Designation CKL 03 School House LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/07 – Castlerock.

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

- 1. This hedge-lined laneway on the western fringe of the settlement provides a delightful pedestrian link.**
- 5.5 This LLPA will be protected from all development that would detract from its natural and landscape value.

CASTLEROE

1.0 SETTLEMENT DESIGNATION

1.1 Castleroe is located 3 kilometres south of Coleraine. Although close to the town, it has a distinct identity. Castleroe gradually expanded throughout the Post War period from the original small cluster around the 'Salmon Leap', an historic coaching inn. It includes modest social and commercial facilities, a large public house/restaurant complex on the site of the historic coaching inn, a viable primary school and considerable employment in a range of enterprises. Castleroe has been designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CR 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/08 - Castleroe

1.2 The development limit has been drawn tightly around the existing built up area of the village, but also includes a housing site at Ballyness South where there has been a series of planning applications and approvals over the past 30 years. The defined limit will consolidate the existing village, and ensure that any new housing is convenient to all of its facilities.

2.0 HOUSING

2.1 The following Table sets out the provision of housing in Castleroe at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	37
Completions 1998-July 2004	27
Under Construction July 2004	7
Commitments July 2004	5
Housing zonings	42

Housing Zonings (Existing Commitments)

The following housing site has planning permission and is identified on Map No. 3/08 – Castleroe:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
11 Curragh Road	12	0.56	Yes	CRH 01

Housing Zonings

The following site is zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning CRH 02 Ballyness South (2.14 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access to a public road.

3.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 3.1 The following existing industrial site is designated for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution policy, IBD 3:

Industrial Designation CRI 01 Wood Processing works at Curragh Road (6.95 ha.)

- 3.2 This industrial site is in general industrial use with significant employment provided by a single operator.

4.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 4.1 The Knocktarna LLPA (reference CEL12), Knockantern LLPA (reference CEL13), Castleroe Forest and Bann Banks LLPA (reference CEL 14), Mountsandel Woods (reference CEL 15), The Cutts LLPA (reference CEL 18) and Somerset Woods LLPA (reference CEL 19) are all important to the setting of Castleroe. These are designated in the Coleraine settlement section and the features that contribute to their environmental quality, integrity and character are set out.

MACOSQUIN

1.0 SETTLEMENT DESIGNATION

- 1.1 The origins of Macosquin go back to a sixth century monastic settlement. Features remain from its subsequent development as a Plantation village laid out at the beginning of the 17th Century. The village has a primary school, a general store and a modest range of social and recreational facilities.
- 1.2 Macosquin is located immediately west of Dunhill Road, part of the Northern Transport Corridor, 4 kilometres south of Coleraine. The A29 Drumcroone Road, a protected route and link corridor, joins with the A37 a short distance east of the village. Therefore Macosquin has excellent road links with most of County Londonderry and Mid-Ulster. However, it is only served by a limited bus service.
- 1.3 Following rapid growth in the 1950s and 1960s the village had a peak population of over 800 in the 1970s, but subsequently has declined to a 2001 population of 594. After an almost total absence of development in the 1990s there has been a recent increase in private house building, strengthening the village's residential function. Macosquin has been designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation MN 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/09 – Macosquin.

- 1.4 The development limit will consolidate the existing village, contribute to a more compact urban form and ensure that any new housing is convenient to all the village's facilities.

2.0 HOUSING

The following Table sets out the provision of housing in Macosquin at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	71
Completions 1998-July 2004	30
Under Construction July 2004	14
Commitments July 2004	6
Housing zonings	45

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are identified on Map No. 3/09 – Macosquin:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Off Clonsilla Drive	17	0.83	Yes	MNH 01
Knockmore Crescent	3	0.21	No	MNH 02

Housing Zoning

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of the site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning MNH 03

Land at Dunderg Road / Ballinteer Road (0.95 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
3. Any development on this site shall provide a footpath along the frontage of the site and link to the existing network.
4. The preferred access shall be on to Ballinteer Road, which shall be widened to 5.5m along the frontage of the site.
5. An area of low-lying ground beside the watercourse may be prone to waterlogging or seasonal flooding and developers should be advised to give appropriate consideration to finished floor.
6. The stream within the site requires protection with a buffer zone of appropriate width.

Housing Zoning MNH 04

Ramsey Park (1.31 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
3. The access to this site shall be from Ramsay Park.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

4.0 MACOSQUIN AREA OF ARCHAEOLOGICAL POTENTIAL

- 4.1 An Area of Archaeological Potential has been identified in Macosquin, and is shown on the Settlement Map (Map No. 3/09). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

5.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 5.1 Any proposals for development within these areas will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation MNL 01 St. Mary's LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/09 – Macosquin.

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

- 1. St. Mary's LLPA is centred on the Rectory, Glebeview House and St. Mary's Church, including several prominent listed buildings.**
- 2. The trees within this LLPA are particularly significant and important to the setting of Macosquin, particularly when seen from the adjoining trunk road.**

- 5.2 Trees within this LLPA will be protected from all development which would be incompatible with their retention.

Designation MNL 02 Macosquin River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine and Map No. 3/09 – Macosquin.

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

- 1. The Macosquin River LLPA is adjacent to and south west of St. Mary's LLPA.**
 - 2. It includes an attractive 1,200 metre section of the river valley, important tree groups, historic monuments and a listed building.**
- 5.3 This LLPA is entirely within the Coleraine Green Belt and will be protected from all development other than what is essential for the efficient operation of agriculture.

PORTBALLINTRAE

1.0 SETTLEMENT DESIGNATION

- 1.1 Portballintrae developed from a small fishing village nestled around the horse shoe-shaped Ballintrae Bay, and has an attractive natural setting within the Causeway Coast Area of Outstanding Natural Beauty and within sight of the Giant's Causeway World Heritage Site.
- 1.2 The settlement has experienced rapid physical growth since the 1970s. There has however been a steady change in its character, with almost all the recent dwellings completed acquired as second homes, and a considerable proportion of the older housing changing from permanent occupation, also to second homes. Considerably less than half of the dwellings in the village remain as permanent residences. The lack of local services and facilities reflects this change, with facilities such as the village shop and post office having closed. Portballintrae now has only two significant functions, as a second home location and as a dormitory village. There has been intense concern within the local community about the impact of the growth of second homes on the village's vitality. Despite considerable housing development throughout the 1990s the 2001 permanent population was only 771, a decline of 10% compared to 1991.
- 1.3 Portballintrae retains some of its historic character around the horse shoe-shaped bay, with a number of prominently sited listed buildings. These buildings date from a time when the local fishing industry was active. The historic core of the village presently comprises buildings ranging from one to four storeys in height, however two storey buildings prevail. Buildings in this area are set slightly back from the pavement, and comprise short terraces and semi-detached units in the older eastern end, with a greater presence of detached units towards the west of the bay. Newer development at Bay Head Road has sought to re-establish the traditional built form. The Bayview Hotel forms a focal point in the middle of the bay.
- 1.4 Local employment opportunities are mainly limited to the hotel, restaurant, golf club and caravan park. Portballintrae has been designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation PE 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 3/10 – Portballintrae.

- 1.5 In the context of the scale of recent house building and remaining approved dwelling commitments, the development limit has been tightly drawn around the existing built up area of the village. The development limit will consolidate the existing village form. Planning permission will be granted for the re-establishment of local service facilities of an

appropriate scale and location in the village core, subject to the prevailing planning policy and advice.

2.0 HOUSING

The following Table sets out the provision of housing in Portballintrae at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	79
Completions 1998-July 2004	75
Under Construction July 2004	32
Commitments July 2004	65
Housing zonings	57

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are identified on Map No. 3/10 – Portballintrae:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
8-10 Bayhead Road	10	0.17	No	PEH 01
19 Bayhead Road	3	0.09	Yes	PEH 02
40 Seaport Avenue	9	0.60	No	PEH 03
32 Seaport Avenue	14	0.51	Yes	PEH 04
51-59 Beach Road	48	0.27	Yes	PEH 05
Rear of 5-11 Beach Road	3	0.07	Yes	PEH 06

Housing Zonings

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning PEH 07

47 Beach Road (0.13 ha,)

Key Site Requirements

1. Development shall be within the range of 80 to 120 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Beach Road.

3. The height, design and finishes of any proposed development shall be in character with existing buildings fronting Beach Road.

Housing Zoning PEH 08

Coastguard Road (0.20 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Coastguard Road.
3. The proposed development shall not exceed two storeys in height to be consistent with the character of this prominent part of Portballintrae.

Housing Zoning PEH 09

Rear of former Beach Hotel (0.27 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. The development of this site may require additional lands to provide an access onto a public road.
3. The proposed development shall not exceed two storeys in height to be consistent with the character of this part of Portballintrae.
4. The shrubs within the south of the site shall be retained.

Housing Zoning PEH 10

Darkfort Drive (0.28 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The access to the site shall be from Darkfort Drive.
3. The proposed development shall not exceed two storeys in height to be consistent with the character of this area.
4. This site shall be retained for social housing to meet an identified need, within the lifetime of the Plan.

Housing Zoning PEH 11

83 Ballaghmore Road (0.09 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. The access to the site shall be from Ballaghmore Road.
3. The proposed development shall not exceed two storeys in height to be consistent with the character of this area.

Housing Zoning PEH 12

40 Ballaghmore Road (0.20 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The access to the site shall be from Ballaghmore Road.
3. The proposed development shall not exceed two storeys in height to be consistent with the character of this area.

4. Any scheme shall be sensitively designed at this entry point into the village.

Housing Zoning PEH 13

Adjoining 47 Bayhead Road (0.10 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. The access to the site shall be from Bayhead Road.
3. The proposed development shall not exceed two storeys in height to be consistent with the character of this area.
4. Any development shall fully respect the setting of the neighbouring listed building.

3.0 APARTMENT DEVELOPMENT

Designation PEA 01 Area of Opportunity for Apartments

Apartment proposals will only be approved within the area designated as potentially suitable for apartments as indicated on Map No. 3/10 - Portballintrae

- 3.1 The village has been a popular location for new apartments for many years. However, these tend to be of a larger mass and scale than found in the village's traditional built form. In recognition of the village's popularity for such development, the Plan proposes two zones within which new apartment development is acceptable in principle. However, in all development proposals around the Bay the existing fine balance between the character of the streetscape, the role of the hotel as a focal point and the settings of listed buildings need to be respected.

4.0 OPEN SPACE

- 4.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

5.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 5.1 Any proposals for development within these areas will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation PEL 01 Bushfoot LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/10 – Portballintrae.

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

1. This LLPA includes the lower Bush valley north of Bushmills, an extensive area of dunes partly in the ownership of Bushfoot Golf Club, Runkerry Strand and the extensive prehistoric earthworks complex of the Dark Fort.
2. This LLPA is within the Causeway Coast Area of Outstanding Natural Beauty and is generally visible from the Giant's Causeway World Heritage Site.
3. It is also within the Distinctive Setting of the World Heritage Site.

- 5.2 Only modest scale essential development related to the operation of agriculture will be acceptable.

Designation PEL 02 Bay LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/10 – Portballintrae.

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

1. This LLPA incorporates the Dunluce / Ballintrae designated SLNCI.
2. It is also within the Supportive Setting of the World Heritage Site.

- 5.3 Only if there is an exceptional requirement for modest scale infrastructure will further development be acceptable along this particularly attractive and sensitive coastline between the road and the sea.

Designation PEL 03 Dunluce LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/10 – Portballintrae.

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

- 1. This is a visually prominent and critical area of coastline between Portballintrae and Dunluce Castle within the Causeway Coast AONB.**
- 2. This LLPA also incorporates the Dunluce / Ballintrae designated SLNCI.**
- 3. There are a series of exceptional vistas both eastward and westward along the coast.**
- 4. It is also within the Supportive Setting of the World Heritage Site.**

5.4 Only if there is an exceptional requirement for modest scale infrastructure will further development be acceptable along this particularly attractive and sensitive coastline.

BALLYRASHANE

1.0 SETTLEMENT DESIGNATION

- 1.1 Ballyrashane is located approximately 4 kilometres to the east of Coleraine town centre. It has a loose physical structure with development concentrated along Creamery Road, and is noteworthy due to the presence of Ballyrashane Creamery which is the focal point of the settlement. Ballyrashane is located within the Coleraine Green Belt, and is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BH 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/11 – Ballyrashane.

- 1.2 The development limit incorporates existing residential, commercial and community uses. Scope for limited new development exists, for example through sub-division of existing curtilages and small infill sites. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 2.1 The following LLPA is designated. This is defined on Map No. 3/11 - Ballyrashane. Any proposals for development within this area will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan.

Designation BHL 01 Ballyrashane LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/11 – Ballyrashane.

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

- 1. There is built heritage interest around St John’s Church of Ireland, a locally significant building at the site of a medieval parish church, along with associated planting and former glebe lands.**
- 2. The area of visual interest extends to include prominent roadside vegetation and Ballyrashane Presbyterian Church and Manse.**

BALLYTOBER

1.0 SETTLEMENT DESIGNATION

- 1.1 Ballytober is located approximately 3 kilometres to the south west of Bushmills. It extends primarily along the B17 Coleraine to Bushmills Road, with the school acting as its focal point. Ballytober is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BR 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 3/12 – Ballytober.

- 1.2 The development limit is tightly drawn around the existing hamlet. Due to its limited range of facilities and services only modest development opportunities are included. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

BOLERAN

1.0 SETTLEMENT DESIGNATION

- 1.1 Boleran is located approximately 5 kilometres to the north west of Garvagh, and has developed mainly along Mayboy Road at its junction with Boleran Road. Further development is located outside the settlement at Lower Boleran, however this is some distance from the core of Boleran. Boleran is the larger of the two clusters both in terms of the number of dwellings, and the range of facilities which include a school, church, community hall, and children's play area. Employment opportunities are, however, limited. Boleran is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BO 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/13 – Boleran.

- 1.2 The development limit comprises three parts in recognition of the fact that the hamlet consists of three main clusters that are physically separated. Small scale development opportunities exist within these boundaries. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

BOVEEDY

1.0 SETTLEMENT DESIGNATION

- 1.1 Boveedy is located approximately 4 kilometres west of Kilrea town centre and 5.5 kilometres east of Garvagh, just off Edenbane Road the main road between the two towns. Boveedy has developed along Blackrock Road, with a series of larger detached bungalows to the west and Boveedy Terrace to the east. The Presbyterian Church and Boveedy Community Hall provide community facilities for the settlement and are situated just outside the development limit. Whilst Boveedy does not contain a shop or post office, there are a number of small businesses both within and outside the settlement. Boveedy is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BD 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 3/14 - Boveedy

- 1.2 A tightly drawn development limit defines the nucleus of housing at Boveedy within which there is limited scope for further development in terms of infill sites or redevelopment. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

CLAREHILL

1.0 SETTLEMENT DESIGNATION

- 1.1 Clarehill is located approximately 10 kilometres south of Coleraine, along the B207 Moneybrannon Road. Although a sizeable cluster of development, the range of services and facilities within it is very limited. Employment opportunities exist at Ballydevitt Bridge, and medical services are available at Glenkeen to the east, both of which are outside the settlement. Clarehill is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CI 01 Settlement Development Limit
A settlement development limit is designated as identified on Map No. 3/15 – Clarehill.

- 1.2 The development limit includes two clusters of development to the east and west of Moneybrannon Road, each of which has a different character. Outlying dwellings and the Ballydevitt Bridge employment site are not included due to their distance from the core of the hamlet. Scope for new development exists within the development limit, for example from the sub-division of larger curtilages and infill sites. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 2.1 Any proposals for development within these areas will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified below.

Designation CIL 01 Lizard LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough Map No. 3/15 – Clarehill.

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

- 1. This LLPA covers the Aghadowey River and its local surroundings from Moneybrannon Road north to the Macosquin River.**
- 2. It includes Lizard Manor and its grounds extending north to the end of the estate plantation.**
- 3. This LLPA has a nature conservation interest and is important to the setting of the settlement.**

- 2.2 Only sensitive development that cannot be located outside this area will be acceptable.

Designation CIL 02 Ballydevitt LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/15 – Clarehill.

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

- 1. Ballydevitt LLPA continues along the Aghadowey River, running southwards from Keely Bridge.**
- 2. The LLPA is bordered by Ardreagh Road to the south, and runs along Ballydevitt Road to the north.**
- 3. It includes Ballydevitt House and ends at the junction of Ardreagh Road / Moneybrannon Road.**
- 4. This LLPA has a nature conservation interest and is important to the setting of the settlement.**

- 2.3 Only sensitive development that cannot be located outside this area will be acceptable.

CRAIGAVOLE

1.0 SETTLEMENT DESIGNATION

- 1.1 Craigavole is located approximately 6 kilometres south of Garvagh, a short distance east of the A29 route. Dwellings around the hamlet are loosely distributed over a wider area, but with development concentrated along Grove Road. Craigavole is a small hamlet with limited facilities, although it does contain a sizeable employment site. St Mary's Church, a listed building, forms a prominent landmark in the local landscape. Craigavole is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CV 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 3/16 – Craigavole.

- 1.2.1 A development limit has been defined around the core of Craigavole which provides limited scope for development, primarily in the form of infill sites. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

DRUMAGARNER

1.0 SETTLEMENT DESIGNATION

- 1.1 Drumagarner is located approximately 2 kilometres south west of Kilrea town centre. It is situated along the B75 Drumagarner Road, and comprises two areas. The first is to the north around the public house and an employment site and the second to the south around St Mary's Church and the shop. The hamlet is loosely distributed within these two areas. A third area of housing exists along Moneysallin Road, however the visual link between this and the area around St Mary's Church is weak. Drumagarner is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation DR 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/17 – Drumagarner.

- 1.2 The development limit defines the two main clusters within which there is scope for further development in terms of infill sites and redevelopment. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8

GLENKEEN

1.0 SETTLEMENT DESIGNATION

- 1.1 Glenkeen is located approximately 11 kilometres south of Coleraine, and has developed around the junction of Glenkeen Road and Agivey Road. It has experienced considerable development around the original nucleus and now includes a hotel, restaurant and self catering complex, a health centre and a range of other businesses. In recent years there has been significant small-scale residential development. Glenkeen is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation GN 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 3/18 – Glenkeen.

- 1.2 Within the development limit there is modest scope for further development in terms of infill sites and redevelopment. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

GLENULLIN

1.0 SETTLEMENT DESIGNATION

- 1.1 Glenullin, located approximately 4 kilometres south west of Garvagh, has experienced considerable growth in recent years. It has a reasonably wide range of community facilities within it, including a church, a primary school and a Gaelic pitch and clubhouse. There is however no local shop in Glenullin, nor is it served by public transport. A network of public footpaths has been established providing access to the adjoining Sperrins AONB countryside, and acknowledging the presence of archaeology in the locality. Glenullin is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation GU 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/19 – Glenullin.

- 1.2 The development limit allows for further modest expansion, with a number of infill sites and opportunities for the development of under-used land. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

3.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 3.1 The following LLPA is designated. Any proposals for development within this area will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation GUL 01 Glenullin LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and Map No. 3/19 – Glenullin.

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

- 1. This LLPA forms an important backdrop to the hamlet, rising towards the boundary with the Sperrins Area of Outstanding Natural Beauty. It includes several prominent raths and two listed buildings.**

MONEYDIG

1.0 SETTLEMENT DESIGNATION

- 1.1 Moneydig is a crossroads settlement located 5 kilometres to north west of Kilrea, a short distance west of the A54 Coleraine to Kilrea road. Its character is strongly influenced by the local landscape which is dominated by hedgerows and trees, rather than any built form. The area to the north of the settlement is affected by the presence of a statutory monument, Daff Burial Ground.
- 1.2 The core of the settlement is small, with further dwellings outside it to the south along Moneydig Road. The large employment site to the north along Carrowreagh Road formerly provided local employment, however this is presently vacant. There is a community hall within the hamlet, and a church outside it to the north. Some local employment is provided by the adjacent beauty clinic. Moneydig is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation MG 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 3/20 – Moneydig.

- 1.3 The development limit is tightly drawn around the core of the hamlet in recognition of its limited range of services and facilities. Some modest development opportunity exists in terms of infill sites and redevelopment. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS8.

RINGSEND

1.0 SETTLEMENT DESIGNATION

- 1.1 Ringsend is a small settlement located approximately 6 kilometres to the north west of Garvagh. Facilities are limited to a builders' suppliers and public house. The shop and post office within the hamlet are now vacant. Ringsend is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation RE 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 3/21 – Ringsend.

- 1.2 The development limit incorporates both residential development and the existing employment site in the core of the hamlet. Some modest development opportunities exist including infill and potential redevelopment sites. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

COUNTRYSIDE AND THE COAST

1.0 INTRODUCTION

1.1 Volume 1, Part 3 sets out the Regional planning context and the Plan's strategic overview and designations relating to various designations that relate to the Plan area overall, or are of more than local significance. The following section addresses local issues relating specifically to significant archaeological interest, nature conservation and historic landscapes.

2.0 AREAS OF INTERNATIONAL AND NATIONAL CONSERVATION IMPORTANCE

2.1 A number of Areas of International and National Nature Conservation Importance are located within Coleraine Borough and comprise the following:

Ramsar	Lough Foyle
SPA	Lough Foyle
cSAC	Bann Estuary Carn/Glenshane (part of)
ASSI	Aghanloo Wood Altikeeragh Bann Estuary Carn/Glenshane Pass (Part of) Craigahulliar Magilligan (Part of) Portballintrae Ramore Head & Skerries Runkerry (Part of) Tullyhill West Strand Portrush
ASI	North Derry (Part of) Skerries Movannagher
NNR	Altikeeragh

2.2 These areas of International and National Importance are identified on Map No 3 – Coleraine Borough. Further details are set out in the Countryside Assessment Technical Supplement.

2.3 Development proposals within or adjoining these areas will be assessed in accordance with prevailing regional policy as set out in PPS 2: Planning and Nature Conservation.

2.4 All Areas of International and National Nature Conservation Importance are also identified as Areas of Constraint on Mineral Development under Plan designation.

3.0 SITES OF LOCAL NATURE CONSERVATION IMPORTANCE (SLNCIs)

Designation	CSLNCI	Sites of Local Nature Conservation Importance
The following Sites of Local Nature Conservation Importance are designated as identified on Map No.s 3/22 – 3/56:		
CSLN 01	Agivey Bridge	(Map No. 3/22)
CSLN 02	Ballyhacket	(Map No. 3/22)
CSLN 03	Ballywindelland Lower	(Map No. 3/24)
CSLN 04	Boleran Bridge	(Map No. 3/25)
CSLN 05	Bovagh Woods	(Map No. 3/26)
CSLN 06	Brockaboy	(Map No. 3/27)
CSLN 07	Brockagh Wood	(Map No. 3/28)
CSLN 08	Cah	(Map No. 3/29)
CSLN 09	Carneety	(Map No. 3/30)
CSLN 10	Carranroe Burn	(Map No. 3/26)
CSLN 11	Castlerock Golf Course	(Map No. 3/30)
CSLN 12	Colebreene Wood (A portion of which is situated within Ballymoney Borough)	(Map No. 3/24)
CSLN 13	Coolnasillagh	(Map No. 3/31)
CSLN 14	Crab Lough	(Map No. 3/32)
CSLN 15	Craigall Rocks	(Map No. 3/33)
CSLN 16	Cromore Marsh	(Map No. 3/34)
CSLN 17	Culnaman	(Map No. 3/33)
CSLN 18	Dromore Wood	(Map No. 3/24)
CSLN 19	Drumagully	(Map No. 3/30)
CSLN 20	Drumcroon Road	(Map No. 3/29)
CSLN 21	Dunalis Reservoir	(Map No. 3/35)
CSLN 22	Dunluce – Ballantrae	(Map No. 3/36)
CSLN 23	Dunnavenny Bridge Bog	(Map No. 3/27)
CSLN 24	Englishtown	(Map No. 3/37)
CSLN 25	Errigal Glen	(Map No. 3/27)
CSLN 26	Farranlester	(Map No. 3/38)
CSLN 27	Gettistown	(Map No. 3/26)
CSLN 28	Glenullin Bog	(Map No. 3/28)
CSLN 29	Gortmacrane	(Map No. 3/39)
CSLN 30	Grange	(Map No. 3/38)
CSLN 31	Grove River Wood	(Map No. 3/33)
CSLN 32	Kathleen's Lough	(Map No. 3/32)
CSLN 33	Kilrea Dam	(Map No. 3/32)
CSLN 34	Knockaduff	(Map No. 3/22)
CSLN 35	Knockantern	(Map No. 3/40)
CSLN 36	Knocknoger	(Map No. 3/23)
CSLN 37	Legavallon Quarry	(Map No. 3/28)
CSLN 38	Lower Kiltinny	(Map No. 3/37)
CSLN 39	Portrush Golf Links	(Map No. 3/36)
CSLN 40	Portrush-Portstewart	(Map No. 3/34)
CSLN 41	Portstewart Golf Links	(Map No. 3/38)

CSLN 42	Portstewart Old Links	(Map No. 3/34)
CSLN 43	Sandelford Bridge	(Map No. 3/40)
CSLN 44	Somerset Ponds	(Map No. 3/40)
CSLN 45	The Rough Hills	(Map No. 3/32)

- 3.1 Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Planning and Nature Conservation. Sites are identified and protected on the basis of their flora, fauna or earth science interest. Detailed descriptions of their characteristics are provided in the Countryside Assessment Technical Supplement.
- 3.2 All SLNCIs are also designated as Areas of Constraint on Mineral Developments at Designation COU 16 in Volume 1, Part 3 of the Plan.
- 3.3 Policy for the control of development within SLNCIs is contained in Volume 1, Part 2, Policy ENV 3 of the Plan.

4.0 AREAS OF CONSTRAINT ON MINERAL DEVELOPMENT

Designation BACMD 01 Areas of Constraint on Mineral Development

Areas of Constraint on Mineral Development are designated as identified on Map No. 3 - Coleraine Borough at the following locations:

- 1. Lough Foyle Ramsar**
- 2. Lough Foyle SPA**
- 3. Bann Estuary cSAC**
- 4. Carn/Glenshane cSAC**
- 5. Aghanloo Wood ASSI**
- 6. Altikeeragh ASSI**
- 7. Bann Estuary ASSI**
- 8. Carn/Glenshane Pass ASSI**
- 9. Craigahulliar ASSI**
- 10. Magilligan ASSI**
- 11. Portballintrae ASSI**
- 12. Ramore Head & Skerries ASSI**
- 13. Runkerry ASSI**
- 14. Tullyhill ASSI**
- 15. West Strand Portrush ASSI**
- 16. North Derry ASI**
- 17. Skerries ASI**
- 18. Movanager ASI**
- 19. Altikeeragh NNR**

- 4.1 By their nature, scale, location and duration of operation, mineral developments frequently impact more severely on the environment

than any other form of development. They can damage or destroy sites of nature conservation or earth science value and sites of historic or archaeological interest. They can also have a significant visual impact on the landscape and have an adverse effect on the amenity of the people living nearby.

- 4.2 Areas of Constraint on Mineral Developments are identified to safeguard the most valuable and vulnerable areas of the environment within the Borough from the detrimental effects of mineral extraction. Their identification has taken account of nature conservation interests, the archaeological and built heritage, landscape quality and character, visual prominence, amenity value and geological/geomorphological interest.
- 4.3 In view of their scientific importance, all ASSIs, ASIs, NNR, Ramsar sites and SPAs are designated as Areas of Constraint on Mineral Developments. SLNCIs, the greater part of the AONB based Countryside Policy Areas (CPAs) and small portions of the rural remainder are also designated as Areas of Constraint on Mineral Developments.
- 4.4 Proposals for the development of mineral resources will be determined in accordance with prevailing regional planning policy, current set out in MIN 3 of the Rural Strategy and, in addition, Policy COU 16 as contained in Volume 1, Part 3 of the Plan.

5.0 DUNLUCE AREA OF SIGNIFICANT ARCHAEOLOGICAL INTEREST

Designation DASAI	Dunluce Area of Significant Archaeological Interest
	An Area of Significant Archaeological Interest (ASAI) is designated at Dunluce as identified on Map No. 3/57 - Dunluce Area of Significant Archaeological Interest.

- 5.1 The Area of Significant Archaeological Interest has been identified, following consultation with the Historic Monuments Council, at Dunluce Castle and neighbouring lands.
- 5.2 Dunluce Castle is a landmark feature of historical and archaeological significance. The importance of this feature is related to its coastal location, precariously perched on the north Antrim coast, its historical associations with neighbouring archaeological sites and monuments, historic routeways, and past role in the history of Ulster. It is located in an area with a long period of human activity, culminating in the fine castle ruins standing here today.
- 5.3 The combination of historical and archaeological features within the ASAI represents a cultural landscape of considerable antiquity and

significance in terms of the local traditions of Dunluce, the north Antrim coast, and of Ireland.

6.0 HISTORIC PARKS, GARDENS AND DEMESNES

Designation CHPG	Historic Parks, Gardens and Demesnes
The following Historic Parks, Gardens and Demesnes of special historic interest are designated as identified on Maps No.s 3/01a and 3/58 – 3/61:	
<ol style="list-style-type: none">1. Anderson Park (Map No. 3/01a)2. Beardville (Map No. 3/58)3. Bovagh House (Map No. 3/59)4. Downhill (Map No. 3/60)5. Guy Wilson Daffodil Garden (Map No. 3/01a)6. Knocktarna (Map No. 3/01a)7. Lizard Manor (Map No. 3/61).	

- 6.2 The Historic Parks, Gardens and Demesnes of Special Historic Interest listed above will be detailed in a register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland to be published by the Environment and Heritage Service, DOE. The Register will summarise the historical significance of the site and the contribution its planned features make to the local landscape. It will also seek to encourage the public and owners, to value and support the protection and maintenance of such sites.
- 6.3 Anderson Park was founded in the early 20th century. Roads separate the park into three sections. Beardville was first established in the 17th century. The estate is private. Bovagh House was built in the mid 18th century and is private. Downhill incorporates the Mussenden Temple which is situated on the edge of a cliff above the sea. The adjoining gardens are maintained by the National Trust. Guy Wilson Daffodil Garden was opened in 1974 within the grounds of the University of Ulster at Coleraine. It is named in memory of the renowned daffodil breeder Guy Wilson. Knocktarna was established in the early 19th century overlooking the River Bann. Lizard Manor is situated on a hill above the Aghadowey River. The house was built in the mid 19th century.
- 6.4 Prevailing regional policy for the protection of Historic Parks, Gardens and Demesnes of Special Historic Interest is set out in PPS 6 Planning, Archaeology and the Built Heritage. Additional information about the site is contained in the Countryside Assessment Technical Supplement.

Northern Area Plan 2016

Draft Plan

VOLUME 2, PART 6:

Limavady Borough

May 2005

LIMAVADY

1.0 DEVELOPMENT CONTEXT

- 1.1 In the context of the Regional Development Strategy published in September 2001, Limavady is a Major Hub on the Northern Corridor. By 2001 the town's population had reached 12,075, an increase of 1,700 (17%) compared to 1991. In the 30 years following 1971 Limavady's population almost doubled.
- 1.2 From mid 1988 to mid 2004, a total of 1,332 dwellings were completed in the town. The annual rate of completions was 83, almost identical to the need estimated by the Limavady Area Plan 1984-1999, for an average of 82 dwellings to be completed each year. Almost all this development has occurred at Bovally along the south eastern edge of the town.
- 1.3 Limavady is 27 kilometres east of Londonderry, 23 kilometres south west of Coleraine, and 105 kilometres north west of Belfast. It is in close proximity to City of Derry airport only 15 kilometres to the west, and the port of Londonderry, 22 kilometres to the west.
- 1.4 The town developed from a small Plantation settlement founded in the early seventeenth century. Despite an early association with the linen industry, Limavady did not benefit from the subsequent expansion of linen manufacturing in the nineteenth century, and consequently remained a modest sized market town until the late twentieth century. During the past 50 years however the town has experienced sustained growth, related to significant development of modern industry and its perception as an attractive residential town. Limavady continues to function as a prosperous service centre for the Roe valley, but as a retail centre it is the subject of increasing competition from Londonderry, Coleraine and to a lesser extent Ballymena.
- 1.5 One of the distinctive features of the town's growth has been the predominant southward and eastward expansion of its suburbs, with the River Roe flood plain continuing to contain the town to the west and north. As a result there remains a close visual relationship between the town centre and the immediately adjoining countryside.

2.0 DEVELOPMENT STRATEGY

- 2.1 In the context of the strategic policies of the Regional Development Strategy, Limavady has been evaluated as having considerable potential for growth. On this basis it is considered that in the period from 1998 to 2016 provision should be made for 1,510 dwellings. Within the existing development limit there are a significant number of potential development opportunities, including land now zoned for housing that had previously been zoned for other purposes. However,

there remains a need for some additional land outside the existing development limit to meet the RDS based housing need.

- 2.2 There are a number of natural and built constraints that contribute to Limavady's distinctive setting, and these were taken into account when choosing appropriate locations for future housing growth. They include the major Local Landscape Policy Areas of the River Roe floodplain to the north and west; the Roe Valley Country Park to the south and south east; the Drenagh Estate to the north and north east; and Castle River to the east. In addition Limavady by-pass to the north of the town completed in 2003, is a further physical impediment to expansion north of the town. After a thorough evaluation of the options, the Plan has included further land suitable for housing on the southern margins of the town.
- 2.3 Limavady has developed as a compact town with minimal areas of vacancy and under-use. The Plan will seek to consolidate this historic pattern of development. The large industrial zoning at Aghanloo, 3 kilometres north of the town, is retained in its entirety. It is envisaged that this will continue to provide extensive opportunities for industrial and other appropriate business use development throughout the Plan period. Previously this area had poor road access, but with the opening of the Limavady by-pass in mid 2003, it has been transformed and now has excellent road links.
- 2.4 The Plan recognises Limavady town centre to be an important district centre, meeting most of the retail and other business needs of the local community. There is abundant evidence however, that the town centre is losing an increasing proportion of the custom of its traditional catchment (the Roe Valley and Magilligan) to other retail centres. While the town centre remains generally in good health, there are concerns about the limited level of investment and some increase in vacancy. The Plan identifies within the town centre a number of major development opportunities where appropriate development will be encouraged, including retailing. The town centre will also be protected from adverse competition from peripheral commercial development.
- 2.5 There is an identified need for substantial open space within the town. The development of the Bovally lands has proceeded over the past 20 years without any significant provision of open space. None of the major open space zonings of the last Area Plan have yet been developed. There is a need, and the opportunity, for open space provision along the Castle River valley on the edge of the Bovally housing, therefore the previous open space zoning in this area is retained. This is required for both passive and formal recreational activities. Consistent with Planning Policy Statement 7:Quality Residential Developments, significant open space will be required as an integral part of future housing developments.

3.0 SETTLEMENT DESIGNATION

- 3.1 Limavady is designated as a Main Hub in the Regional Development Strategy.

Designation LY 01	Settlement Development Limit
A settlement development limit is designated as identified on Map No. 4/01a - Limavady.	

- 3.2 A development limit is defined for Limavady sufficient to meet the town's development needs and opportunities in the period up to the year 2016 (see Policy S 1 in Part 2). In addition, the Aghanloo industrial zoning is retained in its entirety.

4.0 HOUSING

- 4.1 The following Table sets out the provision of housing in Limavady at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	1,510
Completions 1998-July 2004	468
Under Construction July 2004	50
Commitments July 2004	133
Windfall Allowance	33
Urban capacity zonings	331
Phase 1 urban fringe zonings	182
Phase 2 urban fringe zonings	463

- 4.2 In the period from December 1998 to July 2004, a total of 468 dwellings were completed in the town. On a further six committed sites, 50 dwellings were under construction, and 133 dwellings had planning permission but work had not commenced. Therefore to meet the allocation of 1,510 dwellings, the Plan needs to provide sufficient sites to accommodate the balance of 859 dwellings.
- 4.3 Towards providing for this requirement a thorough evaluation of urban capacity has resulted in the identification of 12 additional sites with a total area of 14.9 hectares within Limavady's urban footprint, which are physically suitable for housing development. The estimated capacity of these sites is 331 dwellings. It is assumed, within the Plan period 60% of this potential will be completed, therefore the projected yield from the identified urban capacity sites is 199 dwellings.
- 4.4 In the context of development experience in the past 5 years, the Plan projects a further 33 dwellings may be expected to be developed on

windfall sites over the remainder of the Plan period, bringing the total estimated yield within the urban footprint to 232 dwellings.

- 4.5 The Plan retains two undeveloped zonings carried over from the previous Area Plan, with a total area of 9.1 hectares and an estimated total capacity of 182 dwellings. The Plan also brings forward two major new zonings, which will be held for development into the second half of the Plan period as Phase 2 lands, and will not be released for development, before the year 2010. These housing zonings at Gorteen and off Edenmore Road include 27.2 hectares with a potential yield of 463 dwellings. Their release will be dependent on regular monitoring of the Plan, demonstrating that the need for these lands remains and there is a satisfactory balance of development, meeting the RDS objective of at least 60% of housing being completed within the urban footprint.

Housing Zonings (Existing commitments)

The following housing sites have planning permission and are identified on Map No. 4/01a – Limavady and Map No. 4/01b – Limavady Town Centre:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Rossaire Road	34	2.42	Yes	LYH 01
Whispering Pines	98	3.76	Yes	LYH 02
Roemill Road	7	0.17	Yes	LYH 03
Newton Road	16	1.06	No	LYH 04
Crossnadonnell Road	37	3.28	Yes	LYH 05
Mill Place	8	0.12	Yes	LYH 06

Phase 1 Housing Zonings (Urban capacity)

The following urban capacity sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning LYH 07 10 Connell Street (0.21 ha.) Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. The access to the site shall be from Connell Street.

3. Development shall not be more than three storeys in height to ensure any development is in character with the area.

Housing Zoning LYH 08

9-10 Demesne Place (0.17 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Development shall not be more than three storeys in height to ensure any development is in character with the area.
3. The development of the site will require additional lands to provide an access to Main Street via Demesne Place which will require to be upgraded.

Housing Zoning LYH 09

Rear of 46-52 Irish Green Street (abuts Connell Street) (0.22 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height to ensure the character of the area is maintained.
3. The access to the site shall be from Connell Street.
4. The layout shall incorporate a built frontage along the Connell Street.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning LY 10

Rear of 6-8 Main Street (0.04 ha.)

Key Site Requirements-

1. Development shall be within the range of 80 to 120 dwellings per hectare.
2. Development shall not be greater than three storeys in height to ensure the character of the area is respected.
3. Development of the site shall have regard for the character and setting of the adjacent listed buildings on Main Street, and as far as is practical integrate existing buildings and boundary features into any future proposal.
4. The restricted width of the Demesne Place access on to Main Street may limit the number of units, which can be provided.

Housing Zoning LYH 11

9-11 Linenhall Street (0.04 ha.)

Key Site Requirements-

1. The listed properties on this site shall be retained.
2. The buildings could accommodate a variety of uses appropriate for the town centre, including residential, retail and office use.
3. Proposals for their refurbishment and extension shall fully respect the character of the listed buildings and meet the requirements set out in Planning Policy Statement 6.

4. The design of any proposed shop front alterations and related advertising material shall fully respect the character of these buildings and their setting in Linenhall Street.

Housing Zoning LYH 12

Adjoining 21 Scroggy Road (0.44 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. Development shall not be greater than two storeys in height to ensure that the character of the area is respected. An appropriate landscape buffer shall be provided to the north of the site to respect the adjacent graveyard use.
3. Boundary hedges and trees shall be retained, and native species trees planted along the western and northern boundaries.
4. The access to the site shall be from Scroggy Road.
5. Apartment development is not acceptable on this site as it is out of character with the area.

Housing Zoning LYH 13

Adjoining 30 Greystone Road (0.22 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall not be greater than two storeys in height to ensure that the character of the area is respected.
3. The access to the site shall be directly from the original section of Greystone Road.
4. A footway shall be provided along the frontage of the site and linked to the existing network.
5. Direct access shall not be permitted on to the new Greystone Road.
6. Boundary trees and hedges shall be retained.
7. A bat survey will be required.
8. Apartment development is not acceptable on this site as it is out of character with the area.

Housing Zoning LYH 14

Rear of Shanreagh Park (6.82 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall not be greater than two storeys in height to ensure that the character of the area is respected.
3. Access to the site shall be from Shanreagh Park.
4. The junctions with Shanreagh Park at Greystone Road and Scroggy Road may require upgrading.
5. Traffic calming measures may be required beyond the site.
6. A footway shall be provided along the frontage of the site and linked to the existing network.
7. This development shall incorporate at least 0.68 hectares of open space, to meet the informal recreational requirements of residents and to visually enhance any proposed development.

8. Any open space shall be located to maximise its usefulness and visibility and shall comply with requirements of PPS7.
9. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
10. No part of any dwelling shall be less than 10 metres from the site boundary to ensure existing and proposed dwellings have satisfactory amenity and privacy.
11. Dwellings along the southern boundary shall face on to the Shanreagh Park access road.

Housing Zoning LYH 15

Whitehill (6.34 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The concept plan for the site shall address the steep gradients and prominent crest in the centre of the site, and indicate how built development will relate to this, avoiding prominent skyline development.
3. On the lower parts of the site, development shall not be greater than two storeys in height to ensure that the character of the area is respected.
4. On the higher slopes development shall include a range of one and one-and-a-half storey house types which utilise the gradients across the site, and minimise the need for retaining walls.
5. The design and layout of dwellings shall have regard for the privacy and amenity of dwellings in adjacent residential developments.
6. Development will not be permitted to encroach on the highest part of the site, which shall be integrated into the open space provision.
7. The accesses to the site may be from Whitehill Park, Lowry Park and Mount Eden (south east corner of site) with appropriate footpath links to be provided.
8. The junctions of Mount Eden/Edenmore Road, Lowry Park/Whitehill Road, Whitehill Park/Whitehill Park (main feeder road) and Whitehill Park/Scroggy Road may require to be upgraded.
9. Traffic calming measures may be required beyond the site.
10. An 8 metre landscaped buffer shall be created along the western boundary and planted with native tree species, to respect the privacy of the adjacent graveyard.
11. Any proposed layout for this development shall also incorporate at least 0.63 hectares of open space and shall comply with the requirements of PPS7.
12. No part of any dwelling shall be less than 10 metres from the site boundary to ensure that existing and proposed dwellings have satisfactory amenity and privacy.

Housing Zoning LYH 16

189 Ballyquin Road (0.22 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.

2. Development shall not be greater than two storeys in height to ensure that the character of the area is respected.
3. The position and orientation of dwellings shall have regard for the adjacent dwelling to the north.
4. The access to the site shall be from Ballyquin Road.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
6. Trees on the boundary of the site shall be retained.
7. No part of any dwelling shall be less than 10 metres from the site boundary to ensure that existing and proposed dwellings have satisfactory amenity and privacy.

Housing Zoning LYH 17
93-101 Main Street (0.09 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Development shall not be greater than two storeys in height to ensure that it is satisfactorily integrated into the streetscape, and does not unduly dominate the adjacent listed Post Office building.
3. The access to the site shall be from the Connell Street frontage. No vehicular access will be permitted to or from Main Street.
4. A mixed-use development including an element of commercial use, will be acceptable on this town centre site.

Housing Zoning LYH 18
19 Roemill Road (0.08 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
3. Trees on the boundary of the site shall be retained.
4. Apartment development is not acceptable on this site as it is out of character with the area.
5. The development of this site may require additional lands to provide a satisfactory access to the site from Roemill Road.

Phase 1 Housing Zonings (Urban fringe)

The following sites were zoned for housing in the Limavady Area Plan 1984-1999 and have been retained for housing purposes, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements, and the specific considerations related to the submission of planning applications:

Housing Zoning LYH 19
North of Killane Road (5.21 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall generally not be greater than two storeys in height to ensure that the character of the area is respected.
3. The development of this site will require additional lands to provide an access to Killane Road where a right turn facility may be required
4. Access will not be permitted to or from the Limavady By-Pass. Protected Routes Policy will apply.
5. Apartment development is not acceptable on this site as it is out of character with the area.
6. No dwellings shall be located within 300 metres of the nearby Limavady waste water treatment works, to minimise odour nuisance to potential residents. The affected western section of the site shall be planted with appropriate tree species and used as informal open space. This shall be appropriately incorporated into any proposed layout and satisfy the requirements of PPS7.
7. Hedges and trees along the site boundaries shall be retained.
8. Dwellings along the northern and eastern boundaries shall be orientated towards the By-Pass. Landscape proposals shall include the planting of native species trees along these exposed boundaries on the edge of the urban area.
9. No part of any dwelling shall be less than 10 metres from the southern site boundary to ensure that existing and proposed dwellings have satisfactory amenity and privacy.

Housing Zoning LYH 20
East of Newton Road (3.92 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall not be greater than two storeys in height to ensure that the character of the area is respected.
3. The access to the site shall be from Newton Road. A right turn lane will be required at the junction of Greystone Road/Newton Road.
4. No vehicular access will be permitted to or from the site onto Broad Road.
5. Apartment development is not acceptable on this site as it is out of character with the area.
6. No part of any dwelling shall be less than 10 metres from the site boundary to ensure that existing and proposed dwellings have satisfactory amenity and privacy.
7. At least 0.39 hectares within this site shall be retained, landscaped, laid out and maintained with a permanent arrangement as public open space for informal recreation and amenity reasons.
8. A badger survey will be required with any development proposal.
9. Provision shall be made future pedestrian access into the proposed open space land adjacent to the Castle River.

Phase 2 Housing Zoning (Urban Fringe)

The following urban extension site is zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of the site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications. The release of this land for development will be dependent on the progress of housing development in the town of Limavady, and within the Borough, consistent with all the strategic planning guidance of the Regional Development Strategy, including the objective of achieving 60% of housing within the existing urban footprint. It is not envisaged that this land will be required before the year 2010.

Housing Zoning LYH 21 (Areas LYH 21A and LYH 21B)

Adjoining Gorteen House (9.68ha), Roemill Road (14.06 ha.)

As the potential yield of this site exceeds the threshold of 300 dwellings, a Concept Master Plan will be required for all planning applications relating to it, as indicated in Policy QD2 of PPS7. The site shall be considered comprehensively, and the Master Plan will demonstrate how development of the entire zoned area is to be undertaken. Given the nature of the site, the following key site requirements are relevant to its entirety;

Key Site Requirements-

1. A comprehensive Landscape Survey including a Tree Condition Survey shall be undertaken, and a Landscape Management Plan and Maintenance Plan prepared as part of the Master Plan process. All existing trees and hedgerows within or on the boundary of the site shall be retained unless otherwise agreed with Planning Service.
2. Any development will be subject to consideration in detail of noise abatement measures given the proximity of the site to the Gorteen House Hotel. These measures will include provision of a landscaped buffer at least 10 metres wide and planted with appropriate tree species along the entire length of the hotel perimeter. Additional physical measures, which are both effective and visually acceptable, will be required.
3. An acceptable Transport Assessment will be required.
4. The scale, density, height and design of new dwellings/buildings shall respect the distinctive local setting of Roe Valley Country Park and The Gorteen House Hotel.
5. Formal and informal open spaces shall be provided and maintained within the site as required by PPS7 and PPS8.
6. Apartment development is not acceptable on this site as it is out of character with the area.
7. Provision of adequate roads infrastructure, both within and without the zoning, consistent with the principles of the Quality Initiative and prevailing planning policy.

For the purposes of identifying specific requirements only, the zoning has been divided into two areas: LYH 21A and LYH 21B.

Housing Zoning LYH 21A

Adjoining Gorteen House (9.68 ha.)

Additional Key Site Requirements-

1. Development shall be within the range of 10 to 15 dwellings per hectare.
2. Development shall generally not be greater than two storeys in height to ensure that the character of the area is respected.
3. A landscaped parkland buffer zone of not less than 15 metres width shall be planted with appropriate tree species along the entire western boundary of the site adjoining the access to Roe Valley Country Park. Dwellings along this boundary shall be orientated towards the landscaped buffer zone.
4. St Canice's Grave Yard and the associated wall on the northern boundary of the site shall be preserved and not disturbed by any development.
5. Vehicular access to the site shall be from Roemill Road, where a right turning lane will be required. Alterations to the road frontage shall be carried with least disturbance to existing trees. Internal access to area LYH 21B shall also be provided with least disturbance to existing trees.
6. Pedestrian accesses shall be created at the western boundary and on to Roemill Road.
7. Pedestrian access shall be provided to zonings LYH 21B and LYC/O 01.

Housing Zoning LYH 21B

Roemill Road (14.06 ha.)

Additional Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The existing contours of the site shall be respected in any proposed layout.
3. No part of any proposed dwelling shall be less than 10 metres from the boundary with existing dwellings along the eastern side of the site.
4. As a badger sett is located to the south of the site, a comprehensive badger survey shall be carried out for this area with any development proposal.
5. Vehicular access shall be from Ballyquin Road where a right-turn lane will be required. Access works shall be carried out with least disturbance to existing trees. The existing entrance to the Gorteen Hotel via Ballyquin Road may be closed, with vehicular access to the hotel from Roemill Road only.
6. Internal access to area LYH 21A shall be provided with least disturbance to existing trees.
7. Access to individual dwellings will not be permitted from Ballyquin Road.
8. Pedestrian access shall be provided to zonings LYH 21A and LYC/O 01, and via the existing laneway on to Ballyquin Road
9. A cycle path link shall be provided along Ballyquin Road.

Housing Zoning LYH 22

Lands Adjacent to TA Centre, Edenmore Road (3.43 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall generally not be greater than two storeys in height to ensure that the character of the area is respected.

3. Access to the site from Edenmore Road shall be via the existing lane along the north western boundary.
4. Any proposed layout for this development shall incorporate at least 0.34 hectares of open space and shall comply with the requirements of PPS7.
5. The hedgerow along the north eastern boundary shall be retained.
6. Appropriate screen tree and shrub planting shall be provided along the boundary with the TA Centre.
7. The south eastern boundary shall be supplemented with native species tree planting.

5.0 COMMUNITY FACILITIES

Community Zoning LYC/O 01

The following site is zoned for community purposes or for provision of formal open space on Map No. 4/01b:

Land north of the Gorteen House Hotel, Roemill Road (3.0 ha.)

Key Site Requirements

1. This area shall be reserved for educational facilities or formal open space only.
2. A separate vehicular and pedestrian access shall be provided from Roemill Road.
3. Pedestrian accesses shall be provided across existing entrances to the Hotel to areas LYH 21A and LYH 21B.
4. A cycle path linkage shall be provided along Ballyquin Road.

6.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 6.1 In the previous Limavady Area Plan no land was specifically zoned for industry within the urban part of Limavady. During the Plan period a number of employment sites were developed within the town. There were also a number of well-established factories which provided significant employment opportunities for the local population. These factories include Daintifyt Clothing situated in Church Street, the business units on Ballyquin Road, and Limavady Printing Company which is situated on Catherine Street within the town centre.
- 6.2 The following existing industrial sites are designated for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3:

Industrial Designation LYI 01

Daintifyt Industrial Site (1.43 ha.)

- 6.3 This site has been used for manufacturing purposes but it is anticipated that it will be vacated in the near future.

**Industrial Designation LYI 02
Ballyquin Road (0.40 ha.)**

6.4 The site is used for a range of commercial purposes, requiring spacious sites.

**Industrial Designation LYI 03
Mill Place (1.14 ha.)**

6.5 The site is used for a range of warehouse and other commercial purposes, requiring spacious sites.

**Industrial Designation LYI 04
Limavady Printing Works (0.24 ha.)**

6.6 This site includes an existing printing works.

**Industrial Designation LYI 05
Rathbaun Business Park (0.34 ha.)**

6.7 This recently developed business park is used for retail services, service industry and other business purposes.

6.8 The Limavady Area Plan 1984-1999 zoned 91 hectares of land for industrial development, three kilometres north east of Limavady town at the former Aghanloo airfield. This was the main industrial area for all of Limavady Borough, and by mid 2003 approximately 29 hectares of the zoned land had been developed with nearly 62 hectares of zoned land remaining. This zoning remains largely undeveloped and provides a generous allocation of land for employment purposes in addition to all the designated industrial sites throughout Limavady Borough. As a result, no further lands are zoned for industrial purposes.

**Industrial Designation LYI 06
Aghanloo Industrial Estate (30.58 ha.)**

6.9 Some of the more recent developments on this industrial estate (refer to Map No. 4/17) include the Seagate factory on Dowland Road, and the Huco factory. Drenagh Sawmills are in the process of moving from their original site at Drumsurn Road to a site at the rear of the former Hoechst factory. During the previous Plan period the large Hoechst factory closed, and this site currently lies vacant, providing a potential redevelopment opportunity.

6.10 Aghanloo Industrial Estate has undergone recent expansion with the development of a second phase of the business park providing an additional 7 units; this brings the total number of units to 29. The majority of these units are bulky retail, or retail service-based, and currently only two are vacant. Other commercial enterprises within the Aghanloo site include the Tradewinds Centre and the Windyhill Retail Park. The Aghanloo Industrial Estate occurs on the former airfield, and is a site of historic interest.

6.11 The recently opened Limavady By-Pass has improved accessibility to this industrial estate. The previous difficult and inconvenient route over

Artikelly Bridge has been replaced by new road infrastructure making the area more attractive and accessible to new businesses.

Industrial Zoning

The following site is zoned for industrial development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications. The Industrial Zoning is identified in Map No. 4/17 – Aghanloo Industrial Estate.

Industrial Zoning LYI 07

Aghanloo Industrial Estate (61.25 ha.)

Key site requirements-

1. All new development shall provide a high quality of layout and design, with a range of elevational treatments of buildings.
1. The access shall be from either Dowland Road or Windyhill Road.
2. This area contains many substantial and well preserved elements of defence heritage importance, including the only statutorily protected gunnery training dome of the Second World War in Northern Ireland. Sympathetic re-use of existing buildings, where appropriate, will be actively encouraged.

7.0 RETAIL, SERVICES AND OFFICES

Commercial Designation LYLC 01 Bovally Local Centre (0.79 ha.)

The Bovally Local Centre is designated for retention as a local centre for commercial purposes as identified on Map No. 4/01a - Limavady.

- 7.1 The Bovally Local Centre provides a range of retail and other services for the surrounding residential area. Designation in the Plan as a commercial site will ensure retention of the existing facilities, and protection of the site from development for other uses.

Commercial Designation LYLC 02 Bovally Extension (0.45 ha.)

The Bovally Extension is designated as identified on Map No. 4/01a - Limavady.

- 7.2 An area adjacent to Edenmore Road is not yet developed; this land is zoned to protect it from inappropriate development to facilitate provision of additional local facilities as and when the need arises.

8.0 OPEN SPACE

- 8.1 Limavady Borough Council has identified a need for further provision of pitches for formal sport. Also, there is only modest provision for passive recreation, and the anticipated continued growth in the town will generate a need for further facilities. At present, there are almost no facilities in the south eastern quadrant of the town where almost all housing development has taken place in the past 20 years. Accordingly, the Plan retains most of the 14 hectares of open space along the Castle River, which was zoned for open space in the South East Lands, Limavady Local Plan 1989-1999. This includes 8 hectares of woodland on the slopes along the west bank of the Castle River which is particularly suitable for informal recreation, including the provision of attractive riverside walks. There is also approximately 6 hectares of more level land suitable for laying out as formal playing pitches.
- 8.2 The Plan has indicated two proposed walkways along the Castle River and along the River Roe. The Plan through the open space zoning LYO 01 will promote the provision of the former, whereas the latter walkway is virtually complete. These walkways if completed will provide a major passive recreational facility complementing the walkways of the Roe Valley Country Park.
- 8.3 The extensive private housing developments of the 1980s and 1990s have very limited or no incidental open spaces. In line with PPS 7: Quality Residential Environments, and PPS 8: Open Space, Sport and Outdoor Recreation, the Department will require appropriate open space in association with new residential development.
- 8.4 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

Open Space Zoning

The following site is zoned for formal playing field provision and informal amenity open space:

Open Space Zoning LYO 01

Lands adjacent to the Castle River and Bovally housing area. (12.13 ha.)

Key site requirements-

1. Development of the riverside amenity area shall be implemented with the minimum loss of mature vegetation.
2. Pedestrian access points from the adjacent housing areas shall be identified.

3. A footway shall be provided along the entire length of the zoning linking in to the wider footpath network.
4. The layout of the playing pitches and the location of ancillary facilities shall have regard for the relationship to neighbouring houses.
5. The access to the site and car parking provision shall be in accordance with DRD Roads Service standards.
6. Provision of adequate roads infrastructure, both within and without the zoning, consistent with the principles of the Quality Initiative and prevailing planning policy.

Open space Proposal

The following peripheral walkway is proposed:

Open Space Proposal

LYO 02 Limavady Peripheral Walkway Extensions.

- 8.5 The Plan identifies the existing peripheral walkway and proposes extensions to it.

9.0 LIMAVADY AREA OF ARCHAEOLOGICAL POTENTIAL

- 9.1 An Area of Archaeological Potential has been identified in Limavady, and is shown on the Settlement Map (Map 4/01a) and the Town Centre Map (Map 4/01b) This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

10.0 LIMAVADY TOWN CENTRE

- 10.1 The Plan seeks to promote a vibrant town centre that will function more effectively as a focus for the local community, but also provide a positive experience for visitors. The town centre has potential to enhance its role further, if significant investment can be attracted. The retail household survey of summer 2003 indicated that the town is performing weakly as a local retail centre, and is retaining less than 50% of the retail expenditure from the Borough as a whole. Its vitality and viability is therefore vulnerable to external competition, including that from suburban retail development.

Designation LYT 01

Limavady Town Centre

A Town Centre is designated as identified on Map No. 4/01b - Limavady Town Centre.

- 10.2 A town centre is defined within which all retail development will normally be required to locate (see Policy RSO 2). The town centre includes a number of development opportunities including gap sites

and properties requiring redevelopment or major refurbishment to bring them back into beneficial use.

10.3 Development Opportunity Sites

10.3.1 The Plan also identifies the following major development opportunities. Proposals will be assessed against Policy SET 3: Proposals on Development Opportunity Zonings, in Volume 1 of the Plan.

Designation LYT 02

The Market Yard, Development Opportunity (1.34 ha.)

Key site requirements-

1. The development of this site will only be considered in the context of an appropriate overall design concept to ensure satisfactory integration into the urban fabric of the town centre. An acceptable Transport Assessment will also be required.
2. The Concept Statement should include reference to the proposed Area of Townscape Character in Main Street adjacent to the site, and the related design policies, and indicate how this has influenced the proposed scheme design.
3. This site is suitable for either a single or mixed-use development incorporating retail, housing, community, office or recreational uses.
4. Vehicular and pedestrian access to or from this site shall be to or from Catherine Street, Linenhall Street and Main Street. The developer is advised to liaise with Roads Service and Planning Service regarding this key site requirement prior to the formulation of a Concept Master Plan for the comprehensive development of the site.
5. The elevations of any development to the north and west of the site overlooking the River Roe floodplain shall respect the setting of Limavady with regard to scale, height, massing, materials and design. A high standard of urban design will be required. Excessively long, continuous elevations of uniform height, which create a strong 'barrier effect' on the urban edge, will not be acceptable.
6. Existing slopes and levels shall also be respected. Development will not be permitted to extend on to the steep slope adjacent to the river, where a planting scheme using native species trees shall be carried out as part of any proposed development.
7. Due care and consideration shall also be given to the treatment of elevations adjoining Catherine Street and Linenhall Street. Any buildings fronting these streets shall not be less than two storeys or more than three storeys in height and shall have regard for their townscape context in terms of scale, design and choice of materials.

Designation LYT 03

The Town Hall, Development Opportunity (0.26 ha.)

Key site requirements-

1. This site is suitable for a range of uses including civic, community, retail, residential and offices.

2. Access shall be from Main Street.
3. As the site is located within a proposed Area of Townscape Character, all proposals shall be of a scale and character that reflects the site's townscape setting in terms of height, scale, proportion, choice of materials, and architectural detail.
4. Any future proposal should consider the option of retaining at least the façade of the Alexander Memorial Hall.

10.3.2 In addition to the major development opportunities, the Plan designates a number of Target Sites. These are smaller individual properties where major refurbishment or redevelopment will be acceptable provided the scale, height, design and finishes of any proposal will make a positive contribution to the townscape.

Designation LYT 04	Area of Townscape Character Main Street, Limavady
An Area of Townscape Character is designated as identified on Map No. 4/01b – Limavady Town Centre Area of Townscape Character.	
Key features of the area will be taken into account when assessing development proposals are as follows:	
<ol style="list-style-type: none">1. The mixture of terraced houses but mostly business premises along both sides of Main Street and which are either two or three storeys in height with uniform eaves line within the terrace;2. The two storey terrace red brick houses in Linenhall Street;3. The quality of the Listed Buildings within the ATC which contribute to the area's character and which sets the context for existing unlisted or proposed new buildings;4. The largely intact vernacular architectural style of the terraced properties with their high degree of uniformity along both Main Street and Linenhall Street;5. The brick buildings confined to the western end of Main Street and the predominance of smooth and painted rendered buildings with plain facades without any embellishment in the remainder of the area;6. The strong vertical emphasis to the fenestration on the upper floor elevations and the pitched, mainly slated, including natural slated roofs with relatively little variation in the eaves line/ridge height of the buildings in their quite separate two and three storey settings;7. The largely uniform angle of roof pitch, ridge height, alignment and eaves detail in each terrace;8. The rhythm of the chimney stacks and ornamental pots on both residential and non residential buildings;9. The vertical emphasis provided by the upper floor windows with their traditional sliding sash window proportions and prevalence	

- of either small-pane Georgian-style glazing, or two and four pane sash-type windows with mid height transom;
10. The deep [two courses] window sills with a traditional profile, especially in respect of the leading edge;
 11. The significant number of fine Georgian doorways with flanking columns and ornate fanlights in Main Street;
 12. The prevalence of traditional wooden painted panelled doors with bolection moulding and without large expanses of glass or internal fanlights and avoiding the use of stains or varnish;
 13. The predominance of round-section cast iron or aluminium downpipes and gutters;
 14. When used, the traditional roof lights or 'Conservation-type' roof lights, especially to the front elevation;
 15. The surviving traditional shop fronts with fascia signage respecting and reflecting the Georgian or Victorian character of the parent building in its context within the Main Street setting;
 16. The prevalence of non-amalgamated shop fronts reflecting the width of the original unit building, framed by masonry piers or heavy timber mullions and avoiding large expanses of glass and long unbroken fascias;
 17. The prevalence of traditionally-scaled shop advertising fascias with clearly identifiable upper edges [cornice-type], framed by pilaster columns to support the fascia, proportionate to the width of the shop front and not occupying the total space between the top of the display window and the underside of the first floor windowsills;
 18. The prevalence of stall-riser detailing of not less than 300mm high below the shop window and the display window and door frames set back from the face of the building to create a reveal;
 19. The prevalence of painted timber in shopfronts which relates closely to the largely Victorian period of the parent building with either render and painted wall surrounds or other material such as polished marble, granite, or reconstituted stone, and
 20. The significant and continuing use of traditional signage restricted to the defined fascia area above the shop front on business premises and including sign writing and the use of individually mounted lettering.

- 10.4 The relationship between the built and the natural environment in and around the centre of Limavady has created a unique town environment. The town centre of Limavady has been designated an Area of Townscape Character to protect and enhance the character of this area. Within the historic core of Limavady a careful townscape appraisal justifies this proposal, extending along the greater part of Main Street from The Lodge at the western end to Christ Church close to the eastern end. Most of the northern side of Main Street and part of the southern side is included within the ATC. Not only does Main Street retain the scale and alignment of the original Plantation settlement, but it includes many of the Georgian buildings dating from

the early part of the nineteenth century. The handsome Victorian terrace in Linenhall Street is also included within the ATC

- 10.5 Future development proposals will have close regard to the key features of the area, whether they involve new build, infill, redevelopment or alterations to existing buildings. These development proposals will respect and enhance the established townscape character of the centre of Limavady. The Department is not opposed to modern design provided it is of high quality, respects the wider townscape context, and conforms to the policy as set down. Policy for the control of development within Areas of Townscape and Village Character is contained in Policy ENV 6 in Part 2, Volume 1 of the Plan.

11.0 TRANSPORTATION

- 11.1 Limavady lies on the Key Transportation Corridor between Coleraine and Londonderry. With the Limavady By-Pass fully operational congestion within the town centre has been significantly reduced. The high traffic flows toward and through Limavady via the B66, A37, A2, and B201 have been redirected via the new by-pass thus reducing the level of through traffic in the town centre itself.
- 11.2 It is felt that there will be no need for relief measures in the town centre, therefore no significant new provision is likely to be required within the Plan period. Traffic management measures such as the refinement of junction layouts, changes to and stricter enforcement of waiting restrictions, and alterations to directions of flow, may be required to maintain network efficiency as traffic patterns change and development land is taken up through the Plan period.
- 11.3 With flows within the town at a lower level because of the removal of extraneous traffic, particularly in the early part of the Plan period, there is an opportunity to review and optimise the operation of the road network in the town. Improvements to the operation of the town centre road network will be linked to a wider review considering the potential for improvements to the environment of the town as a whole, including improvements to pedestrian and cycle facilities, the general streetscape, and the provision for servicing and parking management.
- 11.4 Plan Policies and proposals affecting the development of transportation in Limavady are set out in the Transportation Section in Part 1 of the Plan.
- 11.5 During the Plan period, a number of Local Transport and Safety Schemes will be identified for implementation within the Limavady area, which is identified within the "Other Urban Area" category in the Sub – Regional Transport Plan (SRTP). These schemes, which will be in line with the Regional Transportation Strategy, will further enhance the area through better management of traffic, traffic calming measures, collision reduction schemes, provision of facilities for the disabled, and

for improvements to the road, cycle, and footway networks. Implementation of identified schemes will be subject to the availability of resources within the SRTP.

12.0 PARKING

- 12.1 There are approximately 1,095 parking spaces available for public use in Limavady town centre, of which 377 (34%) are on-street. Most of these on-street spaces are unrestricted, that is there is no time limit applied to them, and are well used. There is spare capacity in the charged car parks.
- 12.2 In 2002, proposals to introduce “Limited Waiting” restrictions on much of Main Street and Catherine Street, together with the introduction of charging on Main Street car park, were brought forward, and while supported by Council, PSNI, and others, attracted a number of objections which are currently being processed.
- 12.3 In accordance with the Department’s policy to cater primarily for short-stay parkers in town centres, it remains the objective to reduce the number of unrestricted spaces in Limavady, together with the introduction of charging in Main Street car park. This tariff could be at a lower tariff than Central and Connell Street car parks to reflect its more peripheral location, and at a level which would attract a mix of short, medium, and longer stay parkers.
- 12.4 Station car park, which has been under-utilised, would become the main parking area for commuter and long-stay parking.
- 12.5 A more structured and effective enforcement and management regime, to include improved signage such as Variable Message Signs, will be put in place following the introduction of Decriminalised Parking Enforcement (DPE).
- 12.6 If all proposed development materialises, there may be a shortfall in the overall parking capacity by the end of the Plan period. Parking supply and demand will be regularly reviewed in the light of the implementation of these proposals and the effects of DPE, and action taken as appropriate.

13.0 LOCAL LANDSCAPE POLICY AREAS

- 13.1 Any proposals for development in these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified below.

Designation LYL 01 Roe Valley Country Park / Gorteen LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/01a – Limavady.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. This LLPA is of considerable visual significance and includes the northern part of the Roe Valley Country Park, adjoining countryside, and an area of parkland with significant tree groups between the existing urban edge and the Country Park.**
- 2. It also incorporates the Deer Park and SLNCI designated River Roe and its tributaries.**

13.2 The Plan has identified the northern part of this LLPA as suitable for Phase 2 housing, subject to retention and protection of the existing trees, particularly along Roemill Road.

13.3 The remainder of this LLPA will remain within the Limavady Green Belt, and no development other than that essential to the operation of agriculture will be acceptable.

Designation LYL 02 Roe Park LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/01a – Limavady.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. This LLPA, includes part of the SLNCI designated River Roe and its tributaries, along with a section of the Roe floodplain and the associated valley slopes, which visually defines the western edge Limavady.**
- 2. Most of the LLPA is either within the grounds of the Radisson Hotel, or playing fields maintained by Limavady Borough Council.**

13.4 No further development is appropriate, other than modest extensions to the hotel, sensitively integrated into the landscape, or modest facilities associated with the existing recreational areas.

Designation LYL 03 Myroe/Hunter's Bend LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/01a – Limavady.

The features or combination of features that contribute to the

environmental quality, integrity or character of this area are listed below.

- 1. This LLPA includes the section of the Roe floodplain and associated slopes north of Limavady.**
- 2. It is traversed by the recently constructed By-Pass with fairly intrusive embankments, the impact of which will be reduced as the landscaping alongside matures.**

13.5 No further development is appropriate within this LLPA in the Green Belt, other than which is essential for the efficiency of agricultural operations.

13.6 This LLPA also incorporates the SLNCI designated River Roe and its tributaries, along with the four SLNCIs at Drenagh Lake, Fruitfield Delta, Tully Sand Pit and Farlow Wood.

Designation LYL 04 Round Hill LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/01a – Limavady.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. This LLPA includes an area of flood plain and sandy ridges with significant tree groups north east of the town.**
- 2. It is traversed by the recently constructed by-pass, with fairly intrusive embankments and cuttings whose visual impact will reduce as the landscaping alongside matures.**

13.7 No further development is appropriate within this LLPA in the Green Belt, other than what is essential for the efficiency of agricultural operations.

Designation LYL 05 Drenagh LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/01a – Limavady.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. The Drenagh Estate, with its extensive woodlands alongside the Castle River, provides an impressive setting to the north east of the town.**

2. The recently opened by-pass skirts the western edge of this LLPA, mostly within a landscaped cutting which reduces its impact.

13.8 No further development is appropriate within this LLPA in the Green Belt, other than which is essential for the efficiency of agricultural or forestry operations.

13.9 This LLPA also incorporates The Carfin/Cahery Woodland designated SLNCI along with the four SLNCIs at Drenagh Lake, Fruitfield Delta, Tully Sand Pit and Farlow Wood.

Designation LYL 06 Castle River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/01a – Limavady.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. The well-wooded slopes adjoining the Castle River south of Broad Road are an important local environmental asset.**
- 2. They form an attractive edge to the north eastern part of Limavady.**

13.10 No further development is acceptable other than appropriate redevelopment proposals for the Drenagh Sawmills site.

Designation LYL 07 Christ Church LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/01a – Limavady and 4/01b – Limavady Town Centre.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. This listed building and associated church yard with mature deciduous trees is a peaceful, secluded, oasis in the heart of the town.**
- 2. It provides a handsome landmark when seen from the by-pass to the north.**

Designation LYL 08 Greystone LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/01a – Limavady.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. The wooded grounds of Limavady Grammar and the Special Care School in the southern suburbs of Limavady are important visually.**

13.11 Any further extensions at these educational establishments should facilitate the maximum retention of the existing trees.

Designation LYL 09 Old Railway LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/01a – Limavady and 4/01b – Limavady Town Centre.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. The public park, the adjoining listed building and grounds of the former Roe Valley Hospital together form a valuable open space corridor in the heart of the town.**
- 2. This open space corridor provides for community and informal recreational needs.**

13.12 The visual quality of this LLPA, in public and community ownership, could be further enhanced through additional tree planting.

13.13 Restoration of the listed hospital building and grounds, part of a Community Economic Regeneration Scheme carried out by Limavady Community Development Initiative (LCDI), will greatly enhance the appearance of the LLPA and its contribution to Limavady's built heritage.

DUNGIVEN

1.0 SETTLEMENT DESIGNATION

- 1.1 The original nucleus of Dungiven was established in the vicinity of the Castle and the Church of Ireland church at the eastern end of the town, subsequently developing westwards along Church Street and Main Street towards the bridging point on the River Roe. Due to the location of the flood plain of the River Roe, and the line of the proposed by-pass route defined by both previous Plans, residential development has been concentrated to the east and north of the settlement.
- 1.2 The town functions as an important retail, service and employment centre for the surrounding rural hinterland, providing a comprehensive range of educational, health, commercial, social, community and recreational facilities. The population of Dungiven was 2,988 in 2001, 6% greater than in 1991.
- 1.3 Dungiven has good road links to Londonderry 29 kilometres to the west, Limavady 13 kilometres to the north and Belfast 86 kilometres to the south east. It is located on the A6 Key Transportation Corridor, and is well serviced in terms of public transport connections. A proposed by-pass for Dungiven, following a route to the south west of the town, has been identified since the 1973 Limavady Area Plan. A road proposal study area for the proposed by-pass, with the final line subject to amendments or revision at the detailed design stage, is shown on Map No. 4/02 – Dungiven, and will be protected. Dungiven is designated a Small Town in the Settlement Hierarchy in Volume 1 of the Plan.

Designation DG 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 4/02 – Dungiven.

- 1.4 The development limit will ensure that any new development is easily accessible to the town's facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Dungiven at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	374
Completions 1998-July 2004	213
Under Construction July 2004	23
Commitments July 2004	33
Windfall Allowance	2
Urban capacity zonings	17
Urban fringe zonings	320

Housing Zonings (Existing commitments)

The following housing sites have planning permission and are identified on Map No. 4/02 – Dungiven:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Ardcain	12	0.80	Yes	DGH 01
Ballyquin Road	40	1.75	Yes	DGH 02

Housing Zonings, Urban Capacity

The following sites are zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning DGH 03

Lower Main Street (1.10 ha.)

Key Site Requirements

1. Development shall be within the range of 5 to 10 dwellings per hectare.
2. Additional lands may be required to provide one access only on to Main Street, and this should be towards the eastern end of the site.
3. Dwellings towards the south east boundary of the site may require specific sound attenuation measures in order to mitigate adverse noise impact from a nearby joinery works.
4. The site is located within the Ogilby Estate LLPA. The layout of any future development shall have regard for the natural features of the site and ensure that they are properly integrated into the development.
5. The belt of mature trees along the river frontage shall be retained intact.
6. Any future planning application shall include a comprehensive tree survey identifying those trees, which can be retained and those that need to be removed. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place

within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning DGH 04

Land adjacent to Homlea Park (0.21 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare, with dwellings facing on to Holmlea Park.
2. Access to this site shall be via Holmlea Park.
Development will not be permitted to encroach into the LLPA to the south.

Housing Zoning DGH 05

Land to rear of 49a Main Street (0.17 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. Dwellings on this site may require specific sound attenuation measures in order to mitigate adverse noise impact from the adjacent light engineering works.
3. The development of this site will require additional lands to provide an access to a public road.
4. Footpath links shall be provided to the existing network.

Housing Zonings, Urban Fringe

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning DGH 06

Land east of Ard-na-Smoll (2.84 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Access to this site shall be from Hass Road which shall be widened to 6.0m along the entire frontage of the site to connect to the existing 6.0m wide carriageway to the west.
3. A footway shall be provided along the frontage of the site connecting to the existing system.
4. Native species tree planting shall be incorporated into the layout along the eastern boundary to 'soften' the urban edge.

Housing Zoning DGH 07

Lands south of Hass Rd (2.81ha.)

Key Site Requirements

1. Developments shall be within the range of 15 to 25 dwellings per hectare.

2. A concept plan shall be submitted with any application to develop this site, demonstrating a quality development with appropriate footpath and cycle links to the main facilities of the town. The concept should co-ordinate development with that on DGH 08.
3. Native species tree planting shall be incorporated into the layout along the eastern boundary to 'soften' the urban edge.
4. The stream along the southern boundary and the adjoining land shall be fully retained as a corridor of informal amenity open space linked to the existing open space to the west, and to the open space provision within the housing area as required under PPS 7.
5. Any future layout shall be designed with houses facing on to the open space along the southern boundary.
6. Access to this site shall be from Hass Road which shall be widened to 6.0m along the entire frontage of the site to connect to the existing 6.0m wide carriageway to the west.
7. A footway shall be provided along the frontage of the site connecting to the existing system.

Housing Zoning DGH 08
Lands north of Finvola Pk (6.84 ha.)

Key Site Requirements

1. Development shall be within the range of 12 to 18 dwellings per hectare.
2. The field south of Dungiven Parish Church shall be retained for open space in conjunction with the overall development of the site.
3. The stream along the northern boundary and the adjoining land shall be fully retained as a corridor of informal amenity open space linked to the existing open space to the west, and to the open space provision within the housing area as required under PPS 7.
4. A concept plan shall be submitted with any application to develop this site, demonstrating a quality development with appropriate footpath and cycle links to the main facilities of the town.
5. A right turn lane shall be provided on to Chapel Road at the junction with new access.
6. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
7. The north western part of the site lies within the St.Canices' LLPA.

Housing Zoning DGH 09
Lands adjoining Tracy's Way (5.29 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A concept plan shall be submitted with any application to develop this site, demonstrating a quality development with appropriate open space and footpath links through the site to Chapel Road as required under PPS7.
3. The mature trees and hedgerows within and on the periphery the site shall be retained. The row of mature trees and higher ground towards the south

western end of the site shall be incorporated into the overall open space provision.

4. The design and layout of dwellings shall have regard for the character of adjacent development.
5. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
6. Access to the site from Chapel Road shall be via Tracy's Way, where a right turn lane will be required.

3.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 3.1 Several existing industrial sites are identified in Dungiven. These sites will be retained for appropriate employment purposes and will be protected from redevelopment for other uses under regional planning policies. They include the vacant Desmonds factory, the adjacent Glenshane Enterprise Centre, and a site being developed by Glenshane Community Development Ltd for a further eighteen two-storey industrial units to the rear of the Enterprise Centre.
- 3.2 The Enterprise Centre is just one of a number of regeneration projects undertaken by Glenshane Community Development Ltd aimed at improving the economic, environmental and social infrastructure of the town. Previous projects include refurbishment of the Castle, construction of industrial units and the Glenshane Business Park, and environmental improvements to the town as a whole.
- 3.3 The following existing industrial sites are designated for employment purposes, consistent with Draft PPS 4: Industry retention, Business and Distribution, policy IBD 3:

Industrial Designation DGI 01

Adj Railway Lane, Ballyquin Road. (3.01 ha.)

- 3.4 This site is used for a range of industrial and other employment purposes. It includes the former Desmonds clothing factory, which is now vacant.

Industrial Designation DGI 02

Legavallon Road (0.85 ha.)

- 3.5 This site is used for a range of employment purposes.

4.0 DISTRICT CENTRE

Designation DGDC 01

Dungiven District Centre

A District Centre is identified as designated on Map No. 4/02 – Dungiven.

- 4.1 A district centre is defined within which all retail development will normally be required to locate. The boundary has been defined to exclude all significant housing groups, which are considered to have a viable future as a residential environment.

5.0 OPEN SPACE

- 5.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

6.0 DUNGIVEN AREA OF ARCHAEOLOGICAL POTENTIAL

- 6.1 An Area of Archaeological Potential has been identified in Dungiven, and is shown on the Settlement Map. (Map 4/02) This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

7.0 LOCAL LANDSCAPE POLICY AREA (LLPAs)

- 7.1 Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where additional controls are considered necessary these are specified below.

Designation DGL 01 Ogilby Estate LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/02 – Dungiven.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. Located to the north and west of the town, this LLPA follows the route of the River Roe, which encompasses the SLNCI designated River Roe and its tributaries along with the grounds of Pellipar House.**
- 2. This LLPA enhances the northern and western approaches to Dungiven town.**

- 7.2 This LLPA will be protected from all development, other than proposals for which there is a clearly demonstrated need that cannot be met elsewhere.

Designation DGL 02 St. Canice's LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/02 – Dungiven.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

1. This LLPA follows the course of a stream, which runs through the centre of the town.
2. The banks of this stream include considerable numbers of trees with the greatest concentration on either side of New Street.
3. St. Canice's LLPA provides a pleasant green area within the core of Dungiven's urban form.

- 7.3 With the exception of the small area included in a housing zoning, this LLPA will be protected from all development other than modest scale essential infrastructure.

Designation DGL 03 Dungiven Castle LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/02 – Dungiven.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

1. This LLPA is located to the south of the town, and includes lands adjacent to the River Roe along with the SLNCI designated River Roe and its tributaries, the Environmental Park and Dungiven Priory.
2. The majority of this area is located within the Green Belt, and contains a number of monuments and tree groups particularly within Benady Glen.
3. Dungiven Castle acts as an important backdrop to the eastern end of the town.

- 7.4 This LLPA will be protected from all non-essential development.

BALLYKELLY

1.0 SETTLEMENT DESIGNATION

- 1.1 Ballykelly is located 4 kilometres west of Limavady. Its origins were as a Plantation settlement. The development of the nearby Second World War airfield greatly enhanced the village's size and significance. There has been considerable expansion throughout the post-War period, particularly since the 1990s, with a series of private residential developments west of the historic core along Clooney Road. This has, however, further elongated the settlement, with access on to a very busy trunk road tending to isolate residents from the settlement core and the facilities that exist there. Although there are good health and educational facilities available, there is only a limited retail sector relative to its population. The population of Ballykelly (excluding Walworth) by 2001 was 1,827. Ballykelly is designated a Large Village in the Settlement Hierarchy in Volume 1 of the Plan.
- 1.2 Ballykelly has good road links to Londonderry, 23 kilometres to the west, and Limavady, 4 kilometres to the east. The City of Derry Airport is only 9 kilometres to the west. Located on the Northern Key Transportation Corridor it is adequately served in terms of public transport connections. The proposed Ballykelly by-pass will, when constructed, provide a 7 kilometre single carriageway road taking the bulk of through traffic away from the village, thereby considerably improving environmental conditions. The scheme, although not in the Regional Strategic Transport Network Transport Plan, is to be considered for implementation outside of the Regional Transportation Strategy period.

Designation BK 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/03 – Ballykelly.

- 1.3 The development limit will ensure that any new development is easily convenient to all the village's facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision for housing in Ballykelly at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	361
Completions 1998-July 2004	100
Under Construction July 2004	32
Commitments July 2004	24
Windfall allowance	8
Urban capacity zonings	83
Urban fringe zonings	139

Housing Zonings (Existing commitments)

The following housing sites have planning permission and are identified on Map No. 4/03 – Ballykelly:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Loughermore Rd south	4	0.25	No	BKH 01
351 Clooney Road	3	0.07	No	BKH 02
6 Duke's Lane	6	0.08	Yes	BKH 03
River View south (Phase 2)	66	3.00	Yes	BKH 04

Housing Zonings, Urban Capacity

The following sites are zoned for housing development, subject to compliance with the Key Site Requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BKH 05

Junction of Plantation Rd. & Main St. (0.24 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development will not be permitted to encroach on to the trees and hedgerows associated with the Walworth Bawn LLPA. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.
3. The Ballykelly River corridor shall be protected.
4. There shall be no direct access on to Main Street as this is a protected route.

5. The development of this site may require additional lands to provide an access onto Loughermore Road. The access should be sited at the south western extremity of the frontage.

Housing Zoning BKH 06

Junction of Loughermore Rd. & Main St. (0.17 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. There shall be no direct access onto Main Street as this is a protected route.
3. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.
4. Any dwellings on the site shall be orientated towards Loughermore Road, with appropriate screen planting on the Main Street frontage.

Housing Zoning BKH 07

Loughermore Rd. (0.28 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The access shall be on to Caman Park.
3. A bat survey will be required.
4. Development shall have regard for the privacy and amenity of the adjacent dwelling to the north east.

Housing Zoning BKH 08

Adjacent to 56 Glenhead Rd. (1.07 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The site is within the Ballykelly Glen LLPA. The design of any future development shall have regard for the landscape character of the area.
3. There shall be no direct access onto Main Street.
4. The access to this site shall be from Glenhead Road.
5. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning BKH 09

100 Main St. (0.82 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.

2. This site may be subject to ground contamination and mitigation may be required prior to use for housing development.
3. Trees of appropriate native species shall be planted along the southern and western boundaries adjacent to the proposed open space.
4. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.
5. The development of this site may require additional lands to provide an access to a public road.

Housing Zoning BKH 10
Rear of 22-46 Main Street (0.44 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The access shall be onto Glenhead Road.
3. Any dwellings shall have south facing frontages.
4. Development will be dependent on the co-operation of individual land-owners to create a composite site.

Housing Zoning BKH 11
Land to the rear of Drummond Hotel (0.48 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The access shall be onto Drummond Park.
3. Development shall be similar in character to adjacent housing.
4. Dwellings on this site may require sound attenuation measures in order to mitigate adverse noise impact from the adjacent hotel.
5. Part of this site is within the Ballykelly Glen LLPA. The design of any future development shall have regard for the landscape character of the area.
6. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zonings, Urban Fringe

The following sites are zoned for housing development, subject to compliance with the Key Site Requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BKH 12

Lands to rear of 2-18 Station Rd. (0.96 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.
3. There shall be no direct access on to Clooney Road.
4. Trees and hedgerows along the boundaries of the site shall be retained.
5. A 5 metre wide belt of native species trees shall be planted along the western boundary of the site to define the edge of the village and screen future development.

Housing Zoning BKH 13

Lands East of Station Road. (0.38 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.
3. The hedgerow along the boundary with the Walworth Bawn LLPA shall be retained.
4. Any development proposals will require a detailed archaeological survey.
5. The access to this site shall be from Station Road which shall be widened to 5.5m along the frontage.
6. A 2.0m footway shall be provided along the frontage of the site and connected to the existing network.

Housing Zoning BKH 14

Lands North of Walworth Road (0.86 ha.)

Key Site Requirements

1. Development shall be within the range of 10 to 20 dwellings per hectare.
2. This site is within the Walworth Bawn LLPA. The design of any future development shall have regard for the landscape character of the area.
3. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.
4. Any development proposals will require a detailed archaeological survey.
5. The access to this site shall be from Walworth Road, which shall be widened to 5.5m along the frontage of the site.
6. A 2.0m footway shall be provided along the frontage of the site and connected to the existing network.

Housing Zoning BKH 15
Lands south of Tamblough Park (0.55 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare and shall be similar in character to the adjacent housing in Tamblough Park.
2. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.
3. The access to this site shall be via Tamblough Park.

Housing Zoning BKH 16
Glasvey South (4.33 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A concept plan shall be submitted with any application to develop this site, demonstrating a quality development with appropriate footpath and cycle links to the main facilities of the village.
3. The concept plan for this and the adjacent site, BKH 04, should co-ordinate the footpath and cycle way links to provide the option of access to the village centre via Loughermore Road, rather than the main road, and to the adjacent proposed recreation area.
4. Particular attention shall be given to the design and orientation of dwellings along the southern boundary, which defines the proposed edge of the village.
5. Native species tree planting shall be incorporated into the southern boundary to soften the impact of built development.
6. The access to this site shall be via Riverview.

3.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 3.1 The following existing industrial site is identified for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, Policy IBD 3:

Industry, Business and Distribution BKI 01
Bob Mullan's Car Sales complex at Loughermore Road (2.70 ha.)

4.0 OPEN SPACE

- 4.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

- 4.2 There is a shortfall of recreation land within Ballykelly relative to the National Playing Fields Association standard of 2.4 ha per thousand population. In response to this shortfall, the Plan zones an area of open space suitable for a playing field and ancillary facilities within the large site south of Clooney Road.

Open Space Zoning

The following site is zoned for recreational land and open space:

Open Space Zoning BKO 01

Lands south of Clooney Road (2.82 ha.)

- 4.3 This land is suitable for a playing field and ancillary facilities. The Department will require the provision of this open space in conjunction with housing development on adjacent land.

5.0 BALLYKELLY AREA OF ARCHAEOLOGICAL POTENTIAL

- 5.1 An Area of Archaeological Potential has been identified in Ballykelly, and is shown on the Settlement Map (Map 4/03). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

6.0 LOCAL LANDSCAPE POLICY AREA (LLPAs)

- 6.1 Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan

Designation BKL 01 Church Hill House LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/03 – Ballykelly.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. Located to the east of the settlement, this LLPA includes the lands around the Independent Clinic, Drummond Hotel and Ballykelly Presbyterian Church.**
- 2. This designation is merited due to the existence of a wide variety of broad-leafed trees around each of these buildings which provide an attractive setting at the entrance to the village from Limavady.**

- 6.2 This LLPA will be protected from all development, which would detract from its landscape character.

Designation BKL 02 Walworth Bawn LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/03 – Ballykelly.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. This LLPA is located to the north of the village, and includes lands to the east of Walworth Road up to Bawn Court.**
- 2. Walworth Bawn, the ruined church and a number of listed buildings are included within this area, as well as a number of ancient monuments.**

- 6.3 No new development will be permitted within that area of the LLPA which is outside the development limit for Ballykelly.

Designation BKL 03 Ballykelly Glen LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/03 – Ballykelly.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. Located east of Plantation Road this LLPA follows the route of the Ballykelly River.**
- 2. That part of the LLPA within the village development limit comprises a back-land area of dense vegetation on either side of a stream.**
- 3. The remaining area includes agricultural land on either side of the river.**

- 6.4 This river corridor LLPA will be protected from all development, which would detract from its character.

BELLARENA

1.0 SETTLEMENT DESIGNATION

- 1.1 Bellarena, sometimes referred to as Ballyscullion or Drumavalley, is situated 11 kilometres north of Limavady alongside the Seacoast Road, which is the main A2 coastal route. It has experienced considerable growth in recent years, with new private housing development complemented by improved commercial facilities. The main concentration of development comprises the large Drumavalley public housing estate and the recently completed private development of Carriage Court.
- 1.2 The village acts as a minor service centre providing retail, community and recreational facilities for the local rural population. It also provides opportunities for future housing development. In 2001 the population was 291. Bellarena has benefited from proximity to a range of important tourism assets including the recreational facilities, beach and caravan parks at Benone, the Magilligan to Greencastle Ferry, and the nearby long-established Ulster Gliding Club.
- 1.3 Bellarena lies within the North Derry Area of Outstanding Natural Beauty, with attractive open views eastwards to the scarp slope of Binevenagh. The village has good road links to Limavady and has adequate public transport connections to Limavady and Coleraine. Bellarena is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BL 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/04 – Bellarena.

- 1.3 The development limit has been drawn to consolidate the existing settlement form and ensure that any new development is easily convenient to all the village's facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Bellarena at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	36
Completions 1998-July 2004	25
Under Construction July 2004	0
Commitments July 2004	0
Housing zonings	31

Housing Zonings

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BLH 01

Adjoining 412 Seacoast Road (0.17 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access to Seacoast Road.
3. The scale, design, character and finishes of future development shall be appropriate to its setting within the North Derry AONB.

Housing Zoning BLH 02

Rear of 1 to 7 Limestone Road (0.44 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Seacoast Road.
3. A footway shall be provided to the existing network on Seacoast Road.
4. Dwellings shall be orientated to face southwards.
5. Adequate privacy screening shall be provided along the boundary with adjacent dwellings to the north.
6. The scale, design, character and finishes of future development shall be appropriate to its setting within the North Derry AONB.

Housing Zoning BLH 03

Rear of 370 and 372 Seacoast Road (0.26 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access to Seacoast Road.
3. Dwellings on the site shall be orientated to face westwards.
4. Adequate privacy screening shall be provided along the boundary with adjacent dwellings to the east.
5. The scale, design, character and finishes of future development shall be appropriate to its setting within the North Derry AONB.

Housing Zoning BLH 04

Rear of Carriage Court (0.72 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access shall be through Carriage Court.

3. The design and layout of future development shall have regard for the relationship to adjacent housing.
4. The scale, design, character and finishes of future development shall be appropriate to its setting within the North Derry AONB.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

BURNFOOT

1.0 SETTLEMENT DESIGNATION

- 1.1 Burnfoot is situated adjacent to the River Roe, with the greater part of the built up area on the western side of Drumrane Road. It is located 4 kilometres north of Dungiven and 9 kilometres south of Limavady. The village has a good range of social, educational and recreational facilities and provides potential opportunities for future residential development. However, the number of commercial services is limited.
- 1.2 There was only a modest expansion of housing development during the previous Plan period. This is reflected in the village's population which remained relatively static, with 195 residents in 2001. Burnfoot has good road links via Dungiven to the Londonderry to Belfast key transport corridor, but has limited public transport connections. Burnfoot is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BT 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/05 – Burnfoot.

- 1.3 The development limit reflects the elongated form of the village. It extends northwards beyond Bovevagh River to include the Post Office and the Primary School.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Burnfoot at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	20
Completions 1998-July 2004	15
Under Construction July 2004	1
Commitments July 2004	14
Housing zonings	36

Housing Zonings

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BTH 01 Bovevagh Road South (0.67 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access may be either directly on to Drumrane Road or through the existing development at Bonnanaboigh to Bovevagh Road.
3. Dwellings along the eastern boundary shall face on to Drumrane Road.
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.
5. It should be noted that part of the site lies within the flood plain of the River Roe.

Housing Zoning BTH 02 Adjoining the Post Office, Drumrane Road (0.14 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. It should be noted that this site lies within the flood plain of the River Roe.
3. Native species trees shall be planted along the southern boundary.

Housing Zoning BTH 03 Church Lane North, Drumrane Road (1.01 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Access to Drumrane Road shall be via Church Lane.
3. A footpath shall be provided along the site frontage linking to the existing network on Drumrane Road.
4. Dwellings along the southern boundary shall face on to Church Lane.
5. The boundary with Church Lane shall be defined by a masonry wall with a rendered painted finish to match the surrounding development.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space,

whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 LOCAL LANDSCAPE POLICY AREA (LLPAs)

- 4.1 Any proposals for development in these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation BTL 01 Altahullion/Bovevagh LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/05 – Burnfoot.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

1. This LLPA, located to the north and west of the village, includes the river corridor of the Bovevagh River with significant areas of woodland, remnants of a former demesne and more recent plantations.

Designation BTL 02 Gelvin / Roe LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/05 – Burnfoot.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

1. This LLPA, located north east of the village, includes a section of the river corridor of the Roe including mature trees and wetlands.

Designation BTL 03 Glebe/Roe LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/05 – Burnfoot.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

1. This LLPA, located south east of the village, includes a section of the river corridor of the Roe, associated wetlands, groups of mature deciduous trees and several listed buildings.

DRUMSURN

1.0 SETTLEMENT DESIGNATION

- 1.1 Drumsurn, set within the Roe Valley, is located 8 kilometres south east of Limavady and 10 kilometres north east of Dungiven. After a long period of inactivity there has been recent house building in the private sector. Drumsurn has a significant residential function with good educational, social and recreational facilities. These include the high quality recreation grounds and community centre at St. Matthew's GAC to the south of the village. However, Drumsurn provides only a limited range of commercial services. The village had a population of 357 in 2001. Drumsurn is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation DN 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/06 – Drumsurn.

- 1.2 The development limit reflects the dispersed form of the settlement along Drumsurn Road, with locally significant services and facilities concentrated in the two nodes of the village one kilometre apart. The development limit will consolidate the existing settlement pattern of both parts of the village and prevent further elongation.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Drumsurn at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	46
Completions 1998-July 2004	26
Under Construction July 2004	2
Commitments July 2004	0
Housing zonings	71

Housing Zonings

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning DNH 01
Adjoining 258 Drumsurn Road (0.10 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access from Drumsurn Road.

Housing Zoning DNH 02
Adjacent to 1 Beech Road (0.13 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be from Beech Road which shall be widened to 5.5m along the frontage of the site.
3. The junction of Beech Road and Drumsurn Road may require to be upgraded to provide sight splays of an acceptable standard.
4. The footway along the entire frontage of the site to Beech Road shall be widened to 2.0 metres.

Housing Zoning DNH 03
Between 271 and 283 Drumsurn Road (1.92 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A concept plan and statement shall be provided to illustrate how this site is to be developed.
3. The stream corridor along the western boundary shall be protected and integrated into the development.
4. The access to this site shall be from Drumsurn Road.
5. A footpath shall be provided along the entire frontage of the site and shall connect to the existing footway system in the village.
6. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning DNH 04
267 to 269 Drumsurn Road (1.04 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access shall be from Drumsurn Road.
3. A 2.0 metre wide footpath shall be provided along the entire site frontage and connect to the existing footway network.
4. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning DNH 05
Adjoining 10 Beech Road (0.11 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare and shall reflect the character of adjacent dwellings.
2. The access to this site shall be from Beech Road.
3. A footpath shall be provided along the site frontage and connect to the existing footway network.
4. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning DNH 06
Between 299 and 301 Drumsurn Road (0.38 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Drumsurn Road.
3. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown-spread of the trees, or a distance of half the height of the trees, whichever is greater.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 DRUMSURN AREA OF ARCHAEOLOGICAL POTENTIAL

- 4.1 An Area of Archaeological Potential has been identified in Drumsurn, and is shown on the Settlement Map (Map 4/06). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

FEENY

1.0 SETTLEMENT DESIGNATION

- 1.1 Feeny, 7 kilometres south west of Dungiven, has a most attractive natural setting just inside the boundary of The Sperrins Area of Outstanding Natural Beauty. It has a growing residential function complemented by a range of social, educational and recreational facilities including a health centre, community centre and Gaelic club. For a village of its size, however, Feeny provides only a limited range of retail services including a shop, post office and hot food takeaway. The local primary school is situated a short distance outside the village to the south east.
- 1.2 Feeny has good road links to Limavady, 20 kilometres to the north, and Londonderry, 23 kilometres to the north west. It lies a few kilometres south of the key transport corridor linking Belfast and Londonderry, but has limited public transport connections.
- 1.3 With the expansion of housing development in the village over the past decade there has been a slight increase in the population to 534 in 2001. Feeny is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation FY 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/07 – Feeny.

- 1.4 The development limit will consolidate the compact form of the village, ensuring that any new housing is convenient to all local facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Feeny at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	62
Completions 1998-July 2004	54
Under Construction July 2004	13
Commitments July 2004	16
Housing zonings	109

Housing Zonings (Existing commitments)

The following housing sites have planning permission and are identified on Map No. 4/07 – Feeny:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
55 Main Street	4	0.18	No	FYH 01
Mullaghmesh Pk. N.	15	0.86	Yes	FYH 02
Adj. St Mary's GAC	13	0.68	Yes	FYH 03

Housing Zonings

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning FYH 04

Adjacent to 6 Main Street and to rear of 12-16 Main Street (0.30 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require substantial improvements to storm water drainage, with consequent potential costs to the developer.
3. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
4. Access to the site shall be from Main Street.
5. The design and layout shall have regard for the relationship to the adjacent housing development to the north.

Housing Zoning FYH 05

30 Main Street and gardens to rear (0.10 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The street frontage shall be reinstated with a two-storey development reflecting the design, height, scale and proportions of the existing property and neighbouring vernacular buildings.
3. Development shall have a painted render finish with a pitched slated roof.
4. The development of this site will require substantial improvements to storm water drainage, with consequent potential costs to the developer.

5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning FYH 06

North of 2a Mullaghmesh Road (0.16 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Mullaghmesh Road.
3. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the outer limits of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning FYH 07

Lands adjacent to St. Mary's GAC Banagher, Feeny Road (4.91ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A concept plan and statement shall be provided to show how this site is to be developed.
3. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
4. Access to the site shall be from Main Street and may also be possible from the adjacent housing development to the west.
5. A footpath shall be provided to link to the existing network.
6. A right turn lane may be required at the Main Street access.
7. Landscaping proposals shall include native species tree planting along the southern boundary to define the edge of the village.

3.0 COMMUNITY FACILITIES

Community Zoning

The following site is zoned for community facilities purposes:

Community Zoning FYC 01

Lands at 47 Main Street. (0.15 ha.)

- 3.1 A community regeneration project is proposed for the village under the International Fund for Ireland's Community Regeneration and Improvement Special Programme (CRISP). The project, which is to be undertaken by Feeny Community Association, involves redevelopment of a prominent derelict site in the centre of the village. This proposal will

provide approximately 800 square metres of commercial floor-space, three apartments and a community office.

- 3.2 This proposal is complemented by an environmental improvement scheme in Main Street, which would create a stronger commercial centre in Feeny, additional employment opportunities, and will greatly improve the appearance of the village.

4.0 OPEN SPACE

- 4.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

5.0 FEENY AREA OF ARCHAEOLOGICAL POTENTIAL

- 5.1 An Area of Archaeological Potential has been identified in Feeny, and is shown on the Settlement Map. (Map 4/07) This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

6.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 6.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation FYL 01

Altcattan LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady and Map No. 4/07 – Feeny.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. Altcattan LLPA, situated to the south of the village, is an area of agricultural countryside with varied topography.**
- 2. To the north the landscape is flat and open with large fields while to the south, in and around Glenedra Road, the character of the landscape changes, with small to medium sized fields bounded by mature hedgerows and trees.**

- 3. The topography in the vicinity of Glenedra Road is somewhat unusual with round top hills and deeply incised narrow valleys with dense vegetation.**

- 6.2 Altacattan Glen is a designated SLNCI. Other features within the LLPA include the Tandragee Fort Rath and two listed buildings, St. Joseph's RC Church and Drumcovit House.

FOREGLEN

1.0 SETTLEMENT DESIGNATION

- 1.1 Foreglen is a small linear settlement located 6 kilometres west of Dungiven on the A6 Foreglen Road, a Key Transport Corridor linking the cities of Belfast and Londonderry. It comprises a mix of public authority and private sector housing, with a number of local services and facilities in the village including a local primary school, church, shop, post office, public house, and recreational facilities at O'Briens GAC playing fields.
- 1.2 Foreglen Road provides good access to Dungiven and to Londonderry, 23 kilometres to the north west. The District Town of Limavady is 18 kilometres to the north. Although the village has good road links, it has relatively limited public transport connections.
- 1.3 The population of the village at 2001 was 285. Foreglen is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation FN 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/08 – Foreglen.

- 1.4 The development limit will restrict further elongation of the village, and consolidate the existing settlement form through infill development on the Old Foreglen Road, and between Altagarran Road and the playing fields to the south.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Foreglen at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	36
Completions 1998-July 2004	14
Under Construction July 2004	1
Commitments July 2004	0
Housing zonings	41

Housing Zonings

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning FNH 01

Adjacent to St. Peter and St. Paul's Primary School,
Foreglen Road (0.18 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The only access shall be on to the road south of the site (Old Foreglen Road).
3. A 2.0 metre wide footway shall be provided along the entire site frontage.
4. Access to the A6, Foreglen Road will not be permitted, as it is a Protected Route.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning FNH 02

Off Sheskin View (0.14 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The width of the existing access will restrict the number of dwellings, which can be accommodated.
3. Access to the A6, Foreglen Road will not be permitted, as it is a Protected Route.
4. The stream corridor along the western boundary shall be protected and retained in any development.

Housing Zoning FNH 03

To the rear of 299 Foreglen Road (0.24 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site may require additional lands to provide an access from Old Foreglen Road.
3. A footway shall be provided along the entire site frontage.
4. The low-lying southern portion of this site may be prone to waterlogging or seasonal flooding. This shall be taken into account when establishing finished floor levels.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning FNH 04

South of 315 to 317 Foreglen Road (1.11 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare and shall have regard for the character of adjacent dwellings.
2. Dwellings shall face either on to Old Foreglen Road or south towards the recreation area.
3. The access to this site shall be from Old Foreglen Road.
4. A satisfactory access will require land outside the site boundary.
5. A 2.0 metre wide footway shall be provided along the entire site frontage connecting with the existing footpath network.
6. The site is low-lying and may be prone to waterlogging and seasonal flooding. This shall be taken into account when establishing finished floor levels.
7. The development of this site shall be designed to minimise potential nuisance from being within the 'cordon sanitaire' of Ballymonie waste water treatment works.

Housing Zoning FNH 05

East of 297 Foreglen Road (0.38 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be from Old Foreglen Road
3. A 2.0 metre wide footway shall be provided along the entire site frontage.
4. The low-lying southern part of this site adjacent to the existing watercourse is prone to waterlogging or seasonal flooding. This shall be taken into account when establishing finished floor levels.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 4.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation FNL 01

Foreglen River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/08 – Foreglen.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. The Plan has designated a LLPA to the west of the village. This LLPA extends along part of Foreglen River on both the northern and southern sides of Foreglen Road.**

GREYSTEEL

1.0 SETTLEMENT DESIGNATION

- 1.1 Greysteel is situated on the main A2 coast road between Limavady and Londonderry over-looking Lough Foyle. The village has experienced considerable growth throughout the Post War period, mostly through new public sector housing up to the 1970s, and subsequently through considerable private housing development. Its popularity as a place in which to live can be attributed partly to its convenient location between the main hubs of Londonderry 14 kilometres to the west, and Limavady 11 kilometres to the east.
- 1.2 Located on the Northern Transport Corridor, the village is adequately served in terms of public transport. The City of Derry Airport is located just 4 kilometres to the west.
- 1.3 Until relatively recently, Greysteel had limited local facilities, with only a modest sized general shop, a few other retail units, a primary school, a Gaelic club with playing fields and several public houses. This situation has been greatly improved however, with the recent construction of the Vale Centre, which includes a range of commercial/industrial units and playing fields.
- 1.4 The population of Greysteel was 1,224 at 2001, an increase of almost 20% compared to 1991. Greysteel is accordingly designated a Large Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation GL 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 4/09 – Greysteel.
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- 1.5 The development limit will consolidate the existing settlement form and prevent further east-west sprawl. Future development will be restricted to the southern, inland side of the A2, thereby protecting the open seaward aspect towards Lough Foyle.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Greysteel at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	131
Completions 1998-July 2004	156
Under Construction July 2004	1
Commitments July 2004	43
Windfall Allowance	3
Urban capacity zonings	31
Urban fringe zonings	49

Housing Zonings (Existing commitments)

The following housing site has planning permission and is identified on Map No. 4/09 – Greysteel:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Briar Hill	43	1.74	No	GLH 01

Housing Zonings, Urban Capacity

The following sites are zoned for housing development subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning GLH 02

Lands to the rear of 167 Clooney Rd. (0.52 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Sheskin Road.
3. The footway along the frontage of the site shall be widened to 2.0 metres.
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning GLH 03

Lands to side and rear of 187 Clooney Rd. (0.76 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The preferred access shall be from Ashfield Road.
3. No access will be permitted onto the Clooney Road (Protected Route).

4. The layout shall be designed with dwellings fronting on to Ashfield Road and Gortgare Road.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zonings, Urban Fringe

The following sites are zoned for housing development, subject to compliance with the Key Site Requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning GLH 04

Lands off Hawthorn Park. (0.40 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be via the existing development at Hawthorn Park.
3. Dwellings on this site shall be similar in character to those in the remainder of the development.

Housing Zoning GLH 05

Lands adjacent to Faughanvale P.S. (2.05 ha)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. No access will be permitted on to the Clooney Road (Protected Route).
3. The access to this site shall be via the existing development at Tullyverry.
4. The layout shall be designed with dwellings facing on to Clooney Road.
5. Privacy fencing and tree and shrub planting shall be provided along the boundary with the adjacent Primary School.

3.0 COMMUNITY FACILITIES

Community Designation GLC 01

Lands at the Vale Centre, Clooney Road. (2.65 ha.)

- 3.1 A local development group, Greysteel Community Enterprise, has developed the Vale Centre on the northern side of Clooney Road. A range of activities is available within the Centre including an after school club, adult learning centre and sports facilities. Commercial facilities are located within the Vale Centre, providing an opportunity for small business start-ups. A further 10 units are currently under construction. This site is designated for community use, general employment and recreational purposes and will be protected against development for other purposes.

4.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 4.1 The following existing industrial site is designated for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3:

Industrial Designation GLI 01 Foyle Avenue west (1.37 ha.)

- 4.2 This site is used as a large storage facility and depot for an oil distribution business.

5.0 OPEN SPACE

- 5.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

Open Space Zoning

**The following site is zoned for recreational land and open space:
Open Space Zoning GLO 01
Lands north of the Vale Centre (3.23 ha.)**

- 5.2 This land has been zoned for recreation and open space use to accommodate additional sports pitches.

6.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation GLL 01 Greysteel Glen

A Local Landscape Policy Area is designated as identified on Map No. 4/09 – Greysteel.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. This LLPA includes Greysteel Beg designated SLNCI, a children's play area and wooded slopes, and forms an attractive open space corridor within the village.**

Designation GLL 02 Foyleview LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/09 – Greysteel.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. This LLPA to the west of Greysteel includes the prominent landform and vegetation cover which forms an important element of the western entrance to the village, along with associated archaeological remains including the Scheduled Early Christian Cross.**

ARDGARVAN

1.0 SETTLEMENT DESIGNATION

- 1.1 Ardgarvan is located within the Green Belt, 2 kilometres south of Limavady, with a 2001 population of 111. It has developed on the northern side of Ballyavelin Road and is dominated by public housing development. A limited range of retail and recreational facilities is available to the local community. Ardgarvan is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation AN 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/10 – Ardgarvan.

- 1.2 Due to Ardgarvan's proximity to Limavady town, and its location within the Green Belt, there is little scope for expansion although limited potential may exist within the development limit. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

ARTIKELLY

1.0 SETTLEMENT DESIGNATION

- 1.1 Artikelly is located 1 kilometre north east of Limavady within the Green Belt, and adjoining the major industrial area at Aghanloo. Its proximity to the recently completed Limavady by-pass has improved accessibility not only to Limavady town, but also to the regional city of Londonderry and the main hub of Coleraine. Artikelly is the largest hamlet in Limavady Borough with a 2001 population of 360, but it has only a limited range of retail and recreational facilities. The settlement consists of a number of housing clusters along Dowland Road with most of the development on its northern side. It is dominated by the Lilac Avenue public authority housing estate. Artikelly is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation AK 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/11 – Artikelly.

- 1.2 The development limit will contribute to the creation of a more compact settlement form, and ensure that any new development is convenient to all local facilities. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

DERNAFLAW

1.0 SETTLEMENT DESIGNATION

- 1.1 Dernaflaw (Derrynaflaw) is located approximately 2 kilometres west of Dungiven on the A6 Foreglen Road, a key transport corridor linking Londonderry to Belfast. The Foreglen Road bisects the settlement creating two separate housing clusters.
- 1.2 This hamlet provides basic community facilities for the local population. Recent private sector housing development complements the longer-established public authority housing. The population in 2001 was 168. Dernaflaw is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation DW 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/12 – Dernaflaw.

- 1.3 The development limit will maintain the existing form of the settlement, whilst allowing for some limited opportunity for development which is convenient to local facilities. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

3.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 3.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation DWL 01 Dernaflaw LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/12 – Dernaflaw.

The features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

- 1. This LLPA incorporates part of Dernaflaw Sand Pit which is a designated SLNCI.**
- 2. Other features within the LLPA include Holly Hill and Dernaflaw House, both of which are significant buildings on the footprint of the early 19th Century settlement, and their associated structural planting.**

GLACK

1.0 SETTLEMENT DESIGNATION

- 1.1 Glack is situated 4 kilometres south of Ballykelly, in an elevated position overlooking Lough Foyle. It comprises three separate clusters of development. There are only limited local facilities, with Sistrakeel Primary School in the most western cluster and one significant commercial business.
- 1.2 No new development has taken place in Glack in recent years. It had a population of 183 at 2001. Glack is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation GK 01	Settlement Development Limit
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A settlement development limit is designated as identified on Map No. 4/13 – Glack.

- 1.3 The development limit defines a boundary around the three existing clusters of housing scattered along Tartnakilly Road, while still providing the opportunity for future development. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

GORTNAHEY

1.0 SETTLEMENT HIERARCHY

- 1.1 Gortnahey is located 5 kilometres north west of Dungiven and 13 kilometres south of Limavady. Altahullion Hill lies to the west of the hamlet, and there are extensive views to the east over the River Roe to Benbraddagh. It has evolved as two clusters of development, with an area of primarily public housing at Gortnahey Road and private housing at Beech Road. There is a primary school and Roman Catholic Church within the hamlet, but no commercial services. There are proposals, however, to provide a community hall and two retail units on the site of the existing McCartney Memorial Hall. Gortnahey has experienced an increase in population over the last decade reaching 285 in 2001, and is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation GY 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/14 – Gortnahey.

- 1.2 The development limit will consolidate the existing clusters and provide opportunities for infilling and rounding off. Any development will be required to be in character, in terms of density, height and design, with the existing built form

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

LARGY

1.0 SETTLEMENT DESIGNATION

- 1.1 Largy is located 5 kilometres south of Limavady, adjacent to the B192 Limavady to Dungiven road. It has evolved as a linear settlement with a church, primary school and other community facilities in close proximity. New development at Brookfield Park, and the erection of a number of single dwellings along Polly's Brae Road in recent years has led to a significant increase in population from 90 in 1991 to 144 by 2001. Largy is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation LG 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/15 – Largy.

- 1.2 The development limit encompasses the existing linear pattern of development in Largy, and provides for limited infill development. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS1 of PPS 8.

SHANVEY

1.0 SETTLEMENT DESIGNATION

- 1.1 Shanvey is located approximately 6 kilometres north of Limavady on Aghanloo Road, the A2 coastal route between Limavady and Coleraine. This small hamlet has developed in the area between the flood plain of the River Roe and the lower slopes of Binevenagh Mountain, which provides an impressive backdrop to the settlement. It includes a small primary school. Shanvey is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation SY 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/16 – Shanvey.

- 1.2 It is considered because of Shanvey's limited facilities, and its location within the North Derry AONB and Countryside Policy Area, there is little scope for further expansion. Some opportunities for development exist within the development limit, which should respect the hamlet's sensitive setting. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

COUNTRYSIDE AND THE COAST

1.0 INTRODUCTION

1.1 Volume 1, Part 3 sets out the Regional planning context and the Plan's strategic overview and designations relating to various designations that relate to the Plan area overall, or are of more than local significance. The following section addresses local issues relating specifically to nature conservation and historic landscapes.

2.0 AREAS OF INTERNATIONAL AND NATIONAL CONSERVATION IMPORTANCE

2.1 A number of Areas of International and National Nature Conservation Importance are located within Limavady Borough and comprise the following:

cSAC	Banagher Glen Binevenagh Magilligan
ASSI	Altmore Glen Ballycastle Coalfield Banagher Glen Binevenagh Bovevagh Carn/Glenshane (Part of) Pass Lough Foyle (Part of) Magilligan
ASI	Carrickhugh North Derry (Part of)

2.2 These areas of International and National Importance are identified on Map No 4 – Limavady Borough. Further details are set out in the Countryside Assessment Technical Supplement.

2.3 Development proposals within or adjoining these areas will be assessed in accordance with prevailing regional policy as set out in PPS 2: Planning and Nature Conservation.

2.4 All Areas of International and National Nature Conservation Importance are also identified as Areas of Constraint on Mineral Development under Plan designation

3.0 SITES OF LOCAL NATURE CONSERVATION IMPORTANCE (SLNCIs)

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

Designation	LSLNCI	Sites of Local Nature Conservation Importance
The following Sites of Local Nature Conservation Importance are designated as identified on Map No. 4 - Limavady Borough:		
LSLN 01	Aghabrack	(Map No. 4/18)
LSLN 02	Aghanloo	(Map No. 4/19)
LSLN 03	Altahullion Burn	(Map No. 4/20)
LSLN 04	Altattan Glen	(Map No. 4/21)
LSLN 05	Avish	(Map No. 4/22)
LSLN 06	Ballykelly Glen	(Map No. 4/18)
LSLN 07	Ballykelly Moraine	(Map No. 4/23)
LSLN 08	Ballymullholland	(Map No. 4/24)
LSLN 09	Ballyrisk More	(Map No. 4/25)
LSLN 10	Barony Glen	(Map No. 4/26)
LSLN 11	Benady Glen	(Map No. 4/27)
LSLN 12	Benbradagh Bog	(Map No. 4/28)
LSLN 13	Benbradagh West	(Map No. 4/30)
LSLN 14	Brown Hill	(Map No. 4/29)
LSLN 15	Carnanbane	(Map No. 4/30)
LSLN 16	Carnfin/Cahery Woodland	(Map No. 4/31)
LSLN 17	Carrick Rocks	(Map No. 4/23)
LSLN 18	Castle River	(Map No. 4/32)
LSLN 19	Curly River	(Map No. 4/25)
LSLN 20	Curraghlane	(Map No. 4/28)
LSLN 21	Deer Park Wood	(Map No. 4/23)
LSLN 22	Dernaflaw Sand Pit	(Map No. 4/33)
LSLN 23	Derrylane	(Map No. 4/34)
LSLN 24	Derrynaflaw	(Map No. 4/33)
LSLN 25	Dogleap	(Map No. 4/23)
LSLN 26	Donald's Hill	(Map No. 4/35)
LSLN 27	Drenagh Lake	(Map No. 4/31)
LSLN 28	Drumadreen	(Map No. 4/36)
LSLN 29	Drumsurn	(Map No. 4/35)
LSLN 30	Eden Lodge	(Map No. 4/37)
LSLN 31	Faughanvale	(Map No. 4/38)
LSLN 32	Fruitfield Delta 1, 2 & 3 incorporating Tully Sand Pit and Farlow Wood	(Map No. 4/39)
LSLN 33	Generals Bridge	(Map No. 4/21)
LSLN 34	Greysteel Beg	(Map No. 4/38)
LSLN 35	Leganaman Pot	(Map No. 4/40)
LSLN 36	Legavannon Pot East	(Map No. 4/35)
LSLN 37	Legavannon Pot West	(Map No. 4/35)

LSLN 38	Loughermore Mountain	(Map No. 4/41)
LSLN 39	Lower Drummans	(Map No. 4/24)
LSLN 40	Moneyrannel	(Map No. 4/39)
LSLN 41	Mulkeeragh Wood	(Map No. 4/23)
LSLN 42	Mullaghmore Complex (part)	(Map No. 4/26)
LSLN 43	Oakhill	(Map No. 4/35)
LSLN 44	Ovil	(Map No. 4/42)
LSLN 45	Owenbeg	(Map No. 4/21)
LSLN 46	River Roe	(Map No. 4/43)
LSLN 47	Spincha Burn	(Map No. 4/29)
LSLN 48	Tamney	(Map No. 4/21)
LSLN 49	Tircreven Burn	(Map No. 4/22)
LSLN 50	Umbra	(Map No. 4/22)
LSLN 51	Wood Burn	(Map No. 4/34)

4.0 AREAS OF CONSTRAINT ON MINERAL DEVELOPMENT

Designation LACMD 01 Areas of Constraint on Mineral Development

Areas of Constraint on Mineral Development are designated as identified on Map No. 4 - Limavady Borough at the following locations:

- 1. Banagher Glen cSAC**
- 2. Binevenagh cSAC**
- 3. Magilligan cSAC**
- 4. Altmover Glen ASSI**
- 5. Ballycastle Coalfield ASSI**
- 6. Banagher Glen ASSI**
- 7. Binevenagh ASSI**
- 8. Bovevagh ASSI**
- 9. Carn/Glenshane ASSI**
- 10. Pass ASSI**
- 11. Lough Foyle ASSI**
- 12. Magilligan ASSI**
- 13. Carrickhugh ASI**
- 14. North Derry ASI**

4.1 By their nature, scale, location and duration of operation, mineral developments frequently impact more severely on the environment than any other form of development. They can damage or destroy sites of nature conservation or earth science value and sites of historic or archaeological interest. They can also have a significant visual impact on the landscape and have an adverse effect on the amenity of the people living nearby.

4.2 Areas of Constraint on Mineral Developments are identified to safeguard the most valuable and vulnerable areas of the environment

within the Borough from the detrimental effects of mineral extraction. Their identification has taken account of nature conservation interests, the archaeological and built heritage, landscape quality and character, visual prominence, amenity value and geological/geomorphological interest.

- 4.3 In view of their scientific importance, all ASSIs, ASIs, Ramsar sites and SPAs are designated as Areas of Constraint on Mineral Developments. SLNCIs, the greater part of the AONB based Countryside Policy Areas (CPAs) and small portions of the rural remainder are also designated as Areas of Constraint on Mineral Developments.
- 4.4 Proposals for the development of mineral resources will be determined in accordance with prevailing regional planning policy, current set out in MIN 3 of the Rural Strategy and, in addition, Policy COU 16 as contained in Volume 1, Part 3 of the Plan.

5.0 HISTORIC PARKS, GARDENS AND DEMESNES

- 5.1 The following Historic Parks, Gardens and Demesnes are designated.

Designation LHPG	Historic Parks, Gardens and Demesnes
The following Historic Parks, Gardens and Demesnes of special historic interest are designated as identified on Maps No.s 4/03 and 4/58 – 4/60:	
	1. Bellarena (Map No. 4/58)
	2. Drenagh (Map No. 4/59)
	3. Knockan and Ash Park (Map No. 4/60)
	4. Walworth (Map No. 4/03)

- 5.2 The Historic Parks, Gardens and Demesnes of Special Historic Interest listed above will be detailed in a register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland to be published by the Environment and Heritage Service, DOE. The Register will summarise the historical significance of the site and the contribution its planned features make to the local landscape. It will also seek to encourage the public and owners, to value and support the protection and maintenance of such sites.
- 5.3 Bellarena was founded in the mid 17th century. It is located on the River Roe. Drenagh dates from the early 18th century. The Castle River runs to the south of the house, while the Curly River runs to the north and east. Knockan and Ash Park incorporate gardens which are privately owned. The house at Knockan was founded in the late 18th

century. Walworth was established in the early 17th century. The site is privately owned.

- 5.4 Prevailing regional policy for the protection of Historic Parks, Gardens and Demesnes of Special Historic Interest is set out in PPS 6 Planning, Archaeology and the Built Heritage. Additional information about the site is contained in the Countryside Assessment Technical Supplement.

Northern Area Plan 2016

Draft Plan

VOLUME 2, PART 7:

Moyle District

May 2005

BALLYCASTLE

1.0 DEVELOPMENT CONTEXT

- 1.1 Ballycastle is a modest sized market town, providing a good range of services for its own population. It has an extensive rural hinterland and has retained a remarkably robust retail and commercial centre. It is also the administrative centre for the District and its schools serve the greater part of the area. The town had a permanent population of 5,073 by 2001, although, in the summer especially, the population is swelled by a considerable number of additional staying visitors. The town lies within the Antrim Coasts and Glens AONB and adjacent to the Causeway Coast AONB. It has a very attractive and high quality visual setting.
- 1.2 Within the RDS Spatial Framework for Rural Northern Ireland, Ballycastle is recognised as a Local Hub, situated between the Strategic Natural Resources of the Antrim Coast and Glens and the Causeway Coast. Ballycastle is linked to Rathlin Island, the only inhabited off shore island in the Region, by a regular ferry service. Ballycastle is 30 kilometres east of Coleraine, 90 kilometres north of Belfast and 45 kilometres north of Ballymena with good road links to the Northern Corridor.
- 1.3 The town has grown considerably in the past 20 years, with more than a 50% increase in the resident population. There has also been an increase in its holiday population with a rapid growth in the number of second homes in the past decade, following the earlier growth of caravan parks. The harbour, which was enlarged and modernised in the mid 1990s, is capable of accommodating a possible reinstatement of the Campbelltown ferry.
- 1.4 In the 15 years from mid 1988 to mid 2004, a total of 1,166 new dwellings were completed in the town. This is more than twice the rate of growth anticipated by the North East Area Plan for the period from 1988 to 2002. The relatively high rate of house construction has resulted in a considerably larger permanent population than anticipated, and rapid growth in the number of second homes. By 2001 there were an estimated 387 second homes in the town (17% of all dwellings). Most residential expansion that has taken place in the past 15 years has been on green field sites along the western fringe of the town, particularly major developments between Ramoan Road and Whitehall Road on both sides of Leyland Road. There has also been a considerable amount of brown-field development since 1988, with 229 dwellings completions - 20% of the total.
- 1.5 The town centre retains the atmosphere of a small Irish market town with a remarkably well preserved historic town centre, including a notable collection of traditional shop fronts, and listed buildings. There

was an early flourish of industrialisation in Ballycastle during the mid eighteenth century, based upon cheap coal and other locally available raw materials such as kelp. However, this industry subsequently declined and the town developed as a market town and resort during the nineteenth century.

2.0 BALLYCASTLE CONSERVATION AREA

- 2.1 A Conservation Area was designated in the historic town centre and environs of Ballycastle in 1990, and the boundary is shown on the Ballycastle Town Centre Map (Map No. 5/01b). Detailed information on the historic evolution of Ballycastle and design guidelines for new development within the Conservation Area is provided in the Ballycastle Conservation Area Design Guide booklet. Since the publication of this supplementary planning guidance, significant progress has been made in maintaining and enhancing the Conservation Area, with sympathetic repairs, restoration and redevelopment, and there have been improvements to lighting, footpaths and street features.
- 2.2 The supplementary planning guidance of the Ballycastle Conservation Area Booklet provides detailed design guidance with which development will be expected to fully conform.
- 2.3 Unlike the other North Coast towns, Ballycastle lies in a sheltered bay, protected by hills from the onshore winds which would otherwise inhibit tree and plant growth. The town is noticeably well wooded with many fine individual trees and groups of deciduous trees flourishing inside the grounds of larger houses. The town has an exceptionally attractive setting, with extensive seaward views that include the bold headland of Fair Head, the rugged profile of Rathlin Island, and the long line of hills along the Kintyre peninsula. Inland the forested slopes of Knocklayde, flanked by Glentaisie and Glenshesk, contribute greatly to the attractiveness of the setting of Ballycastle.

3.0 DEVELOPMENT STRATEGY

- 3.1 Consistent with Ballycastle's role as a Local Hub in the RDS and its relatively isolated position in relation to other main settlements, the town has been evaluated as having modest potential for growth.
- 3.2 In the previous Plan there was a significant level of over-provision of housing opportunities, based on the RDS indicator. The rapid physical growth in the past has been of a relatively loose urban form, including considerable undeveloped and under-used areas. The last Plan provided extensive areas of zoned housing land primarily to the west and north of the town, along with areas of undeveloped 'white land', that have only partially been developed.

- 3.3 It is considered there is no need to carry forward much of the undeveloped land within the development limit of the North East Area Plan. This assessment is as a consequence of the emphasis of the Regional Strategy on achieving more compact, sustainable urban forms and taking into account the quantity and range of urban capacity sites designated within the urban footprint. Accordingly, many of the uncommitted peripheral sites in the NEAP have been excluded and the town's development limit has been more tightly defined. The emphasis throughout the Plan period will be on maximising development within the existing urban footprint, and the achievement of an attractive, compact and efficient living environment.
- 3.4 The Plan recognises Ballycastle town centre to be a significant commercial centre for the greater part of Moyle District, meeting many of the retail and other business needs of the local community. In addition, it has a significant specialist, retail and other commercial role, providing a valued service to visitors. The town centre has a range of good quality restaurants and other catering facilities. The Plan aims to protect the vitality and viability of the existing commercial centre. In the context of the modest size of the local shopping catchment, the town centre is particularly vulnerable to the impact of major suburban retail development, which will therefore not be acceptable.
- 3.5 There has been some modest business development in the past 20 years. The Plan will retain the existing industrial zoning at Leyland Road for appropriate business uses.

4.0 SETTLEMENT DESIGNATION

- 4.1 Ballycastle is designated as a Local Hub in the Regional Development Strategy.

Designation BE 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/01a - Ballycastle.

- 4.2 A development limit is defined for Ballycastle sufficient to meet the town's development needs and opportunities in the period up to the year 2016. To ensure consistency with the RDS, a number of changes have been made to the Ballycastle development limit. Due to the scale of development since 1998 and the current level of outstanding planning permissions, it is considered that there is no need for retaining much of the green-field land within the previous development limit.

5.0 HOUSING

5.1 On the basis of the District Housing Indicator and the Towns identification as a local hub and the seven tests of the evaluation framework of the RDS, the Plan allocates 649 dwellings to Ballycastle in the period from 1998 to 2016. The Table below illustrates the distribution of housing in Ballycastle in mid 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	649
Completions 1998-July 2004	550
Under Construction July 2004	69
Commitments July 2004	149
Windfall Allowance	27
Housing zonings	268

5.2 In the period from December 1998 to July 2004, a total of 550 dwellings were completed in the town. In July 2004 there were 69 dwellings under construction and a further 149 dwellings approved but not started.

5.3 A thorough evaluation of urban capacity has resulted in the identification of a further 19 sites with a total area of 10.2 hectares and an estimated potential of 268 dwellings within Ballycastle's urban footprint, which are physically suitable for housing development. It is assumed, within the Plan period that 60% of this potential will be completed, therefore the projected yield from the designated urban capacity sites is 161.

5.4 In the context of development experience in the past 5 years, the Plan projects a further 27 dwellings may be expected to be developed on windfall sites over the remainder of the Plan period, bringing the total estimated yield within the urban footprint to 178 dwellings.

Housing Zonings (Urban Capacity Commitments)

The following housing sites have planning permission and are designated on Map No. 5/01a - Ballycastle or Map No 5/01b – Ballycastle Town Centre:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Market Yard	21	0.31	No	BEH 01
Leyland House	10	0.52	No	BEH 02
Leyland Rd./Ramoan Rd.	9	0.40	No	BEH 03

22 Cedar Avenue	2	0.10	Yes	BEH 04
Quay Road/Mary Street	39	0.53	No	BEH 05
8 Moyle Road	45	0.92	Yes	BEH 07
Rockfield	5	0.24	Yes	BEH 08
8-10 North Street	15	0.09	No	BEH 09

Housing Zonings (Urban Fringe Commitments)

The following housing sites have planning permission and are designated on Map No. 5/01a – Ballycastle:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Camán Drive Extension	18	0.96	Yes	BEH 06
Drumavoley Road	10	1.44	Yes	BEH 29
10 Whitepark Road	19	1.31	Yes	BEH 30
Whitepark Rd/Leyland Rd	25	1.63	No	BEH 31
Hillside Road	18	0.88	Yes	BEH 32

Housing Zonings (Urban capacity)

The following urban capacity sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BEH 10

Mill Street (0.66 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. Development shall not be greater than two storeys in height.
3. Access shall be from Mill Street.
4. A 2.0m wide footway shall be provided along the frontage of the site and connected to the existing network.
5. Any development will require thorough examination of ground conditions and possible remedial works for this previously filled site.
6. The hedge to the north west of the site shall be retained and the planting at the rear should be retained and enhanced.

Housing Zoning BEH 11

Clare Avenue (0.41 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall not be greater than two storeys in height.
3. The development of the site may require additional lands to provide an access to a public road.
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning BEH 12

Rear of 34 Rathlin Road (0.17 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall not be more than two storeys in height.
3. The development of the site may require additional lands to provide an access to a public road.
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning BEH 13

15 Glenshesk Road (1.00 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Development shall comply with the Conservation Area design guidance.
3. Development shall not be greater than three storeys in height.
4. The development of the site may require additional lands to provide an access from Glenshesk Road.
5. A 2.0m wide footway shall be provided along the entire frontage of the site with Glenshesk Road and the existing stone boundary wall shall be rebuilt behind the visibility splays.
6. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning BEH 14

47 Quay Road (0.15 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare.

2. Sympathetic refurbishment of the building and archway on the Quay Road frontage will be required.
3. Any proposal to demolish buildings on this site will be subject to Policy BH14 of PPS 6 Planning, Archaeology and the Built Heritage.
4. Development shall comply with the Conservation Area design guidance.
5. Development shall be not more than three storeys in height.
6. Any development shall provide for retention of all significant historical features within the site.
7. Access shall be from Quay Road.

Housing Zoning BEH 15

39 Mill Street (0.34 ha.)

Key Site Requirements-

1. Development shall be within the range of 8 to 12 dwellings per hectare.
2. Development shall not be greater than two storeys in height.
3. Access shall be from Mill Street.
4. No part of any dwelling shall be less than 8 metres from the front or rear site boundaries to ensure existing and proposed dwellings have satisfactory amenity and privacy.

Housing Zoning BEH 16

Rear of Sheskburn House (0.23 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Development shall be two storeys in height and the design shall be consistent with adjoining buildings.
3. The access shall be from Sheskburn Avenue.
4. Pedestrian linkages shall be provided to the footpath adjacent to the Tow River close to the southern boundary of the site.
5. Detailed consultation will be required with Rivers Agency regarding the relationship of any development on this site with the adjoining River Tow.
6. A generous buffer zone of at least 15 metres shall be retained free from all development alongside the Tow River to protect its character.
7. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning BEH 17

23 Mill Street (0.21 ha.)

Key Site Requirements-

1. Development shall be within the range of 8 to 12 dwellings per hectare.
2. Development shall not be greater than two storeys in height.
3. The access shall be from Mill Street.
4. No part of any dwelling shall be less than 8 metres from the front or rear site boundaries to ensure existing and proposed dwellings have satisfactory amenity and privacy.

Housing Zoning BEH 18
Whitehall East Leyland Heights (1.89 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall not be more than two storeys in height.
- ~~3.~~ The preferred access to the site shall be from Leyland Heights.
4. Improvement works shall be required to the neighbouring watercourse.
5. The existing hawthorn hedges shall be retained throughout the site.
6. An area of open space of at least 0.21 hectares shall be developed on the upper slopes.
7. A generous buffer zone of at least 12 metres shall be retained free from all development between the watercourse and any buildings.

Housing Zoning BEH 19
Adjoining Ballycastle High School (0.98 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. Development shall not be greater than two storeys in height.
3. The design and orientation of any development shall minimise intrusion and loss of privacy for neighbouring dwellings.
4. The development of the site will require additional land to provide an access to a public road.

Housing Zoning BEH 20
17 North Street (0.05 ha.)

Key Site Requirements-

1. Development shall be within the range of 120 to 180 dwellings per hectare.
2. Development shall comply with the Conservation Area design guidance.
3. Development shall not be less than two storeys or greater than three storeys in height and the design of any building shall be consistent with neighbouring buildings.
4. The access shall be from Strandview Avenue.
5. A 2.0m wide footway shall be provided along the frontage of the site and connected to the existing network.

Housing Zoning BEH 21
Adjoining 15-19 Drumavoley Park (0.26 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall not be greater than two storeys in height.
3. The access shall be from Dunamallaght Park.
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit

of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning BEH 22

Dunamallaght Park (0.15 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall not be greater than two storeys in height.
3. The access shall be from Dunamallaght Park.
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning BEH 23

Drumavoley House (0.97 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall generally not be greater than two storeys in height.
3. The access shall preferably be from Dunamallaght Road.
4. A 2.0m wide footway shall be provided along the entire site frontages of Dunamallaght Road and Drumavoley Road using land within the site.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning BEH 24

Adjoining Lir Court (0.22 ha.)

Key Site Requirements-

1. Development shall be within the range of 8 to 12 dwellings per hectare.
2. Development shall not be more than two storeys in height.
3. Access shall be from Lir Court.
4. Appropriate tree planting will be required to soften and shield visual impact from coastal views.

Housing Zoning BEH 25

7-9 Quay Road (0.04 ha.)

Key Site Requirements-

1. Development shall be within the range of 80 to 120 dwellings per hectare.
2. Consideration should first be given to the sympathetic refurbishment of the building and possible rear extension.
3. Any proposal to demolish the buildings on the site will be subject to Policy BH14 of PPS 6 Planning, Archaeology and the Built Heritage.
4. Any proposed redevelopment shall replicate the architectural style and detail of the original building.

5. Development shall comply with the Conservation Area design guidance.
6. No vehicular access shall be permitted to or from the site on to Ann Street.

Housing Zoning BEH 26

Fairhill Street (0.35 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. Development shall comply with the Conservation Area design guidance.
3. Development shall be not be more than two storeys in height.
4. The development of this site may require additional land to provide an access to a public road.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater. It is anticipated the belt of mature trees along the boundary of this site shall be entirely retained.
6. A generous buffer zone of at least 12 metres shall be retained free from all development along side the Tow River. This area shall be integrated into the open space provision for the development.
7. Provision shall be made for a riverside footpath, with links from any proposed development to adjacent areas along the river.
8. Detailed consultation will be required with Rivers Agency regarding the relationship of any development on this site with the adjoining River Tow.

Housing Zoning BEH 27

East of Gortamaddy Park (2.07 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall not be more than two storeys in height.
3. The accesses to the site shall be from Leyland Road and via the adjacent development at Leyland Park. A road linking this site through the adjacent development at Leyland Park to Leyland Road shall be provided.
4. A right turn facility may be required at the junction of the new access road with Leyland Road.
5. A planting scheme of local and native species will be necessary to integrate development into this prominent rolling hill.
6. The stream and its corridor shall be protected and free from all development. The stream shall not be culverted.

Housing Zoning BEH 28

Rear of 63-65 Castle Street (0.07 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. Development shall comply with the Conservation Area design guidance.
3. Development shall not be greater than three storeys in height.
4. The development of this site may require additional lands to provide an access to Mill Street.

6.0 APARTMENT DEVELOPMENT

Designation BEA 01 Area of Opportunity for Apartments

Apartment proposals will only be approved within the area designated as potentially suitable as indicated on Map No. 5/01b – Ballycastle Town Centre.

- 6.1 Ballycastle has become a popular location for new apartment developments attractive to the second home market. There has been considerable community concern at the visual and social impact of this development. The Plan designates an area along the seafront of Ballycastle where there will be opportunities for apartment development. Outside this area, however, the Department will protect the established character of existing residential areas and apartment proposals will not be acceptable.

7.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 7.1 The following plan identifies 0.7 ha of existing industrial land for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3:

**Industrial Designation BEI 01
Moyle Enterprise Centre (0.73 ha.)**

- 7.2 This site incorporates at present a range of business uses.
- 7.3 In addition the Plan zones 2.3 hectares of land for proposed industry. The RDS advocates a generous supply of land for employment purposes.

Industrial Zoning

The following site is zoned for industrial development, subject to compliance with the key site requirements and other requirements for the development of the site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Industrial Zoning BEI 02

Leyland Road Industrial Estate (2.27 ha.)

Key Site Requirements-

1. Limited to light industry only, due to proximity of existing dwellings
2. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
3. A 5 metre wide belt of trees of native species shall be planted along the north east and north west boundaries.
4. Ancillary facilities, including air conditioning and other noise generating equipment, shall be located away from the communal boundaries with surrounding housing.
5. The access shall be from Leyland Road.

- 7.4 This proposed industrial zoning has satisfactory road connections with all necessary infrastructure in place. The site is suitable for light industry only, due to its proximity to existing dwellings.

8.0 OPEN SPACE

- 8.1 Ballycastle is adequately provided with informal recreational and amenity spaces, including public and private open space, children's play space and playing pitches based on PPS 8: Open Space Sport and Outdoor Recreation. In addition, the beach to the east of the town provides an extensive area for walking and passive recreation.
- 8.2 The private housing developments of the 1980s and 1990s tend to have very limited or no incidental open spaces particularly in the western side of the town. The Department, consistent with PPS 7: Quality Residential Environments and PPS 8: Open Space, Sport and Outdoor Recreation, requires new residential development to make provision for appropriate open space.
- 8.3 The Department will seek to enhance the network of footpaths within the town through the development control process.
- 8.4 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

Open Space Zoning

The following site is proposed for recreational open space:

Open Space Zoning BEO 01

Quay Road Recreation Grounds Extension (1.21 ha.)

- 8.5 This area has been zoned as a proposed extension to the Recreation Grounds, particularly to meet the need of additional recreational space in the town.

9.0 BALLYCASTLE AREA OF ARCHAEOLOGICAL POTENTIAL

- 9.1 An Area of Archaeological Potential has been identified in Ballycastle, and is shown on Map No. 5/01a - Ballycastle and Map No. 5/01b - Ballycastle Town Centre. This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

10.0 TOWN CENTRE

- 10.1 The Plan seeks to promote a vibrant town centre, which will function more effectively as a focus for the local community, but also provide a positive experience for visitors and tourists. The town centre has potential to enhance further its role of servicing North Coast tourism. The retail household survey of summer 2003 indicated that the town is performing satisfactorily as a local retail centre, and also benefits from visitor spending. Its vitality and viability, however remain vulnerable to external competition particularly from suburban retail development.

Designation BET 01

Ballycastle Town Centre

A Town Centre is designated and identified on Map No. 5/01b - Ballycastle Town Centre.

- 10.2 A town centre is defined within which all retail development will normally be required to locate. The boundary has been defined to exclude all significant housing groups, which are considered to have a viable future as a residential environment. Within this town centre boundary a number of development opportunities are identified including gap sites, properties requiring redevelopment or major refurbishment to bring them back into beneficial use.

11.0 TRANSPORTATION

- 11.1 Ballycastle lies at the northern end of the A44 trunk road, which is part of the Regional Strategic Transport Network. It is served by a number of other routes, Moyarget Road, Straid Road, Whitepark Road, Cushendall Road, and Glenshesk Road. Most of these routes converge on the town centre, into Castle Street and Ann Street, where the levels of on-street parking and servicing of adjacent properties can cause disruption to the flow of traffic into and through the town. However, it is considered that there will be no need for relief measures in the town centre and therefore no significant new provision is likely to be required within the Plan period in Ballycastle town centre. Traffic management measures such as the refinement of junction layouts, changes to and stricter enforcement of waiting restrictions, and alterations to directions of flow, may be required to maintain network efficiency as traffic patterns change and as development land is taken up through the Plan period.
- 11.2 During the Plan period, a number of Local Transport and Safety Schemes will be designated for implementation within the Ballycastle area, which is designated within the “Other Urban Area” category in the Sub-Regional Transport Plan (SRTP). These schemes, which will be in line with the Regional Transportation Strategy, will further enhance the area through better management of traffic, traffic calming measures, collision reduction schemes, provision of facilities for the disabled, and improvements to the road, cycle, and footway networks. Implementation of designated schemes will be subject to the availability of resources within the SRTP.

12.0 PARKING

- 12.1 There are two distinct areas in Ballycastle, the retail/commercial area based around Ann Street, The Diamond, and Castle Street, and the sea front / Harbour area. There are a total of approximately 890 parking spaces available for public use in Ballycastle, of which 360 (40%) are on-street. Most of these on-street spaces are unrestricted, that is they have no time limit applied to them, while only 100 are restricted to ‘1 hour in any 2 hours’ and are well used for short-stay parking. This level of parking provision is generally adequate to cope with the normal level of demand for most of the year, and for normal retail uses, but pressure on parking spaces from tourists and day-trippers is highest during July and August.
- 12.2 The Ann Street and Castle Street areas remain the most popular parking destinations, where the levels of on-street parking and servicing of adjacent properties, on occasions in contravention of the regulations, can cause disruption to the flow of traffic into and through the town. The designation of “loading bays” could help to facilitate servicing and reduce the level of double parking.

- 12.3 Most of the off-street car parks generally operate under capacity, in particular Castle Street and Fairhill Street Car Parks. Castle Street car park is used to capacity on only a few occasions a year. Ann Street car park is the exception and is the most heavily used car park all year round. An appropriate level of parking charge will be considered, and this will help to displace medium/long stay parkers to the other free car parks, releasing spaces for short stay visitors and shoppers.
- 12.4 In accordance with the Department of Regional Developments policy to cater primarily for short-stay parkers in town centres, the objective is to reduce the number of unrestricted spaces in Ballycastle. A more structured and effective enforcement and management regime, to include improved signage, will be put in place following the introduction of Decriminalised Parking Enforcement (DPE). This which will also allow the consideration of "Residents Parking" issues where appropriate. Even if all proposed development materialises, there is unlikely be a shortfall in the overall parking capacity by the end of the Plan period, apart from a limited number of exceptional cases during the summer season. However, parking supply and demand will be regularly reviewed in the light of the implementation of these proposals and the effects of DPE, and action taken as appropriate.

13.0 LOCAL LANDSCAPE POLICY AREAS (LLPAS)

- 13.1 Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where an additional degree of control is considered necessary, this is specified.

Designation BEL 01 Tow Valley Lower LLPA

A Local Landscape Policy Area is designated as identified on Map No 5/01a – Ballycastle and Map No. 5/01b – Ballycastle Town Centre.

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

- 1. The wooded slopes and open recreational grounds of the lower Tow valley contribute greatly to the quality of the setting of Ballycastle. The wooded mound of Dun-a-Mallaght motte is a landmark feature within this area.**

- 13.2 The landscape quality of this area needs to be respected, therefore no development is acceptable other than modest scale, appropriately designed buildings essential to the effective functioning of the recreational land.

Designation BEL 02 Glenshesk LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/01a – Ballycastle.

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

- 1. The sloping banks of the Glenshesk River define the south eastern approaches to Ballycastle.**

13.3 This area is within the Antrim Coast and Glens AONB where no further development is appropriate other than that demonstrated to be essential for agricultural purposes.

Designation BEL 03 Carey River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/01a – Ballycastle.

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

- 1. The open land south of the Carey River is important to the setting of Ballycastle.**

13.4 This area is within the Antrim Coast and Glens AONB and contains the Arcavalley and Corey Valley designated Site of Local Nature Conservation Importance (SLNCI). No further development is appropriate other than that demonstrated to be essential for agricultural purposes.

Designation BEL 04 Coast and Links LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/01a – Ballycastle.

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

- 1. This area is of exceptional landscape quality and exceedingly prominent whether in the views eastward out of the town towards Fair Head, or westwards towards the town from the Coast Road approach.**
- 2. This area contains the substantial ruins of Bonamargy Friary, which is a monument in state ownership, the golf links on the dunes south of Ballycastle Strand and the rocky cliff backed coastline beyond.**

- 13.5 Due to the exceptional visual quality and sensitivity of this area within the Antrim Coasts and Glens AONB and Ballycastle Beach designated Site of Local Nature Conservation Importance (SLNCI), no further development will be acceptable.
- 13.6 Any replacement buildings, including dwellings, shall not increase the volume or height of the existing building or dwelling by more than 15%.

Designation BEL 05 Drumavoley House LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/01a – Ballycastle.

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

- 1. This LLPA incorporates the well-wooded grounds around a large detached house.**

- 13.6 While this is zoned as an urban capacity housing site, the maximum retention and protection of the existing woodland and related habitat will be required.

Designation BEL 06 Tow Valley Upper LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/01a – Ballycastle.

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

- 1. The open meadows and lower valley slopes of the Upper Tow valley, are of great landscape value in defining the setting of Ballycastle. The views from Moyarget Road towards the town and towards the north western slopes of Knocklayde mountain are particularly significant and worthy of protection.**

- 13.7 In this LLPA within the Antrim Coast and Glens AONB, no further development will be acceptable, other than that demonstrated to be essential for agricultural purposes.

Designation BEL 07 Ramoan LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/01a – Ballycastle.

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

- 1. This area includes substantial groups and belts of deciduous trees, which greatly enhance the eastern approaches to Ballycastle. These tree groups are worthy of protection and retention.**

13.8 In this LLPA within the Antrim Coast and Glens AONB, no further development will be acceptable, other than that demonstrated to be essential for agricultural purposes.

Designation BEL 08 Clare Park LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/01a – Ballycastle.

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

- 1. This area of parkland, associated with the former large residence at Clare Park, is almost unique on the North Coast, where the land immediately behind the bold cliffs west of Ballycastle incorporate significant tree groups.**

13.9 This area within the Causeway Coast AONB will continue to be protected from all inappropriate development. It will be an essential planning requirement that the landscape integrity of this area is fully respected.

Designation BEL 09 Marconi Memorial LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/01a – Ballycastle.

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

- 1. This dramatic area of shoreline backed by cliffs within the Causeway Coast AONB incorporates Ballycastle Coast designated Site of Local Nature Conservation Importance (SLNCI).**

13.10 This LLPA will be protected from all development other than that required for essential public services that cannot be located elsewhere.

Designation BEL 10 Ballycastle Seafront LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/01a – Ballycastle.

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

- 1. This area of centrally located open space on the seafront, owned and maintained by Moyle District Council, provides valuable formal and informal recreational space.**

13.11 Only modest scale development enhancing its recreational use will be acceptable.

Designation BEL 11 Fairhead View LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/01a – Ballycastle.

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

- 1. This LLPA incorporates an extensive tree belt around the perimeter dominated by large deciduous trees.**

13.12 It has development potential for one large or two modest infill dwellings, provided it can be demonstrated that the integrity of the woodland will be maintained.

Designation BEL 12 Ballycastle High School and St Patrick's and St. Bridget's Church LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/01a – Ballycastle.

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

- 1. This large area in the centre of Ballycastle incorporates a very prominent listed building (St Patrick's and St. Bridget's Church), the buildings of Ballycastle High School, and their related grounds which includes significant tree groups.**

13.13 Any further extensions of the existing buildings should be consistent with their character and provide for the maximum retention of the existing groups of trees.

Designation BEL 13 Ballycastle Presbyterian Church LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/01a – Ballycastle.

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

- 1. This distinctive Listed Building and its associated grounds and grave yard includes significant numbers of deciduous trees.**

13.14 This is a considerable visual asset alongside the town's main approach and will be protected from all inappropriate development.

Designation BEL 14 O'Connor Memorial LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/01a – Ballycastle and Map No. 5/01b – Ballycastle Town Centre.

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

- 1. The tree framed Listed Building of Holy Trinity Church, set behind The Diamond, provides a high quality visual focus in the heart of the town.**

13.15 Any alterations to this centrepiece of the Conservation Area will be required to be particularly sensitive to its visual quality.

BUSHMILLS

1.0 SETTLEMENT DESIGNATION

- 1.1 Bushmills is a small town within the Causeway Coast Area of Outstanding Natural Beauty. Bushmills lies within Moyle District however a small area to the West of Dunluce Secondary School and Dunluce Presbyterian Church lies within the Coleraine Borough. Bushmills functions as a gateway to the Causeway Coast as well as a service centre for the surrounding rural area. The town developed around a series of mills that harnessed the water- power of the Bush River. It is best known, however, for Old Bushmills Distillery, which provides considerable employment as well as being a tourist attraction in its own right. The recently re-opened section of narrow gauge railway linking the town with the Giant's Causeway emulates the pioneering tramway of the 19th Century that carried visitors from Portrush to the Giant's Causeway via Bushmills. The town has retained, largely intact, much of its small North Irish market town character, with nearly 90 listed buildings. The central area was designated a Conservation Area in 1992. Its convenient location adjacent to the Causeway Coast and its distinctive historic setting makes it an attractive location for tourist and holiday homes.
- 1.2 There has been an upsurge of private housing development in the town since 1990. Some of this has been of particularly high quality, notably Bushford and Riverdale Lodge close to the historic core of the settlement. The 2001 Census population for the town was 1,314.
- 1.3 Bushmills has extensive facilities for a community of its size, including nursery, primary and secondary schools, all with spare capacity AR 2004. The town retains a wide range of local shops, recreational and social facilities. It has an improving tourism infrastructure, with a highly regarded hotel, a recently opened modern hostel, and a range of restaurants. Bushmills is designated a Small Town in the Settlement Hierarchy in Volume 1 of the Plan.
- 1.4 In recent years, the buoyant local housing market has been encouraged by vigorous growth in demand for second homes. By 2002 it was estimated 23% of the all dwellings in Bushmills were second homes, mainly concentrated in the more recent private housing developments.

Designation BS 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/02 – Bushmills.

- 1.5 A development limit has been defined that will accommodate a range of proposals consistent with the town's role and potential.

2.0 BUSHMILLS CONSERVATION AREA

2.1 A Conservation Area was designated in Bushmills in 1992, providing appropriate protection to the buildings of the historic settlement. The supplementary planning guidance of the Bushmills Conservation Area Booklet provides detailed design guidance with which development will be expected to conform fully with. Additional information on the Conservation Area including a Glossary of Technical Terms, a Schedule of Listed Buildings within the Conservation Area, and other illustrative material is included in this Booklet.

3.0 HOUSING

3.1 The following Table sets out the housing distribution in Bushmills in July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	157
Completions 1998-July 2004	128
Under Construction July 2004	0
Commitments July 2004	41
Windfall Allowance	3
Urban capacity housing zonings	30
Urban fringe housing zonings	63

Housing Commitments, Urban Capacity

The following housing sites have planning permission and are designated on Map No. 5/02 – Bushmills:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
31-33 Main Street	9	0.11	No	BSH 01
121-123 Main Street	19	0.17	No	BSH 02
156-158 Main Street	14	0.33	No	BSH 03

Housing Zonings, Urban Capacity

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BSH 04

75 Main Street (0.07 ha.)

Key Site Requirements-

1. This is a Listed Building, and only its retention and sensitive refurbishment will be acceptable.
2. Where additional development is proposed, it must be ancillary and sub-ordinate to the Listed Building, and respect its character and setting.
3. Development shall comply with the Conservation Area design guidance.
4. This Listed Building could accommodate a range of uses appropriate for the centre of the town.
5. The stone wall and hedges at the rear of the building shall be retained.
6. The existing access on Main Street may require upgrading.
7. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zoning BSH 05

46 Main Street (0.09 ha.)

Key Site Requirements-

1. This is a Listed Building, and only its retention and sensitive refurbishment will be acceptable.
2. Where additional development is proposed, it must be ancillary and sub-ordinate to the Listed Building, and respect its character and setting. Development shall comply with the Conservation Area Design Policy.
3. This Listed Building could accommodate a range of uses appropriate for the centre of the town.
4. The access shall be via the existing access from Main Street.

Housing Zoning BSH 06

Land to the south of 21 Castlecat Road (0.22 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. Development shall not be greater than two storeys in height.
3. The access shall be from Castlecat Road. A footpath link to the existing network shall be provided.

4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

**Housing Zoning BSH 07
2 Priestland Road (0.12 ha.)**

Key Site Requirements-

1. Development shall comply with the Conservation Area Design Policy.
2. Development shall be within the range of 40 to 60 dwellings per hectare.
3. Development shall not be greater than two storeys in height.
4. Development shall retain the stone wall within the site.
5. The access shall be from Priestland Road.

**Housing Zoning BSH 08
Adjacent to 17 Castlecat Road (0.17 ha.)**

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development shall not be greater than two storeys in height.
3. The access shall be from Bush Gardens.
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater. The present landscape character of the Bush River Corridor shall be maintained.

**Housing Zoning BSH 09
Land adjacent to 9 Ballyness Park (0.07 ha.)**

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
3. The access shall be from Ballyness Road.
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

Housing Zonings, Urban Fringe

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BSH 10

Land adjacent to Eagry Park (3.15 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development proposals must take account of the designated watercourse, Saint Columb's Rill, which passes along the eastern boundary of the site and fully protect and enhance its environmental and landscape quality. Parts of the eastern section of the site lie within the Distillery Local Landscape Policy Area.
3. The access shall be via Eagry Park.

4.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 4.1 The following existing industrial site is designated for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3:

Industrial Designation BSI 01

Old Bushmills Distillery (15.95 ha.)

- 4.2 This historic distillery is of major employment and tourism significance for Bushmills.
- 4.3 In addition a further 5.7 hectares of land is zoned for proposed industry. This is consistent with the RDS, which advocates a generous supply of land for employment purposes.

Industrial Zoning

The following sites are zoned for industrial development, subject to compliance with the key site requirements and other requirements for the development of the site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Industrial Zoning BSI 02

Old Bushmills Distillery Northern Extension (4.98 ha.)

Key site requirements-

1. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
2. A 5 metre wide belt of trees of native species shall be planted along the northern and eastern boundaries.
3. The site shall be landscaped to soften and shield the visual impact of buildings on the surrounding countryside.
4. The access shall be through the existing distillery complex.

Industrial Zoning BSI 03

Old Bushmills Distillery Southern Extension (0.77 ha.)

Key site requirements-

1. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
2. A 5 metre wide belt of trees of native species shall be planted along the southern and western boundaries.
3. The access shall be through the existing distillery complex.

5.0 OPEN SPACE

- 5.1 Bushmills generally has an adequate provision of open space both for passive and active recreation based on PPS 8: Open Space Sport and Outdoor Recreation. The private housing developments of the past 20 years however tend to have very limited or no incidental open spaces. The Department, consistent with PPS 7: Quality Residential Environments, requires appropriate open space to be provided in new housing.
- 5.2 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

6.0 BUSHMILLS AREA OF ARCHAEOLOGICAL POTENTIAL

- 6.1 An Area of Archaeological Potential has been identified in Bushmills, and is shown on the Settlement Map (Map No. 5/02). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

7.0 DISTRICT CENTRE

Designation BSDC 01

Bushmills District Centre

A District Centre is designated in Bushmills and is identified on Map No. 5/02 – Bushmills.

- 7.1 A district centre is defined within which all retail development will normally be required to locate. The boundary has been defined to exclude all significant housing groups, which are considered to have a viable future as a residential environment. This district centre incorporates some of the Conservation Area, and a number of sites are

zoned for housing, reflecting existing commitments. Other sites for housing indicate that a mix of uses is acceptable. These sites also include Listed Buildings, and their refurbishment is considered beneficial to the centre and Conservation Area.

8.0 COMMUNITY FACILITIES

Community Zoning

The following site is zoned for community facilities development on Map No. 5/02 – Bushmills:

Community Zoning BSC 01

Land adjacent to Woodvale (0.40 ha.)

- 8.1 Land has been designated by Moyle District Council adjoining Woodvale to allow for the provision of local community facilities. The land is leased to the Council.

9.0 LOCAL LANDSCAPE POLICY AREAS (LLPAS)

- 9.1 Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation BSL 01 Montalto LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/02 – Bushmills.

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

1. This rising ground with its scarp slope defines the western edge of Bushmills.
2. This area includes significant archaeological and natural habitats.

- 9.2 The open character of that part of the LLPA within the Countryside Policy Area shall be fully retained.

Designation BSL 02 River Bush LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/02 – Bushmills.

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

1. This LLPA includes an exceptionally attractive section of the Bush, where the river descends with a series of waterfalls through a steep sided valley.
2. The river corridor contains a wealth of industrial archaeology related to the mills and their associated water lades.

9.3 Most of the land is in public ownership and it shall generally be retained as an open area.

Designation BSL 03 Distillery LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/02 – Bushmills.

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

1. This LLPA includes the valley of Saint Columb's rill, a minor watercourse that supplies the distillery on the southern edge of Bushmills, with an open character.

9.4 The open character will be maintained, except within the development limit where well designed buildings complementing the traditional built character of the distillery may be acceptable.

Designation BSL 04 Dundarave LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/02 – Bushmills.

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

1. The eastern and northern sides of Bushmills are dominated by the woods and copses of the historic Dundarave estate, which greatly enhance the landscape setting of the town.

- 9.5 This LLPA, which is also within the setting of the World Heritage Site, will be protected from all development other than that necessary for the management of the estate.

Designation BSL 05 Bushfoot LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/02 – Bushmills.

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

- 1. The lower valley of the river Bush as it meanders through farmland and then dunes provides a distinctive landscape setting, north of the town.**
- 2. It includes historic monument sites of considerable significance.**

- 9.6 This LLPA will be retained free from further development other than essential, modest scale, public infrastructure.

CUSHENDALL

1.0 SETTLEMENT DESIGNATION

- 1.1 Cushendall is located on the A2 coast road midway between Larne and Portrush, and lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty. The town originated as a small landlord village improved by the Turleys in the early 19th Century. Later, it was further developed as a place for visitors to the Glens to stay. Much of the historic character of the nineteenth century settlement on the north bank of the River Dall remains. Consequently, Cushendall Conservation Area was one of the earliest in the Region to be designated in 1975, and includes the largely intact Irish Georgian buildings of the town's four original streets. Since the Second World War there has been considerable residential and other development south of the river.
- 1.2 Cushendall functions as the 'capital' of the eastern Glens. It is a resort for visitors as well as a small service centre for its rural hinterland. Cushendall is designated a Small Town in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CL 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/03 – Cushendall.

- 1.3 A development limit has been defined that will accommodate a range of proposals consistent with the town's role and potential.

2.0 CUSHENDALL CONSERVATION AREA

- 2.1 A Conservation Area was designated in Cushendall in 1975, providing appropriate protection to the buildings of the historic settlement. The supplementary planning guidance of the Cushendall Conservation Area Booklet provides detailed design guidance with which development proposals will be expected to comply fully. Additional information on the Conservation Area including a Glossary of Technical Terms, a Schedule of Listed Buildings within the Conservation Area, and other illustrative material is included in this Booklet.

3.0 HOUSING

- 3.1 The following Table sets out the housing distribution in Cushendall in July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	149
Completions 1998-July 2004	64
Under Construction July 2004	11
Commitments July 2004	9
Windfall Allowance	4
Urban capacity housing zonings	40
Urban fringe housing zonings	34

Housing Zonings (Urban Capacity Commitments)

The following housing sites have planning permission and are designated on Map No. 5/03 – Cushendall:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
7 Bridge Street	2	0.01	No	CLH 01
Middlepark Crescent	3	0.09	No	CLH 02
West of St. Mary's Sch.	8	0.44	Yes	CLH 03
Bellisk Drive	4	0.19	Yes	CLH 04

Housing Zonings, Urban Capacity

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning CLH 05

South of 60 Middlepark Road (0.09 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide a satisfactory access from Middlepark Road.
3. Development shall not be greater than two storeys in height and shall minimise intrusion and loss of privacy for neighbouring dwellings.

Housing Zoning CLH 06

Adjoining 26 Middlepark Road (0.11 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be from Middlepark Road.
3. Development shall not be greater than two storeys in height and shall minimise intrusion and loss of privacy for neighbouring dwellings.

Housing Zoning CLH 07

Between 22 and 24 Shore Street (0.05 ha.)

Key Site Requirements-

1. Development shall comply with the Conservation Area design guidance.
2. Development shall be within the range of 40 to 60 dwellings per hectare.
3. The development of this site may require additional lands to provide a satisfactory access from Shore Street.
4. The footpath along the frontage of the site shall be widened to 2.0 metres.

Housing Zoning CLH 08

Between 3 and 5 Coast Road (0.12 ha.)

Key Site Requirements-

1. Development shall comply with the Conservation Area design guidance.
2. Development shall be within the range of 40 to 60 dwellings per hectare.
3. The development of this site may require additional lands to provide a satisfactory access from Coast Road.
4. Development shall not be greater than two storeys in height and shall minimise intrusion and loss of privacy for neighbouring dwellings.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning CLH 09

4 Kilnadore Road (0.08 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The development of this site will require additional lands to provide an access from Kilnadore Road.
3. Development shall not be greater than two storeys in height and shall minimise intrusion and loss of privacy for neighbouring dwellings.

Housing Zoning CLH 10

Adjoining 46 Coast Road (0.66 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The footpath along the entire site frontage shall be widened to 2.0 metres.
3. Development shall not be greater than two storeys in height and shall minimise intrusion and loss of privacy for neighbouring dwellings.
4. The access to this site shall be from Coast Road.
5. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

Housing Zoning CLH 11

56 Middlepark Road (0.26 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be from Middlepark Road.
3. Development shall not be greater than two storeys in height and shall minimise intrusion and loss of privacy for neighbouring dwellings.

Housing Zonings, Urban Fringe

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning CLH 12

West of Saint Mary's Primary School (1.25 ha.)

Key Site Requirements-

1. The access to this site shall be via existing housing development onto Kilnadore Brae.
2. Development shall be within the range of 15 to 25 dwellings per hectare.
3. Development shall not be more than 2 storeys in height to be in character with the area.

Housing Zoning CLH 13

Adjoining 67 Middlepark Road (0.44 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The trees along the site frontage are important in the streetscape. Any development proposal shall identify all trees worthy of retention and

ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.

3. The access to this site shall be from Middlepark Road.
4. A footpath shall be provided along the site frontage.
5. Development shall not be more than 2 storeys in height to be in character with the area.

4.0 INDUSTRY, BUSINESS AND DISTRIBUTION

- 4.1 The following existing industrial site is designated for retention for employment purposes, consistent with Draft PPS 4: Industry, Business and Distribution, policy IBD 3:

Industrial Designation CLI 01 Red Bay Boats (0.62 ha.)

- 4.2 This site is used for boat repairs and construction.

Industrial Zoning

The following site is zoned for light industrial development, subject to compliance with the key site requirements and other requirements for the development of the site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Industrial Zoning CLI 02 Gortaclee Road (0.44 ha.)

Key site requirements-

1. All new development shall provide a high quality of layout and design, with a range of elevational treatment of buildings.
2. A 5 metre wide belt of trees of native species shall be planted along all boundaries.
3. Ancillary facilities, including air conditioning and other noise generating equipment, shall be located away from the communal boundaries with neighbouring housing.
4. The access shall be from Gortaclee Road.

5.0 DISTRICT CENTRE

Designation CLDC 01 Cushendall District Centre

A District Centre is designated in Cusendall and is identified on Map No. 5/03 – Cushendall.

5.1 A district centre is defined within which all retail development will normally be required to locate. The boundary has been defined to exclude all significant housing groups, which are considered to have a viable future as a residential environment. The district centre incorporates part of the Conservation Area, and relates closely to the historic built core of Cushendall.

6.0 OPEN SPACE

6.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

7.0 CUSHENDALL AREA OF POTENTIAL

7.1 An Area of Archaeological Potential has been identified in Cushendall, and is shown on the Settlement Map (Map No. 5/03). This area may contain archaeological remains and developers are strongly advised to liase with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

8.0 LOCAL LANDSCAPE POLICY AREAS (LLPAS)

8.1 Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified below.

Designation CLL 01 Court McMartin LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/03 – Cushendall.

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

1. The valley of the River Dall, with its steep northern slopes, provides a delightful western approach to Cushendall.
2. It includes numerous tree groups and the prominent tree crowned Rath of Court McMartin overlooking the town.
3. This area also includes the Ballyemon River designated Site of Local Nature Conservation Importance (SLNCI), along with significant archaeological features and natural habitats, and should be retained as an almost entirely open area.

8.2 Only sensitively sited, modest scale development essential for the efficient operation of agriculture, will be acceptable.

Designation CLL 02 Golf Links LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/03 – Cushendall.

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

1. This LLPA includes Cushendall golf links and the shoreline behind Cushendall Bay along with the Ballyemon River designated Site of Local Nature Conservation Importance (SLNCI).

8.3 This open landscape will be protected from all unnecessary development.

Designation CLL 03 Faughil LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/03 – Cushendall.

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

1. This LLPA includes the steep, well-wooded slopes to the north of Cushendall, and is most important to the setting of the town.

8.4 Only sensitively sited, modest scale development essential for the efficient operation of agriculture will be acceptable.

Designation CLL 04 Red Bay LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/03 – Cushendall.

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

- 1. This LLPA includes the rocky coastal fringe to the south of Cushendall, and the relatively open raised beach and slopes behind it to the north.**
- 2. It includes the Life Boat House and South Life Boat House designated Site of Local Nature Conservation Importance (SLNCI) along with significant tourist facilities including two caravan parks.**

- 8.5 Only modest scale, sensitively sited development, essential for the efficient operation of agriculture, will be acceptable.
- 8.6 No further expansion of caravan parks is acceptable in this open landscape.

ARMOY

1.0 SETTLEMENT DESIGNATION

- 1.1 Armoy is located adjacent to the A44 Ballymena to Ballycastle road approximately 9 kilometres south west of Ballycastle and 13 kilometres north east of Ballymoney. It is one of the larger villages in Moyle District providing primary education, convenience shopping, a bank and Post Office, and a range of community facilities. The village was dominated by public sector housing for many years, but this imbalance has been redressed to some extent by recent private housing development at the southern end of the village in Fernmount Park. In 2001 population of Armoy was 414.
- 1.2 The commercial and community life of the village has been greatly enhanced by a community regeneration project at the junction of Main Street and Drones Road. The Tilley Molloy Project, implemented under the International Fund for Ireland's Community Regeneration and Improvement Special Programme (CRISP), was undertaken by Armoy Community Development Association and completed in 2000. This redevelopment of a key derelict site at the entrance to the village provided four shop units, four apartments, community care facilities and public toilets.
- 1.3 The physical environment of the village has been further enhanced by a new Riverside Park developed by the District Council, and an environmental improvement scheme on Main Street carried out as part of the CRISP project.
- 1.4 Armoy is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation AY 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/04 – Armoy.

- 1.5 The development limit will consolidate the existing village form, and ensure that any new development is convenient to its facilities.

2.0 HOUSING

- 2.1 The following Table sets out the provision of housing in Armoy at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	49
Completions 1998-July 2004	20
Under Construction July 2004	8
Commitments July 2004	16
Housing zonings	26

Housing Commitments

The following housing sites have planning permission and are designated on Map No. 5/04 – Armoy:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Adj. 1 Church Road	5	0.67	No	AYH 01
Fernmount Park	16	0.76	Yes	AYH 02

Housing Zonings

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning AYH 03

Junction of Turnarobert Park and Market Street (0.07 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The access to this site shall be from Turnarobert Park.
3. The mature trees on site shall be retained and no activity, works or storage shall take place within the limit of the crown spread, or a distance of half the height of the tree, whichever is the greater.
4. This site shall have paired accesses.

Housing Zoning AYH 04

Rear of 5 Main Street (0.07 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Market Street.

Housing Zoning AYH 05
Rear of 11-13 Main Street (0.12 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The access to this site shall be from Market Street.
3. A footway shall be provided along the frontage of the site on Market Street and linked to Main Street.
4. The mature tree on this site shall be retained and no activity, works or storage shall take place within the limit of the crown spread, or a distance of half the height of the tree, whichever is the greater.
5. The site shall be developed to retain as much of the existing wall as practicably possible.

Housing Zoning AYH 06
Junction New Street and Carrowreagh Road (0.46 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A foul sewer is available although pumping may be necessary.
3. The former use of the site may have resulted in contamination, which may require remedial action.
4. The access to this site shall be from Carrowreagh Road.

Housing Zoning AYH 07
New Street (0.23 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development on this site shall include the provision of a footpath along the site frontage.
3. The access to this site shall be from New Street.
4. The footway along the frontage of the site on New Street shall be widened to 2.0m.

Housing Zoning AYH 08
Rear of 19 & 21 Drones Road (0.24 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development on this site shall provide a footway along the frontage of the site and link to the existing network.
3. This site should be accessed via housing zoning AYH 02 (Fernmount Park).
4. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit

of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.

3.0 AREA OF VILLAGE CHARACTER

- 3.1 The relationship between the built and the natural environment in and around the centre of Armoy has created a unique village environment. The centre of Armoy has been designated an Area of Village Character to protect and enhance the character of this area.
- 3.2 Policy for the control of development within Areas of Townscape and Village Character is contained in Policy ENV 6 in Part 2, Volume 1 of the Plan.

Designation AYV 01	Area of Village Character Armoy
An Area of Village Character is designated as identified on Map No. 5/04 – Armoy Area of Village Character.	
Key features of the area will be taken into account when assessing development proposals are as follows:	
1. The highly distinctive and curving form of Main Street which follows the River Bush and which gives the village great individuality;	
2. The mixture of terraced houses and shops, mostly two storeys high and rendered, in the style typical of 19th Century Irish country towns and villages;	
3. The largely intact simple vernacular architectural style with its high degree of uniformity throughout Main Street;	
4. The combination of smooth or roughcast painted render and pebble dash, the strong vertical emphasis to the fenestration on upper floor elevations and the pitched, mainly slated roofs with relatively little variation in the eaves line/ridge height of the buildings, and	
5. The significant and continuing use of traditional signage restricted to the defined fascia area above the shop front on business premises including sign writing and the use of individually mounted lettering.	

- 3.3 The curving form of Main Street, which follows the River Bush, is highly distinctive and gives the village of Armoy great individuality. The mixture of terraced houses and shops in the centre of the village, mostly two storeys high and rendered, are in the style typical of 19th Century Irish country towns and villages.

- 3.4 Despite the loss of some original features and the introduction of some inappropriately designed and located signage on business premises, the simple vernacular style of the buildings provides a readily identifiable design context for proposed new development, alterations and extensions.

4.0 OPEN SPACE

- 4.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

5.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 5.1 The following LLPA is designated on Map No. 5/04 - Armoy. Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation AYL 01 Bush River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/04 – Armoy.

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

- 1. This LLPA includes the incised meander of the River Bush with its wooded banks which provides a particularly attractive setting for the heart of the village, and the tree lined eastern approach to the village.**

6.0 AREA OF CONSTRAINT ON MINERAL DEVELOPMENT

- 6.1 The Plan designates an Area of Constraint on Mineral Development (ACMD), the Armoy Moraine, to the north and west of the village, under Designation MIN 3 in Volume 1, Part 2, Section 10: Minerals. This area extends west towards Stranocum and towards Ballycastle to the north. Planning policy relating to ACMD will ensure that this area is protected. The ACMD can be seen on Map No. 5/04 – Armoy, with the full extent of the ACMD shown on Map No. 5 – Moyle District.

BALLINTOY

1.0 SETTLEMENT DESIGNATION

1.1 Ballintoy is located within the Causeway Coast Area of Outstanding Natural Beauty, alongside the B15 coast road, 28 kilometres north east of Coleraine and 8 kilometres west of Ballycastle. It is situated between the major tourist attractions of Carrick-a-Rede Rope Bridge and Ballintoy Harbour with its recreational facilities. The village has modest commercial and social facilities including tourist accommodation, restaurants, several small shops and two churches. Public transport connections are, however, limited. There has been no significant development within the village in the past, as a result, Ballintoy's population has slowly declined and was only 165 in 2001. Ballintoy is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BA 01	Settlement Development Limit
A settlement development limit is designated as identified on Map No. 5/05 – Ballintoy.	

1.2 The development limit will consolidate the existing village, and ensure that any new development is convenient to its facilities.

2.0 HOUSING

2.1 The following Table sets out the provision of housing in Ballintoy at July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	15
Completions 1998-July 2004	2
Under Construction July 2004	3
Commitments July 2004	0
Housing zonings	22

Housing Zonings

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning BAH 01

9 Main St Ballintoy (0.13 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Any development shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is greater.
3. The stream alongside the site shall be protected from any future development, and any buildings shall not be less than 10 metres from it.
4. The development of this site may require additional lands to provide an access from Main Street.

Housing Zoning BAH 02

Lands to west of St Joseph's RC Church (0.39 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access to Main Street.
3. Development of this site shall ensure that adequate off-street car parking provision for the accommodation of all vehicles attracted to the site, including that for the Church, is provided.

Housing Zoning BAH 03

Lands to rear of Gospel Hall (0.15 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Development of this site shall ensure that adequate off-street car parking provision for the accommodation of all vehicles attracted to the site, including that for the Gospel Hall, is provided.
3. There is a potential badger habitat in the lands immediately adjacent to south. Any proposed development will require a badger survey on the site and on the adjoining lands.
4. The development of this site will require additional lands to provide an access from Main Street.

Housing Zoning BAH 04

Rear of dwelling at Knocksoghey Road Ballintoy (0.23 ha.)

Key Site Requirements-

1. Development shall be within the range 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access from Main Street/Knocksoghey Road.

Housing Zoning BAH 05

129 Whitepark Road Ballintoy (Knocksoghey Road) (0.13 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site will require additional lands to provide an access from Main Street/Knocksoghey Road.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 BALLINTOY AREA OF ARCHAEOLOGICAL POTENTIAL

- 4.1 An Area of Archaeological Potential has been identified in Ballintoy, and is shown on the Settlement Map (Map No. 5/05). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

5.0 LOCAL LANDSCAPE POLICY AREAS (LLPAS)

- 5.1 Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where additional control is considered necessary this is specified below.

Designation BAL 01 Ballintoy Harbour LLPA

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

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

1. **This LLPA to the north west of the village includes the setting of the dramatically located Ballintoy church and the cluster along Harbour Road.**
2. **It is visually important that this cluster remains compact in this exceptional coastal landscape.**

Designation BAL 02 Boheeshane Bay LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/05 – Ballintoy.

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

1. The open plateau separating Ballintoy from the coast contributes greatly to the distinctive setting of the village.

5.2 This LLPA will be protected from all development other than modest scale buildings which are essential for the efficient operation of agriculture or essential public infrastructure.

5.3 Such buildings will be carefully integrated into the landscape

Designation BAL 03 Ballintoy LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/05 – Ballintoy.

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

1. The Ballintoy LLPA provides a dramatic setting of steeply rising slopes to the south and east of the village.

5.4 No new development will be acceptable other than modest size buildings, carefully integrated into the landscape essential for farming operations or essential public infrastructure.

BALLYVOY

1.0 SETTLEMENT DESIGNATION

- 1.1 Ballyvoy is located on the main A2 coast road 5 kilometres east of Ballycastle and 17 kilometres north west of Cushendall. It lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty. The village, for its size, has a good range of commercial, social, educational and community facilities. After a long period of inactivity in terms of housing development, a medium sized development has been undertaken at Blackrock Road.
- 1.2 The village is sited between a high ridge to the north, and the valley of the Carey River to the south with its distinctive terraces and wooded banks. Ballyvoy is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation BV 01	Settlement Development Limit
A settlement development limit is designated as identified on Map No. 5/06 – Ballyvoy.	

- 1.3 The development limit will consolidate the existing village form, and ensure that any development is convenient to its facilities.

2.0 HOUSING

- 2.1 The following Table sets out the housing distribution in Ballyvoy in July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	8
Completions 1998-July 2004	12
Under Construction July 2004	13
Commitments July 2004	10
Housing Zonings	0

Housing Commitments

The following housing site has planning permission and is designated on Map No. 5/06 – Ballyvoy:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
Off Blackrock Road	23	1.21	Yes	BVH 01

3.0 OPEN SPACE

3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 LOCAL LANDSCAPE POLICY AREAS (LLPAS)

4.1 Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where additional control is considered necessary this is specified below.

Designation BVL 01 St. Patrick's LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/06 – Ballyvoy.

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

- 1. The prominent rising slopes of this LLPA define the northern edge of the village.**
- 2. This LLPA includes the Acravalley and Carey Valley designated Site of Local Nature Conservation Importance (SLNCI) along with two churches and their church yards, standing stones and farm groups with tree clusters.**

4.2 It will be protected from all development other than sensitively sited development essential for farming operations.

Designation BVL 02 Carey River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/06 – Ballyvoy.

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

- 1. This river corridor with steep banks and significant tree groups defines the southern fringe of the village.**
 - 2. This area is contained wholly within the Acravalley and Carey Valley designated Site of Local Nature Conservation Importance (SLNCI).**
- 4.3 This LLPA will be protected from all development other than sensitively sited development essential for farming operations.

MOSS-SIDE

1.0 SETTLEMENT DESIGNATION

- 1.1 Moss-side, which grew up around a local mill, is located adjacent to the main B67 road between Coleraine, 17 kilometres to the west, and Ballycastle, 11 kilometres to the north east. The village is a minor service centre providing a limited range of convenience shopping and other facilities. For many years it was dominated by public authority housing estates at Rockfield Gardens, Moss-side Gardens and Community Walk. However, a private housing development has been built opposite Community Walk, and a further large private housing development has been approved. In 2001 the population was 270. Moss-side is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation ME 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/07 – Moss-side.

- 1.2 In the context of the scale of recent housing development and existing planning approvals in Moss-side, the development limit has been defined to consolidate the existing village form.

2.0 HOUSING

- 2.1 The following Table sets out the housing distribution in Moss-side in July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	44
Completions 1998-July 2004	20
Under Construction July 2004	5
Commitments July 2004	58
Housing Zonings	31

Housing Zonings (Existing Commitments)

The following housing sites have planning permission and are designated on Map No. 5/07 - Moss-side:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
2 Main Street	3	0.14	No	MEH 01
Knockmore Road	5	0.06	Yes	MEH 02
22 Main Street	3	0.04	No	MEH 03
19-31 Main Street rear	51	2.34	Yes	MEH 04

Housing Zonings

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning MEH 05

42 Main Street (0.22 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Main Street
3. Any development proposal shall identify all trees worthy of retention and ensure that no activity, works or storage takes place within the limit of the crown spread of the trees, or a distance of half the height of the trees, whichever is the greater.
4. A 10 metre wide buffer shall be left free from any development between the Moss-side River and any building.
5. Development shall not be more than 2 storeys in height to be in character with the area.

Housing Zoning MEH 06

Rear of Mill Farm (1.34 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be via the adjacent development at Mill Farm.
3. Development shall not be more than 2 storeys in height to be in character with the area.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 4.1 Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation MEL 01 Moss-side Water LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/07 – Moss-side.

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

- 1. This LLPA includes the banks and associated open spaces along the stream, which provides a distinctive river corridor through the village.**

Designation MEL 02 Moss-side Crossroads LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/07 – Moss-side.

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

- 1. This LLPA includes locally significant buildings and associated mature planting which form an important part of the entrance to the village.**

WATERFOOT

1.0 SETTLEMENT DESIGNATION

1.1 Waterfoot is situated at the foot of Glenariff, the most renowned of the nine Glens, close to the Red Bay shoreline and within the Antrim Coast and Glens Area of Outstanding Natural Beauty. Tucked under the bold escarpment of Lurigethan, particularly when seen from the southern approach across Red Bay, it has a particularly dramatic setting. The village provides a range of basic services including a primary school, recreational and tourist facilities and some retailing. Waterfoot had a permanent population of 507 in 2001. In recent years there has also been a significant increase in the number of second homes. Waterfoot is designated a Small Village in the Settlement Hierarchy in Volume 1 of the Plan.

Designation WT 01	Settlement Development Limit
A settlement development limit is designated as identified on Map No. 5/08 – Waterfoot.	

1.2 The development limit will consolidate the existing village form, and ensure that any new housing is convenient to its facilities.

2.0 HOUSING

2.1 The following Table sets out the housing distribution in Waterfoot in July 2004.

Table 1: Housing Provision, July 2004

Allocation 1998-2016	46
Completions 1998-July 2004	34
Under Construction July 2004	0
Commitments July 2004	2
Housing Zonings	46

Housing Commitments
The following housing site has planning permission and is designated on Map No. 5/08 – Waterfoot:

Location	Number of dwellings to be completed	Site area (ha.)	Commenced July 2004	Map reference
50 Main Street	5	0.07	No	WTH 01

Housing Zonings

The following sites are zoned for housing development, subject to compliance with the key site requirements and other requirements for the development of each site consistent with relevant planning policy including current Planning Policy Statements and the specific considerations related to the submission of planning applications:

Housing Zoning WTH 02

1 Main Street (0.14 ha.)

Key Site Requirements-

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Main Street.
3. The development shall relate in scale, height and design to neighbouring buildings, and shall have an appropriate frontage to Main Street.
4. A 5 metre wide buffer of native tree and shrub species shall be planted along the rear of the site adjoining the Glenariff River.

Housing Zoning WTH 03

14 Main Street (0.07 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. The development of this site may require additional lands to provide an access to Main Street.
3. The development shall relate in scale, height and design to neighbouring buildings, and shall have an appropriate frontage to Main Street.

Housing Zoning WTH 04

39 Main Street (0.02 ha.)

Key Site Requirements-

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. There is insufficient width in this site to provide for turning, therefore vehicular access shall not be permitted.
3. The development shall relate in scale, height and design to neighbouring buildings, and shall have an appropriate frontage to Main Street.

Housing Zoning WTH 05

SW of St Patrick's Primary School (1.87 ha.)

Key Site Requirements-

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The access to this site shall be from Garron Road.

3. Development shall not be greater than two storeys in height to be in character with the area.

3.0 OPEN SPACE

- 3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 WATERFOOT AREA OF ARCHAEOLOGICAL POTENTIAL

- 4.1 An Area of Archaeological Potential has been identified in Waterfoot, and is shown on the Settlement Map (Map No. 5/08). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

5.0 LOCAL LANDSCAPE POLICY AREAS (LLPAs)

- 5.1 Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified below.

Designation WTL 01 Red Arch LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/08 – Waterfoot.

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

- 1. This LLPA embraces the dramatic coastline flanking the northern side of Waterfoot and the Glenariff River estuary.**
- 2. It includes significant geological and historic landscape features, including a raised beach with related caves and the remnants of a castle crowning the Red Arch.**

- 5.2 Only in the most exceptional circumstances will any development be approved in this LLPA.

Designation WTL 02 Glenariff River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/08 – Waterfoot.

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

- 1. This LLPA includes a portion of the Glenariff River and its associated vegetation, archaeology, landform and historic land division.**

Designation WTL 03 Glenariff Bay LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/08 – Waterfoot.

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

- 1. This coastal LLPA includes the dunes between the sea and the coast road and the intimate development cluster around St. Patrick's and St. Brigid's church at Bay.**

- 5.3 Development in this important and sensitive linear LLPA will be restricted to modest scale, sensitively sited, essential public infrastructure.**

CHURCH BAY

1.0 SETTLEMENT DESIGNATION

- 1.1 The settlement at Church Bay, Rathlin Island, has developed around the harbour which is at the heart of the Rathlin community. Most residents live either within Church Bay or within 2.5 kilometres of the harbour.
- 1.2 Church Bay facilities include the Manor House Guesthouse which is owned by the National Trust, Bruce's public house and restaurant, and a shop. The former boathouse is now a tourist information centre as well as providing information about the history of Rathlin. Access to health care, postal and fire services is provided at the Manor House. Church Bay is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CB 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/09 – Church Bay.

- 1.3 The development limit as defined will facilitate further development including any need for additional housing for permanent residents, and the appropriate modest expansion of tourist accommodation. Any development will be required to be in character with the existing built form in terms of density, height and design.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

3.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

The following LLPA is designated on Map No. 5 – Moyle District and Map No. 5/09 – Church Bay. Any proposals for development within this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where additional degree of control is considered necessary this is specified below.

Designation CBL 01 Church Bay LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/09 – Church Bay.

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

- 1. The southern boundary of this LLPA is defined by the Rathlin Island Coastline.**
- 2. The northern boundary is defined by the topographical step which provides the backdrop to the settlement of Church Bay.**
- 3. To the west, the LLPA enclosed the cliffs that are visually significant to Church Bay when the settlement is viewed on approach from the Ballycastle direction.**
- 4. The eastern boundary incorporates the Listed Buildings of the kelpstore and the boathouse, which played significant roles in the development of Church Bay.**
- 5. The LLPA contains the two designated SLNCIs of Church Quarter and Mullindress and the Church Bay Raised Beach Complex. It also contains the Manor House and Rathlin Harbour Listed Buildings.**

CROMAGHS

1.0 SETTLEMENT DESIGNATION

- 1.1 Cromaghs, located approximately 2 kilometres to east of Armoy, includes a small cluster of dwellings, a church, a Gaelic pitch, and a recently constructed pavilion and community centre. Cromaghs is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CH 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/10 – Cromaghs.

- 1.2 The development limit includes a number of modest development opportunities. Any development will be required to be in character with the existing built form in terms of density, height and design.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

CUSHENDUN

1.0 SETTLEMENT DESIGNATION

1.1 Cushendun is located off the A2 coast road approximately 20 kilometres to the south east of Ballycastle. It developed mainly on the northern side of the Glendun River, and is largely the legacy of the renowned early twentieth century architect Clough Williams Ellis. Since 1954 most of the settlement and the parkland around Glenmona to the north has been owned by the National Trust, which has diligently preserved the integrity and character of its estate. Cushendun's picturesque coastal setting in the heart of the Antrim Coast and Glens Area of Outstanding Natural Beauty, together with its unique architectural inheritance, resulted in designation as a Conservation Area in 1980. An important tourist attraction in the Glens, with modest retail, catering and social facilities, Cushendun is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation CN 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/11 – Cushendun.

1.2 The development limit will consolidate the existing form of the hamlet. Housing proposals will be restricted to small-scale infill sites. Any new development will be required to be in character with the existing built form in terms of density, height and design.

2.0 CUSHENDUN CONSERVATION AREA

2.1 A Conservation Area was designated in Cushendun in 1980, and includes the whole of the hamlet providing appropriate protection to the built environment. Any proposed development will be expected to comply fully with the supplementary planning guidance contained in the Cushendun Conservation Area Booklet. Additional information on the Conservation Area including a Glossary of Technical Terms, a Schedule of Listed Buildings within the Conservation Area, and other illustrative material is also included in this Booklet.

3.0 OPEN SPACE

3.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

4.0 LOCAL LANDSCAPE POLICY AREAS (LLPAS)

- 4.1 Any proposals for development within these areas will be considered within the terms of Policy ENV2 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified below.

Designation CNL 01 Cushendun Coastal LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/11 – Cushendun.

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

- 1. The land adjacent to the banks of the Glendun River in the vicinity of the small harbour and the coastal areas to the north and south are important to the setting of Cushendun.**
- 2. This LLPA also contains Site of Local Nature Conservation Importance (SLNCI) designations at Cushendun Caves, Cave House and Cushendun Bay.**

- 4.2 This area is located within the Antrim Coast and Glens AONB, and no further development will be acceptable other than that demonstrated to be essential for agricultural purposes.

Designation CNL 02 Milltown Burn LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/11 – Cushendun.

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

- 1. This LLPA incorporates the wooded grounds of two listed buildings, Glendun Lodge and Glenmona Resource Centre. Due to the visual quality and sensitivity of this area within the Antrim Coast and Glens AONB, no further development will be acceptable other than that demonstrated to be essential for agricultural purposes.**

- 4.3 Due to the visual quality and sensitivity of this area within the Antrim Coast and Glens AONB, no further development will be acceptable other than that demonstrated to be essential for agricultural purposes.

Designation CNL 03 Glendun River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/11 – Cushendun.

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

- 1. The lands adjacent to the Glendun River west of Cushendun, and extending up the Glen, are also important to the setting of the hamlet.**
- 2. This area is within Antrim Coast and Glens AONB and contains the Glendun and Knocknacarry designated Site's of Local Nature Conservation Importance (SLNCI).**

- 4.4 No further development will be acceptable other than that demonstrated to be essential for agricultural purposes.

GLENARIFF (BAY)

1.0 SETTLEMENT DESIGNATION

- 1.1 Glenariff (Bay) is located approximately 27 kilometres south east Ballycastle, 32 kilometres from Larne, and 30 kilometres from Ballymena. It is situated on the A2 coast road which connects a number of small rural villages and hamlets along the Antrim Coast. In 2001 the population of Glenariff was 205. There are no shops in Glenariff but Waterfoot, less than 1 kilometre away, provides everyday essential services.
- 1.2 Glenariff (Bay) lies within the Antrim Coast and Glens AONB and is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation GF 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/12 – Glenariff (Bay).

- 1.3 The development limit will consolidate the existing hamlet. Any development will be required to be in character with the existing built form in terms of density, height and design.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

3.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 3.1 The Local Landscape Policy Areas for Glenariff (Bay) WTL 02 and 03 on Map No. 5/12 are a continuation of LLPA WTL 02 and 03 from Waterfoot – Map No. 5/08. Any proposals for development within these areas will be considered within the terms of Policy ENV 2 in Volume 1 of the Plan.

Designation WTL 02

Glenariff River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/12 – Glenariff (Bay).

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

- 1. This LLPA includes a portion of the Glenarrif River and its associated vegetation, archaeology, landform and historic land division.**

Designation WTL 03 Glenariff Bay LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/12 – Glenariff (Bay).

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

- 1. This coastal LLPA includes the dunes between the sea and the coast road, and the intimate development cluster around St. Patrick's and St. Brigid's church at Bay.**

- 3.2 Development in this important and sensitive linear LLPA will be restricted to modest scale, sensitively sited, essential public infrastructure.

KNOCKNACARRY

1.0 SETTLEMENT DESIGNATION

- 1.1 Knocknacarry is closely related physically and functionally to Cushendun. It is situated approximately 17 kilometres south east of Ballycastle and lies within the Antrim Coast and Glens AONB. Knocknacarry is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation KY 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/13 – Knocknacarry.

- 1.2 The development limit will consolidate the existing hamlet. Any development will be required to be in character with the existing built form in terms of density, height and design.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

3.0 LOCAL LANDSCAPE POLICY AREA (LLPA)

- 3.1 The following LLPA is designated on Map No. 5 – Moyle District and Map No. 5/13 - Knocknacarry. Any proposals for development in this area will be considered within the terms of Policy ENV2 in Volume 1 of the Plan.

Designation KYL 01 Glendun River

A Local Landscape Policy Area is designated as identified on Map No. 5 – Moyle District and Map No. 5/13 – Knocknacarry.

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

- 1. This LLPA includes the Glendun River designated Site of Local Nature Conservation Importance (SLNCI).**

- 3.2 Only modest scale development essential to the efficient operation of agriculture will be acceptable. The open character of this LLPA shall be retained.

LISCOLMAN

1.0 SETTLEMENT DESIGNATION

- 1.1 Liscolman is located approximately 16 kilometres to the east of Coleraine, and 3 kilometres to the north west of Moss-side. It contains a local shop and playground as well as significant established and recent residential development. Straidbilly Primary School is a short distance north of the hamlet.
- 1.2 The old mill complex currently provides a limited amount of local employment. The mill chimney forms a local landmark. A tributary of Stracam River flows north through the hamlet, and together with the Liscolman Bridge provides an attractive landscape feature.
- 1.3 Liscolman has recently experienced a significant expansion of housing development. Liscolman is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation LN 01 Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/14 – Liscolman.

- 1.4 The development limit is tightly drawn around the existing hamlet and takes into account the extent of current planning permissions for housing. Some development opportunities exist in the form of infilling, utilisation of under-used land and redevelopment. Any development will be required to be in character, in terms of density, height and design, with the existing built form. The river through the hamlet is a main physical attribute, and any development in its vicinity should accord with the principles established in Policy ENV 4.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

3.0 LOCAL LANDSCAPE POLICY AREA

- 3.1 The following LLPA is designated on Map No. 5/14. Any proposals for development within this area will be considered under the terms of Policy ENV2 in Volume 1 of the Plan.

Designation LNL 01 Liscolman Mill LLPA

A Local Landscape Policy Area is designated as identified on Map No. 5/14 – Liscolman.

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

- 1. This (LLPA) includes the former Mill, associated buildings and the former mill pond to the north of the hamlet.**
- 2. It also includes the structured planting at Crannogue House. Development should retain the intrinsic features of this LLPA.**

3.2 Development should retain the intrinsic features of this LLPA.

LISNAGUNOGUE

1.0 SETTLEMENT DESIGNATION

- 1.1 Lisnagunogue is located approximately 4 kilometres to the north east of Bushmills on the main A2 coast road. The main focal point within the hamlet is the public house, whilst Dunseverick Church, a short distance to the east, is a prominent local landmark. The northern part of the settlement is located within the Causeway Coast AONB. Its scenic location and proximity to the Causeway Coast has attracted some recent holiday home/second home development. Lisnagunogue is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Designation LS 01	Settlement Development Limit
A settlement development limit is designated as identified on Map No. 5/15 – Lisnagunogue.	

- 1.2 The development limit is tightly drawn around the existing hamlet in view of the limited services and facilities available within it. Some development opportunities exist in the form of small scale and infill sites. Any development will be required to be in character with the existing built form in terms of density, height and design.

2.0 OPEN SPACE

- 2.1 The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether designated in development plans or not, is protected under Policy OS1 of PPS 8.

3.0 LISNAGUNOGUE AREA OF ARCHAEOLOGICAL POTENTIAL

- 3.1 An Area of Archaeological Potential has been identified in Lisnagunogue, and is shown on the Settlement Map (Map No. 5/15). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. Section 6.10 of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

COUNTRYSIDE AND THE COAST

1.0 INTRODUCTION

1.1 Volume 1, Part 3 sets out the Regional planning context and the Plan's strategic overview and designations relating to various designations that relate to the Plan area overall, or are of more than local significance. The following section addresses local issues relating specifically to nature conservation and historic landscapes.

2.0 AREAS OF INTERNATIONAL AND NATIONAL CONSERVATION IMPORTANCE

2.1 A number of Areas of International and National Nature Conservation Importance are located within Moyle District and comprise the following:

Ramsar	Garron Plateau
SPA	Sheep Island Rathlin Island
cSAC	Breen Wood Garron Plateau North Antrim Coast Rathlin Island
ASSI	Carrick-a-Rede Garron Plateau Giants Causeway & Dunseverick Glenariff Rathlin Island - Ballycarry Rathlin Island - Ballygill North Rathlin Island - Kinramer South Rathlin Island Coast Runkerry (Part of) Sheep Island Tievebulliagh Torr Head Tow River Wood White Park Bay
ASI	Tievebulliagh Loughaveema Carey River Glenariff Waterfalls North Antrim Coast Rathlin Island
NNR	Giants Causeway

- 2.2 These areas of International and National Importance are identified on Map No 5 – Moyle District. Further details are set out in the Countryside Assessment Technical Supplement.
- 2.3 Development proposals within or adjoining these areas will be assessed in accordance with prevailing regional policy as set out in PPS 2: Planning and Nature Conservation.
- 2.4 All Areas of International and National Nature Conservation Importance are also identified as Areas of Constraint on Mineral Development under Plan designation

3.0 SITES OF LOCAL NATURE CONSERVATION IMPORTANCE (SLNCIs)

- 3.1 The following Sites of Local Nature Conservation Importance (SLNCIs) are designated.

Designation MSLNCI	Sites of Local Nature Conservation Importance (SLNCI)	
The following sites of Local Nature Conservation Importance (SLNCIs) are designated:		
MSLN 01	Ally Lough	(Map No. 5/16)
MSLN 02	Altataunaghranny Woodland	(Map No. 5/17)
MSLN 03	Altgal Burn	(Map No. 5/18)
MSLN 04	Altifiren Glen	(Map No. 5/19)
MSLN 05	Altmore Burn	(Map No. 5/20)
MSLN 06	Ardclinis	(Map No. 5/21)
MSLN 07	Ballintoy Carrick-na-ford	(Map No. 5/22)
MSLN 08	Ballyberidagh Glen	(Map No. 5/23)
MSLN 09	Ballycarry	(Map No. 5/16)
MSLN 10	Ballycastle-Ballintoy Coast, Ballintoy Coast, Ballycastle Coast, Kinbane Head, Port Calliagh-Ballycastle	(Map No. 5/24)
MSLN 11	Ballycastle Beach	(Map No. 5/24)
MSLN 12	Ballyconagan	(Map No. 5/16)
MSLN 13	Ballyemon River incorporating Ballyemon Wood	(Map No. 5/25)
MSLN 14	Beaghs	(Map No. 5/26)
MSLN 15	Broughmore	(Map No. 5/19)
MSLN 16	Bushfoot Dunes	(Map No. 5/27)
MSLN 17	Capecastle Quarry	(Map No. 5/28)
MSLN 18	Carey Valley incorporating Carey Valley Grasslands and Acravalley	(Map No. 5/23)
MSLN 19	Carnaneigh Point	(Map No. 5/29)
MSLN 20	Cave House	(Map No. 5/30)
MSLN 21	Church Bay	(Map No. 5/16)
MSLN 22	Church Quarter & Mullindress	(Map No. 5/16)

MSLN 23	Clady Burn	(Map No. 5/17)
MSLN 24	Cloonty Bog (A portion of which is situated within Ballymoney Borough)	(Map No. 5/31)
MSLN 25	Cool Wood	(Map No. 5/23)
MSLN 26	Coolmaghra	(Map No. 5/32)
MSLN 27	Coolranny	(Map No. 5/29)
MSLN 28	Craigagh Wood	(Map No. 5/17)
MSLN 29	Cushendun Bay	(Map No. 5/30)
MSLN 30	Cushendun Caves	(Map No. 5/30)
MSLN 31	Cushenilt	(Map No. 5/21)
MSLN 32	Cushleake Mountain incorporating Cushendun Quarry	(Map No. 5/29)
MSLN 33	Decoy Plantation	(Map No. 5/33)
MSLN 34	Doey Plantation	(Map No. 5/23)
MSLN 35	Doughery Water	(Map No. 5/34)
MSLN 36	Drumaculin Blanket Bog	(Map No. 5/19)
MSLN 37	Drumfresky	(Map No. 5/17)
MSLN 38	Dunfinn	(Map No. 5/32)
MSLN 39	Escort Port	(Map No. 5/20)
MSLN 40	Galboly incorporating Cloghastucan	(Map No. 5/21)
MSLN 41	Glassaneeran Bog	(Map No. 5/35)
MSLN 42	Glenaan	(Map No. 5/36)
MSLN 43	Glenariff Cliff	(Map No. 5/25)
MSLN 44	Glenariff Waterfalls	(Map No. 5/37)
MSLN 45	Glendun incorporating Knocknacarry	(Map No. 5/38)
MSLN 46	Glenshesk Valley incorporating Doonfin	(Map No. 5/19)
MSLN 47	Glenshesk Wood	(Map No. 5/19)
MSLN 48	Gortgonny	(Map No. 5/32)
MSLN 49	Greenaghan	(Map No. 5/18)
MSLN 50	Innisfree Farm	(Map No. 5/27)
MSLN 51	Islandboy South	(Map No. 5/34)
MSLN 52	Killen Vale	(Map No. 5/34)
MSLN 53	Kinkeel Lough	(Map No. 5/16)
MSLN 54	Kinramer North	(Map No. 5/16)
MSLN 55	Knocksoghey	(Map No. 5/22)
MSLN 56	Leckpatrick Point	(Map No. 5/20)
MSLN 57	Lifeboat House	(Map No. 5/25)
MSLN 58	Lough Galboly	(Map No. 5/21)
MSLN 59	Loughan Bay	(Map No. 5/29)
MSLN 60	Loughan Wood	(Map No. 5/29)
MSLN 61	Loughareema	(Map No. 5/29)
MSLN 62	Loughnafanaghy	(Map No. 5/37)
MSLN 63	Moyarget Lower	(Map No. 5/34)
MSLN 64	Murlough, Fair Head composite incorporating Murlough Bay/Fairhead	(Map No. 5/39)
MSLN 65	Old Pier	(Map No. 5/21)
MSLN 66	Port Obe	(Map No. 5/40)
MSLN 67	Port Vinegar	(Map No. 5/40)
MSLN 68	Red Arch	(Map No. 5/25)

MSLN 69	Retreat	(Map No. 5/25)
MSLN 70	Rock Port	(Map No. 5/30)
MSLN 71	Slieveanorra Moor (A portion of which is situated in Ballymoney Borough)	(Map No. 5/26)
MSLN 72	South Lifeboat House	(Map No. 5/25)
MSLN 73	Tavnaghboy	(Map No. 5/23)
MSLN 74	Tavnaghorna Wood	(Map No. 5/25)
MSLN 75	Toberbilly	(Map No. 5/28)
MSLN 76	Tornamoney	(Map No. 5/29)
MSLN 77	Ushet	(Map No. 5/16)

4.0 AREAS OF CONSTRAINT ON MINERAL DEVELOPMENT

Designation LACMD 01 Areas of Constraint on Mineral Development

Areas of Constraint on Mineral Development are designated as identified on Map No 5 - Moyle District at the following locations:

Garron Plateau Ramsar
Sheep Island SPA
Rathlin Island SPA
Breen Wood cSAC
Garron Plateau cSAC
North Antrim Coast cSAC
Rathlin Island cSAC
Carrick-a-Rede ASSI
Garron Plateau ASSI
Giants Causeway & Dunseverick ASSI
Glenariff ASSI
Rathlin Island – Ballycarry ASSI
Rathlin Island - Ballygill North ASSI
Rathlin Island - Kinramer South ASSI
Rathlin Island Coast ASSI
Runkerry ASSI
Sheep Island ASSI
Tievebulliagh ASSI
Torr Head ASSI
Tow River Wood ASSI
White Park Bay ASSI
Tievebulliagh ASI
Loughaveema ASI
Carey River ASI
Glenariff Waterfalls ASI
North Antrim Coast ASI
Rathlin Island ASI
Giants Causeway NNR

- 4.1 By their nature, scale, location and duration of operation, mineral developments frequently impact more severely on the environment than any other form of development. They can damage or destroy sites of nature conservation or earth science value and sites of historic or archaeological interest. They can also have a significant visual impact on the landscape and have an adverse effect on the amenity of the people living nearby.
- 4.2 Areas of Constraint on Mineral Developments are identified to safeguard the most valuable and vulnerable areas of the environment within the Borough from the detrimental effects of mineral extraction. Their identification has taken account of nature conservation interests, the archaeological and built heritage, landscape quality and character, visual prominence, amenity value and geological/geomorphological interest.
- 4.3 In view of their scientific importance, all ASSIs, ASIs, Ramsar sites and SPAs are designated as Areas of Constraint on Mineral Developments. SLNCIs, the greater part of the AONB based Countryside Policy Areas (CPAs) and small portions of the rural remainder are also designated as Areas of Constraint on Mineral Developments.

5.0 HISTORIC PARKS, GARDENS AND DEMESNES

- 5.1 The following Historic Parks, Gardens and Demesnes are designated.

Designation MHPG	Historic Parks, Gardens and Demesnes
The following Historic Parks, Gardens and Demesnes of special historic interest are designated as identified on Map No.s 5/09 and 5/69 – 5/72:	
	1. Ballydivity (Map No. 5/69)
	2. Ballylough House (Map No. 5/70)
	3. Dundarave (Map No. 5/71)
	4. Magherintemple (Map No. 5/72)
	5. The Manor House, Rathlin (Map No. 5/09).

- 5.2 The Historic Parks, Gardens and Demesnes of Special Historic Interest listed above will be detailed in a register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland to be published by the Environment and Heritage Service, DOE. The Register will summarise the historical significance of the site and the contribution its planned features make to the local landscape. It will also seek to encourage the public and owners, to value and support the protection and maintenance of such sites.

- 5.3 Ballydivity is private and was established in the mid 18th century. Ballylough House dates from the late 18th century. The house is private but the gardens are open for charity. Dundarave is private. The present house, by Charles Lanyon, was built in the mid 19th century. Magherintemple is private. The present house dates from the late 19th century. The Manor House, Rathlin faces south, below a hill. It was built in the mid 18th century.
- 5.4 Prevailing regional policy for the protection of Historic Parks, Gardens and Demesnes of Special Historic Interest is set out in PPS 6 Planning, Archaeology and the Built Heritage. Additional information about the site is contained in the Countryside Assessment Technical Supplement.