



Volume 2

Proposals

Volume 2

Proposals



NORTHERN
AREA PLAN 2016

VOLUME 2

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Volume 2
PREAMBLE

PREAMBLE

On 1 April 2015 the four Councils (Ballymoney, Coleraine, Limavady and Moyle) merged to form the new Causeway Coast and Glens Borough Council. The Northern Area Plan 2016 is the development plan for the four legacy Council Areas of Ballymoney, Coleraine, Limavady and Moyle, prepared under the provisions of Part III of the Planning (Northern Ireland) Order 1991, by the Department of the Environment. Planning Powers were transferred from the Department to Councils in April 2015, however, the legislative powers to allow the Department to adopt the Northern Area Plan 2016 were retained by the Department. The Northern Area Plan 2016 becomes the local development plan for the Council area until the Council adopts its own Local Development Plan. For the purpose of preserving materiality of the Plan references to 'the Department' within the Plan should now be read as the Council where appropriate. Throughout this plan references to Ballymoney Borough Council, Coleraine Borough Council, Limavady Borough Council and Moyle District Council refer to the four legacy Councils of the new Causeway Coast and Glens Borough Council.

The Plan is published in 2 Volumes:

- **Volume 1:** Plan Strategy and Framework
- **Volume 2:** District Proposals

The District Proposals consist of designations, policies, proposals and zonings specific to the administrative areas of Ballymoney, Coleraine, Limavady and Moyle Councils. They relate in general to specific locations identified by defined boundaries on relevant maps.

The designations, policies, proposals and zonings flow from the Plan Strategy and Plan Proposals for individual land uses contained in Volume 1 of the Plan. As such, they reflect the Spatial Framework and Strategic Guidelines contained in the Regional Development Strategy (RDS) 2035 and regional

planning policies contained in Planning Policy Statements (PPSs) prepared by the DoE and DRD and the Planning Strategy for Rural Northern Ireland (PSRNI).

To understand the full range of the Plan Proposals that apply to each District, it is necessary to read the District Proposals in this Volume in conjunction with the Plan Strategy and the Plan Policies contained in Volume 1 of the Plan.

The Proposals are presented in this Volume as follows:

Designations, policies, proposals and zonings for the following individual locations:

Ballymoney Borough

- **Hub** - Ballymoney
- **Villages** – Ballybogy, Balnamore, Cloughmills, Dervock, Dunaghy, Dunloy, Loughguile, Rasharkin, Stranocum
- **Hamlets** – Bendooragh, Bushvale, Corkey, Derrykeighan, Drones, Finvoy, Lislagan, Magherahoney
- Designations, policies, proposals and zonings for the Countryside.

Coleraine Borough

- **Hub** – Coleraine
- **Towns** – Garvagh, Kilrea, Portrush, Portstewart
- **Villages** – Articlave, Castlerock, Castleroe, Macosquin, Portballintrae
- **Hamlets** – Ballyrashane, Ballytober, Boleran, Boveedy, Clarehill, Craigavole, Drumagarner, Glenkeen, Glenullin, Loughan, Moneydig, Ringsend
- Designations, policies, proposals and zonings for the Countryside and Coast.

Limavady Borough

- **Hub** – Limavady
- **Towns** – Ballykelly, Dungiven
- **Villages** – Bellarena, Burnfoot, Drumsurn, Feeny, Foreglen, Greysteel
- **Hamlets** – Ardgarvan, Artikelly, Dernaflaw, Glack, Gortnahey, Largy, Shanvey
- Designations, policies, proposals and zonings for the Countryside and Coast.

Moyle District

- **Hub** – Ballycastle
- **Towns** - Bushmills, Cushendall
- **Villages** – Armoy, Ballintoy, Ballyvoy, Mosside, Waterfoot
- **Hamlets** – Church Bay, Cromaghs, Cushendun, Glenariff (Bay), Knocknacarry, Liscolman, Lisnagunogue
- Designations, policies, proposals and zonings for the Countryside and Coast.

MAPS ACCOMPANYING THIS DOCUMENT

This Volume is accompanied by a set of relevant Settlement Maps, Town Centre Maps where appropriate, and District Maps identifying Sites of Local Nature Conservation Importance and Historic Parks, Gardens and Demesnes.

Volume 2
**BALLYMONEY
BOROUGH**

BALLYMONEY

DEVELOPMENT CONTEXT

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 since the early 1990s, there was an increase of 11% in the population of the town to 9,009 by 2001.

Within the Regional Development Strategy's Spatial Framework, 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.

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.

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.

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 experienced an upsurge in the housing market since the 1990s 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.

In 1994, a Conservation Area was designated in the central part of Ballymoney, the boundary of which is shown on the Ballymoney 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 enhancing the Conservation Area, particularly the commercial core, with sympathetic repairs and inappropriate superficial alterations of previous years replaced by more appropriate building detail.

DEVELOPMENT STRATEGY

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.

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 Plan focuses on the promotion of the identified town centre as the main retail and commercial centre within Ballymoney Borough. A major retail survey 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. There are two development opportunity sites within or adjacent to the town centre. 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.

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.

Consistent with the Regional Development Strategy, the Plan has zoned land at Ballymena Road for employment purposes, which is expected to provide for any demand for economic development uses.

SETTLEMENT DESIGNATION

The Plan designates Ballymoney a Town 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.

A development limit is defined for Ballymoney sufficient to meet the town's development needs in the period up to 2016.

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.

HOUSING

In line with its role as a Local Hub, it is considered appropriate and in accordance with the RDS, that Ballymoney should accommodate a substantial portion of the Ballymoney District housing allocation.

The Plan makes provision for 2832 dwellings in Ballymoney over the Plan period. This includes dwellings built since December 1998, the yield arising from existing commitments, the estimated yield delivered by the housing zonings and windfall. A total of 53.5 hectares of land is zoned for housing under Allocation HOU 1 in Volume 1 of the Plan. Housing lands are identified on Map 2/01a - Ballymoney, and Map 2/01b - Ballymoney Town Centre.

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional

planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Ballymoney.

HOUSING ZONINGS

The following sites are zoned for housing as identified on Map No. 2/01a - Ballymoney and 2/01b - Ballymoney Town Centre:

COMMITTED SITES

BYH 01	Knockeden East (0.89 ha.)
BYH 02	Castlehill, North West (2.13 ha.)
BYH 03	Nursery, Route Avenue (0.38 ha.)
BYH 04	Park Lane (0.15 ha.)
BYH 05	Nursery, Market Street/Park View (0.45 ha.)
BYH 06	9 Kirk Road (0.17 ha.)
BYH 07	Greengage Lane Extension (0.42 ha.)
BYH 08	Land North of Ashlea Place (1.68 ha.)
BYH 09	Coleraine Road (1.35 ha.)

BYH 10	9 Market Street (0.04 ha.)
BYH 11	Cafe Lane/John Street (0.03 ha.)
BYH 12	Land at Townhead Street carpark (0.19 ha.)
BYH 13	9 Victoria Street (0.09 ha.)
BYH 14	13 John Street (0.13 ha.)
BYH 15	Kilraghts Road (1.02 ha.)
BYH 16	19-21 Charlotte Street (0.29 ha.)
BYH 17	21 Queen Street (0.04 ha.)
BYH 18	Land at Rodeing Foot/Cockpit Brae (0.21 ha.)
BYH 19	Rear of 19-27 Main Street (0.41 ha.)
BYH 20	Meetinghouse Street (1.27 ha.)
BYH 21	Westoncroft West (0.45 ha.)
BYH 22	Land to Rear of West Gate (8.03 ha.)
BYH 23	Lands between Finvoy Road, Milltown Road and Bravallen Road (11.26 ha.)
BYH 24	Millbrooke Manor (3.5 ha.)

UNCOMMITTED SITES

HOUSING ZONING BYH 25

Knockeden Avenue (0.76 ha.)

Key Site Requirements

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

1. The access shall be onto Knockeden Avenue.
2. No access will be permitted onto the A26 Frosses Road (Protected Route).

HOUSING ZONING BYH 26**Lands North East of Greenhill Drive
(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.
3. The development of this site will require substantial improvements to storm water drainage, with consequent potential costs to the developer.

HOUSING ZONING BYH 27**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 28**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. Development on the site shall be single storey only.
3. 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.

HOUSING ZONING BYH 29**Land at Greengage Cottages (1.55 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 Greengage Lane.

HOUSING ZONING BYH 30**Lands adjacent 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.

HOUSING ZONING BYH 31**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. The development of this site will require additional land to provide an access to a public road.

HOUSING ZONING BYH 32**Lands East of Westoncraff Avenue (0.75 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 Westoncraff Avenue.
3. A pedestrian/cycle way shall be provided through this site linking Westoncraff Avenue to the town centre via Shiel's Court.

HOUSING ZONING BYH 33

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 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. Existing trees and hedgerows shall be retained and incorporated into the development.
3. Dwellings along the eastern side of the site shall be orientated towards the informal recreational area.
4. Pedestrian access into the adjacent park shall be provided.
5. Access to this site shall be from Ballymena Road where a right turn facility may be required.
6. The access shall be sited to ensure appropriate separation from accesses on the same side and the opposite side of the road.

HOUSING ZONING BYH 35

1-5 Carnary 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 Carnary Park.

HOUSING ZONING BYH 36

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. The mound and associated tree cover shall be retained within any future development.
6. A bat survey will be necessary.

HOUSING ZONING BYH 37

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.

HOUSING ZONING BYH 38

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. An open space link shall be provided from West Gate to the riverside corridor.

HOUSING ZONING BYH 39

**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 existing boundary hedge shall be retained.

ECONOMIC DEVELOPMENT

The existing economic development sites at Ballybrakes Industrial Estate and Ballymena Road Industrial Estate are shown on Map No. 2/01a for information purposes only. Any proposals on these will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

Economic Development Zoning

The following site is zoned for economic development. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned economic development land will be developed in accordance with prevailing regional planning policy and with the relevant Plan Proposals, including the key site requirements. Economic development uses comprise business (Class B1), light industrial (Class B2), general industrial (Class B3), and storage and distribution (Class B4) as currently defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (UCO).

ECONOMIC DEVELOPMENT ZONING

The following site is zoned for Economic Development as identified on Map No. 2/01a – Ballymoney:

ECONOMIC DEVELOPMENT ZONING BYED 01

Riada Avenue Estate (12.10 ha.)

Key Site Requirements

1. A 5 metre wide belt of trees of native species shall be planted along the south east boundary.
2. The access shall be from Riada Avenue.
3. This site is suitable for all uses within the B Class of the UCO.

OPEN SPACE

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 OS 1 of PPS 8.

BALLYMONEY AREA OF ARCHAEOLOGICAL POTENTIAL

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

TOWN CENTRE

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. However, in the 1990s there was 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

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

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, there are a number of development opportunities including properties requiring redevelopment or major refurbishment to bring them back into beneficial use. The Plan designates the following major development opportunity sites.

Development Opportunity Sites

The Plan identifies the following major development opportunities. Proposals will be assessed against Policy SET 2 in Volume 1 of the Plan and other relevant policies.

DEVELOPMENT OPPORTUNITY SITES

The following sites are zoned as development opportunity sites as identified on Map No. 2/01a – Ballymoney Town and Map No. 2/01b – Ballymoney Town Centre:

COMMITTED SITE

BYT 02	Linenhall Street, (0.35 ha.)
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UNCOMMITTED SITE

DEVELOPMENT OPPORTUNITY ZONING BYT 03

Meeting House Street (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 1000 square metres gross floorspace, selling bulky goods.
3. Any development shall not exceed three storeys in height.

LOCAL CENTRE

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 No. 2/01a – Ballymoney.

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.

TRANSPORTATION

Ballymoney lies to the south of the A26 Key Transportation Corridor, having had a bypass constructed in the late 1970s. The Department of Regional Development advises that the bypass itself operates within capacity for the future year scenario. However, the constant stream of traffic on the bypass is expected to offer little opportunity for crossing movements and right turning movements.

The introduction of a new roundabout on to the bypass at the B16 Kilraghts Road has provided a good balance between demand for uninterrupted movement along the bypass and right turning/crossover demand at the junctions. The introduction of the roundabout breaks the flow of traffic sufficiently to provide crossing and turning opportunities at the remaining junctions, and addresses the delay and queuing issues on the side roads. Complementary traffic management measures may also be appropriate at some stage.

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.

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.

A number of Local Transport and Safety Schemes have been implemented in Ballymoney town. These have included traffic management, traffic calming, walking & cycling, collision reduction, parking management, and minor works schemes.

PARKING

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 to any 2 Hours' and are well used for short-stay parking. Of the off-street car parks, only two, Castle Street and Main Street/Church Street, 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.

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 12). 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.

In accordance with the Department of Regional Development’s policy to cater primarily for short-stay parkers in town centres, the objective is to reduce the number of unrestricted spaces in Ballymoney.

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 action taken as appropriate.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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 middle of 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.

Where the LLPA lies outside of the development limit, new development will be restricted to that which is essential for the effective farming of the estate.

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

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’Hara Brook estate.

Development will be restricted to that which is essential for agriculture, outside of the development limit.

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 bypass 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 created a landscaped linear park with ancillary facilities including a large pond, which has become a major asset to the town.

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.

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 bypass this LLPA consists of rolling hills with large numbers of broad-leafed trees.

Development will be restricted to that which is essential for agriculture and which does not adversely affect the landscape in this LLPA.

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.

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

BALLYBOGY

SETTLEMENT DESIGNATION

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 more recent 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.

Ballybogy has good road links to the towns of Ballymoney, 6 kilometres to the south, and Coleraine, 6 kilometres to the west, but has limited public transport connections. By 2001, the population of the village was 258. Ballybogy is designated a 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.

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional

planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Ballybogy.

HOUSING ZONINGS

The following sites are zoned for housing as identified on Map No. 2/02 – Ballybogy:

COMMITTED SITES

BBH 01	Moorfields (1.04 ha.)
BBH 02	Mill Square (1.13 ha.)
BBH 03	Mountview (0.82 ha.)

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered within the terms of Policy ENV 1 of Volume 1 of the Plan.

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.
2. Archaeological sites of industrial heritage comprising a flax mill, mill pond and mill race.
3. The Listed Ballybogy House, associated outbuildings and mature garden.
4. River banks comprising Burn Gushet River and associated vegetation.
5. Attractive views of the old flax mill.
6. Areas of local nature conservation interest including the river corridor and associated vegetation, along with the vegetation around the former mill ponds, Ballybogy House and the rising land form to the east of the mill, which are important for biodiversity.

BALNAMORE

SETTLEMENT DESIGNATION

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 1990s, Balnamore expanded with the construction of both private and public housing. There are few facilities in the village apart from a primary school. In 2001, there was a resident population of 696.

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 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.

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Balnamore.

HOUSING ZONINGS

The following sites are zoned for housing as identified on Map No. 2/03 – Balnamore:

COMMITTED SITES

BNH 01	Esdale Terrace (0.23 ha.)
BNH 02	Lands East of Taughey Road (1.52 ha.)
BNH 03	Millfields (1.63 ha.)

ECONOMIC DEVELOPMENT

The existing economic development site at Balnamore Mill is shown on Map No. 2/03 for Information Purposes only. Any proposals on this will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

OPEN SPACE

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 OS 1 of PPS 8.

OPEN SPACE ZONING BNO 01

The former Mill Pond (1.80 ha.)

This site is zoned for open space as identified on Map No. 2/02 - Ballybogy.

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.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered under the terms of Policy ENV 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

DESIGNATION BNL 01

Balnamore Mill/O’Hara Brook 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

CLOUGHMILLS

SETTLEMENT DESIGNATION

Cloughmills functions as a local service centre for its surrounding rural hinterland with a good range of retail, commercial, community and educational facilities. However, recreational facilities are limited relative to the size of the village. A substantial number of private sector dwellings have been built since the 1990s, a reflection of its growing residential function. By 2001, the population of Cloughmills had reached 1,224.

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. Cloughmills is designated a 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 – Cloughmills.

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

House and an area extending further east along Ballymoney River.

2. Mature stands of trees are visually significant within this area.

Visually significant stands of trees will be retained. Much of this LLPA is not suitable for development, being within proposed open space, within the O'Hara Brook historic park, or outside the development limit.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Cloughmills.

HOUSING ZONINGS

The following sites are zoned for housing as identified on Map No. 2/04 – Cloughmills:

COMMITTED SITES

CSH 01	Springhill Manor (1.31 ha.)
CSH 02	Adjacent to 48 Strand Park (0.07 ha.)

UNCOMMITTED SITES

HOUSING ZONING CSH 03
Lands to Rear of 16-16b Drumadoon Road (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.

HOUSING ZONING CSH 04
Lands South of 9 Drumadoon Road (0.48 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Dwellings shall be orientated towards Drumadoon Road.

HOUSING ZONING CSH 05
Gardens to Side of 36 Loughill Road & to 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.

HOUSING ZONING CSH 06
Lands adjacent to & at 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.

HOUSING ZONING CSH 07
Lands East of Ballycregagh Road (0.44 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 and should incorporate where practical existing features.
3. The development of the site will require additional lands to provide an access to Ballycregagh Road.

ECONOMIC DEVELOPMENT

The existing economic development site at Ballycregagh Road is shown on Map No. 2/04 for Information Purposes only. Any proposals on this

will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

OPEN SPACE

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 OS 1 of PPS 8.

OPEN SPACE ZONING CSO 01 Lands West of Reid's Transport Depot (1.77 ha.)

This site is zoned for recreational open space as identified on Map No. 2/04 - Cloughmills.

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

CLOUGHMILLS AREA OF ARCHAEOLOGICAL POTENTIAL

An Area of Archaeological Potential has been identified in Cloughmills 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. The Environment Section of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LOCAL LANDSCAPE POLICY AREA (LLPA)

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

DESIGNATION CSL 01 Cloughmills Water LLPA

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

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

SETTLEMENT DESIGNATION

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.

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. Since the 1990s, a number of private housing developments have been completed. The population of Dervock in 2001 was 600. Dervock is designated a Village in the Settlement Hierarchy in Volume 1 of the Plan.

Developments in the village have included the Market House community regeneration project funded under the International Fund for Ireland’s Community Regeneration and Improvement Special Programme (CRISP), a 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 included 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.

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

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Dervock.

HOUSING ZONINGS

The following sites are zoned for housing as identified on Map No. 2/05 – Dervock:

COMMITTED SITES

DVH 01	Castlewood Park (1.53 ha.)
DVH 02	210 Knock Road (0.07 ha.)
DVH 03	20 Carncullagh Road (0.16 ha.)
DVH 04	The Brambles (0.35 ha.)
DVH 05	Station Cottages (1.06 ha.)

UNCOMMITTED SITES**HOUSING ZONING DVH 06****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. Only one access shall be provided to service this site from Toberdoney Road.

HOUSING ZONING DVH 07**Rear of 250 Castlecat 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. The natural stone wall along the road frontage shall be retained or reinstated subject to access requirements.
4. 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**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 Castlecat Road.
3. Adequate privacy screening shall be provided along the boundary with the Recreation Grounds and adjacent properties.

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.

HOUSING ZONING DVH 10**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.

VILLAGE CENTRE DESIGN

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.

Following on from the CRISP project and the physical and environmental benefits which this brought to the village, the Plan will, through the development management process, seek to create a more clearly defined village centre.

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.

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.

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.

On-street parking may be acceptable, otherwise parking must be provided to the rear.

OPEN SPACE

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 OS 1 of PPS 8.

OPEN SPACE ZONING DVO 01

Dervock River Banks (0.39 ha.)

This site is zoned for open space as identified on Map No. 2/05 - Dervock.

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.

DERVOCK AREA OF ARCHAEOLOGICAL POTENTIAL

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. The Environment Section of Volume 1 of this Plan and Policy BH 3 of PPS 6 give further guidance on this matter.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 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.

DUNAGHY**SETTLEMENT DESIGNATION**

Dunaghy is located 4 kilometres east of Ballymoney and a short distance east of the main A26 route from Coleraine to Ballymena. 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.

The village 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. Since the 1990s, 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 Village 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. 2/06 – Dunaghy.

Dunaghy is surrounded by the Lignite Resource Area (as designated by COU 5 in Volume 1). 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.

OPEN SPACE

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 OS 1 of PPS 8.

DUNLOY

SETTLEMENT DESIGNATION

Dunloy is situated in the south of Ballymoney District and functions as a minor service centre for its surrounding rural hinterland.

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.

Since the 1990s, private housing development has taken 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.

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 A26 key transport corridor linking Ballymoney to Ballymena, public transport connections are relatively limited. Dunloy is designated a 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. 2/07 – Dunloy.

The defined development limit will consolidate the existing village form.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Dunloy.

HOUSING ZONINGS

The following sites are zoned for housing as identified on Map No. 2/07 – Dunloy:

COMMITTED SITES

DLH 01	Carrowdoon Park (1.33 ha.)
DLH 02	North of Lilac Terrace (0.34 ha)
DLH 03	Land adjacent to 21 Bridge Road (0.24 ha.)
DLH 04	Cairnview (1.12 ha)

UNCOMMITTED SITES

HOUSING ZONING DLH05

Lands South of Station Road (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.

HOUSING ZONING DLH 06

Lands between 4 Station Road & 17 Main Street (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 will require additional lands to provide an access from Station Road.

HOUSING ZONING DLH 07

To Rear of Nos 2 & 8 Bridge Road (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. Mature hedges and trees within and on the periphery of the site shall be retained and integrated into any future development.
4. Dwellings shall be orientated on to Bellaghy Road and Bridge Road

HOUSING ZONING DLH 08

Lands West of Bellaghy Road (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. Mature hedges and trees within and on the periphery of the site shall be retained and integrated into any future development.
4. Dwellings shall be orientated on to Bellaghy Road.

3. It also includes Ballymacauldrack Old Graveyard/Caldernagh and its setting, and Carrowmenagh Farmhouse and associated structural planting.
4. It extends south to include Doey's Cairn, an important stone circle in State care, and its landscape setting.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered within the terms of Policy ENV 1 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. 2/07 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.

LOUGHGUILLE

SETTLEMENT DESIGNATION

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.

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.

The Millennium Centre on Lough Road, a community regeneration project part-funded by the International Fund for Ireland and opened in 2001, provides 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.

Loughguile is designated a 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. 2/08 – Loughguile.

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

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of

development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Loughguile.

HOUSING ZONINGS

The following sites are zoned for housing as identified on Map No. 2/08 – Loughguile:

COMMITTED SITES

LEH 01	Land to East of Colkeeran Road (0.24 ha.)
LEH 02	Shelton Meadow (0.18 ha.)
LEH 03	Tullyview (1.5 ha.)

COMMUNITY FACILITIES

COMMUNITY DESIGNATION LEC 01

Millennium Centre

The Millennium Centre on Lough Road, as shown on Map No. 2/08, is designated to retain the existing community facilities.

COMMUNITY ZONING LEC 02

Land to the North of Lough Road (0.33 ha.)

This site is zoned for community facilities purposes as identified on Map No. 2/08 - Loughguile.

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

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

DESIGNATION LEL 01

St Patrick's Church LLPA

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

SETTLEMENT DESIGNATION

Rasharkin is located 12 kilometres south of Ballymoney, and comprises a mixture of public and private housing. A good range of educational, health, and community facilities are available within the settlement, but the range of shops is more limited.

There are a number of locally important manufacturing and other commercial businesses providing significant employment for residents of Rasharkin and the surrounding rural area.

The village has good road links to Ballymoney, Ballymena and Kilrea, although, public transport connections are limited.

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 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. 2/09 – Rasharkin.

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

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies

and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Rasharkin.

HOUSING ZONINGS

The following sites are zoned for housing as identified on Map No. 2/09 – Rasharkin:

COMMITTED SITES

RNH 01	The Birches (0.51 ha.)
RNH 02	The Birches Extension (0.41 ha.)
RNH 03	8 Main Street (0.14 ha.)
RNH 04	31–37 Main Street (0.13 ha.)
RNH 05	Rosetta Terrace (0.11 ha.)
RNH 06	14 Main Street (0.19 ha.)
RNH 07	Lands adjacent to Playground, Bamford Park (0.22 ha.)
RNH 08	Churchfields (1.77 ha.)
RNH 09	Valleyview (0.20 ha.)
RNH 10	Lands South of Glebe Park (1.31 ha.)

UNCOMMITTED SITES

HOUSING ZONING RNH 11

Lands West of St Patrick’s Primary School (0.21 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 Gortahar Road which shall be widened to 5.5m along the frontage of the site

HOUSING ZONING RNH 12

Lands to Rear of 28 & 30 Main Street (0.07 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.

HOUSING ZONING RNH 13

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. Development shall be single storey and have regard for the relationship with adjacent dwellings.
3. The access shall be via Bellmount.

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. Dwellings shall be orientated to face on to Church Road.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan.

DESIGNATION RNL 01

Drumbolcan LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/09 – 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 within Drumabolcan SLNCI.

DESIGNATION RNL 02

Glebe LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/09 – Rasharkin.

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

1. It includes Rasharkin Old Church, a medieval parish church site with post-medieval church ruins.

STRANOCUM

SETTLEMENT DESIGNATION

Stranocum is located 6 kilometres north east of Ballymoney in the attractive rural setting of the Bush Valley.

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.

Stranocum has grown over the past 60 years from a small cluster of buildings centred on 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.

Stranocum is designated a 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. 2/10 – Stranocum.

The Lignite Resource Area (as designated by COU 5 in Volume 1) lies adjacent to the southern part of Stranocum. The development limit will consolidate the existing village, and ensure that any new development is convenient to all local facilities.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Stranocum.

HOUSING ZONINGS

The following sites are zoned for housing as identified on Map No. 2/10 – Stranocum:

COMMITTED SITES

SMH 01	Lands West of Main Street (0.84 ha.)
SMH 02	Lands East of Main Street (1.11 ha.)

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

DESIGNATION SML 01

Bush Valley LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2 – Ballymoney Borough and Map No. 2/10 – 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.
3. Archaeological sites of industrial heritage comprising the old corn mill, scotch mill and mill race, and of historic interest comprising two scheduled monuments as well as four unscheduled monuments.
4. Stranocum Hall, which is a building of local significance and historic interest.

5. River banks comprising the River Bush and associated open space in the form of the riverside park and picnic area, and the former fish farm.
6. Attractive views towards the village and Stranocum Hall from Livery Road.
7. Areas of local nature conservation interest, including the river corridor, associated vegetation and belts of mature planting including that at 143 Kirk Road and east of the junction of Main Street and Fivey Road, which are important for biodiversity.

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.

BENDOORAGH

SETTLEMENT DESIGNATION

Bendooragh is located approximately 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, with private sector housing completed since the 1990s onwards. 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. 2/11 – Bendooragh.

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.

OPEN SPACE

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 OS 1 of PPS 8.

OPEN SPACE ZONING BGO 01

Land South of Willowdale Park (1.05 ha).

This site is zoned for open space as identified on Map No. 2/11 - Bendooragh.

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

BUSHVALE

SETTLEMENT DESIGNATION

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, and expanded in the 1990s with the construction of private dwellings at Wallace Crescent. This led to a marginal increase in the population of the hamlet from about 60 in 1991, to an estimated 75 by 2001. The 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. 2/12 – Bushvale.

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.

CORKEY

SETTLEMENT DESIGNATION

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.

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered under the terms of Policy ENV 1 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**SETTLEMENT DESIGNATION**

Derrykeighan is located 10 kilometres north of Ballymoney at the junction of Benvardin Road and Castlecat Road. It includes both public authority housing and private housing development. Derrykeighan performs a primarily residential function, with limited commercial and community facilities. The private housing development at Glebe Park 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.

The development limit defines a boundary around the existing hamlet. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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.

Development which would damage the integrity of this LLPA will not be approved.

DRONES

SETTLEMENT DESIGNATION

Drones is located over 4 kilometres to the south east of Stranocum, south of the junction of Fivey Road, Drones Road and Ballyveeley Road. Community facilities include the Golden Plough shop and garage, and The Scenic Inn public house by the junction of Drones Road and Fivey Road. The majority of housing is located at Fernbank Park to the south along Ballyveeley Road. Drones had an estimated population of 54 in 2001. Drones is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION DS 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/15 – Drones.

The development limit relates to the existing hamlet and incorporates the dwellings at Fernbank Park with the commercial services and facilities to the north. The development limit provides opportunity for small-scale development, and 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.

OPEN SPACE

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 OS 1 of PPS 8.

FINVOY

SETTLEMENT DESIGNATION

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.

Finvoy has limited local services and community facilities. As a result of the small-scale development, Finvoy's population 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.

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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.

No development which would damage the integrity of this LLPA will be approved.

LISLAGAN

SETTLEMENT DESIGNATION

Lislagan is a cluster of public authority and private housing located 3 kilometres south of Ballymoney on Lislagan Road. It had an estimated population of 124 in 2001. Lislagan Primary School, the only local facility, is situated a short distance to the west of the housing, at the junction with Finvoy Road. Lislagan is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION LL 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 2/17 – Lislagan.

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.

OPEN SPACE

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 OS 1 of PPS 8.

MAGHERAHONEY

SETTLEMENT DESIGNATION

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. 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. 2/18 – Magherahoney.

The development limit 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.

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

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

DESIGNATION MYL 01

Bush River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 2/18 – 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' Roman Catholic Church and the former mill to the north, which is a locally significant building.

COUNTRYSIDE

INTRODUCTION

Volume 1 sets out the Regional planning context and the Plan's strategic overview and 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 in Ballymoney Borough.

AREAS OF INTERNATIONAL AND NATIONAL CONSERVATION IMPORTANCE

A number of Areas of International and National Nature Conservation Importance are located within Ballymoney Borough and comprise the following:

Ramsar	Garry Bog
SPA	Antrim Hills
SAC	Garry Bog Main Valley Bogs
NR	Slievanorra Forest
ASSI	Ballymacaldrack Caldanagh Bog Craigs Dunloy Bog Garry Bog Garry Bog Part 2 Glarryford Slievanorra and Croaghan
ASI	Clontyfinnan

These areas of International and National Importance are identified on Map No. 2/19 – Ballymoney Borough Environmental Designations.

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

SITES OF LOCAL NATURE CONSERVATION IMPORTANCE (SLNCIs)

Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. 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. SLNCIs are identified on Map No. 2 – Ballymoney Borough. Some SLNCIs are shown on the relevant settlement maps.

DESIGNATION BSLNCI

Sites of Local Nature Conservation Importance (SLNCI)

The following Sites of Local Nature Conservation Importance (SLNCIs) are designated, as identified on Map No. 2 - Ballymoney Borough and the relevant settlement map:

Aghenagerragh River Bog	BNC 19
Altnahinch	BNC 14
Ballycraig Rock	BNC 27
Ballynagor	BNC 02
Ballyratahan	BNC 01
Ballyveely Bog	BNC 08
Bellisle	BNC 04
Black Lough	BNC 12
Boyd's Bog	BNC 25
Burnquarter	BNC 13
Carnagal	BNC 18

Carcullagh	BNC 03
Castlequarter Lakes	BNC 11
Craigs Upper	BNC 23
Culbane Bog	BNC 10
Drumack Bog	BNC 32
Drumbolcan	BNC 31
Frosses North	BNC 28
Garry Lower	BNC 05
Killycreen	BNC 30
Kirkhill Bog	BNC 06
Knockavrinnan Bridge	BNC 09
Larrys Brae Dunloy	BNC 20
Lislaban	BNC 17
Long Mountain Bogs	BNC 26
Mallaboy	BNC 24
McCollum's Hill South	BNC 22
Moyan Road	BNC 07
Quaw Burn	BNC 29
River Main	BNC 15
Slaugh Island	BNC 34
The Isles	BNC 16
The Rock	BNC 21
Whitehill	BNC 33
Cloonty Bog	MNC 37 (predominantly within Moyle District)
Colebreene Wood	CNC 20 (predominantly within Coleraine Borough)

Policy for the control of development within SLNCIs is contained in Volume 1, Policy ENV 2 of the Plan.

HISTORIC PARKS, GARDENS AND DEMESNES

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 Map No. 2 - Ballymoney Borough:

Ballyhibistock House	BHP 01
Benvarden House	BHP 02
Leslie Hill	BHP 03
Lissanoure	BHP 05
O'Hara Brook	BHP 04
The following Supplementary Sites are designated as identified on Map No 2 – Ballymoney Borough:	
Gardenvale	BHP 06
Moore's Fort	BHP 07
Moore Lodge	BHP 08

These Historic Parks, Gardens and Demesnes are detailed in a register to be published by the Northern Ireland Environment Agency. The Register summarises the historical significance of each site and the contribution such planned features make to the local landscape. It also seeks to encourage the public and owners, to value and support the protection and maintenance of such sites.

Ballyhibistock House was built in the early 19th century. Benvarden 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. 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. Gardenvale House and demesne have late 18th century origins, although the Listed house is largely Victorian. The garden incorporates a walled garden. Gardenvale is private. Moore Fort is private. The house is Listed, and the grounds include lawns, an ice house and parkland with mature trees and woodland. Moore Lodge is located high above the River Bann. The house dates from the mid 18th century and is private.

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. The locations of the parks, gardens and demesnes of special historic interest are identified on the District Map and settlement maps where relevant.

Volume 2
**COLERAINE
BOROUGH**

COLERAINE

DEVELOPMENT CONTEXT

Coleraine is the dominant town in the Northern Plan area. The RDS 2025 identified the town as one of the sixteen major hubs in the Region, and the town's classification as a Main Hub is continued in the RDS 2035. 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.

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. The George Best Belfast City Airport in Belfast, the City of Derry Airport, 35 kilometres to the west, and the main regional airport, Belfast International Airport at 70 kilometres to the south, are all relatively accessible along the Northern Corridor.

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.

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.

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 was strengthened 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 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, Coleraine is located in proximity to the North Coast with its attractions of national importance, tourist accommodation, and leisure facilities.

DEVELOPMENT STRATEGY

Consistent with Coleraine's role as a Major Hub in the Regional Development Strategy 2035, 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.

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.

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 Plan provides a range of economic development sites around the town to cater for a variety of uses, consistent with the Regional Development Strategy to promote economic development opportunities at the hubs. These can be expected to be more than sufficient to provide for any possible demand for economic development uses.

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. 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.

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.

The University of Ulster has a major campus on the northern side of the town. Development commenced in the late 1960s, and has continued 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.

SETTLEMENT DESIGNATION

Coleraine is designated 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.

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.

HOUSING

Housing Zonings

In line with its role as a Main Hub and to build its critical mass, it is considered appropriate and in accordance with the RDS, that Coleraine should accommodate a substantial portion of the Coleraine District housing allocation.

The Plan makes provision for 5040 dwellings in Coleraine over the Plan period. This includes dwellings built since December 1998, the yield arising from existing commitments, the estimated yield delivered by the housing zonings and windfall. A total of 117 hectares of land is zoned for housing under Allocation HOU 1 in Volume 1 of the Plan. Housing lands are identified on Map No. 3/01a - Coleraine and Map No. 3/01b - Coleraine Town Centre.

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any

subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

Key site requirements to meet social housing need have been attached to the following sites:

SITE REF.	LOCATION	NO. OF DWELLINGS (MINIMUM)
CEH 46	Bannvale	17
CEH 47	Lisnablagh Road	5
CEH 50	Tullyartton Road	7
CEH 51	Coleraine College	8
CEH 52	Land to Rear of Coleraine High School	14
CEH 53	Hazelbank Road North	27
CEH 54	Hazelbank Road South	9
CEH 55	Killowen	14
CEH 60	South of 23 Mountsandel Road	15
CEH 62	South East of Mountfern, Rugby Avenue	5

The number of dwellings indicated for social housing reflects Policy HOU 2 in Volume 1 of the Plan. The need for social housing will be reviewed by the NIHE through the Housing Needs Assessment and addressed by the development management process.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 3/01a – Coleraine and Map No. 3/01b – Coleraine Town Centre:

COMMITTED SITES

CEH 01	Shell Hill (2.74 ha.)
CEH 02	Shellbridge North (5.97 ha.)
CEH 03	Thornlea Drive (1.19 ha.)
CEH 04	Cloonavin Green (0.47 ha.)
CEH 05	Cairnhill (1.17 ha.)
CEH 06	Adjoining Greystone Park (0.49 ha.)
CEH 07	The Granary (2.33 ha.)
CEH 08	Wheatsheaf Park (1.15 ha.)
CEH 09	Lakeside (6.39 ha.)
CEH 10	Loguestown Green (1.95 ha.)
CEH 11	Brook Green (1.76 ha.)
CEH 12	Grasmere (3.47 ha.)
CEH 13	20 Circular Road (0.06 ha.)
CEH 14	22 Circular Road (0.07 ha.)
CEH 15	Brockmount Court (1.23 ha.)
CEH 16	46 Lower Captain Street (0.03 ha.)
CEH 17	Braemar (0.19 ha.)
CEH 18	106-108 Long Commons (0.03 ha.)
CEH 19	Irish Society (0.60 ha.)
CEH 20	Drumtarsey Road (0.16 ha.)
CEH 21	Nursery Avenue (0.46 ha.)
CEH 22	Greenhall Court (2.65 ha.)
CEH 23	Ardbana (0.5 ha.)
CEH 24	Laurel Hill Road (0.35 ha.)

CEH 25	30 Mountsandel Road (4.74 ha.)
CEH 26	Rugby Road (0.78 ha.)
CEH 27	Rear of 52 Mountsandel Road (0.28 ha.)
CEH 28	Wattstown (18.94 ha.)
CEH 29	Knocklynn Road West (2.12 ha.)
CEH 30	Knockbracken (4.07 ha.)
CEH 31	Adjoining Maybrook Park (0.39 ha.)
CEH 32	Knockbracken Drive (0.24 ha.)
CEH 33	Somerset Park West (1.07 ha.)
CEH 34	Avondale (0.51 ha.)
CEH 35	Knockantern Green (1.57 ha.)
CEH 36	Knockantern Grove (2.1 ha.)
CEH 37	Knocktarna Grange (0.51 ha.)

UNCOMMITTED SITES

HOUSING ZONING CEH 38 Ballysally East (3.18 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.

HOUSING ZONING CEH 39

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 40

Daneshill Road South (1.07 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 41

Adjoining Ballysally Primary School (1.51 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.

HOUSING ZONING CEH 42

North of Loguestown Park (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 43

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 44

Adjoining Rochester Court (1.22 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 45**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. The access to the site shall be from Cloyfin Road.

HOUSING ZONING CEH 46**Bannvale (5.93 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. A minimum of 17 dwellings shall be provided for social housing.
3. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
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.

HOUSING ZONING CEH 47**Lisnablagh Road (0.97 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. A minimum of 5 dwellings shall be provided for social housing.
3. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.

4. The access to the site shall be from Lisnablagh Road.
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 48**Carthall Road (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.

HOUSING ZONING CEH 49**Riversdale Crescent (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 50

Tullyarton Road (1.24 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. A minimum of 7 dwellings shall be provided for social housing.
3. Development shall generally not be greater than two storeys in height to ensure the character of the area is respected.
4. The access to the site shall be from Tullyarton Road.
5. A row of native species trees shall be planted along the northern boundary next to the school.

HOUSING ZONING CEH 51

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. A minimum of 8 units shall be provided for social housing.
3. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
4. The access to the site shall be from Carthall Road.
5. 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.
6. 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 52

Land to Rear of Coleraine High School (4.78 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. A minimum of 14 dwellings shall be provided for social housing.
3. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
4. The development of the site will require additional lands to provide an access to a public road.
5. The areas of natural interest along and including the stream shall be retained as open space with the minimum of disturbance.

HOUSING ZONING CEH 53

Hazelbank Road North (9.08 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. A minimum of 27 dwellings shall be provided for social housing.
3. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
4. The existing hedgerows along the frontage of Greenhall Highway and within the site shall be retained and supplemented by substantial additional landscaping.
5. Any dwellings close to the adjoining main roads shall be sited and designed to minimise noise disturbance.
6. 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.

7. 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.
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 54

Hazelbank Road South (1.39 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. A minimum of 9 dwellings shall be provided for social housing.
3. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
4. Access to the site shall be via Housing Zoning CEH 22.
5. Any dwellings close to the adjoining main roads shall be sited and designed to minimise noise disturbance.
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 55

Killowen (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. A minimum of 14 dwellings shall be provided for social housing.
3. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
4. The development of the site will require additional lands to provide an access from a public road.

HOUSING ZONING CEH 56

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.

HOUSING ZONING CEH 57

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 58

Adjoining St Malachy's School, Beresford Avenue (0.65 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.

HOUSING ZONING CEH 59

North of 23 Mountsandel Road (0.44 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 60

South of 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. A minimum of 15 dwellings shall be provided for social housing.
3. Development shall not be greater than three storeys in height to ensure the character of the area is respected.
4. 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.
5. The access to the site shall be from Mountsandel Road.
6. Existing trees and shrubs within and on the boundary of the site shall generally be retained.
7. The development of the site shall include the provision of a pedestrian/cycle link along the entire frontage with the River Bann.

8. 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 61

Chapelfield (0.77 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.
4. 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 62

South East of Mountfern, Rugby Avenue (1.23 ha.)

Key Site Requirements

5. Development shall be within the range of 15 to 25 dwellings per hectare, to ensure the character of the area is maintained.
6. A minimum of 5 dwellings shall be provided for social housing.
7. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
8. The existing hedges and trees on the boundaries of the site shall be fully retained.

HOUSING ZONING CEH 63

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.

ECONOMIC DEVELOPMENT

The existing economic development sites at Ballycastle Road, Northbrook, Bushmills Road, Wattstown, Loughan Hill, Millburn Road, Bushmills Road South of Spittal Hill Quarry, Bushmills Road West of Spittal Hill Quarry, and the Science Research Park at the University of Ulster are shown on Map No. 3/01a for information purposes only. Any proposals on these will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

In keeping with the status of Coleraine as a Main Hub and on a key transportation corridor as identified in the RDS, it is proposed to promote its role as an employment location. Therefore, 55.2 hectares are zoned for economic development under Allocation ECD 1 in Volume 1 of the Plan.

Economic Development Zoning

Economic development uses comprise business (Class B1) light industrial (Class B2), general industrial (Class B3) and storage and distribution (Class B4), as currently defined in the Planning (Use Classes) Order (Northern Ireland) 2015.

The following sites are zoned for economic development, as identified on Map No. 3/01a. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned economic development land will be developed in accordance with prevailing regional planning policy and with the relevant Plan Proposals, including the key site requirements.

ECONOMIC DEVELOPMENT ZONINGS

The following sites are zoned for Economic Development as identified on Map No. 3/01a – Coleraine Town:

COMMITTED SITE

Zoning CEED 01	Bushmills Road (0.4ha.)
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UNCOMMITTED SITES

ECONOMIC DEVELOPMENT ZONING CEED 02

University Business Cluster (8.37 ha.)

Key Site Requirements

1. 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.
2. A single access shall be acceptable from Portstewart Road where a right turn lane shall be provided.
3. Uses on the site will be restricted to Class B1 use.

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.

ECONOMIC DEVELOPMENT ZONING CEED 03

Loughan Hill (6.34 ha.)

Key Site Requirements

1. An 8 metre wide belt of trees of native species shall be planted along the north east and boundary.
2. The access may be either from Gateside Road or Cloyfin Road.
3. This site is suitable for all B Use Classes.

ECONOMIC DEVELOPMENT ZONING CEED 04

Off Ballycastle Road (5.59 ha.)

Key Site Requirements

1. An 8 metre wide belt of trees of native species shall be planted along the south west and south east boundaries.
2. The access shall either be from Hillman's Way or from Lower Newmills Road. No access shall be permitted from the Ring Road.
3. This site is suitable for all B Use Classes.

This zoning adjoins a long established industrial estate with a number of major employers.

ECONOMIC DEVELOPMENT ZONING CEED 05

Newmills Road (7.86 ha.)

Key Site Requirements

1. An 8 metre wide belt of trees of native species shall be planted along the north east and south east boundaries.
2. 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.
3. This site is suitable for all B Use Classes.

This zoning adjoins an existing industrial estate.

ECONOMIC DEVELOPMENT

ZONING CEED 06

Wattstown (22.64 ha.)

Key Site Requirements

1. The access shall be from the existing Wattstown Roundabout on to Newbridge Road. No other access shall be permitted on to Newbridge Road.
2. This site is suitable for all B Use Classes.

This zoning adjoins an existing industrial estate.

ECONOMIC DEVELOPMENT

ZONING CEED 07

Riverside Business Park (4.3 ha.)

Key Site Requirements

1. 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.
2. This site is suitable for motor vehicle sales, distribution (Class B4), leisure facilities (Class D2), community uses (Class D1) and light industrial use (Class B2).

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. There will 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. Uses on the zoning are restricted to motor vehicle sales, distribution (Class B4), leisure facilities (Class D2),

community uses (Class D1) and light industrial use (Class B2).

OPEN SPACE

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 will also seek to enhance the existing network of footpaths and cycle paths within the town through the normal development management 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.

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 OS 1 of PPS 8.

COLERAINE AREA OF ARCHAEOLOGICAL POTENTIAL

An Area of Archaeological Potential has been identified in Coleraine and is shown on the Settlement Map (Map No. 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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

TOWN CENTRE

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.

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.

Development Opportunity Sites

The Plan identifies the following major development opportunities. Proposals will be assessed against Policy SET 2 in Volume 1 of the Plan and other relevant policies.

DEVELOPMENT OPPORTUNITY SITES

The following sites are zoned for Development Opportunity Sites as identified on Map No 3/01a – Coleraine and Map No. 3/01b – Coleraine Town Centre:

COMMITTED SITES

Zoning CET 02	Mall Car Park (1.12 ha)
Zoning CET 03	Clothmakers' Building (0.09 ha.)
Zoning CET 04	Abbey Street Car Park (0.53 ha)
Zoning CET 05	Market Yard (0.38 ha)

UNCOMMITTED SITES

ZONING CET 06

Harbour Estate (7.37 ha.)

Key Site Requirements

1. The development of the site will only be considered within the context of an acceptable overall design concept.
2. This site lies outside of the town centre boundary and is particularly suited to a mixed use redevelopment including office, entertainment, catering and residential.
3. Any development shall not generally exceed the equivalent of a normal four storey building.
4. Where appropriate, 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.

It is recognised that this area may continue to function effectively as a working port with related industrial operations. However, there may also 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

Waterside Car Park (0.97 ha)

Key Site Requirements

1. Development shall be considered in the context of the Clothworkers' building and neighbouring context.
2. 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.
3. This site is particularly suited to a mixed use redevelopment including retail, office, entertainment, catering and residential.
4. Any development shall not exceed the equivalent of a normal three storey building, in keeping with the character of development in Waterside.
5. 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.
6. 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.
7. 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.

ZONING CET 08

Bridge Street-Circular Road (0.36 ha)

Key Site Requirements

1. The development of the site will only be considered within the context of an appropriate overall design concept. This site is particularly suited to a mixed-use redevelopment including retail, office, catering and residential.
2. Any development shall incorporate retail units fronting Bridge Street (including the retention of the existing buildings) to enhance the functioning of this key town centre link.
3. Any development shall not exceed the equivalent of a normal three storey building.
4. The design and finishes shall be of a high standard and enhance the appearance of Bridge Street, and Circular Road.

AREAS OF TOWNSCAPE CHARACTER

DESIGNATION CET 09

Area of Townscape Character - Coleraine Town Centre

An Area of Townscape Character is designated as identified on Map No. 3/01a – Coleraine and 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 numbers, 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. 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;
15. 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;
16. 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;
17. 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;
18. 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
19. 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.

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 survived virtually unchanged. Therefore, the centre of Coleraine is of historical and architectural significance, both as an example of a planned Plantation settlement, and

as a 19th Century market town, which has retained many buildings from this period.

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 designation and its key features.

Policy for the control of development within Areas of Townscape and Village Character is contained in PPS 6 (Addendum): Areas of Townscape Character.

DESIGNATION CET 10

Area of Townscape Character - Lodge Road

An Area of Townscape Character is designated and identified on Map No. 3/01a – Lodge Road Area of Townscape Character.

Key features of the area that will be taken into account when assessing development proposals are as follows:

1. The uniformity of the building line with properties set back from the street frontage;
2. The presence of mature vegetation along the street frontage;
3. The regularity in built form within each building era, including vertical emphasis in design in older properties and symmetry in design in post Victorian properties; and
4. Special attention will be given to the Listed Buildings and their settings.

Lodge Road is a mixed use area, containing commercial premises, public buildings, school premises and private dwellings. It contains a three

storey Listed terrace, semi detached and detached dwellings and 2 storey dwellings built in the 20th Century. Whilst the area is mixed, there are a number of strong characteristics in terms of the generally standard building line, and the presence of mature vegetation along the street frontage. The area at the front of the High School lies within LLPA CEL07. Whilst the buildings span a long period, including recent new buildings, generally, these present an attractive street frontage. Within each building type, there is some regularity in built form, for example the Victorian bay fronted terrace, and detached villas display strong vertical emphasis, and detached and semi detached dwellings are mainly two storey in height and often symmetrical in their front elevation. The prevailing character of the area, whilst on an aerial road, is that of a pleasant and distinct area which has a sense of local identity, not least due to the generous front and rear garden areas for many of dwellings along the road.

Policy for the control of development within Areas of Townscape and Village Character is contained in PPS 6 (Addendum): Areas of Townscape Character.

LOCAL CENTRES

LOCAL CENTRES DESIGNATIONS

Coleraine Town

The following sites are designated for retention as local centres for commercial purposes as identified on Map No. 3/01a:

Commercial Designation CELC 01
Ballysally Local Centre (0.31 ha.)

Commercial Designation CELC 02
Greenmount Local Centre (0.21 ha.)

Commercial Designation CELC 03
Harper's Hill Local Centre (0.3 ha.)

Commercial Designation CELC 04
Hazelbank Road Local Centre (0.9 ha.)

Commercial Designation CELC 05 Killowen Local Centre (0.17 ha.)
Commercial Designation CELC 06 Knocklynn Local Centre (1.62 ha.)
Commercial Designation CELC 07 Millburn Road Local Centre (0.42 ha.)
Commercial Designation CELC 08 Mountsandel Local Centre (0.19 ha.)

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.

TRANSPORTATION

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. The town also benefits from the existence of Coleraine Harbour and the River Bann as a navigable river, where pontoons have been placed in the town, providing an alternative transport mode, particularly for the leisure and tourist users.

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.

There are a number of locations around the town where there is congestion and conflict with traffic, cyclists and pedestrians particularly at peak periods.

To the west of the river, Strand Road, Castlerock Road, and Killowen Street converge on the Bann Bridge through Waterside. Queues occasionally form 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.

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. Improvements have been made to the Waterside gyratory by alterations to the traffic signals but there are no plans for any further transportation proposals in the town centre within the timescale of the Plan.

Plan Policies and proposals affecting the development of transportation in Coleraine are set out below.

The key components of the transportation strategy for Coleraine and the wider district are:

Coleraine Ring Road.

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.

(a) 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.

(b) 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 ASDA and Newmills Road will need careful consideration.

(c) Strand Road Roundabout.

This roundabout has been improved by the provision of additional left turning capacity and alterations to geometry and lane markings.

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.

PARKING

There are approximately 2,574 parking spaces, including those at Tesco 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.

In accordance with the Department of Regional Development'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.

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. The Department of Regional Development intends to introduce permit schemes to facilitate parking for residents, and it is envisaged that this will be tested in other parts of Northern Ireland first.

Parking supply and demand will be regularly reviewed in the light of the implementation of these proposals, 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. The Department of Social Development brought forward development briefs for the car parks at the Mall and Abbey Street, where planning permissions have been granted for the comprehensive redevelopment of these sites. These schemes provided up to 950 car park spaces at the Mall (to be known as the Ramparts) and up to 560 spaces at Abbey Street (to be known as the Lanes). The development of these schemes has not progressed due to the current economic climate. 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.

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.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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.

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.

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.

This LLPA 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.

This LLPA 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.

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.

2. A visually important spruce plantation, 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 within the past 20 years.
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 Knockantern SLNCI along with the established wooded grounds of the historic park associated with the Listed

Building at Knocktarna and an adjoining section of heavily wooded steep banks of the River Bann.

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 SLNCI.

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.

This area 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. It also includes the Sandelford Bridge SLNCI.
2. These areas, almost entirely in public ownership, contribute greatly to the distinctive character of Coleraine, especially the southern approaches to the town.

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 SLNCI.

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.

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.

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.

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 – Coleraine Borough and 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.
3. This policy area includes the Somerset Ponds SLNCI, and a very important tree belt around the area of housing in Somerset, south of Dunhill Road.

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 55 years, the initial landscaping of the school grounds has matured to contribute significantly to the well wooded aspect of the western side of Coleraine.

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 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.

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.

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.

Only essential development related to agriculture will normally be acceptable.

DESIGNATION CEL 25**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.

This LLPA shall be fully respected in any future development.

DESIGNATION CEL 24**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.

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.

GARVAGH

SETTLEMENT DESIGNATION

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 Ironmongers' Company of London, it was subsequently developed into a modest size market town by the Cannings. The town experienced considerable growth in the Post War period with a 2001 population of 1,278, a 17% increase on 1991.

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), the attractive historic landscapes associated with Glen Ullin and the foothills of the Sperrins provide a distinctive setting.

Garvagh is a significant service centre for the surrounding countryside, providing a wide range of services and considerable employment. Since the 1990s, development in the town included 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 is designated a 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.

The development limit defines the extent of the existing town and will accommodate proposals consistent with its role and potential.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Garvagh.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 3/02 - Garvagh:

COMMITTED SITES

GHH 01	10 Limavady Road (0.14 ha.)
GHH 02	Demesne Banks, Demesne Manor (1.37 ha.)

UNCOMMITTED SITES

HOUSING ZONING GHH 03

Rear of 24 to 30 Coleraine Road (1.73 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 Coleraine Road.

HOUSING ZONING GHH 04

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 05

Land off Lyttlesdale (0.97 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 Lyttlesdale.

HOUSING ZONING GHH 06

Kinard Park, Fort Road (1.47 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The existing hedgerows shall be retained.
3. The access to the site shall be from Fort Road.

ECONOMIC DEVELOPMENT

The existing economic development sites at Killyvally Road, Carhill Road and Mettican Road are shown on Map No. 3/02 for information purposes only. Any proposals on these will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

TOWN CENTRE

DESIGNATION GHT 01

Garvagh Town Centre

A Town Centre is identified as designated in Map No. 3/02 – Garvagh.

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. Sites are zoned within the Town Centre for housing use, as this will assist in its vitality.

OPEN SPACE

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 OS 1 of PPS 8.

OPEN SPACE ZONING GH0 01

Land East of the Agivey River (1.24 ha.)

This site is zoned for recreational land an open space.

An area of open space for passive recreation purposes is proposed, relating to existing recreational land and close to areas of higher density housing. The provision of a riverside path with footbridges connecting Bridge Street with Kurin Road would open up the availability of this open space for the town.

GARVAGH AREA OF ARCHAEOLOGICAL POTENTIAL

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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

DESIGNATION GH1 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.

This high quality landscape is important to the setting of Garvagh and will be protected from any development which would diminish its quality.

DESIGNATION GH1 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 wildlife corridors.

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 including protected trees.

Almost all of this LLPA is 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.

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.

DISUSED RAIL TRACK BED

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

SETTLEMENT DESIGNATION

The Mercers' 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, Kilrea is a major Irish centre for river and lake angling. It is home to the Portna Eel Fishery and its hatchery is one of the largest in Europe.

There have been considerable improvements and expansion in Kilrea since the 1990s, 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 which built and manages the Enterprise Centre comprising 19 small business units.

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 it. Kilrea is designated a Town in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION KA 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/03 – Kilrea.

The development limit will contribute to a more compact urban form and ensure that any new

housing is convenient to all the town's facilities, while providing for a range of future developments.

HOUSING

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Kilrea.

Housing Zonings

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 3/03 - Kilrea:

COMMITTED SITES

KAH 01	Claragh Hill (2.83 ha.)
KAH 02	Land to Rear of 9–15 Garvagh Road (0.33 ha.)
KAH 03	Land to North of Moneygran Road (3.51 ha.)
KAH 04	Church Court (0.38 ha.)

UNCOMMITTED SITES**HOUSING ZONING KAH 05**

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.

HOUSING ZONING KAH 06

Land between 17 & 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 ZONING KAH 07

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. The access to this site shall be from Drumagarner Road.

ECONOMIC DEVELOPMENT

The existing economic development sites at Drumagarner Road, Horse Fair Green and New Road, Mill Road, and Craiglea Gardens are shown on Map No. 3/03 for information purposes only. Any proposals on these will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

TOWN CENTRE**DESIGNATION KAT 01****Kilrea Town Centre**

A Town Centre is identified as designated in Map No. 3/03 - Kilrea.

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. Sites are zoned within the Town Centre for housing use, as this will assist in its vitality.

OPEN SPACE

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 OS 1 of PPS 8.

KILREA AREA OF ARCHAEOLOGICAL POTENTIAL

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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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 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.

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.

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 town centre and is composed 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.

Apart from the appropriate, sensitive development of the committed site west of Washing Lough (see KAH 03), 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 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.

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.

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.

This LLPA will be protected from any development which would be detrimental to its visual and habitat functions.

PORTRUSH

DEVELOPMENT CONTEXT

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.

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, proximity to the Giant's Causeway with a direct connection after 1883 by an electric powered tram, and the resort's 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. Over 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.

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.

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 group of towns, 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.

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.

DEVELOPMENT STRATEGY

The emphasis throughout the Plan period will be on achieving an attractive, compact and efficient living environment. The Plan recognises Portrush town centre to be a significant local facility, 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. Since the 1990s, considerable progress has been made, with the redevelopment, refurbishment and improvement of many business premises, complemented by significant improvements to the public realm, notably Kerr Street (Station Square), Dunluce Avenue, Main Street, the Arcadia and West and East Strand promenades. 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.

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 Ramada 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.

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. The Plan will seek to ensure that the needs of the local community are met by zoning specific sites for social housing.

SETTLEMENT DESIGNATION

Portrush is designated a 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.

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions)

for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

A Key Site Requirement to meet social housing need has been attached to the following site:

SITE REF.	LOCATION	NO. OF DWELLINGS (MINIMUM)
PHH 38	Land West of Coleraine Road	31

Social Housing provision will also be required on the following sites, where planning permission has lapsed:

LOCATION	NO. OF DWELLINGS (MINIMUM)
Land to North West of Golf Links Hotel (C/2006/0875/F)	19
Eglinton Street (C/2006/0027/F)	6
Bath Road (C/2006/0682/F)	5
West of Town Hall, Mark Street/Kerr Street (C/2007/0250/F)	10

The number of dwellings indicated for social housing reflects Policy HOU 2 in Volume 1 of the Plan. The need for social housing will be reviewed by the NIHE through the Housing Needs Assessment and addressed by the development management process.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 3/04a – Portrush and Map No. 3/04 b – Portrush Town Centre:

COMMITTED SITES

PHH 01	5 & 6 Ramore Avenue (0.09 ha.)
PHH 02	16 Lansdowne Crescent (0.03 ha.)
PHH 03	11 Lansdowne Crescent (0.03 ha.)
PHH 04	3–5 Lansdowne Crescent (0.07 ha.)
PHH 05	158 Main Street (0.1 ha.)
PHH 06	Causeway View (0.01 ha)
PHH 07	1-3 Bath Terrace (0.08 ha.)
PHH 08	Corner of Church Pass & Bath Terrace (0.11 ha.)
PHH 09	7 Mark Street (0.02 ha.)
PHH 10	22 Mark Street (0.02 ha.)
PHH 11	4-10 Causeway Street (0.09 ha.)
PHH 12	Khara-minn (0.09 ha.)
PHH 13	115 Causeway Street (0.55 ha.)
PHH 14	119 Eglinton Street (0.08 ha.)
PHH 15	1 Crocknamac Street (0.02 ha.)
PHH 16	North West of Brookvale Terrace (0.1 ha.)
PHH 17	11-29 Crocknamac Street (0.18 ha.)
PHH 18	West Strand (2.2 ha.)
PHH 19	Girona Avenue (0.24 ha.)

PHH 20	The Mews (1.51 ha.)
PHH 21	The Whins (0.98 ha.)
PHH 22	7 Dhu Varren (0.45 ha.)
PHH 23	55–57 Coleraine Road (0.17 ha.)
PHH 24	Ballywillan Crescent (2.25 ha.)
PHH 25	Opposite 19 Glenmanus (0.16 ha.)
PHH 26	Hopefield (7.31 ha.)
PHH 27	Magheraboy (2.49 ha.)
PHH 28	Primrose Park (0.8 ha.)

UNCOMMITTED SITES

HOUSING ZONING PHH 29

21 Lansdowne 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 storeys in height and the design of any building shall be consistent with the adjoining terrace to ensure the character of the area is respected.

HOUSING ZONING PHH 30

East of Causeway Street (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 storeys 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 31**The Links, Causeway Street (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 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.

HOUSING ZONING PHH 32**Hopefield Crescent (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 storeys 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 33**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.

HOUSING ZONING PHH 34**West 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 35**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 36**Rear of 66-70 Glenmanus Road (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 storeys in height to ensure the character of the area is respected.
3. There shall be no vehicular access onto Glenmanus Village.

HOUSING ZONING PHH 37

Adjacent to Portmore Close (0.40 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 Glenmanus Road.

HOUSING ZONING PHH 38

Land West of Coleraine Road (1.25 ha.)

Key Site Requirements

1. Development shall be within the range of 20 to 30 dwellings per hectare, to ensure the character of the area is maintained.
2. A minimum of 31 units shall be provided for social housing.
3. Development shall not be greater than two storeys in height to ensure the character of the area is respected.
4. The site lies in an area of archaeological potential and further information may be required prior to the determination of any planning application.

OPEN SPACE

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.

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 management process.

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 OS 1 of PPS 8.

PORTRUSH AREA OF ARCHAEOLOGICAL POTENTIAL

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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

TOWN CENTRE

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 enhance further 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.

A town centre boundary is defined in 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 the town centre boundary, there are a considerable number of development opportunities including gap sites and properties requiring redevelopment or major refurbishment to bring them back into beneficial use.

AREA OF TOWNSCAPE CHARACTER

DESIGNATION PHT 02

Area of Townscape Character – Portrush

An Area of Townscape Character is designated as identified on Map No. 3/04a – Portrush.

Key features of the area will be taken into account when assessing development proposals 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;
4. The largely uniform angle of roof pitch, ridge height, alignment and eaves detail in each terrace;
5. The rhythm of the chimney stacks and ornamental pots;
6. 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;
7. 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;
8. The traditional sliding sash window proportions with head and sill levels lining out and constituting a clear rhythm along the street frontage;
9. The almost universal traditional two-paned sash-type window, many still constructed of timber;
10. The deep [two courses] window sills with a traditional profile, especially in respect of the leading edge;
11. 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;
12. The attractive door-cases with pilaster columns and moulded canopies as characteristic of even modest terraces such as Golf Terrace;
13. The prevalence of traditional panelled doors with a painted finish and some with bolection moulded detailing;
14. The use of round-section cast iron or aluminium downpipes and gutters;
15. The attractive wrought iron railings enclosing the small private spaces in front of some of the dwellings in Kerr Street; and

16. The uniform rhythm of the terraces and the regular pattern of the fenestration which has remained unaltered due to the lack of introduction of projecting balconies and balustrades or by the insertion of French windows or patio doors.

The changing fortunes of Portrush over the last four to five 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 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.

The Department is not opposed to modern design provided it is of high quality, respects the wider townscape context, and conforms to the designation and its key features. Policy for the control of development within Areas of Townscape and Village Character is contained in PPS 6 (Addendum): Areas of Townscape Character.

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.

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.

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%.

There is sufficient provision for this type of leisure activity in the Peninsula, and the capacity of the resort to absorb further amusement arcades has been reached.

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.

The Plan protects the established residential character of Causeway Street, Hamilton Place and Coastguard Cottages.

LOCAL CENTRE

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.

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.

TRANSPORTATION

Portrush is not on the Regional Strategic Transport Network (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.

Consideration is being given to the development of a Transport Centre near Portrush at the site of the current rail station. It is intended that this will provide quality waiting and information facilities for passengers.

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.

PARKING

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. The Department of Regional Development considers 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.

In accordance with the Department of Regional Development's policy to cater primarily for short-stay parkers in town centres, the objective is to reduce the number of unrestricted spaces in Portrush. Consideration will be given to '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 action taken as appropriate.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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 in the Ramore Head and the Skerries 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 NIEA Portrush Countryside Centre.

The Department will give favourable consideration to appropriately sited buildings for uses ancillary to the enjoyment of open space and existing recreational facilities.

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 is dominated by the natural environment and amenity open space.
3. The area lies within the West Strand ASSI.

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 30 years, considerable coastal tree and shrub planting has been established in what had been a rather desolate area.

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.
3. It also contains the Portrush Golf Links SLNCI.

No further development will be acceptable other than minor modifications and extensions to existing buildings.

PORTSTEWART

DEVELOPMENT CONTEXT

Portstewart is a small coastal town between the Strategic Natural Resources, as defined in the Regional Development Strategy, 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.

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 towns, 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. However, Portstewart has the added attraction of a popular coastal town, with considerable numbers of staying and day visitors.

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.

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 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.

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.

The 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.

DEVELOPMENT STRATEGY

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.

The Plan recognises Portstewart town centre to be a significant local facility, 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 town centre remains generally in good health, but the visual quality particularly of The Promenade has been adversely affected 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.

SETTLEMENT DESIGNATION

Portstewart is designated a 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.

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. In the context of proximity to a wide range of 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 economic development land uses.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site

requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social housing

A Key Site Requirement to meet social housing need has been attached to the following site:

SITE REF.	LOCATION	NO. OF DWELLINGS (MINIMUM)
PTH 51	East of Coleraine Road	71

Social Housing provision will also be required on the following sites, where planning permission has lapsed:

LOCATION	NO. OF DWELLINGS (MINIMUM)
Lisderg House (C/2005/0296/O)	4

The number of dwellings indicated for social housing reflects Policy HOU 2 in Volume 1 of the Plan. The need for social housing will be reviewed by the NIHE through the Housing Needs Assessment and addressed by the development management process.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 3/05a – Portstewart and Map No. 3/05b – Portstewart Town Centre:

COMMITTED SITES

PTH 01	6 Victoria Terrace (0.05 ha.)
PTH 02	6-7 Hillside (0.06 ha.)
PTH 03	1-3 Portmore Road (0.03 ha.)
PTH 04	8-10 Portmore Road (0.10 ha.)
PTH 05	11 Portmore Road (0.02 ha.)
PTH 06	12-13 Portmore Road (0.03 ha.)
PTH 07	18-19 Portmore Road (0.02 ha.)
PTH 08	26-27 High Road (0.11 ha.)
PTH 09	26-28 Station Road (0.08 ha.)
PTH 10	Swilly (2.82 ha.)
PTH 11	Carrig-na-cule (0.1 ha.)
PTH 12	North of Stuart Gardens (0.04 ha.)
PTH 13	4-7 The Promenade (0.04 ha.)
PTH 14	8 The Promenade (0.04 ha.)
PTH 15	9-10 The Promenade 0.05 ha.)
PTH 16	4 High Road (0.03 ha.)
PTH 17	Station Road (0.38 ha.)
PTH 18	Galvally (5.16 ha.)
PTH 19	Rear of 11 Church Street (0.06 ha.)
PTH 20	Lever Court (0.13 ha.)
PTH 21	Mill Park (0.23 ha.)
PTH 22	Rockland Gardens (1.74 ha.)
PTH 23	Rear of 17-19 The Diamond (0.05 ha.)
PTH 24	Old Church Court (0.40 ha.)
PTH 25	Rock Castle (0.32 ha.)
PTH 26	Rear of 44–50 Coleraine Road (0.25 ha.)
PTH 27	Mill Square (0.32 ha.)
PTH 28	Strandview (2.28 ha.)

PTH 29	The Edgewater (0.38 ha.)
PTH 30	90 Strand Road (0.52 ha.)
PTH 31	Montague Court (1.03 ha.)
PTH 32	Millrush Drive (1.14 ha.)
PTH 33	Ocean Drive (1.70 ha.)
PTH 34	Meadowlands (0.85 ha.)
PTH 35	Cappagh Avenue (3.11 ha.)
PTH 36	Agherton Halls & Cappaghmore Manor (1.97 ha.)

UNCOMMITTED SITES

HOUSING ZONING PTH 37

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 storeys 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 required to be widened to 5.5 metres and a 2.0m wide footway provided along the entire frontage of the site.

HOUSING ZONING PTH 38

3 The Hill (0.01 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 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 The Hill.

HOUSING ZONING PTH 39

South of Old Coach Road (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 storeys 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.

HOUSING ZONING PTH 40

12 The Hill (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 41

1-6 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 storeys 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 42**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 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 Garden Avenue.

HOUSING ZONING PTH 43**Central 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 not be greater than three storeys 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 44**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 storeys in height to ensure the character of the area is respected.

HOUSING ZONING PTH 45**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 storeys 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 46**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 storeys 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 47**Westpark Mews (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 storeys in height to ensure the character of the area is respected.

HOUSING ZONING PTH 48

12-14 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 storeys 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 49

North East of Nursery Avenue (0.57 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 Nursery Avenue.
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 50

East of Nursery 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 more than two storeys in height to ensure any development is in character with the area.

3. 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 51

East of Coleraine Road (3.37 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. A minimum of 71 units shall be provided for social housing.
3. Additional land will be required to provide access to Coleraine Road.

OPEN SPACE

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.

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 management process.

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 OS 1 of PPS 8.

PORTSTEWART AREA OF ARCHAEOLOGICAL POTENTIAL

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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

TOWN CENTRE

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 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. However, its vitality and viability 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.

A town centre boundary 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 the town centre boundary, development opportunities exist including properties requiring

redevelopment or major refurbishment to bring them back into beneficial use.

THE PROMENADE AND SHOPFRONT 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.

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.

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 when 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 underside 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.

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 will be expected, and the appropriate articulation and detailing of shop front surrounds will be promoted through the development management process.

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.

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. The western side of The Diamond is defined as 4 - 14 The Diamond, the Anchorage complex and nos 82-88, The Promenade. Elsewhere within the town centre, it is considered they would detract unacceptably from the visual and wider character of Portstewart.

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%.

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.

LOCAL CENTRE

COMMERCIAL DESIGNATION PTLC 01

Station Road Local Centre (1.0 ha.)

Station Road Local Centre is designated for retention as a local centre for commercial purposes as identified on Map No. 3/05a – Portstewart.

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.

TRANSPORTATION

Portstewart is not on the Regional Strategic Transport Network (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.

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.

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.

PARKING

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 they 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.

In accordance with the Department of Regional Development’s policy to cater primarily for short-stay parkers in town centres, the objective is to reduce the number of unrestricted spaces in Portstewart. Consideration will be given to ‘Residents Parking’ issues, for example along The Promenade. Even if all proposed development materialises, there is unlikely to 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 action taken as appropriate.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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.
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.

Within this LLPA, there will be a presumption against new development. However, favourable consideration can be given to the extension and conversion of existing buildings of historic merit. Favourable consideration may also be given to the extension of existing tourism facilities providing the integrity and quality of the LLPA is not adversely affected as required under Policy ENV 1 of the Plan.

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.

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.

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. 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.
3. This LLPA contains the Portrush-Portstewart SLNCI.

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 Portstewart Old Links SLNCI and Cromore Marsh SLNCI.

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.

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.
2. The Southern half of the area is covered by the Binevenagh AONB.
3. The Bann Estuary ASSI encroaches the Southern edge of this LLPA.

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.
2. This LLPA is within Binevenagh AONB and contains the Bann Estuary ASSI.

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 SLNCI and is within Binevenagh AONB.

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.

Only modest scale development enhancing its recreational use will be acceptable.

DESIGNATION PTL 11**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 been improved and extended.

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 12**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 area is archeologically rich and lies partially within Binevenagh AONB.

This LLPA will be protected from development.

ARTICLAVE**SETTLEMENT DESIGNATION**

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 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.

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.

HOUSING**Housing Zonings**

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future

development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Articlave.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 3/06 – Articlave:

COMMITTED SITES

AEH 01	Mussenden Grange (0.73 ha.)
AEH 02	Mussenden Park (1.01 ha.)

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

The following LLPA is designated. Any proposals for development within this area will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

DESIGNATION AEL 01

Articlave River LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/06 - Articlave.

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.

The only development acceptable in this sensitive area will be that essential to the operation of agriculture.

CASTLEROCK

SETTLEMENT DESIGNATION

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. Castlerock lies within the Binevenagh Area of Outstanding Natural Beauty. 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. There was a rapid expansion in the number and proportion of second homes since the 1990s. Retail activities include a general shop, a post office, a butcher, two public houses and a hairdresser. By 2001 the permanent population was 1,326 - a considerable increase of 32% from 1991.

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 is designated a 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.

The village has accommodated substantial house building since the 1990s. Due to the environmental qualities of Castlerock's setting, the development limit has been tightly drawn around the built up area of the village and will consolidate the existing built form.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Castlerock.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 3/07 – Castlerock:

COMMITTED SITES

CKH 01	Tunnel Brae Court (0.16 ha.)
CKH 02	Strandview Cottages (0.51 ha.)
CKH 03	1 Sea Road (0.09 ha.)
CKH 04	Circular Road (1.5 ha.)

CKH 05	21 Sea Road (0.05 ha.)
CKH 06	Castle Walk (0.18 ha.)
CKH 07	Castle Park (0.59 ha.)
CKH 08	Liffock Park (0.13 ha.)
CKH 09	Sea Road West (0.27 ha.)

UNCOMMITTED SITES

HOUSING ZONING CKH 10

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 wetland site will require particular attention to levels.

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1

in Volume 1 of the Plan. Where an additional degree of control is considered necessary, this is specified following the designation.

DESIGNATION CKL 01

Castlerock Strand LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3 – Coleraine Borough and 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.
2. This LLPA incorporates Binevenagh AONB and partly contains the Bann Estuary ASSI.

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 - Coleraine Borough and 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 SLNCI.
3. The LLPA extends south across the railway to include the setting of Spring Vale and its associated mature tree stands.
4. The LLPA is within Binevenagh AONB.

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.

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.
2. The LLPA is within Binevenagh AONB.

This LLPA follows School Lane, which is an important local amenity. Part of the lane, to the rear of Bruce Park and Temple Park, lies within the development limit. This LLPA will be protected from all development that would detract from its natural and landscape value.

CASTLEROE

SETTLEMENT DESIGNATION

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 Cutts House and Ballyness House. It includes a primary school, a hall and considerable employment in a range of enterprises. Castleroe is designated a 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.

The development limit has been drawn tightly around the existing built up area of the village. The defined limit will consolidate the existing village, and ensure that any new housing is convenient to its facilities.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future

development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Castleroe.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 3/08 – Castleroe:

COMMITTED SITES

CRH 01	Castlehill (2.13 ha.)
CRH 02	Glenara Woods (0.87 ha.)

ECONOMIC DEVELOPMENT

The existing economic development site at Curragh Road is shown on Map No. 3/08 for information purposes only. Any proposals on this will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

The 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 where the features that contribute to their environmental quality, integrity and character are set out.

MACOSQUIN

SETTLEMENT DESIGNATION

The origins of Macosquin go back to a 6th 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.

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.

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 an increase in private house building, strengthening the village’s residential function. Macosquin is designated a 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.

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Macosquin.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 3/09 – Macosquin:

COMMITTED SITES

MNH 01	Ramsey Park (1.37 ha.)
MNH 02	Clonsilla Drive (1.49 ha.)
MNH 03	Knockmore Crescent (0.20 ha.)

UNCOMMITTED SITES

HOUSING ZONING MNH 04

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. The preferred access shall be on to Ballinteer Road, which shall be widened to 5.5m along the frontage of the site.
3. 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 levels.
4. The stream within the site requires protection with a buffer zone of appropriate width.

OPEN SPACE

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 OS 1 of PPS 8.

MACOSQUIN AREA OF ARCHAEOLOGICAL POTENTIAL

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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

This LLPA will be protected from all development other than what is essential for the efficient operation of agriculture.

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 of Ireland, 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.

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 Borough 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.

PORTBALLINTRAE

SETTLEMENT DESIGNATION

Portballintrae developed from a small fishing village nestled around the horse shoe-shaped Ballintrae Bay. It has an attractive natural setting within the Causeway Coast Area of Outstanding Natural Beauty and within sight of the Giant's Causeway and Causeway Coast World Heritage Site.

The settlement has experienced rapid physical growth since the 1970s. There has 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. 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. Services include a convenience shop, village hall, and equipped play area. Despite considerable housing development throughout the 1990s, the 2001 permanent population was only 771, a decline of 10% compared to 1991.

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, although 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.

Local employment opportunities are provided by the hotel, restaurant, golf club and caravan park. Portballintrae is designated a Village in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION PE 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/10 – Portballintrae.

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Portballintrae.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 3/10 – Portballintrae:

COMMITTED SITES

PEH 01	Beach Road apartments (0.24 ha.)
PEH 02	Beach Road (0.13 ha.)
PEH 03	Beach Terrace (0.27 ha.)
PEH 04	40 Seaport Avenue (0.60 ha.)
PEH 05	Lisnabrack (0.43 ha.)
PEH 06	Rear of 5–11 Beach Road (0.07 ha.)
PEH 07	Darkfort Drive (0.79 ha.)
PEH 08	Adjoining 47 Bayhead Road (0.09 ha.)
PEH 09	19 Bayhead Road (0.08 ha.)
PEH 10	Bayhead Road South (0.17 ha.)
PEH 11	Ballaghmore Road East (0.09 ha.)

UNCOMMITTED SITES

HOUSING ZONING PEH 12

Coastguard Road (0.19 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. 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 13

Ballaghmore Road West (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.

AREA OF VILLAGE CHARACTER

The relationship between the built and the natural environment in and around Beach Park has created a unique village environment and is designated an Area of Village Character to protect and enhance the character of this area. 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 PEV 01

Area of Village Character

An Area of Village Character is designated as identified on Map No. 3/10 – Portballintrae.

Key features of the area will be taken into account when assessing development proposals as follows:

1. The natural setting of the older village properties including open spaces and gaps in between buildings.
2. The traditional nature of the properties represented by vertical emphasis, windows, doorways, slate roofs and chimney stacks.
3. Special attention will be given to the Listed Buildings and their setting comprising the former coach house and stables.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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 AONB and is generally visible from the Giant's Causeway and Causeway Coast World Heritage Site.
3. It is also within the Distinctive Setting of the World Heritage Site.

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 SLNCI and is within the Causeway Coast AONB.

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 SLNCI.
3. There are a series of exceptional vistas both eastward and westward along the coast.

Only if there is an exceptional requirement for modest scale infrastructure will further development be acceptable along this particularly attractive and sensitive coastline.

BALLYRASHANE

SETTLEMENT DESIGNATION

Ballyrashane is located approximately 4 kilometres to the east of Coleraine town centre. It has an elongated settlement pattern, with development concentrated along Creamery Road, and is noteworthy due to the presence of Ballyrashane Creamery which is the focal point of the settlement. The hamlet had an estimated population of 32 in 2001. Ballyrashane 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.

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.

LOCAL LANDSCAPE POLICY AREA (LLPA)

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

DESIGNATION BHL 01

Ballyrashane LLPA

A Local Landscape Policy Area is designated as identified on 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

SETTLEMENT DESIGNATION

Ballytober is located approximately 3 kilometres to the south west of Bushmills. It extends primarily along the B17 Coleraine to Bushmills Road, with the primary school acting as its focal point. The hamlet had an estimated population of 72 in 2001. Ballytober is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION BR 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/12 – Ballytober.

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

SETTLEMENT DESIGNATION

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 primary school, St Mary's Roman Catholic Church, community hall, and children's play area. However, employment opportunities are limited. The hamlet had an estimated population of 141 in 2001. 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.

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.

OPEN SPACE

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 OS 1 of PPS 8.

BOVEEDY

SETTLEMENT DESIGNATION

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. The hamlet had an estimated population of 90 in 2001. Boveedy is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION BD 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/14 – Boveedy.

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

SETTLEMENT DESIGNATION

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. The hamlet had an estimated population of 225 in 2001. 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.

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

DESIGNATION CIL 01

Lizard 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. 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.

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.

Only sensitive development that cannot be located outside this area will be acceptable.

CRAIGAVOLE

SETTLEMENT DESIGNATION

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 has limited facilities, although it does contain a sizeable employment site. St Mary's Roman Catholic Church, a Listed Building, forms a prominent landmark in the local landscape. The hamlet had an estimated population of 57 in 2001. Craigavole is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION CV 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/16 – Craigavole.

A development limit has been defined around the core of Craigavole which provides limited scope for development. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

DRUMAGARNER

SETTLEMENT DESIGNATION

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 Roman Catholic 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 and it, therefore, does not lie within the settlement development limit. The hamlet had an estimated population of 49 in 2001. 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.

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.

GLENKEEN

SETTLEMENT DESIGNATION

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. The hamlet had an estimated population of 40 in 2001. Glenkeen is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION GN 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/18 – Glenkeen.

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

SETTLEMENT DESIGNATION

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 St Joseph's Roman Catholic Church, a primary school and a Gaelic pitch and clubhouse. There is 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 Area of Outstanding Natural Beauty countryside, and acknowledging the presence of archaeology in the locality. The hamlet had an estimated population of 128 in 2001. 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.

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

The following LLPA is designated. Any proposals for development within this area will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan.

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.

LOUGHAN

SETTLEMENT DESIGNATION

Loughan is situated to the south east of Coleraine, along the northern bank of the River Bann. Whilst located just over 1 kilometre from the outskirts of Coleraine at Mountsandel, the hamlet displays a strong rural feel, and its character is influenced by the presence of mature trees along the roadside on approaches to the hamlet and within it, detached dwellings in mature landscaped gardens, and the attractive stone church of St Paul's Church of Ireland.

Community facilities include the church and its hall, and an orange hall. Water based local employment opportunity is provided to the south east of Loughan. The hamlet had an estimated population of 81 in 2001. Loughan is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION LH 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/20 – Loughan.

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.

MONEYDIG

SETTLEMENT DESIGNATION

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 scheduled monument, Daff Burial Ground.

The core of the settlement is small, with further dwellings outside it to the south along Moneydig Road. There is a large employment site to the north along Carrowreagh Road. There is a community hall within the hamlet, and Moneydig Presbyterian Church outside it to the north. Some local employment is provided by the adjacent beauty clinic. The hamlet had an estimated population of 49 in 2001. Moneydig is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION MG 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/21 – Moneydig.

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.

RINGSEND

SETTLEMENT DESIGNATION

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 hamlet had an estimated population of 53 in 2001. Ringsend is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION RE 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 3/22 – Ringsend.

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 COAST

INTRODUCTION

Volume 1 sets out the Regional planning context and the Plan’s strategic overview and 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 in Coleraine Borough.

AREAS OF INTERNATIONAL AND NATIONAL CONSERVATION IMPORTANCE

A number of Areas of International and National Nature Conservation Importance are located within Coleraine Borough and comprise the following:

SAC	Bann Estuary Carn-Glenshane Pass Magilligan Skerries and Causeway
NNR	Altikeeragh Portrush
ASSI	Altikeeragh Bann Estuary Brockagh Quarry Carn-Glenshane Pass Coolnasillagh Craigahulliar Errigal Glen Magilligan Portballintrae Ramore Head and the Skerries Runkerry Tullyhill Portrush West Strand White Rocks

These areas of International and National Importance are identified on Map No. 3/23 – Coleraine Borough Environmental Designations. Development proposals within or adjoining these areas will be assessed in accordance with prevailing regional policy as set out in PPS 2: Natural Heritage.

SITES OF LOCAL NATURE CONSERVATION IMPORTANCE (SLNCIs)

Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. 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. SLNCIs are identified on Map No. 3 – Coleraine Borough. Some SLNCIs are shown on the relevant settlement maps.

DESIGNATION CSLNCI

Sites of Local Nature Conservation Importance

The following Sites of Local Nature Conservation Importance are designated as identified on Map No. 3 – Coleraine Borough:

Agivey Bridge	CNC 24
Ballyhacket	CNC 12
Ballywindelland Lower	CNC 19
Boleran Bridge	CNC 25
Bovagh Woods	CNC 28
Brockaboy	CNC 38
Brockagh Wood	CNC 35
Cah	CNC 26
Carneety	CNC 11
Carranroe Burn	CNC 29

Castlerock Golf Course	CNC 07
Colebreene Wood	CNC 20 (A portion of which is situated in Ballymoney Borough)
Crab Lough	CNC 40
Craigall Rocks	CNC 32
Cromore Marsh	CNC 05
Culnaman	CNC 31
Dromore Wood	CNC 18
Drumagully	CNC 08
Drumcroon Road	CNC 27
Dunalis Reservoir	CNC 15
Dunluce–Ballintrae	CNC 01
Dunnavenny Bridge Bog	CNC 33
Englishtown	CNC 22
Farranlester	CNC 10
Gettistown	CNC 30
Glenullin Bog	CNC 36
Gortmacrane	CNC 42
Grange	CNC 09
Grove River Wood	CNC 34
Kathleen's Lough	CNC 39
Kilrea Dam	CNC 37
Knockaduff	CNC 23
Knockantern	CNC 17
Knocknogher	CNC 13
Lower Kiltinny	CNC 21
Portrush Golf Links	CNC 02
Portrush-Portstewart	CNC 03

Portstewart Golf Links	CNC 06
Portstewart Old Links	CNC 04
Sandelford Bridge	CNC 14
Somerset Ponds	CNC 16
The Rough Hills	CNC 41

Policy for the control of development within SLNCIs is contained in Volume 1, Policy ENV 2 of the Plan.

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 - Dunluce Area of Significant Archaeological Interest.

The Area of Significant Archaeological Interest has been identified, following consultation with the Historic Monuments Council, at Dunluce Castle and neighbouring lands.

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.

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.

HISTORIC PARKS, GARDENS AND DEMESNES

The following Historic Parks, Gardens and Demesnes are designated.

DESIGNATION CHPG	
Historic Parks, Gardens and Demesnes	
The following Historic Parks, Gardens and Demesnes of special historic interest are designated as identified on Map No. 3 – Coleraine Borough and relevant settlement maps:	
Anderson Park	CHP 04
Beardville	CHP 01
Bovagh House	CHP 09
Downhill	CHP 02
Guy Wilson Daffodil Garden	CHP 03
The following Supplementary Sites are designated as identified on Map No. 3 – Coleraine Borough:	
Dunluce Castle	CHP 05
Cromore	CHP 06
Knocktarna House	CHP 07
Lizard Manor	CHP 08

These Historic Parks, Gardens and Demesnes are detailed in a register to be published by the Northern Ireland Environment Agency. The Register summarises the historical significance of each site and the contribution such planned features make to the local landscape. It also seeks to encourage the public and owners to value and support the

protection and maintenance of such sites. 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. Dunluce Castle is of historic interest, with no planting and unexcavated features comprising three terraces, dating probably from the early 17th Century. Whilst Dunluce Castle is open to the public, the garden is private. Cromore contains some planting from the extensive and necessary early shelter belt planting and mid 19th Century infill. The grounds contain a Listed House and Listed Gate Lodge. The site is private.

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. The locations of the parks, gardens and demesnes of special historic interest are identified on the District Map and settlement maps where relevant.

Volume 2
**LIMAVADY
BOROUGH**

LIMAVADY

DEVELOPMENT CONTEXT

In the context of the Regional Development Strategy 2035, Limavady is a Main 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.

Limavady is 27 kilometres east of Londonderry, 23 kilometres south west of Coleraine, and 105 kilometres north west of Belfast. It is close to the City of Derry airport which is only 15 kilometres to the west, and the port of Londonderry, 22 kilometres to the west.

The town developed from a small Plantation settlement founded in the early 17th Century. Despite an early association with the linen industry, Limavady did not benefit from the subsequent expansion of linen manufacturing in the 19th Century, and consequently remained a modest sized market town until the late 20th Century. The town has experienced sustained growth during the past 60 years, 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.

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.

DEVELOPMENT STRATEGY

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 2094 dwellings.

There are a number of natural and built constraints that contribute to Limavady's distinctive setting. 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 bypass to the north of the town is a further physical impediment to expansion north of the town. Housing growth is mainly provided for to the south and east of the town.

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. Economic development is focused at Aghanloo, 3 kilometres north of the town, with excellent road links via the Limavady bypass.

The Plan recognises Limavady town centre to be an important town centre, meeting most of the retail and other business needs of the local community. However, there is abundant evidence 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 the Market Yard as a major development opportunity within the town centre. The town centre will also be protected from adverse competition from peripheral commercial development.

Land along the Castle River is zoned as open space to meet local recreational needs.

SETTLEMENT DESIGNATION

Limavady is designated 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.

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. In addition, employment land is provided at Aghanloo.

HOUSING

In line with its role as a Main Hub, it is considered appropriate and in accordance with the RDS, that Limavady should accommodate a substantial portion of the Limavady District housing allocation.

The Plan makes provision for 2094 dwellings in Limavady over the Plan period. This includes dwellings built since December 1998, the yield arising from existing commitments, the estimated yield delivered by the housing zonings and windfall. A total of 61.5 hectares of land is zoned for housing under Allocation HOU 1 in Volume 1 of the Plan. Housing lands are identified on Maps 4/01a – Limavady town and 4/01b - Limavady Town Centre.

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies

and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

A Key Site Requirement to meet social housing need has been attached to the following site:

SITE REF.	LOCATION	NO. OF DWELLINGS (MINIMUM)
LYH 18	Land North of Shanreagh Park and East of Scroggy Road	19

The number of dwellings indicated for social housing reflects Policy HOU 2 in Volume 1 of the Plan. The need for social housing will be reviewed by the NIHE through the Housing Needs Assessment and addressed by the development management process.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 4/01a – Limavady and Map No. 4/01b – Limavady Town Centre:

COMMITTED SITES

LYH 01	Land North of Killane Road (5.21 ha.)
LYH 02	Mill Place (0.12 ha.)
LYH 03	Land East of Irish Green Street (0.22 ha.)
LYH 04	Plantation Road (4.34 ha.)
LYH 05	Plantation View (0.64 ha.)
LYH 06	Gortenanima (3.76 ha.)
LYH 07	Rossair Road (3.24 ha.)
LYH 08	189 Ballyquin Road (0.22 ha.)
LYH 09	Drummond Manor (3.72 ha.)
LYH 10	Ritters Court (0.13 ha.)
LYH 11	Whitehill (6.34 ha.)
LYH 12	Adjoining Former Gorteen House, Roemill Road (9.68 ha.)
LYH 13	South of Former Gorteen House, West of Ballyquin Road (14.05 ha.)

UNCOMMITTED SITES

HOUSING ZONING LYH 14

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 have to be upgraded.

HOUSING ZONING LYH 15

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.

HOUSING ZONING LYH 16

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.

HOUSING ZONING LYH 17

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 18**Land North of Shanreagh Park and East of Scroggy Road (4.65 ha.)****Key Site Requirements**

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A minimum of 19 dwellings shall be required for social housing.
3. Development shall not be greater than two storeys in height to ensure that the character of the area is respected. Development on peripheral edges of the site should be restricted to 6 metres to preserve the residential amenity of existing residents.
4. Any development proposal shall identify all trees and hedgerow 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. 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.

HOUSING ZONING LYH 19**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.

HOUSING ZONING LYH 20**Lands adjacent to TA Centre, Edenmore Road (3.44 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 hedgerow along the north eastern boundary shall be retained.
4. Appropriate screen tree and shrub planting shall be provided along the boundary with the TA Centre.
5. The south eastern boundary shall be supplemented with native species tree planting.

ECONOMIC DEVELOPMENT

The existing economic development sites at Daintifyt, Ballyquin Road, Mill Place, Limavady Printing Works, Rathbaun Business Park and Aghanloo Industrial Estate are shown on Map Nos. 4/01a, 4/01b and 4/17 for information purposes only. Any proposals on these will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

In keeping with the status of Limavady as a Main Hub and on a key transportation corridor as identified in the RDS, it is proposed to promote its role as an employment location. Therefore, 61.2 hectares are zoned for economic development under Allocation ECD 1 in Volume 1 of the Plan.

Economic Development Zoning

Economic development uses comprise business (Class B1) light industrial (Class B2), general industrial (Class B3) and storage and distribution

(Class B4), as currently defined in the Planning (Use Classes) Order (Northern Ireland) 2015. (UCO).

The following site is zoned for economic development, as identified on Map No. 4/17. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned economic development land will be developed in accordance with prevailing regional planning policy and with the relevant Plan Proposals, including the key site requirements.

ECONOMIC DEVELOPMENT

The following site is zoned for Economic Development as identified on Map No. 4/07 – Aghanloo Industrial Estate:

UNCOMMITTED SITE

ECONOMIC DEVELOPMENT ZONING LYED 01

Aghanloo Industrial Estate (61.23 ha.)

Key site requirements

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.
3. Sympathetic re-use of existing buildings, where appropriate, will be actively encouraged.
4. This site is suitable for all B Use Classes.

LOCAL CENTRE

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.

COMMERCIAL DESIGNATION LYLC 02

Bovally Extension (0.45 ha.)

The Bovally Extension is designated as identified on Map No. 4/01a - Limavady.

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.

OPEN SPACE

Land adjacent to Castle River, to the east of Bovally, is zoned for open space purposes. This includes the 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.

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.

OPEN SPACE ZONING LYO 01

Lands adjacent to Castle River (8.49 ha.)

This site is zoned for outdoor recreation and informal amenity-open space as identified on Map No. 4/01a – Limavady.

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. Any recreational activity shall be sited to minimise any adverse impacts on the amenities of neighbouring houses and wildlife interests.

The open space can be provided either publicly by the Council or by developers in association with neighbouring development. The open space can also be operated privately as a commercial outdoor recreational facility.

OPEN SPACE PROPOSAL LYO 02

Limavady Peripheral Walkway Extension

This peripheral walkway is proposed as identified on Map No. 4/01a - Limavady.

The Plan identifies the existing peripheral walkway and proposes extensions to it.

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 OS 1 of PPS 8.

LIMAVADY AREA OF ARCHAEOLOGICAL POTENTIAL

An Area of Archaeological Potential has been identified in Limavady, and is shown on the Settlement Map (Map No. 4/01a). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. The Environment Section of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LIMAVADY TOWN CENTRE

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.

Development Opportunity Site

The Plan identifies the following development opportunity, as a commitment.

DEVELOPMENT OPPORTUNITY SITE

The following site is zoned as a development opportunity site as identified on Map No. 4/01a – Limavady Town and Map No. 4/01b – Limavady Centre:

COMMITTED SITE

LYT 02	The Market Yard, Development Opportunity (1.34 ha.)
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AREA OF TOWNSCAPE CHARACTER

DESIGNATION LYT 03

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 that will be taken into account when assessing development proposals are as follows:

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.

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 is designated an Area of Townscape Character (ATC) 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 19th Century. The handsome Victorian terrace in Linenhall Street is also included within the ATC.

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 designation and its key features. Policy for the control of development within Areas of Townscape and Village Character is contained in PPS 6 (Addendum): Areas of Townscape Character.

TRANSPORTATION

Limavady lies on the Key Transportation Corridor between Coleraine and Londonderry. With the Limavady bypass 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 bypass thus reducing the level of through traffic in the town centre itself.

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.

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.

Plan Policies and proposals affecting the development of transportation in Limavady are set out in the Transportation Section in Volume 1 of the Plan.

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.

PARKING

There are approximately 1,088 parking spaces available for public use in Limavady town centre, of which 335 (31%) are on-street. Many 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.

'Limited Waiting' restrictions now apply on much of Main Street and Catherine Street, together with the introduction of charging on Main Street car park.

In accordance with the Department of Regional Development'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.

Station car park, which has been under-utilised, would become the main parking area for commuter and long-stay parking.

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, and action taken as appropriate.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development in these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

DESIGNATION LYL 01

Roe Valley Country Park 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 River Roe and Tributaries SAC and ASSI and the Deer Park, and Ballykelly Moraine SLNCl.

In addition to the Roe Valley Country Park, this LLPA includes St Canice's Graveyard, open space and tree groups which are located within the settlement limit. An access to the development

on the adjoining land (LYH 12) has been approved from Roemill Road. Within this part of the LLPA, the priority will be to maintain this attractive entrance to the Roe Valley Country Park. Outside of the settlement limit, the priority will be to protect the Country Park and the open landscape where a presumption against development other than that essential to the operation of agriculture and for the operation of the Country Park. However, further sensitive development in relation to Dog Leap House may be acceptable.

DESIGNATION LYL 02

Roe Park 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 part of the designated River Roe and its Tributaries ASSI and SAC and a section of the Roe floodplain and the associated valley slopes, which visually defines the western edge of Limavady.
2. Most of the LLPA is either within the grounds of the Radisson Hotel, or playing fields maintained by Limavady Borough Council.

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 bypass with fairly intrusive embankments, the impact of which will be reduced as the landscaping alongside matures.
3. This LLPA includes part of the designated Fruitfield Delta 1, 2 & 3 incorporating Tully Sand Pit and Farlow Wood SLNCI.

No further development is appropriate within this LLPA, other than that which is essential for the efficiency of agricultural operations.

This LLPA also incorporates the ASSI and SAC designated River Roe and its Tributaries, along with the three SLNCIs at 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 bypass, with fairly intrusive embankments and cuttings whose visual impact will reduce as the landscaping alongside matures.

This LLPA also incorporates the three SLNCIs at Fruitfield Delta, Tully Sand Pit and Farlow Wood and the River Roe and its Tributaries ASSI and SAC.

No further development is appropriate within this LLPA, 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 bypass skirts the western edge of this LLPA, mostly within a landscaped cutting which reduces its impact.

No further development is appropriate within this LLPA, other than that which is essential for the efficiency of agricultural or forestry operations.

This LLPA also incorporates the Carfin/Cahery Woodland designated SLNCI along with the three SLNCIs at Fruitfield Delta, Tully Sand Pit and Farlow Wood, and the River Roe and its Tributaries ASSI and SAC.

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.

No further development is acceptable other than suitable redevelopment proposals in accordance with regional policy for the Drenagh Sawmills site and replacement and extension of existing buildings and ancillary development associated with the open space use.

DESIGNATION LYL 07

Christ Church LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough, 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 bypass 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.

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.

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.

The visual quality of this LLPA, in public and community ownership, could be further enhanced through additional tree planting.

Restoration of the Listed hospital building and grounds, part of a Community Economic Regeneration Scheme carried out by Limavady Community Development Initiative (LCDI), has greatly enhanced the appearance of the LLPA and its contribution to Limavady's built heritage.

BALLYKELLY

SETTLEMENT DESIGNATION

Ballykelly is located 4 kilometres west of Limavady, with its origins as a Plantation settlement. The development of the nearby Second World War airfield greatly enhanced the town'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. However, this has 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 Town in the Settlement Hierarchy in Volume 1 of the Plan.

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 Department of Regional Development has announced the preferred route for the proposed Ballykelly bypass, which will provide a 4.2 kilometre dual carriageway to the south, taking the bulk of through traffic away from the village, thereby considerably improving environmental conditions. Currently, there is no funding available to construct the bypass and, therefore, there are no immediate plans for its construction. This preferred route is shown on Proposals Map No. 4/02- Ballykelly for information only, and will be protected under prevailing regional planning policy.

DESIGNATION BK 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/02 – Ballykelly.

The development limit will ensure that any new development is convenient to all the town’s facilities.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Ballykelly.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 4/02 – Ballykelly:

COMMITTED SITES

BKH 01	Lands East of Station Road (0.39 ha.)
BKH 02	Duke’s Terrace (0.07 ha.)
BKH 03	Rear of 36-44 Main Street (0.22 ha.)
BKH 04	Loughermore Road (0.28 ha.)
BKH 05	Village Oaks (0.23 ha.)
BKH 06	Lands South of Tamlough Park (0.55 ha.)
BKH 07	351 Clooney Road (0.3 ha.)
BKH 08	River View (2.67 ha.)
BKH 09	South of River View (1.63 ha.)

UNCOMMITTED SITES

HOUSING ZONING BKH 10

Lands North of Walworth Road (0.85 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 proposals will require a detailed archaeological survey.
4. The access to this site shall be from Walworth Road, which shall be widened to 5.5m along the frontage of the site.

HOUSING ZONING BKH 11**Lands to Rear of 2-18 Station Road (0.95 ha.)****Key Site Requirements**

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. There shall be no direct access on to Clooney Road.
3. Trees and hedgerows along the boundaries of the site shall be retained.
4. 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 12**Junction of Loughermore Road & Main Street (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 dwellings on the site shall be orientated towards Loughermore Road, with appropriate screen planting on the Main Street frontage.

HOUSING ZONING BKH 13**Junction of Plantation Road & Main Street (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.
3. The Ballykelly River corridor shall be protected.

HOUSING ZONING BKH 14**Adjacent to 56 Glenhead Road (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.

HOUSING ZONING BKH 15**Rear of 22-34 Main Street (0.22 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. 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 16**Land to 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. 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.

HOUSING ZONING BKH 17

100 Main Street (0.83 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.

HOUSING ZONING BKH 18

West of Loughermore Road (2.69 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Particular attention shall be given to the design and orientation of dwellings along the southern boundary, which defines the proposed edge of the village.
3. Native species tree planting shall be incorporated into the southern boundary to soften the impact of built development.
4. The access to this site shall be via Riverview.

ECONOMIC DEVELOPMENT

The employment site at Loughermore Road is shown on Map No. 4/02 for information purposes only. Any proposals on this will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

OPEN SPACE

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 OS 1 of PPS 8.

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 BKO 01

Lands South of Clooney Road (2.82 ha.)

This site is zoned for recreational land and open space as identified on Map No. 4/02 – Ballykelly.

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.

BALLYKELLY AREA OF ARCHAEOLOGICAL POTENTIAL

An Area of Archaeological Potential has been identified in Ballykelly, and is shown on the Settlement Map (Map No. 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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LOCAL LANDSCAPE POLICY AREA (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree

of control is considered necessary this is specified following the designation.

DESIGNATION BKL 01

Church Hill House LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4/02 – 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, Tamlaghtfinlagan Church of Ireland Church 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 town from Limavady.

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. 4/02 – 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.

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. 4/02 – 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 town 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 and Ballykelly Glen SLNCI.

This river corridor LLPA will be protected from all development, which would detract from its character.

DUNGIVEN

SETTLEMENT DESIGNATION

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 bypass route defined by both previous Plans, residential development has been concentrated to the east and north of the settlement.

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.

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. The Department of Regional Development has published draft statutory orders for the bypass and the proposed A6 Londonderry to Dungiven dualling. A public inquiry has been completed and the way forward will be announced in due course. The final line subject to amendments or revision at the detailed design stage, is shown on Map No. 4/03 – Dungiven for information, and will be protected under prevailing regional planning policy. Dungiven is designated a Town in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION DG 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/03 – Dungiven.

The development limit will ensure that any new development is easily accessible to the town's facilities.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Dungiven.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 4/03 – Dungiven:

COMMITTED SITES

DGH 01	The Arches (1.54 ha.)
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DGH 02	Ardcairn (0.64 ha.)
DGH 03	Land North of Hass Road (2.83 ha.)
DGH 04	Abbeyfields (5.29 ha.)

UNCOMMITTED SITES

HOUSING ZONING DGH 05

Land adjacent to Holmlea 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.
3. Development will not be permitted to encroach into the LLPA to the south.

HOUSING ZONING DGH 06

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. The development of this site will require additional lands to provide an access to a public road.

HOUSING ZONING DGH 07

Lands South of Hass Road (2.81ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Native species tree planting shall be incorporated into the layout along the eastern boundary to 'soften' the urban edge.
3. 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.
4. Any future layout shall be designed with houses facing on to the open space along the southern boundary.

5. 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.

HOUSING ZONING DGH 08

Lands North of Finvola Park (5.5 ha.)

Key Site Requirements

1. Development shall be within the range of 12 to 18 dwellings per hectare.
2. 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.

ECONOMIC DEVELOPMENT

Existing economic development sites on Ballyquin Road and Legavallon Road are shown on Proposals Map No. 4/03 for information purposes only. Any proposals on these will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

TOWN CENTRE

DESIGNATION DGT 01

Dungiven Town Centre

A Town Centre is designation as identified on Map No. 4/03 – Dungiven.

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.

OPEN SPACE

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 OS 1 of PPS 8.

DUNGIVEN AREA OF ARCHAEOLOGICAL POTENTIAL

An Area of Archaeological Potential has been identified in Dungiven, and is shown on the Settlement Map. (Map No. 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. The Environment Section of Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LOCAL LANDSCAPE POLICY AREA (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

DESIGNATION DGL 01

Ogilby Estate LLPA

A Local Landscape Policy Area is designated as identified on Map No. 4 – Limavady Borough and Map No. 4/03 – 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 ASSI River Roe and its Tributaries along with the grounds of Pellipar House, an historic park.

2. This LLPA enhances the northern and western approaches to Dungiven town.

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. 4/03 – 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.

With the exception of the small area included in housing zoning DGH 08 (Lands North of Finvola Park), 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. 4/03 – 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 ASSI designated River Roe and its tributaries, the Environmental Park and Dungiven Priory.
2. This LLPA contains part of the designated Benady Glen SLNCI and a number of monuments and tree groups particularly within Benady Glen and is within the Sperrins AONB.
3. Dungiven Castle acts as an important backdrop to the eastern end of the town.

This LLPA will be protected from all non-essential development.

BELLARENA

SETTLEMENT DESIGNATION

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 experienced considerable growth in the 1990s, with new private housing development complemented by improved commercial facilities. The main concentration of development comprises the large Drumavalley public housing estate and the private development of Carriage Court.

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 seasonal Magilligan to Greencastle Ferry, and the nearby long-established Ulster Gliding Club.

Bellarena lies within the Binevenagh 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 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.

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Bellarena.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 4/04 – Bellarena:

COMMITTED SITES

BLH 01	Rear of Carriage Court (0.72 ha.)
BLH 02	Rear of 1 to 7 Limestone Road (0.44 ha.)
BLH 03	Rear of 370 Seacoast Road (0.14 ha.)

UNCOMMITTED SITE

HOUSING ZONING BLH 04

Rear of 372 Seacoast Road (0.12 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.

OPEN SPACE

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 OS 1 of PPS 8.

BURNFOOT

SETTLEMENT DESIGNATION

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. Burnfoot benefits from a pleasant looped walk which extends from the village into the countryside to the north-east and sits on the banks of the River Roe and Bovevagh along part of its route.

There has been a modest expansion of housing development in Burnfoot. 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 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.

The development limit reflects the elongated form of the village. It extends northwards beyond Bovevagh River to include the new Primary School.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be

developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Burnfoot.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 4/05 – Burnfoot:

COMMITTED SITE

BTH 01	Church Lane North, Drumrane Road (1.01 ha.)
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UNCOMMITTED SITE

HOUSING ZONING BTH 02

Bovevagh Road South (0.67 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. Dwellings along the eastern boundary shall face on to Drumrane Road.

3. It should be noted that part of the site along Drumrane Road lies within the flood plain of the River Roe.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPAs)

Any proposals for development in these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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.

This LLPA incorporates the River Roe and its Tributaries ASSI.

DESIGNATION BTL 02

Gelvin/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 north east of the village, includes a section of the river corridor of the Roe including mature trees and wetlands.

This LLPA incorporates the River Roe and its Tributaries ASSI.

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.

This LLPA incorporates the River Roe and its Tributaries ASSI.

DRUMSURN

SETTLEMENT DESIGNATION

Drumsurn, set within the Roe Valley, is located 8 kilometres south east of Limavady and 10 kilometres north east of Dungiven. 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 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.

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Drumsurn.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 4/06 – Drumsurn:

COMMITTED SITES

DNH 01	Adjacent to 1 Beech Road (0.13 ha.)
DNH 02	Castle Meadows (1.04 ha.)
DNH 03	Church View (0.81 ha.)
DNH 04	Between 299 and 301 Drumsurn Road (0.37 ha.)

UNCOMMITTED SITES

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.

HOUSING ZONING DNH 06

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 07

Lands West of Drumsurn Road (1.12 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The stream corridor along the western boundary shall be protected and integrated into the development.
3. The access to this site shall be from Drumsurn Road.

before submitting any proposals in this area. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

OPEN SPACE

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 OS 1 of PPS 8.

DRUMSURN AREA OF ARCHAEOLOGICAL POTENTIAL

An Area of Archaeological Potential has been identified in Drumsurn, and is shown on the Settlement Map (Map No. 4/06). This area may contain archaeological remains and developers are strongly advised to liaise with the Department

FEENY

SETTLEMENT DESIGNATION

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. However, for a village of its size, 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.

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.

With the expansion of housing development in the village, there has been a slight increase in the population to 534 in 2001. Feeny is designated a 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.

The development limit will consolidate the compact form of the village, ensuring that any new housing is convenient to all local facilities.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Feeny.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 4/07 – Feeny:

COMMITTED SITES

FYH 01	Ashford Park (1.13 ha.)
FYH 02	South of Feeny Road (0.86 ha.)
FYH 03	55 Main Street (0.18 ha.)
FYH 04	Willowcroft (3.57 ha.)

UNCOMMITTED SITES

HOUSING ZONING FYH 05

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. Access to the site shall be from Main Street.

HOUSING ZONING FYH 06

North of 2a Mullaghmesh Road (0.16 ha.)

Key Site Requirement

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

HOUSING ZONING FYH 07

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.

HOUSING ZONING FYH 08

West of St Mary’s GAC Banagher Road (1.34 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 Main Street and may also be possible from the adjacent housing development to the west.
3. Landscaping proposals shall include native species tree planting along the southern boundary to define the edge of the village.

COMMUNITY FACILITIES

COMMUNITY ZONING

Lands at 47 Main Street (0.15 ha.)

The following site is zoned for community facilities as identified on Map No. 4/07 - Feeny.

COMMITTED SITE

FYC 01	Lands at 47 Main Street (0.15 ha.)
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A community regeneration project for the village, under the International Fund for Ireland’s Community Regeneration and Improvement Special Programme (CRISP), and undertaken by Feeny Community Association, involved the redevelopment of a prominent derelict site in the centre of the village. The scheme has provided commercial floor-space, craft workshops, three apartments and a community office.

The scheme was complemented by an environmental improvement scheme in Main Street, to create a stronger commercial centre in Feeny, additional employment opportunities, and improve the appearance of the village.

OPEN SPACE

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 OS 1 of PPS 8.

FEENY AREA OF ARCHAEOLOGICAL POTENTIAL

An Area of Archaeological Potential has been identified in Feeny, and is shown on the Settlement Map (Map No. 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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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 Gledra 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 Gledra Road is somewhat unusual with round top hills and deeply incised narrow valleys with dense vegetation.

Altcattan Glen is a SLNCI. Other features within the LLPA include the Tandragee Fort Rath and two Listed Buildings, St Joseph's Roman Catholic Church and Drumcovit House and the Sperrins AONB.

FOREGLEN

SETTLEMENT DESIGNATION

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, St Peter’s and St Paul’s Roman Catholic church, shop, post office, public house, and recreational facilities at O’Brien’s GAC playing fields.

Foreglen Road provides good access to Dungiven and to Londonderry, 23 kilometres to the north west. Limavady is 18 kilometres to the north. Although the village has good road links, it has relatively limited public transport connections.

The population of the village at 2001 was 285. Foreglen is designated a 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.

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be

developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Foreglen.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 4/08 – Foreglen:

COMMITTED SITES

FNH 01	Adjacent to St Peter and St Paul’s Primary School (0.18 ha.)
FNH 02	Off Sheskin View (0.14 ha)
FNH 03	East of 297 Foreglen Road (0.38 ha)
FNH 04	West of Altagarran Road (0.15 ha.)

UNCOMMITTED SITES

HOUSING ZONING FNH 05

West of 299 Foreglen Road (0.10 ha.)

Key Site Requirement

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

HOUSING ZONING FNH 06

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 Foreglen Road or south towards the recreation area.
3. The access to this site shall be from Foreglen Road.
4. A satisfactory access will require land outside the site boundary.
5. 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.
6. The development of this site shall be designed to minimise potential nuisance from Ballymonie Waste Water Treatment Works.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered within the terms of Policy ENV 1 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.
2. St Peter's and St Paul's Roman Catholic Church; and a standing stone.

OPEN SPACE

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 OS 1 of PPS 8.

GREYSTEEL

SETTLEMENT DESIGNATION

Greysteel is situated on the main A2 coast road between Limavady and Londonderry overlooking 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 Londonderry, 14 kilometres to the west, and Limavady, 11 kilometres to the east.

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.

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. However, this situation greatly improved with the construction of the Vale Centre, which includes a range of commercial/industrial units and playing fields.

The population of Greysteel was 1,224 at 2001, an increase of almost 20% compared to 1991. Greysteel is designated a Village in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION GL 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 4/09 – Greysteel.

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

A Key Site Requirement to meet social housing need has been attached to the following site:

SITE REF.	LOCATION	NO. OF DWELLINGS (MINIMUM)
GLH 06	Land to South of Ferndale Park	10

The number of dwellings indicated for social housing reflects Policy HOU 2 in Volume 1 of the Plan. The need for social housing will be reviewed by the NIHE through the Housing Needs Assessment and addressed by the development management process.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 4/09 – Greysteel:

COMMITTED SITES

GLH 01	Lands adjacent to Faughanvale Primary School (2.05 ha.)
GLH 02	Lands off Hawthorn Park (0.40 ha.)
GLH 03	Briar Hill (1.74 ha.)

UNCOMMITTED SITES

HOUSING ZONING GLH 04

Lands to the Rear of 167 Clooney Road (0.51 ha.)

Key Site Requirement

1. Development shall be within the range of 25 to 35 dwellings per hectare.

HOUSING ZONING GLH 05

Lands to Side and Rear of 187 Clooney Road (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. The layout shall be designed with dwellings fronting on to Ashfield Road and Gortgare Road.

HOUSING ZONING GLH 06

Land to South of Ferndale Park (0.49 ha)

Key Site Requirements

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

2. A minimum of 10 dwellings shall be provided for social housing.

COMMUNITY FACILITIES

COMMUNITY DESIGNATION GLC 01

Lands at the Vale Centre (2.65 ha.)

This site is designated as identified on Map No. 4/09 – Greysteel.

A local development group, Greysteel Community Enterprise, has developed the Vale Centre on the northern side of Clooney Road, where a range of activities is available, including community and commercial activities. This site is designated for community use, general employment and recreational purposes and will be protected against development for other purposes.

ECONOMIC DEVELOPMENT

The existing economic development site at Foyle Avenue West is shown on Map No. 4/09 for information purposes only. Any proposals on this site will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

OPEN SPACE

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 OS 1 of PPS 8.

OPEN SPACE ZONING GLO 01

Lands North of the Vale Centre (3.23 ha.)

This site is zoned for recreational land and open space as identified on Map No. 4/09 – Greysteel.

This land has been zoned for recreation and open space use to accommodate additional sports pitches.

the western entrance to the village, along with associated archaeological remains including the Scheduled Early Christian Cross.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 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 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

ARDGARVAN

SETTLEMENT DESIGNATION

Ardgarvan is located 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.

Due to Ardgarvan's proximity to Limavady town, 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.

OPEN SPACE

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 OS 1 of PPS 8.

ARTIKELLY

SETTLEMENT DESIGNATION

Artikelly is located 1 kilometre north east of Limavady and adjoining the major employment area at Aghanloo. Its proximity to the Limavady bypass 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.

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.

OPEN SPACE

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 OS 1 of PPS 8.

DERNAFLAW

SETTLEMENT DESIGNATION

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.

This hamlet provides basic community facilities for the local population. 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.

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered within the terms of Policy ENV 1 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 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

SETTLEMENT DESIGNATION

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.

Glack 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

A settlement development limit is designated as identified on Map No. 4/13 – Glack.

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.

OPEN SPACE

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 OS 1 of PPS 8.

GORTNAHEY

SETTLEMENT DESIGNATION

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. There is a primary school and the Church of the Immaculate Conception Roman Catholic Church, community hall and two retail units within the hamlet. Gortnahey has experienced an increase in population since 1991 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.

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

OPEN SPACE

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 OS 1 of PPS 8.

LARGY

SETTLEMENT DESIGNATION

Largy is located 5 kilometres south of Limavady, adjacent to the B192 Limavady to Dungiven road. It has evolved as a linear settlement with Largy Presbyterian Church, primary school and other community facilities in proximity. New development at Brookfield Park, and the erection of a number of single dwellings along Polly's Brae Road since the 1990s 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.

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. Largy lies within the Ballykelly Moraine SLNCL.

OPEN SPACE

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 OS 1 of PPS 8.

SHANVEY

SETTLEMENT DESIGNATION

Shanvey is located approximately 6 kilometres north of Limavady on Aghanloo Road. 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 had an estimated population of 30 in 2001. St Anthony's Primary School lies a short distance to the north outside the hamlet. 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.

It is considered, because of Shanvey's limited facilities, and its location within the Binevenagh AONB, there is little scope for further expansion. Some opportunities for development exist within the development limit. Development should respect the hamlet's sensitive setting and will be required to be in character, in terms of density, height and design, with the existing built form.

COUNTRYSIDE AND COAST

INTRODUCTION

Volume 1 sets out the Regional planning context and the Plan's strategic overview and 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 in Limavady Borough.

AREAS OF INTERNATIONAL AND NATIONAL CONSERVATION IMPORTANCE

A number of Areas of International and National Nature Conservation Importance are located within Limavady Borough and comprise the following:

Ramsar	Lough Foyle
SPA	Lough Foyle
SAC	Banagher Glen Binevenagh Carn-Glenshane Pass Magilligan River Roe and Tributaries
NNR	Binevenagh
NR	Ballymaclary Banagher Glen Magilligan Point Roe Estuary
ASSI	Aghanloo Wood Altmore Glen Ballymacallion Ballyrisk More Banagher Glen Binevenagh Bovevagh

Brockagh Quarry
Carn-Glenshane Pass
Castle River Valley
Gortcorbies
Lough Foyle
Loughermore Mountain
Magilligan
River Roe and Tributaries
Smulgedon
Tircreven

These areas of International and National Importance are identified on Map No. 4/18 – Limavady Borough Environmental Designations. Development proposals within or adjoining these areas will be assessed in accordance with prevailing regional policy as set out in PPS 2: Natural Heritage.

SITES OF LOCAL NATURE CONSERVATION IMPORTANCE (SLNCIs)

Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. 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. SLNCIs are identified on Map No. 4 – Limavady Borough. Some SLNCIs are shown on the relevant settlement maps.

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:

Aghabrack	LNC 16
Altahullion Burn	LNC 21
Altcattan Glen	LNC 34
Avish	LNC 04
Ballykelly Glen	LNC 12
Ballykelly Moraine	LNC 13
Ballymullholland	LNC 02
Barony Glen	LNC 40
Benady Glen	LNC 31
Benbradagh Bog	LNC 25
Benbradagh West	LNC 24
Brown Hill	LNC 36
Carnanbane	LNC 35
Carnfin/Cahery Woodland	LNC 06
Castle River	LNC 15
Curraghan	LNC 28
Dernaflaw Sand Pit	LNC 29
Derrylane	LNC 23
Derrynaflaw	LNC 27
Dogleap	LNC 14
Donald's Hill	LNC 17
Drenagh Lake	LNC 07
Drumadreen	LNC 18
Drumsum	LNC 20
Eden Lodge	LNC 32

Faughanvale	LNC 11
Fruitfield Delta 1, 2 & 3 incorporating Tully Sand Pit and Farlow Wood	LNC 05
Generals Bridge	LNC 33
Greysteel Beg	LNC 10
Leganaman Pot	LNC 22
Lower Drummans	LNC 01
Moneyrannel	LNC 08
Mulkeeragh Wood	LNC 09
Mullaghmore Complex (Part)	LNC 39
Oakhill	LNC 19
Ovil	LNC 30
Spincha Burn	LNC 37
Tamney	LNC 38
Umbra	LNC 03
Wood Burn	LNC 26

Policy for the control of development within SLNCIs is contained in Volume 1, Policy ENV 2 of the Plan.

HISTORIC PARKS, GARDENS AND DEMESNES

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 Map No. 4 – Limavady Borough and relevant settlement maps:

Bellarena	LHP 01
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Drenagh/Fruit	LHP 02
Knockan/Ash Park	LHP 04
Walworth	LHP 03
The following Supplementary Sites are designated as identified on Map No. 4 – Limavady Borough:	
Ardnargle	LHP 05
Dog Leap	LHP 07
Pellipar	LHP 08
Roe Valley Park	LHP 06

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. The locations of the parks, gardens and demesnes of special historic interest are identified on the Borough Map and settlement maps where relevant.

These Historic Parks, Gardens and Demesnes are detailed in a register to be published by the Northern Ireland Environment Agency. The Register summarises the historical significance of each site and the contribution such planned features make to the local landscape. It also seeks to encourage the public and owners to value and support the protection and maintenance of such sites.

Bellarena was founded in the mid 17th Century. It is located on the River Roe. Drenagh/Fruit Hill 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/Ash Park incorporates gardens which are privately owned. The house at Knockan was founded in the late 18th Century. Walworth was established in the early 17th Century, and is privately owned. Ardnargle is a later 18th Century demesne with substantial shelter belt trees, and contains a dower house for Pellipar. The site is privately owned. The demesne at Pellipar dates from the 18th Century, and contains a Listed house. The River Roe flows through the demesne and many fine trees within it. The site is private. Roe Valley Park is the known site of an early 17th Century house and garden which is no longer visible above ground. The Park contains trees dating from the late 18th and early 19th centuries.

Volume 2
**MOYLE
DISTRICT**

BALLYCASTLE

DEVELOPMENT CONTEXT

Ballycastle is a modest sized market town, providing a good range of services for its 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 Area of Outstanding Natural Beauty and adjacent to the Causeway Coast Area of Outstanding Natural Beauty. It has a very attractive and high quality visual setting.

Within the RDS 2035, 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 accessible from 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 key transport corridor.

The town has grown considerably in the past 30 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 since the 1990s, 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.

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 18th 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 19th Century.

BALLYCASTLE CONSERVATION AREA

A Conservation Area was designated in the historic town centre and environs of Ballycastle in 1990, and the boundary is shown on the Ballycastle Map (Map No. 5/01a). 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, as well as improvements to lighting, footpaths and street features.

The supplementary planning guidance of the Ballycastle Conservation Area Booklet provides detailed design guidance with which development will be expected to conform fully.

Unlike the other North Coast towns in the Plan area, Ballycastle lies in a sheltered bay, protected by hills from the onshore winds which would, otherwise, inhibit tree and plant growth. The town contains 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.

DEVELOPMENT STRATEGY

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.

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 not, therefore, be acceptable. There has been some modest business development in the past 30 years.

SETTLEMENT DESIGNATION

Ballycastle is designated 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.

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.

HOUSING

In line with its character and the constraints that apply to Ballycastle, and its role as a Local Hub, the Plan makes provision for 1452 dwellings in Ballycastle in the period from 1998 to 2016. This includes dwellings built since December 1998, the yield arising from existing commitments, the estimated yield delivered by the housing zonings and windfall. A total of 19.2 hectares of land is zoned for housing under Allocation HOU 1 in Volume 1 of the Plan. Housing lands are identified on Map 5/01a – Ballycastle, and 5/01b - Ballycastle Town Centre.

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

Key Site Requirements to meet social housing need have been attached to the following sites:

SITE REF.	LOCATION	NO. OF DWELLINGS (MINIMUM)
BEH 25	West of Gortamaddy Park	10
BEH 27	15 Glenshesk Road	12
BEH 28	Ramoan Road	7
BEH 31	Broombeg	13

Social Housing provision will also be required on the following site, where planning permission has lapsed:

SITE REF.	LOCATION	NO. OF DWELLINGS (MINIMUM)
BEH 11	East of Leyland Road Heights (E/2010/0168/O)	9

The number of dwellings indicated for social housing reflects Policy HOU 2 in Volume 1 of the Plan. The need for social housing will be reviewed by the NIHE through the Housing Needs Assessment and addressed by the development management process.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 5/01a – Ballycastle and Map No. 5/01b – Ballycastle Town Centre:

COMMITTED SITES

BEH 01	Caman Drive (1.01 ha.)
BEH 02	Clare Avenue (0.41 ha.)

BEH 03	Cedar Avenue (0.10 ha.)
BEH 04	Clare Court (1.63 ha.)
BEH 05	The Mews (0.52 ha.)
BEH 06	Leyland Meadow (0.64 ha.)
BEH 07	17 North Street (0.05 ha.)
BEH 08	8-10 North Street (0.09 ha.)
BEH 09	Park Manor (0.15 ha.)
BEH 10	Whitehall (0.77 ha.)
BEH 11	East of Leyland Heights (1.89 ha.)
BEH 12	Leyland Road/Ramoan Road (0.40 ha.)
BEH 13	The Abbey (0.94 ha.)
BEH 14	Market Court (0.31 ha.)
BEH 15	7–9 Quay Road (0.04 ha.)
BEH 16	Rear of 63-65 Castle Street (0.07 ha.)
BEH 17	39 Mill Street (0.34 ha.)
BEH 18	23 Mill Street (0.21 ha.)
BEH 19	Fairhill Street (0.35 ha.)
BEH 20	Adjoining 15-19 Drumavoley Park (0.26 ha.)
BEH 21	Hillside Road (0.92 ha.)
BEH 22	Mill Street (0.66 ha.)
BEH 23	Drumavoley Gardens (2.15 ha.)

UNCOMMITTED SITES

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

West of Gortamaddy Park (2.07 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A minimum of 10 dwellings shall be provided for social housing.
3. Development shall not be more than two storeys in height.
4. 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.
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 26

Rear of Sheskburn House (0.19 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.

HOUSING ZONING BEH 27

15 Glenshesk Road (1.00 ha.)

Key Site Requirements

1. Development shall be within the range of 40 to 60 dwellings per hectare.
2. A minimum of 12 dwellings shall be provided for social housing.
3. Development shall comply with the Conservation Area design guidance.
4. Development shall not be greater than three storeys in height.
5. A 2.0 metre 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. The site incorporates a tree preservation order.

HOUSING ZONING BEH 28

Ramoan Road (0.27 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. A minimum of 7 dwellings shall be provided for social housing.

HOUSING ZONING BEH 29

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.

HOUSING ZONING BEH 30

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.

HOUSING ZONING BEH 31

Broombeg (0.45 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare.
2. A minimum of 13 dwellings shall be provided for social housing.

ECONOMIC DEVELOPMENT

The existing economic development site at Moyle Enterprise Centre is shown on Map No. 05/01a for information purposes only. Any proposals on this site will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

ECONOMIC DEVELOPMENT ZONINGS

Economic development uses comprise business (Class B1) light industrial (Class B2), general industrial (Class B3) and storage and distribution (Class B4), as currently defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (UCO).

The following sites are zoned for economic development, as identified on Map No. 5/01a. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned economic development land will be

developed in accordance with prevailing regional planning policy and with the relevant Plan Proposals, including the key site requirements.

ECONOMIC DEVELOPMENT ZONINGS

The following sites are zoned for economic development as identified on Map No. 5/01a – Ballycastle:

COMMITTED SITE

BEED 01	Leyland Road
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UNCOMMITTED SITE

ECONOMIC DEVELOPMENT ZONING BEED 02

Leyland Road (1.01 ha.)

Key Site Requirements

1. Uses are limited to Classes B1 (Business) and B2 (Light Industrial) of the UCO only, due to the proximity of existing dwellings
2. A 5 metre wide belt of trees of native species shall be planted along the northern and western boundaries.
3. Ancillary facilities, including air conditioning and other noise generating equipment, shall be located away from the communal boundaries with surrounding housing.
4. The access shall be from Leyland Road.

OPEN SPACE

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.

The Department will seek to enhance the network of footpaths within the town through the development management process.

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 OS 1 of PPS 8.

OPEN SPACE ZONING

The following site is zoned as identified on Map No. 5/01a - Ballycastle.

COMMITTED SITE

BEO 01	Quay Road Recreation Grounds Extension
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This area is now laid out as a sports pitch, to meet the need of additional recreational space in the town.

BALLYCASTLE AREA OF ARCHAEOLOGICAL POTENTIAL

An Area of Archaeological Potential has been identified in Ballycastle, and is shown on the Settlement Map (Map No. 5/01a). This area may contain archaeological remains and developers are strongly advised to liaise with the Department before submitting any proposals in this area. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

TOWN CENTRE

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. However, its vitality and viability 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.

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 the town centre boundary, a number of development opportunities exist including properties requiring redevelopment or major refurbishment to bring them back into beneficial use.

TRANSPORTATION

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.

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.

PARKING

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.

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.

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. Charging has been introduced to Ann Street car park to help displace medium/long stay parkers to the other free car parks, releasing spaces for short stay visitors and shoppers.

In accordance with the Department of Regional Development's policy to cater primarily for short-stay parkers in town centres, the objective is to reduce the number of unrestricted spaces in Ballycastle. Consideration will be given to '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 action taken as appropriate.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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.

The LLPA is within the Antrim Coast and Glens AONB.

The landscape quality of this area needs to be respected, therefore, no development outside the development limit is acceptable. Within the development limit, any development, including the housing zonings, should be respectful of the landscape features on the site that contribute to the LLPA.

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.

This area is within the Antrim Coast and Glens AONB where no further new development is

appropriate other than that demonstrated to be essential for agricultural purposes. Exception will also be allowed for sensitively positioned outbuildings and extension of outbuildings.

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.

This area is within the Antrim Coast and Glens AONB. 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.

Due to the exceptional visual quality and sensitivity of this area within the Antrim Coasts and Glens AONB, and Ballycastle Coalfield ASSI, and Ballycastle Beach SLNCI, no further development will be acceptable.

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.

While this is zoned as a 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.

In this LLPA within the Antrim Coast and Glens AONB and outside the development limit, 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 western approaches to Ballycastle. These tree groups are worthy of protection and retention.

In this LLPA within the Antrim Coast and Glens AONB, no further development will be acceptable outside of the settlement development limit, 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.

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.

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 Seafont 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 seafont, owned and maintained by Moyle District Council, provides valuable formal and informal recreational space.

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.

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.

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.

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.

Any alterations to this centrepiece of the Conservation Area will be required to be particularly sensitive to its visual quality.

BUSHMILLS

SETTLEMENT DESIGNATION

Bushmills is a small town within the Causeway Coast Area of Outstanding Natural Beauty. Bushmills lies within Moyle District, although 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. Bushmills is best known for Old Bushmills Distillery, which provides considerable employment as well as being a tourist attraction in its own right. The 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. The convenient location of Bushmills adjacent to the Causeway Coast and its distinctive historic setting makes the town an attractive location for tourist and holiday homes. The 2001 Census population for the town was 1,314.

Bushmills has extensive facilities for a community of its size, including nursery, primary and secondary schools. 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 modern hostel, and a range of restaurants. Bushmills is designated a Town in the Settlement Hierarchy in Volume 1 of the Plan.

DESIGNATION BS 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/02 – Bushmills.

A development limit has been defined that will accommodate a range of proposals consistent with the town's role and potential.

BUSHMILLS CONSERVATION AREA

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.

HOUSING

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Bushmills.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 5/02 - Bushmills:

COMMITTED SITES

BSH 01	31–33 Main Street (0.12 ha.)
BSH 02	46 Main Street (0.09 ha.)
BSH 03	Dunluce Road (0.12 ha.)
BSH 04	75 Main Street (0.07 ha.)
BSH 05	121–123 Main Street and 1-5 Bridge Street (0.17 ha.)
BSH 06	Distillery Court (0.33 ha.)
BSH 07	Eagry (3.16 ha.)

UNCOMMITTED SITES

HOUSING ZONING BSH 08

Land to 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.

HOUSING ZONING BSH 09

Rear of Bush Crescent (0.16 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.

ECONOMIC DEVELOPMENT

The existing economic development site at the Old Bushmills Distillery is shown on Map No. 5/02 for information purposes only. Any proposals on these will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

This historic distillery is of major employment and tourism significance for Bushmills.

Economic Development Zonings

Economic development uses comprise business (Class B1) light industrial (Class B2), general industrial (Class B3) and storage and distribution (Class B4), as currently defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (UCO).

The following sites are zoned for economic development, as identified on Map No. 5/02. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned economic development land will be developed in accordance with prevailing regional planning policy and with the relevant Plan Proposals, including the key site requirements.

ECONOMIC DEVELOPMENT ZONINGS

The following are zoned for economic development as identified on Map No. 5/02 – Bushmills:

COMMITTED SITES

BSED 01	Old Bushmills Distillery Northern Extension (2.64 ha.)
BSED 02	Lands South of Old Bushmills Distillery (0.77 ha.)

UNCOMMITTED SITE

ECONOMIC DEVELOPMENT ZONING BSED 03

Lands West of Old Bushmills Distillery (2.34 ha.)

Key site requirements

1. A 5 metre wide belt of trees of native species shall be planted along the northern boundary.
2. The access shall be through the existing distillery complex.
3. All of the B Classes within the UCO are acceptable on this site.

OPEN SPACE

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 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 OS 1 of PPS 8.

BUSHMILLS AREA OF ARCHAEOLOGICAL POTENTIAL

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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

TOWN CENTRE

DESIGNATION BST 01

Bushmills Town Centre

A Town Centre is designated in Bushmills and is identified on Map No. 5/02 – Bushmills.

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. The town centre incorporates some of the Conservation Area. There are a number of committed housing zonings, including mixed use schemes in the town centre. The sympathetic refurbishment of Listed Buildings is beneficial to the centre and Conservation Area.

COMMUNITY FACILITIES

COMMUNITY ZONING BSC 01

Land adjacent to Woodvale (0.40 ha.)

This site is zoned for community facilities development as identified on Map No. 5/02 – Bushmills.

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.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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 archaeology and natural habitats.

The open character of that part of the LLPA within the Causeway Coast AONB shall be fully retained.

DESIGNATION BSL 02

River Bush 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 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.

This LLPA is within the Causeway Coast AONB.

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 – 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 LLPA includes the valley of St Columb’s rill, a minor watercourse that supplies the Distillery on the southern edge of Bushmills with an open character.

Within the development limit, 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.

This LLPA, which is also within the setting of the Giant’s Causeway and Causeway Coast World Heritage Site and contains Bushfoot Dunes SLNCl, 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.

This LLPA is also within the setting of the Giant’s Causeway and Causeway Coast World Heritage Site and will be retained free from further development other than essential, modest scale, public infrastructure.

CUSHENDALL

SETTLEMENT DESIGNATION

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 19th 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.

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 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.

A development limit has been defined that will accommodate a range of proposals consistent with the town's role and potential.

CUSHENDALL CONSERVATION AREA

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.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

Key Site Requirements to meet social housing need have been attached to the following sites:

SITE REF.	LOCATION	NO. OF DWELLINGS (MINIMUM)
CLH 10	Land North of Kilnadore Park	15
CLH 12	West of St Mary's Primary School	5

The number of dwellings indicated for social housing reflects Policy HOU 2 in Volume 1 of the Plan. The need for social housing will be reviewed by the NIHE through the Housing Needs Assessment and addressed by the development management process.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 5/03 - Cushendall:

COMMITTED SITES

CLH 01	Between 22 and 24 Shore Street (0.05 ha.)
CLH 02	7 Bridge Street (0.01 ha.)
CLH 03	Between 3 and 5 Coast Road (0.12 ha.)
CLH 04	4 Kilnadore Road (0.08 ha)
CLH 05	Middlepark Crescent (0.09 ha.)
CLH 06	West of Mount Edward's Hill (0.21 ha.)
CLH 07	52 Middlepark Road (0.04 ha.)
CLH 08	Culbidagh Court (0.46 ha.)

UNCOMMITTED SITES

HOUSING ZONING CLH 09

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. Development shall not be greater than two storeys in height and shall minimise intrusion and loss of privacy for neighbouring dwellings.
3. The access to this site shall be from Coast Road.

HOUSING ZONING CLH 10

North of Kilnadore Park (0.75 ha.)

Key Site Requirements

1. Development shall be in within the range of 15 to 25 dwellings per hectare.
2. A minimum of 15 dwellings shall be provided for social housing.
3. Development shall not be greater than two storeys in height and shall minimise intrusion and loss of privacy for neighbouring dwellings.
4. An archaeological evaluation will be required due to the site's proximity to Kilnadore Graveyard archaeological monument.

HOUSING ZONING CLH 11

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 12**West of St Mary's Primary School (1.25 ha)****Key Site Requirements**

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A minimum of 5 dwellings shall be provided for social housing.
3. The trees along the site frontage are important in the streetscape.
4. The access to this site shall be from Middlepark Road.
5. Development shall not be more than 2 storeys in height to be in character with the area.

HOUSING ZONING CLH 13**Adjacent to 52 Middlepark Road (0.22 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 14**Bellisk Drive (0.14 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 and shall minimise intrusion and loss of privacy for neighbouring dwellings.

HOUSING ZONING CLH 15**South of 60 Middlepark Road (0.01 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.

ECONOMIC DEVELOPMENT

The existing economic development site at Gortaclee Road is shown on Map No. 5/03 for information purposes only. Any proposals on these will be assessed in line with prevailing regional planning policy, currently contained in PPS 4: Planning and Economic Development, Policy PED 7.

Economic Development Zoning

Economic development uses comprise business (Class B1) light industrial (Class B2), general industrial (Class B3) and storage and distribution (Class B4), as currently defined in the Planning (Use Classes) Order (Northern Ireland) 2015.

Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals, including, where specified, key site requirements.

ECONOMIC DEVELOPMENT ZONING

The following site is zoned for economic development as identified on Map No. 5/03 – Cushendall:

COMMITTED SITE

CLED 01 | Gortaclee Road (0.44 ha.)

TOWN CENTRE

DESIGNATION CLT 01
Cushendall Town Centre

A Town Centre is designated in Cushendall and is identified on Map No. 5/03 – Cushendall.

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. The town centre incorporates part of the Conservation Area, and relates closely to the historic built core of Cushendall.

OPEN SPACE

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 OS 1 of PPS 8.

CUSHENDALL AREA OF ARCHAEOLOGICAL POTENTIAL

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 liaise with the Department before submitting any proposals in this area. The

Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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 Glenballyemon River ASSI, along with significant archaeological features and natural habitats, and should be retained as an almost entirely open area.

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 Glenballyemon River ASSI and Port Vinegar SLNCI.

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.

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 SLNCI with significant tourist facilities including two caravan parks.

Only modest scale, sensitively sited development, essential for the efficient operation of agriculture, will be acceptable.

No further expansion of caravan parks is acceptable in this open landscape.

ARMOY

SETTLEMENT DESIGNATION

Armoys 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 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 private housing development at the southern end of the village in Fernmount Park. In 2001, the population of Armoys was 414.

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 Armoys 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.

The physical environment of the village has been further enhanced by the Riverside Park developed by Moyle District Council, and an environmental improvement scheme on Main Street carried out as part of the CRISP project.

Armoys is designated a 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 – Armoys.

The development limit will consolidate the existing village form, and ensure that any new development is convenient to its facilities.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Armoys.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 5/04 - Armoys:

COMMITTED SITES

AYH 01	Junction of Turnarobert Park and Market Street (0.07 ha.)
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AYH 02	Rear of 5 Main Street (0.07 ha.)
AYH 03	Junction of Market Street (0.12 ha.)
AYH 04	South of Carrowreagh Road (0.46 ha.)
AYH 05	West of New Street (0.23 ha.)
AYH 06	Mill Lane (0.67 ha.)
AYH 07	The Ferns (1.48 ha.)

UNCOMMITTED SITE

HOUSING ZONING AYH 08

Rear of 19 & 21 Drones Road (0.24 ha.)

Key Site Requirement

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

AREA OF VILLAGE CHARACTER

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 is designated an Area of Village Character to protect and enhance the character of this area.

Policy for the control of development within Areas of Townscape and Village Character is contained in PPS 6 (Addendum): Areas of Townscape Character.

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.

Sitting on the banks of the River Bush, with Main Street following the bend of the river, Armoy has a highly distinctive and attractive setting, with great individuality. The mixture of terraced houses and shops in the centre of the village are in the style typical of 19th Century Irish country towns and villages.

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered within the terms of Policy ENV 1 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.

BALLINTOY

SETTLEMENT DESIGNATION

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 – St Joseph’s Roman Catholic Church and Ballintoy Gospel Hall. Public transport connections are 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 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.

The development limit will consolidate the existing village, and ensure that any new development is convenient to its facilities.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Ballintoy.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 5/05 - Ballintoy:

UNCOMMITTED SITES

HOUSING ZONING BAH 01

Lands to West of St Joseph's Roman Catholic 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 02

Rear of dwelling at Knockoghey Road (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/Knockoghey Road.

HOUSING ZONING BAH 03

Rear of 129 Whitepark 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/Knockoghey Road.

HOUSING ZONING BAH 04

Adjacent to 9 Main Street (0.13 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. The stream alongside the site shall be protected from any future development, and any buildings shall not be less than 10 metres from it.

HOUSING ZONING BAH 05

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.

OPEN SPACE

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 OS 1 of PPS 8.

BALLINTOY AREA OF ARCHAEOLOGICAL POTENTIAL

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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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.

This LLPA contains Ballintoy Carrick-na-ford SLNCI and is within the Causeway Coast AONB.

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.

This LLPA encroaches into Ballintoy development limit and includes two housing zonings – BAH 02 and BAH 03. The development of these sites should respect the integral features of this LLPA and its contribution to the setting of the village.

Outside of the development limit, 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. Such buildings will be carefully integrated into the landscape in respect of the area being within the Causeway Coast AONB.

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.

This LLPA contains Knocksoghey SLNCI and is within the Causeway Coast AONB. 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

SETTLEMENT DESIGNATION

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.

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 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.

The development limit will consolidate the existing village form, and ensure that any development is convenient to its facilities.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with

planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Ballyvoy.

HOUSING ZONING

The following is zoned for housing as identified on Map No. 5/06 - Ballyvoy:

COMMITTED SITE

BVH 01	Blackpark Cottages (1.72 ha.)
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OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within this area will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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 is within the Causeway Coast AONB and contains two churches and their church yards, standing stones and farm groups with tree clusters.

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 – 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. This river corridor with steep banks and significant tree groups defines the southern fringe of the village.

The area is within the Causeway Coast AONB.

This LLPA will be protected from all development other than sensitively sited development essential for farming operations.

MOSSIDE

SETTLEMENT DESIGNATION

Mosside, 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 facilities, with both long established and more recent housing. In 2001 the population was 270. Mosside is designated a 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 – Mosside.

The development limit has been defined to consolidate the existing village form.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may

alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Mosside.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 5/07 – Mosside:

COMMITTED SITES

MEH 01	Rear of Riversdale (2.34 ha.)
MEH 02	Mill Farm (1.34 ha.)
MEH 03	22 Main Street (0.04 ha.)
MEH 04	Knockmore Road (0.06 ha.)
MEH 05	2 Main Street (0.14 ha.)

UNCOMMITTED SITE

HOUSING ZONING MEH 06

42 Main Street (0.22 ha.)

Key Site Requirements

1. Development shall be within the range of 15 to 25 dwellings per hectare.
2. A 10 metre wide buffer shall be left free from any development between the Moss-side River and any building.
3. Development shall not be more than 2 storeys in height to be in character with the area.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 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

SETTLEMENT DESIGNATION

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. There has been a significant increase in the number of second homes in the village since the 1990s. Waterfoot had a permanent population of 507 in 2001. Waterfoot is designated a 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.

The development limit will consolidate the existing village form, and ensure that any new housing is convenient to its facilities.

HOUSING

Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SET 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements.

Committed sites include approved housing sites developed in full or in part since the commencement of the Plan period and sites with

planning permission (including lapsed permissions) for housing. The Plan does not stipulate key site requirements for committed sites because future development will be subject to conditions attached to planning permission. However, in the event that such permission may lapse, the Department may alter conditions or attach new conditions to any subsequent approval, to take account of changed material planning conditions, prevailing regional planning policy and Plan Proposals.

Social Housing

There is no social housing need requiring a Plan intervention in Waterfoot.

HOUSING ZONINGS

The following are zoned for housing as identified on Map No. 5/08 – Waterfoot:

COMMITTED SITES

WTH 01	1 Main Street (0.14 ha.)
WTH 02	50 Main Street (0.07 ha.)
WTH 03	South West of St Patrick's Primary School (1.87 ha.)

UNCOMMITTED SITE

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.

WATERFOOT AREA OF ARCHAEOLOGICAL POTENTIAL

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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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, the remnants of a castle crowning the Red Arch and the Red Arch SLNCI.

The LLPA is within the Antrim Coast and Glens AONB.

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 – 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 includes a portion of the Glenariff River and its associated vegetation, archaeology, landform and historic land division.

The LLPA is within the Antrim Coast and Glens AONB.

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 Garron Road and the intimate development cluster around St Patrick’s and St Brigid’s Church at Bay.

The LLPA is within the Antrim Coast and Glens AONB.

Development in this important and sensitive linear LLPA will be restricted to modest scale, sensitively sited, essential public infrastructure.

CHURCH BAY

SETTLEMENT DESIGNATION

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. Rathlin Island lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty.

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. The Manor House has an walled ornamental garden beside it, with its walled vegetable garden separate to the House and to the north of the Bay. The hamlet has an estimated population of 28 in 2001. 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.

The development limit will facilitate further development including any need for additional housing, 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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

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

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 encloses 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 SLNCI of Church Quarter and Mullindress. It also contains the Manor House and Rathlin Harbour Listed Buildings, and Rathlin Island Coast ASSI.

CROMAGHS

SETTLEMENT DESIGNATION

Cromaghs, located approximately 2 kilometres to east of Armoy and partly within the Antrim Coast and Glens Area of Outstanding Natural Beauty, includes a small cluster of dwellings, St Olcan's Roman Catholic Church, a Gaelic pitch, pavilion and community centre. The hamlet had an estimated population of 34 in 2001. 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.

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.

OPEN SPACE

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 OS 1 of PPS 8.

CUSHENDUN

SETTLEMENT DESIGNATION

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 20th 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 unique architectural inheritance, coupled with its picturesque coastal setting in the heart of the Antrim Coast and Glens Area of Outstanding Natural Beauty resulted in designation as a Conservation Area in 1980. The hamlet had an estimated population of 138 in 2001. 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.

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.

CUSHENDUN CONSERVATION AREA

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREAS (LLPAs)

Any proposals for development within these areas will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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 SLNClS at Cushendun Caves, Cave House, Cushendun Bay and Rockport.

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.

2. This area is within Antrim Coast and Glens AONB and contains the Glendun and Knocknacarry SLNCl.

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.

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.

GLENARIFF (BAY)

SETTLEMENT DESIGNATION

Glenariff (Bay) is located approximately 27 kilometres south east of 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.

Glenariff (Bay) lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty 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).

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.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPAs)

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 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

DESIGNATION WTL 02

Glenariff River 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 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. 5/12 – 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 Garron Road, and the intimate development cluster around St Patrick's and St Brigid's Church at Bay.

Development in this important and sensitive linear LLPA will be restricted to modest scale, sensitively sited, essential public infrastructure.

KNOCKNACARRY

SETTLEMENT DESIGNATION

Knocknacarry is closely related physically and functionally to Cushendun, less than 1 kilometre to the east. It is situated approximately 17 kilometres south east of Ballycastle and lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty. The hamlet had an estimated population of 138 in 2001. Knocknacarry is designated a Hamlet in the Settlement Hierarchy in Volume 1 of the Plan.

Only modest scale development essential to the efficient operation of agriculture will be acceptable. The open character of this LLPA shall be retained.

DESIGNATION KY 01

Settlement Development Limit

A settlement development limit is designated as identified on Map No. 5/13 – Knocknacarry.

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.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development in this area will be considered within the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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 SLNCL.

LISCOLMAN

SETTLEMENT DESIGNATION

Liscolman is located approximately 16 kilometres to the east of Coleraine, and 3 kilometres to the north west of Mosside. It contains a local shop and playground as well as significant established and more recent residential development. Straidbilly Primary School is a short distance north of the hamlet.

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 Liscolman Bridge, provides an attractive landscape feature.

Liscolman has experienced a significant expansion of housing development. It had an estimated population of 190 in 2001. 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.

The development limit is tightly drawn around the existing hamlet due to its significant recent expansion. Any development will be required to be in character, in terms of density, height and design, with the existing built form.

OPEN SPACE

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 OS 1 of PPS 8.

LOCAL LANDSCAPE POLICY AREA (LLPA)

Any proposals for development within this area will be considered under the terms of Policy ENV 1 in Volume 1 of the Plan. Where an additional degree of control is considered necessary this is specified following the designation.

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.

LISNAGUNOGUE

SETTLEMENT DESIGNATION

Lisnagunogue is located approximately 4 kilometres to the north east of Bushmills on the main A2 coast road. The focal point within the hamlet is the public house. Dunseverick Church is a prominent local landmark at the eastern entrance of the hamlet. The northern part of the settlement is located within the Causeway Coast Area of Outstanding Natural Beauty. Lisnagunogue also lies within the Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site, and its scenic location and proximity to the Causeway Coast has attracted some holiday home/second home development. It had an estimated population of 76 in 2001. 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.

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.

OPEN SPACE

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 OS 1 of PPS 8.

LISNAGUNOGUE AREA OF ARCHAEOLOGICAL POTENTIAL

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. The Environment Section in Volume 1 of this Plan and Policy BH 3 of PPS 6 provide further guidance on this matter.

COUNTRYSIDE AND COAST

INTRODUCTION

Volume 1 of the Plan sets out the Regional planning context and the Plan’s strategic overview and 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 in Moyle District.

AREAS OF INTERNATIONAL AND NATIONAL CONSERVATION IMPORTANCE

A number of Areas of International and National Nature Conservation Importance are located within Moyle District and comprise the following:

Ramsar	Garron Plateau
SPA	Antrim Hills Rathlin Island Sheep Island
SAC	Breen Wood Garron Plateau North Antrim Coast Rathlin Island
SCI	Red Bay Skerries and Causeway
NNR	Giant’s Causeway
NR	Breen Oakwood Glenariffe Waterfalls Kebble Slievanorra Forest
ASSI	Ballycastle Coalfield Breen Wood Capecastle

	Carey Valley Carrick-a-rede Castle Point Church Bay Cloghastucan Fairhead and Murlough Bay Galboly Garron Plateau Giants Causeway and Dunseverick Glenariff Glenariff Glen Glenballyemon River Prolusk Rathlin Island - Ballycarry Rathlin Island - Ballygill North Rathlin Island Coast Rathlin Island - Kebble Rathlin Island - Kinrammer South Runkerry Sheep Island Slievanorra and Croghan Tievebulliagh Torr Head Tow River Wood White Park Bay
ASI	Loughaveema

These areas of International and National Importance are identified on Map No. 5/17 – Moyle District Environmental Designations.

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

SITES OF LOCAL NATURE CONSERVATION IMPORTANCE (SLNCIs)

Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. 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. SLNCIs are identified on Map No. 5 – Moyle District. Some SLNCIs are shown on the relevant settlement maps.

DESIGNATION MSLNCI

Sites of Local Nature Conservation Importance

The following Sites of Local Nature Conservation Importance (SLNCIs) are designated as identified on Map No. 5 – Moyle District:

Acravalley	MNC 17
Ally Lough	MNC 05
Altataunaghanny Woodland	MNC 50
Altgal Burn	MNC 66
Altifiren Glen	MNC 34
Altmore Burn	MNC 19
Ardclinis	MNC 63
Ballintoy Carrick-na-ford	MNC 07
Ballyberidagh Glen	MNC 21
Ballycarry	MNC 03
Ballycastle Beach	MNC 13
Ballyconagan	MNC 01
Broughmore	MNC 32
Bushfoot Dunes	MNC 10
Carnaneigh Point	MNC 28

Cave House	MNC 49
Church Quarter & Mullindress	MNC 02
Clady Burn	MNC 45
Cloonty Bog	MNC 37 (A portion of which is situated within Ballymoney Borough)
Cool Wood	MNC 22
Coolmaghra	MNC 11
Coolranny	MNC 27
Craigagh Wood	MNC 46
Cushendun Bay	MNC 44
Cushendun Caves	MNC 48
Cushenilt	MNC 62
Cushleake Mountain incorporating Cushendun Quarry	MNC 24
Decoy Plantation	MNC 29
Doey Plantation	MNC 18
Doughery Water	MNC 42
Drumaculin Blanket Bog	MNC 35
Drumfresky	MNC 51
Dunfinn	MNC 16
Escort Port	MNC 15
Galboly	MNC 64
Glassaneeran Bog	MNC 38
Glemaan	MNC 54
Glenariff Cliff	MNC 60
Glendun incorporating Knocknacarry	MNC 47

Glenshesk Valley incorporating Doonfin	MNC 41
Glenshesk Wood	MNC 33
Gortgonny	MNC 12
Greenaghan	MNC 67
Innisfree Farm	MNC 09
Islandboy South	MNC 30
Killen Vale	MNC 40
Kinkeel Lough	MNC 04
Knocksoghey	MNC 08
Leckpatrick Point	MNC 20
Lifeboat House	MNC 56
Lough Galboly	MNC 65
Loughan Bay	MNC 26
Loughan Wood	MNC 25
Loughnafanaghy	MNC 68
Moyarget Lower	MNC 39
Murlough, Fair Head Composite	MNC 14
Old Pier	MNC 61
Port Obe	MNC 52
Port Vinegar	MNC 53
Red Arch	MNC 58
Retreat	MNC 59
Rock Port	MNC 43
South Lifeboat House	MNC 57
Tavnaghboy	MNC 23
Tavnaghorna Wood	MNC 55
Toberbilly	MNC 31
Tornamoney	MNC 36
Ushet	MNC 06

Policy for the control of development within SLNCIs is contained in Volume 1, Policy ENV 2 of the Plan.

HISTORIC PARKS, GARDENS AND DEMESNES

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. 5 – Moyle District and the relevant settlement maps:

Ballydivity	MHP 05
Ballylough House	MHP 04
Dundarave	MHP 02
Magherintemple	MHP 03
The Manor House, Rathlin	MHP 01

The following Supplementary Site is designated as identified on Map No. 5 – Moyle District:

Clare Park	MHP 06
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These Historic Parks, Gardens and Demesnes are detailed in a register to be published by the Northern Ireland Environment Agency. The Register summarises the historical significance of each site and the contribution such planned features make to the local landscape. It also seeks to encourage the public and owners to value and support the protection and maintenance of such sites.

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. Clare Park is a 17th Century demesne relating to a former house, with remnants remaining of an accompanying walled garden to its south. Clare Park is private.

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. The locations of the parks, gardens and demesnes of special historic interest are identified on the District Map and settlement maps where relevant.

