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Forward Planning Team
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BY EMAIL & HAND19th September 2019

Our ref: NEP1000

E: gavin@clydeshanks.com

Dear Sirs,

ANTRIM AND NEWTOWNABBEY LOCAL DEVELOPMENT PLAN (LDP) 2030 – DRAFT PLAN STRATEGY (dPS) REPRESENTATION: LANDS AT BALLYCLARE (NEPTUNE GROUP)

I refer to the above matter and now enclose our representation relating to lands at Ballyclare, Co. Antrim on behalf of our client, Neptune Group.

The purpose of the representation is to set out our client's view on the Council's recently draft Plan Strategy and confirm their on-going commitment to developing the lands on the western side of Ballyclare (see map attached at Annex 1).

The subject lands have been through the Planning Appeals Commission Public Inquiry Process, are shown as being within the SDL in the Belfast Metropolitan Area Plan 2015 (BMAP) that was subsequently quashed by the Court of Appeal, and also benefit from extant planning for housing, neighbourhood facilities and the Ballyclare Relief Road (BRR) as detailed below:

- North West outline permission reference U/2009/0405/O. The deadline for Reserved Matters submissions is 6th January 2021;
- South West outline permission reference U/2006/0377/O. The deadline for Reserved Matters submissions is 6th January 2021;
- South west housing RM permission LA03/2018/1011/RM. Planning granted for 272 houses between the Six Mile Water and fields north of Doagh Rd. Deadline for implementation is 6th January 2023;
- Northern section of BRR LA03/2018/1116/RM. Live planning application.

Site Context

The lands owned by Neptune Group extend along the western side of Ballyclare and include the majority of the endorsed by the Planning Appeals Commission in their report into the BMAP public inquiry process.

Neptune Group has recently completed the housing developments know as Readers Park and Ollar Valley, which are located at the north eastern and south western ends of the lands respectively. These developments have delivered the first elements of the BRR, namely the major new roundabout at Templepatrick Rd and the majority of the secondary link road at Rashee Rd.

In relation to the BRR, the recent RM approval within the south western outline permission includes the BRR from the recently constructed roundabout on Templepatrick Rd to and including the proposed roundabout on the Doagh Rd. A planning application for the remaining section of the BRR from just north of Doagh Rd to Rashee Rd is currently being processed by DfI Planning.

Strategic Matters

Settlement Hierarchy

We support A&N Council's proposed Spatial Growth Strategy that acknowledges the committed development allocations within Ballyclare and seeks to consolidate and strengthen its role as a large town.

It is consistent with BMAP and the RDS, given Ballyclare's strategic location within easy commuting distance of Belfast and its role as a service centre for a substantial hinterland that includes a number of villages and hamlets including Doagh, Straid, Burnside, Ballyeaston, Ballycorr and Hillhead.

Retention of Committed Housing Sites

In relation to SP4.4 on page 135 of the dPS, our client supports the Council's acknowledgement that a critical consideration in bringing forward future housing zonings will be those committed housing sites in the main settlements, including Ballyclare.

The lands on the western side of Ballyclare are committed both from the recommendations of the PAC on sites objected to through the dBMAP process and in terms of live planning permissions where detailed planning permission has been granted and parts of the wider outline permissions have been developed, including housing and elements of the BRR.

We note that within the NW outline decision notice the development was limited by condition to 1,800 dwellings and the SW outline is limited to 450 dwellings. This would suggest a total of 2,250 dwellings could be accommodated within the two sites. However, these figures were included at the request of Transport NI (then Roads Service) in relation to traffic impacts and do not reflect the actual housing capacity of the two sites. Having undertaken initial capacity assessments of the two sites it is anticipated that a more realistic expectation for housing delivery for the two sites combined will be closer to 1,600 dwellings.

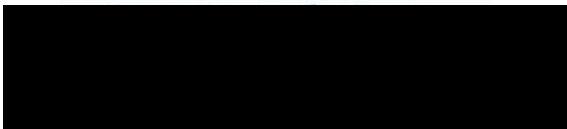
Summary

In closing, we support the Council's proposals in respect of the proposed Settlement Hierarchy and retention of our client's committed housing sites within the SDL of Ballyclare.

We confirm that the lands on the western side of Ballyclare benefit from extant planning permissions and Neptune Group are committed to delivering on the development of these lands, including the BRR, during the anticipated Plan period to 2030.

Should you require any further information and/or clarification, please do not hesitate to contact this office.

Yours sincerely,



Gavin Rolston
Planning Director

Enc.

cc. Neptune Group

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ANNEX 1

SITE LOCATION PLAN & BMAP EXTRACT

