

# **Antrim Area Plan 1984-2001**

**Alteration No. 1 1991**

## **LIMITS OF DEVELOPMENT FOR HAMLETS**

**Dunadry, Groggan, Milltown, Creggan-Cranfield,  
Killead and Moneyglass**

**Department of the**  
**ENVIRONMENT**  
for Northern Ireland

**March 1993**

**£2.00**

# LIMITS OF DEVELOPMENT FOR HAMLETS

## Contents

*Page No.*

<b>SECTION I Departmental Statement</b>		1.
<b>Part 1</b>	Introduction	2.
<b>Part 2</b>	Planning Appeals Commission Report and Recommendations of the Senior Professional Commissioner	3.
	2.1 Objections relating to Creggan-Cranfield	3.
	2.2 Objections relating to Milltown	3.
	2.3 Objections relating to Killead	4.
	2.4 Objections relating to Dunadry	4.
	2.5 Report of non-statutory objections to the Alteration	4.
	2.6 Land abutting the limit of development	5.
<b>Part 3</b>	Adoption of the Antrim Area Plan Alteration No. 1	6.
<b>Part 4</b>	Conclusion	6.
<b>SECTION II Antrim Area Plan (Alteration No. 1) (Adoption) Order (Northern Ireland) 1993</b>		7.
<b>SECTION III Antrim Area Plan 1984-2001 Alteration No. 1 1991 Limits of Development for Hamlets (Incorporating changes as a result of the Public Inquiry)</b>		9.
	1.0 Background	10.
	2.0 Hamlets	10.
	3.0 The rationale of development limits	10.
	4.0 Detailed development considerations	11.
	5.0 The statutory framework	11.
	<b>DUNADRY HAMLET PLAN</b>	13.
	<b>GROGGAN HAMLET PLAN</b>	15.
	<b>MILLTOWN HAMLET PLAN</b>	17.
	<b>CREGGAN-CRANFIELD HAMLET PLAN</b>	19.
	<b>KILLEAD HAMLET PLAN</b>	21.
	<b>MONEYGLASS HAMLET PLAN</b>	23.

**DEPARTMENT OF THE ENVIRONMENT FOR NORTHERN IRELAND**

**THE PLANNING (NORTHERN IRELAND) ORDER 1991**

## **SECTION I**

### **Departmental Statement**

# **ANTRIM AREA PLAN 1984-2001**

**Alteration No. 1 1991**

**Limits of Development for Hamlets**

**Statement by the Department of the Environment for Northern Ireland following the Public Inquiry, detailing the Department's decisions on the issues heard at the Public Inquiry.**

**March 1993**

# **ANTRIM AREA PLAN 1984-2001**

## **ALTERATION No. 1 1991**

### **LIMITS OF DEVELOPMENT FOR HAMLETS**

#### **Statement by the Department of the Environment for Northern Ireland**

#### **PART 1 — INTRODUCTION**

- 1.1 Following the adoption of the Antrim Area Plan 1984-2001 in June 1989 and in accordance with regional planning policy, the Department decided to prepare statutory limits of development for hamlets in the Antrim Borough Council area. Hamlets form the 4th tier of settlement within the area, after the district town (Antrim), the local towns (Randalstown and Crumlin) and the villages (Templepatrick, Toome and Parkgate).
- 1.2 Alteration No. 1 to the Antrim Area Plan 1984-2001 has been prepared under the provisions of Part III of the Planning (NI) Order 1991 and the Planning (Development Plans) Regulations (NI) 1991 by the Department of the Environment. The Alteration was specifically carried out under the provisions of Article 6 of the Planning (NI) Order 1991, which is a recently introduced short procedure for alterations. The timescale determined for the Alteration, until 2001, is designed to tie into the timescale of the Antrim Area Plan 1984-2001. This allows for a review of all Antrim Area Plan policies, including those relating to hamlets, in 2001, some 8 years hence.
- 1.3 The Department notified Antrim Borough Council of the intention to prepare an Alteration to the Area Plan dealing with hamlets, by letter dated 4 February 1991 and met with the Borough Council on 28 February 1991 to discuss the Department's proposal. An advertisement was also placed in the local press on 6 March and 13 March 1991 alerting the general public to the Department's intentions and inviting suggestions or comment from the public. No comments were received.
- 1.4 Subsequently consultations were carried out with a small number of statutory bodies such as Roads Service and Water Service (DOE) and Watercourse Management Division (DANI) (formerly Drainage Division). Correspondence took place with the Borough Council and after preparing its draft Alteration, a further meeting took place on 23 September 1991 with the Borough Council.
- 1.5 After careful consideration of the outcome of these consultations the Department, in accordance with Article 6 of the Planning (NI) Order 1991, placed Alteration No. 1 to the Antrim Area Plan 1984-2001 on Public Display seeking objection or comment. An exhibition of the Department's Plan, incorporating a map and associated written statement for the identified hamlets, was placed on display seeking public representation or objection by 2 December 1991. The exhibition took place in the County Hall, Ballymena and the Antrim Forum, Antrim for some 2 weeks. In addition the map and associated statement for each hamlet was displayed in the Hamlet to which the plan related for some 2 weeks. Copies of the Plan Alteration were also available free of charge at each venue. A press advertisement to this effect was placed in the local newspapers on 16 October 1991 and 23 October 1991. Some 33 letters of comment or objection were submitted to the Department's Plan.

- 1.6 A Public Inquiry was held in the Lounge Hall, Antrim Forum, Lough Road, Antrim on Tuesday 22 September 1992 and Wednesday 23 September 1992. The Public Inquiry was conducted by Mr B A M Banks, BA MRTPI, Senior Professional Commissioner of the Planning Appeals Commission to consider objections to the Alteration. All those who objected were invited to attend and present their views. At the request of the Department the appointed Commissioner also heard 2 non-statutory objections to the Alteration proposals, and these were heard on Thursday 24 September 1992. The Report of the Inquiry\* and the recommendations of the Planning Appeals Commission have also been published and are available to the public. The Report has been of great assistance to the Department in assessing the full weight and substance of the objections, and in the preparation of this Statement.

## **PART 2 — PLANNING APPEALS COMMISSION REPORT**

This part of the Departmental Statement details the decisions of the Department following consideration of the Planning Appeals Commission's recommendations on the objections which were heard at the Public Inquiry and reported on by the Senior Professional Commissioner. **This section is therefore best read in conjunction with the Planning Appeals Commission Report.**

### **2.1 OBJECTIONS RELATING TO CREGGAN-CRANFIELD**

The bulk of objections to Alteration No. 1 to the Antrim Area Plan related to Creggan-Cranfield, with all the objectors seeking the inclusion of additional land within the limit of development.

The Planning Appeals Commission considered at some length the objections made and recommended to the Department that the limit of development be amended by the inclusion of the 1.78 hectares field to the west of the GAA pitch and the 0.54 hectare field to the east of Cranfield Cottages.

**The Department accepts these recommendations and amends the Creggan-Cranfield Hamlet Plan accordingly.**

### **2.2 OBJECTIONS RELATING TO MILLTOWN**

These objections related to the exclusion of a 1 hectare field from within the limit of development for Milltown, and after consideration the Planning Appeals Commission recommended that the limit be amended to include this land.

**The Department accepts this recommendation and amends the Milltown Hamlet Plan accordingly. The Department anticipates that the density and character of development on this site will mirror that predominating in the hamlet.**

\* Antrim Area Plan 1984-2001 Alteration No. 1 1991 — Limits of Development for Hamlets — Report to the Planning Appeals Commission on a Public Local Inquiry into objections to the Antrim Area Plan 1984-2001 Alteration No. 1 by Mr B A M Banks BA MRTPI and recommendations of the Planning Appeals Commission. (PAC Reference C7/1992.)

2.3      **OBJECTIONS RELATING TO KILLEAD**

The objections sought the inclusion of additional land inside the limit of development and 1 objection sought the exclusion of land to the south of the Killead Road. The Planning Appeals Commission considered these objections and concluded that the development limit should be confirmed.

**The Department accepts this recommendation.**

2.4      **OBJECTIONS RELATING TO DUNADRY**

The objections sought the inclusion of additional land inside the limit of development to effectively join up the existing 2 clusters of development.

The Commissioner considered at some length the desirability of growth in Dunadry and agreed with the Department that the 2 existing clusters of development should not be joined up, and that only modest growth be allowed in this hamlet. He did however accept that the area around the Old Mill should be included within the limit of development as he found nothing to distinguish the works from other built development to the east which was within the limit. As a consequence of this recommendation he also advised the Department that a small area of land to the immediate west of the Old Mill should also be included inside the limit of development.

The Department would expect therefore the substantial retention of the existing mill buildings in any proposal to develop these lands. The form and type of development should also recognise the sub-rural character of this part of the hamlet and be modest in nature.

The Planning Appeals Commission also considered an objection to extend the limit of development on land adjacent to the Dunadry Inn (some 0.3 hectare) and recommended to the Department the inclusion of the objection site.

**The Department accepts these recommendations and amends the Dunadry Hamlet Plan accordingly.**

2.5      **NON-STATUTORY OBJECTIONS**

2.5.1      At the request of the Department and after having been given an assurance that this was a one off situation and that it would not be repeated, the Planning Appeals Commission considered 2 non-statutory objections separate from and heard after the close of the Public Inquiry.

2.5.2      **NON-STATUTORY OBJECTION RELATING TO MILLTOWN**

This objection sought the inclusion of additional land inside the Milltown limit of development off Junction Road. The Planning Appeals Commission after consideration recommended to the Department that the development limit at this location be confirmed.

**The Department accepts this recommendation and confirms the Milltown Hamlet Plan at this location.**

### 2.5.3 NON-STATUTORY OBJECTION RELATING TO MONEYGLASS

This objection sought the inclusion of additional land inside the limit of development to the east of Moneyglass.

The Planning Appeals Commission after consideration recommended to the Department that the objection be dismissed and the limit of development of Moneyglass be confirmed. The Commission also recommended that the Written Statement be amended to indicate there are 27 dwellings in the hamlet.

**The Department accepts these recommendations, amends the Written Statement, and confirms the Moneyglass limit of development accordingly.**

### 2.6 THE RELATIONSHIP BETWEEN HAMLET STATUS AND THE RURAL PLANNING POLICY AND THE CRITICAL NATURE OF THE LIMIT OF DEVELOPMENT

The Department notes that the Planning Appeals Commission have drawn attention to the Department's opening statement at the Public Inquiry where the Department referred to a presumption against development on land outside and abutting the development limits for the hamlets. The Commission drew the Department's attention to the fact that there is no presumption against development in those areas and that rather, the Department should address the normal planning principles of avoiding ribbon development and urban sprawl.

**The Department notes and accepts these comments, the fact that a site abuts any limit of development will however continue to be a material consideration in deciding any planning application.**

### **PART 3 — ADOPTION OF THE ANTRIM AREA PLAN ALTERATION No. 1**

- 3.1 The purpose of the Alteration is to establish limits of development for hamlets in the Antrim Borough Council Area. In establishing limits of Development the Department is identifying the extent to which the settlement will be allowed to expand and the limits within which growth will be contained.
- 3.2 The Planning Appeals Commission considered objections to the Department's Alteration and recommended a number of minor changes. The Department has accepted all the recommendations of the Planning Appeals Commission and has amended the Alteration accordingly.
- 3.3 In accordance with Article 8 of the Planning (NI) Order 1991 the Department now therefore adopts the Antrim Area Plan Alteration No. 1 as the Statutory Plan for the hamlets of Dunadry, Groggan, Milltown, Creggan-Cranfield, Killead and Moneyglass.
- 3.4 A copy of the Order adopting the Alteration is reproduced as Section II to this publication.

### **PART 4 — CONCLUSION**

The Department wishes to thank all those members of the public and elected representatives who contributed to the decision making process. In particular the Department would extend its gratitude to Mr B A M Banks BA MRTPI who conducted the Public Inquiry. His comprehensive and detailed Report has been of great assistance to the Department in its consideration of the objections.



## **SECTION II**

### **Antrim Area Plan (Alteration No. 1) (Adoption) Order (Northern Ireland) 1993**

**THE PLANNING (NORTHERN IRELAND) ORDER 1991**

**THE PLANNING (DEVELOPMENT PLANS)  
REGULATIONS (NORTHERN IRELAND) 1991**

**ANTRIM AREA PLAN (ALTERATION No. 1)  
(ADOPTION) ORDER (NORTHERN IRELAND) 1993**

*Made 16th March 1993*

WHEREAS the Department of the Environment (hereinafter referred to as "the Department") in pursuance of the provisions of Part III of the Planning (Northern Ireland) Order 1991<sup>(a)</sup> (hereinafter referred to as "the Order") and the Planning (Development Plans) Regulations (Northern Ireland) 1991<sup>(b)</sup> has, after consultation with Antrim Borough Council, prepared Alteration No. 1 to the Antrim Area Plan 1984-2001 which came into operation on 21 June 1989 in the said Council area;

AND WHEREAS in pursuance of Article 6(3) and (4) of the Order copies of the relevant documents and a Statement were made available for inspection; and objections having been duly made within the time stated for making representations or objections;

AND WHEREAS the Department in pursuance of Article 6(5) of the Order having considered the representations and objections, caused, in pursuance of Article 7 of the Order, a Public Local Inquiry to be held by the Planning Appeals Commission in September 1992 for the purpose of considering such objections;

AND WHEREAS the Department has considered the said objections and the report of the Planning Appeals Commission on the said Inquiry;

NOW THEREFORE the Department in exercise of the powers conferred by Article 8 of the Order and all other powers enabling it in that behalf hereby orders as follows:

1. This Order may be cited as the Antrim Area Plan (Alteration No. 1) (Adoption) Order (Northern Ireland) 1993.
2. (i) The Alteration No. 1 is hereby adopted to the extent approved and endorsed by the Department in the Statement entitled "Antrim Area Plan (Alteration No. 1) Adoption Statement 1993".  
  
(ii) The Alteration No. 1 to the Antrim Area Plan 1984-2001 shall become operative on 24th March 1993.

Sealed with the Official Seal of the Department of the Environment on 16th March 1993.

J MAGEEAN  
Assistant Secretary



---

(a) S.I. 1991 No. 1220 (N.I.11)

(b) S.R. 1991 No. 119

## **SECTION III**

**Antrim Area Plan 1984-2001**

**Alteration No. 1 1991**

**Limits of Development for Hamlets  
(Incorporating changes as a result of  
the Public Inquiry)**

## **1.0 BACKGROUND**

1.1 Following the adoption of the Antrim Area Plan 1984-2001, and in accordance with regional planning policy, the Department has prepared statutory limits of development for hamlets in the Antrim Borough Council area. Hamlets form the 4th tier of settlement within the area, after the district town (Antrim), the local towns (Randalstown and Crumlin) and the villages (Templepatrick, Toome and Parkgate).

1.2 The main criteria used to determine hamlet status were:

- (a) the size of the existing settlement;
- (b) the availability of public sewage disposal facilities and;
- (c) the existence of facilities other than housing, e.g. a church, shop, community facility, pub, etc.

On the basis of these criteria 6 settlements have been identified as hamlets.

## **2.0 HAMLETS**

2.1 The following settlements have been defined as hamlets

DUNADRY  
GROGGAN  
MILLTOWN  
CREGGAN-CRANFIELD  
KILLEAD  
MONEYGLASS

## **3.0 THE RATIONALE OF DEVELOPMENT LIMITS**

3.1 In establishing limits of development for hamlets the Department is identifying the extent to which the settlement will be allowed to expand and the limits within which growth will be contained.

3.2 As the 4th tier of settlement within the borough only modest growth in terms of small groups of houses or individual dwellings which round off, infill or consolidate the existing settlement form will be allowed. This is consistent with the desirability of preserving the character and scale of the hamlets as they currently exist.

3.3 The development limits have been based on an evaluation of the planning characteristics of each settlement. Physical characteristics such as topography and existing development form were major determinants in the drawing up of the limits. The existence of planning approvals, the availability (or planned provision) of essential public services such as water and sewage facilities, the desirability of avoiding changing the character of the existing hamlet by swamping it with extensive new development, were all major factors taken into account in defining the development limit.

#### **4.0 DETAILED DEVELOPMENT CONSIDERATIONS**

- 4.1 In each hamlet care has been taken to identify land inside the limit which is capable of being satisfactorily developed. Detailed considerations such as access arrangements, sewage provision, drainage requirements, footpath provision, etc. will however, have to be resolved at the detailed planning application stage.
- 4.2 The Department feels that it is important to provide a footpath network within hamlets linking main facilities with housing developments. Developers will be encouraged to provide footpaths for developments and may be required to provide a footpath, or the space for one adjoining single sites, in the interests of road safety.
- 4.3 In the interests of amenity, development is likely to be restricted in the immediate environs of sewage disposal works.

#### **5.0 THE STATUTORY FRAMEWORK**

- 5.1 The Department published suggested development limits for each hamlet in November 1991. Copies of the Alteration were made available for public comment, and objections were duly made. The Department therefore caused a Public Inquiry to be held by the Planning Appeals Commission in September 1992 to hear those objections. Subsequently the Department considered the Report of the Planning Appeals commission on the Public Inquiry and amended the Hamlet Plans in accordance with the Commission's recommendations.
- 5.2 The limits of development, as adopted by the Department, forms Alteration No. 1 to the Antrim Area Plan 1984-2001.
- 5.3 The statutory Hamlet Plans for Dunadry, Groggan, Milltown, Creggan-Cranfield, Killead and Moneyglass are reproduced in the remainder of this publication.

## **DUNADRY**

### **1.0 INTRODUCTION**

- 1.1 Dunadry straddles the main Antrim-Templepatrick road some 3 miles east of Antrim. The hamlet is inside the Antrim Green Belt and within easy access of Belfast. Dunadry comprises some 60 private dwellings and has a population of approximately 200 people. In addition to housing the hamlet has a church and hall, a school, a hotel and a pub.

### **2.0 PLANNING CONSIDERATIONS**

- 2.1 The development limits have been based on an evaluation of the planning characteristics of Dunadry. Physical characteristics such as topography and existing development form were major determinants in the drawing up of the limits. The existence of planning approvals, the availability (or planned provision) of essential public services such as water and sewage facilities, the desirability of avoiding changing the character of the existing hamlet by swamping it with extensive new development, were all major factors taken into account in defining the development limit. In addition, the following have been taken into account in determining the development limits of Dunadry:
- (a) Dunadry is within the Antrim Green Belt and within easy access of Belfast;
  - (b) foul sewers at present are only available to serve the area in the vicinity of Dunadry Inn;
  - (c) the existing built up area has largely developed around Dunadry Bridge in the east, and Lawther Primary School and Muckamore Church in the west.

### **3.0 THE DEVELOPMENT LIMIT**

- 3.1 Due to the amenity and physical characteristics of Dunadry the Department does not favour significant growth of this hamlet.
- 3.2 The development limit incorporates some 5 hectares of potential development land which is likely to accommodate some 30 dwellings.
- 3.3 Land around the Old Mill has been included inside the limit of development and the Department would expect the substantial retention of the existing Mill buildings in any proposal to develop these lands. The form and type of development should also recognise the sub-rural character of this part of the hamlet and be modest in nature. Development of the land to the west of the Old Mill lands will only be possible when an access acceptable to the Department can be achieved.
- 3.4 The Department feels that it is important to provide a footpath network within hamlets linking main facilities with housing developments. Developers will be encouraged to provide footpaths for developments and may be required to provide a footpath, or the space for one adjoining single sites, in the interests of road safety.
- 3.5 Access arrangements, footpath provision, drainage requirements etc will require to be agreed with the Department at the planning application stage.
- 3.6 Land at the Dunadry Inn is included inside the development limit for hotel use only.

## **GROGGAN**

### **1.0 INTRODUCTION**

- 1.1 Groggan is located some 3 miles north-west of Randalstown and straddles the main Randalstown-Portglenone road. Groggan comprises some 50 dwellings, over half of which are privately owned, and has a population of approximately 170 people. No social facilities exist in the hamlet although a primary school is located nearby. The hamlet is within the Randalstown Green Belt.

### **2.0 PLANNING CONSIDERATIONS**

- 2.1 The development limits have been based on an evaluation of the planning characteristics of Groggan. Physical characteristics such as topography and existing development form were major determinants in the drawing up of the limits. The existence of planning approvals, the availability (or planned provision) of essential public services such as water and sewage facilities, the desirability of avoiding changing the character of the existing hamlet by swamping it with extensive new development, were all major factors taken into account in defining the development limit. In addition, the following have been taken into account in determining the development limits of Groggan:

- (a) Groggan is within the Randalstown Green Belt;
- (b) development should be restricted on the main Randalstown-Portglenone road;
- (c) with the exception of a few dwellings on the east of the hamlet, along the Coolsythe Road, dwellings in Groggan are served by existing foul sewers.

### **3.0 THE DEVELOPMENT LIMIT**

- 3.1 The Department is of the view that limited growth can be accommodated in this Green Belt hamlet.
- 3.2 The development limit incorporates approximately 2 hectares of undeveloped land which could accommodate some 8-10 dwellings.
- 3.3 It is anticipated that the type of new development will reflect that which predominates in the hamlet.
- 3.4 The Department feels that it is important to provide a footpath network within hamlets linking main facilities with housing developments. Developers will be encouraged to provide footpaths for developments and may be required to provide a footpath, or the space for one adjoining single sites, in the interests of road safety.

## **MILLTOWN**

### **1.0 INTRODUCTION**

- 1.1 Milltown is located some 2 miles west of Antrim, off the main Antrim-Randalstown road. Milltown comprises over 20 dwellings and has a population of approximately 70 people. The hamlet is within the Antrim Green Belt.

### **2.0 PLANNING CONSIDERATIONS**

- 2.1 The development limits have been based on an evaluation of the planning characteristics of Milltown. Physical characteristics such as topography and existing development form were major determinants in the drawing up of the limits. The existence of planning approvals, the availability (or planned provision) of essential public services such as water and sewage facilities, the desirability of avoiding changing the character of the existing hamlet by swamping it with extensive new development, were all major factors taken into account in defining the development limit. In addition, the following have been taken into account in determining the development limits of Milltown:

- (a) Milltown is within the Antrim Green Belt;
- (b) a sewage scheme for Milltown has commenced, and when completed will provide adequate sewage disposal capacity for the hamlet;
- (c) development should be restricted along the main Antrim-Randalstown road.

### **3.0 THE DEVELOPMENT LIMIT**

- 3.1 The Department is of the view that limited growth can be accommodated in this Green Belt hamlet.
- 3.2 Undeveloped land inside the limit of development amounts to approximately 4 hectares and could accommodate some 14-16 dwellings.
- 3.3 It is anticipated that the type of new development will mirror the existing development form and character.
- 3.4 The Department feels that it is important to provide a footpath network within hamlets linking main facilities with housing developments. Developers will be encouraged to provide footpaths for developments and may be required to provide a footpath, or the space for one adjoining single sites, in the interests of road safety.
- 3.5 The development site on the eastern edge of the hamlet will require sensitive treatment, bounded as it is on one side by a farmhouse of particular character and on the other side by a mature row of trees. Development which undermines the particular character of the farmhouse will not be allowed.
- 3.6 Access arrangements, visibility splays, etc. to the undeveloped land inside the development limit will require careful consideration and will therefore have to be agreed with the Department at the planning application stage.



## **CREGGAN-CRANFIELD**

### **1.0 INTRODUCTION**

- 1.1 Creggan-Cranfield is located some 3 miles south-west of Randalstown in the direction of the Lough Neagh Shoreline. It comprises some 30 dwellings, the bulk of which are privately owned, and has a population of approximately 100 people. In addition to housing the hamlet has a primary school, a GAA pitch and associated clubhouse, a shop, a petrol filling station and a public house.

### **2.0 PLANNING CONSIDERATIONS**

- 2.1 The development limits have been based on an evaluation of the planning characteristics of Creggan-Cranfield. Physical characteristics such as topography and existing development form were major determinants in the drawing up of the limits. The existence of planning approvals, the availability (or planned provision) of essential public services such as water and sewage facilities, the desirability of avoiding changing the character of the existing hamlet by swamping it with extensive new development, were all major factors taken into account in defining the development limit. In addition, the following have been taken into account in determining the development limits of Creggan-Cranfield:

- (a) the desirability of more closely integrating the developed area around Creggan Primary School and the developed area around Cranfield Cottages;
- (b) the need to avoid ribboning of the hamlet beyond the existing development at Creggan Primary School and Cranfield Cottages;
- (c) a new sewage disposal works is due to be constructed which will serve the existing and new development in the hamlet.

### **3.0 THE DEVELOPMENT LIMIT**

- 3.1 The Department is of the view that Creggan-Cranfield can accommodate growth.
- 3.2 Growth can be located on undeveloped land inside the limit of development which amounts to approximately 5 hectares.
- 3.3 Undeveloped land inside the limit could accommodate some 20-24 dwellings.
- 3.4 It is anticipated that the type of new development will mirror the existing development form and character.
- 3.5 The Department feels that it is important to provide a footpath network within hamlets linking main facilities with housing developments. Developers will be encouraged to provide footpaths for developments and may be required to provide a footpath, or the space for one adjoining single sites, in the interests of road safety.
- 3.6 The GAA grounds are included inside the limit of development for recreational use only.

## **KILLEAD**

### **1.0 INTRODUCTION**

- 1.1 Killead is situated to the east of Belfast International Airport and straddles a section of one of the Province's busiest roads. The hamlet is located just outside the Antrim Green Belt some 4 miles south-east of Antrim. Killead comprises some 30 dwellings, the majority of which are public authority, and has a population of approximately 100 people. In addition to housing the hamlet has a church and church hall.

### **2.0 PLANNING CONSIDERATIONS**

- 2.1 The development limits have been based on an evaluation of the planning characteristics of Killead. Physical characteristics such as topography and existing development form were major determinants in the drawing up of the limits. The existence of planning approvals, the availability (or planned provision) of essential public services such as water and sewage facilities, the desirability of avoiding changing the character of the existing hamlet by swamping it with extensive new development, were all major factors taken into account in defining the development limit. In addition, the following have been taken into account in determining the development limits of Killead:
- (a) the hamlet lies within the 40 NNI Noise Contour of Belfast International Airport, and is just outside the Public Safety Zone of the airport;
  - (b) while the hamlet straddles a major Provincial traffic artery a by-pass is due to be constructed during 1992;
  - (c) the existing sewage disposal works is due to be replaced by a pumping station and the sewage will then be pumped to Antrim Sewage Disposal Works.

### **3.0 THE DEVELOPMENT LIMIT**

- 3.1 The Department is of the view that no new development should take place in Killead until the proposed by-pass has been completed.
- 3.2 Whenever the by-pass is completed however Killead could accommodate some limited growth.
- 3.3 Undeveloped land measuring under 1 hectare, is located between the NIHE Estate of Grove View and the area around Killead Church crossroads. Development at this location will help consolidate the hamlet form.
- 3.4 It is anticipated that new development will take the form of individual private dwellings, the land inside the limit being capable of accommodating some 4-5 units.
- 3.5 It should be noted that the site is subject to aircraft noise levels which may cause annoyance and the Department therefore recommends that dwellings should be appropriately sound insulated.
- 3.6 The Department feels that it is important to provide a footpath network within hamlets linking main facilities with housing developments. Developers will be encouraged to provide footpaths for developments and may be required to provide a footpath, or the space for one adjoining single sites, in the interests of road safety.

## **MONEYGLASS**

### **1.0 INTRODUCTION**

- 1.1 Moneyglass is located some 2 miles north-east of Toome and straddles the main Toome-Ballymena road. The hamlet comprises some 27 dwellings the majority of which are public authority, and has a population of approximately 95 people. In addition to housing the hamlet has a church, church hall, a GAA pitch and a pub.

### **2.0 PLANNING CONSIDERATIONS**

- 2.1 The development limits have been based on an evaluation of the planning characteristics of Moneyglass. Physical characteristics such as topography and existing development form were major determinants in the drawing up of the limits. The existence of planning approvals, the availability (or planned provision) of essential public services such as water and sewage facilities, the desirability of avoiding changing the character of the existing hamlet by swamping it with extensive new development, were all major factors taken into account in defining the development limit. In addition, the following have been taken into account in determining the development limits of Moneyglass:

- (a) future development at Moneyglass should be accommodated between the Marian Hill Estate and the main Toome-Ballymena road junction;
- (b) no development should be allowed on the main road;
- (c) no new residential development should be allowed south of the main road.

### **3.0 THE DEVELOPMENT LIMIT**

- 3.1 The Department is of the view that Moneyglass can accommodate limited growth.
- 3.2 Undeveloped land inside the limits amount to under 2 hectares which could accommodate some 10-12 dwellings.
- 3.3 The Department feels that it is important to provide a footpath network within hamlets linking main facilities with housing developments. Developers will be encouraged to provide footpaths for developments and may be required to provide a footpath or the space for one adjoining single sites in the interests of road safety.
- 3.4 Access arrangements and footpath provision will require to be agreed with the Department at the planning application stage.
- 3.5 The church lands south of the main road are included inside the development limits for church use only.
- 3.6 Part of the undeveloped lands abutting the playing fields is within the sewage disposal works cordon sanitaire. Development on these lands should therefore be sited accordingly.
- 3.7 The GAA grounds are included inside the limit of development for recreational use only.

# Antrim Area Plan Alteration No.1 1991 Location of Hamlets

*District Town*



*Local Town*



*Village*



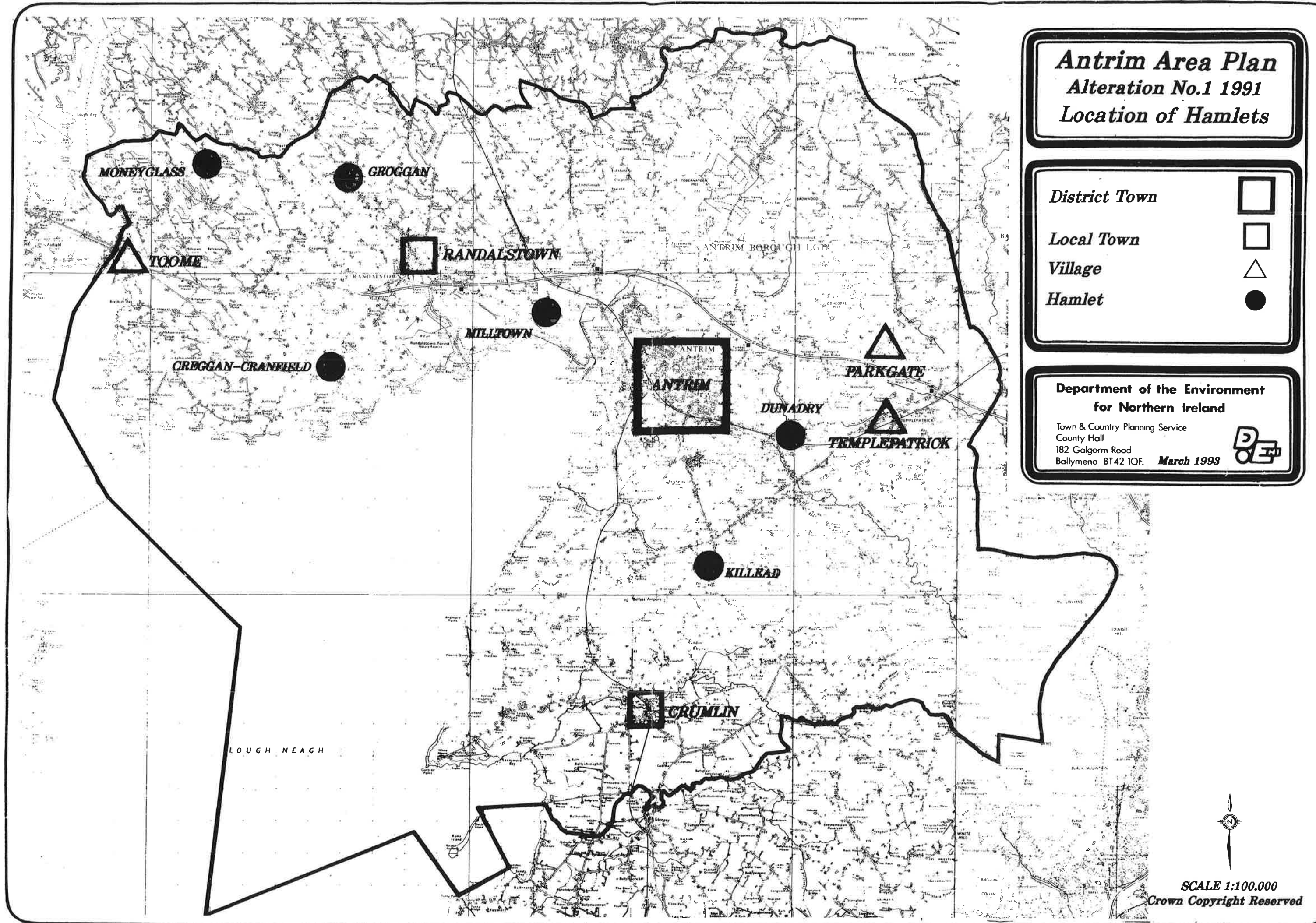
*Hamlet*



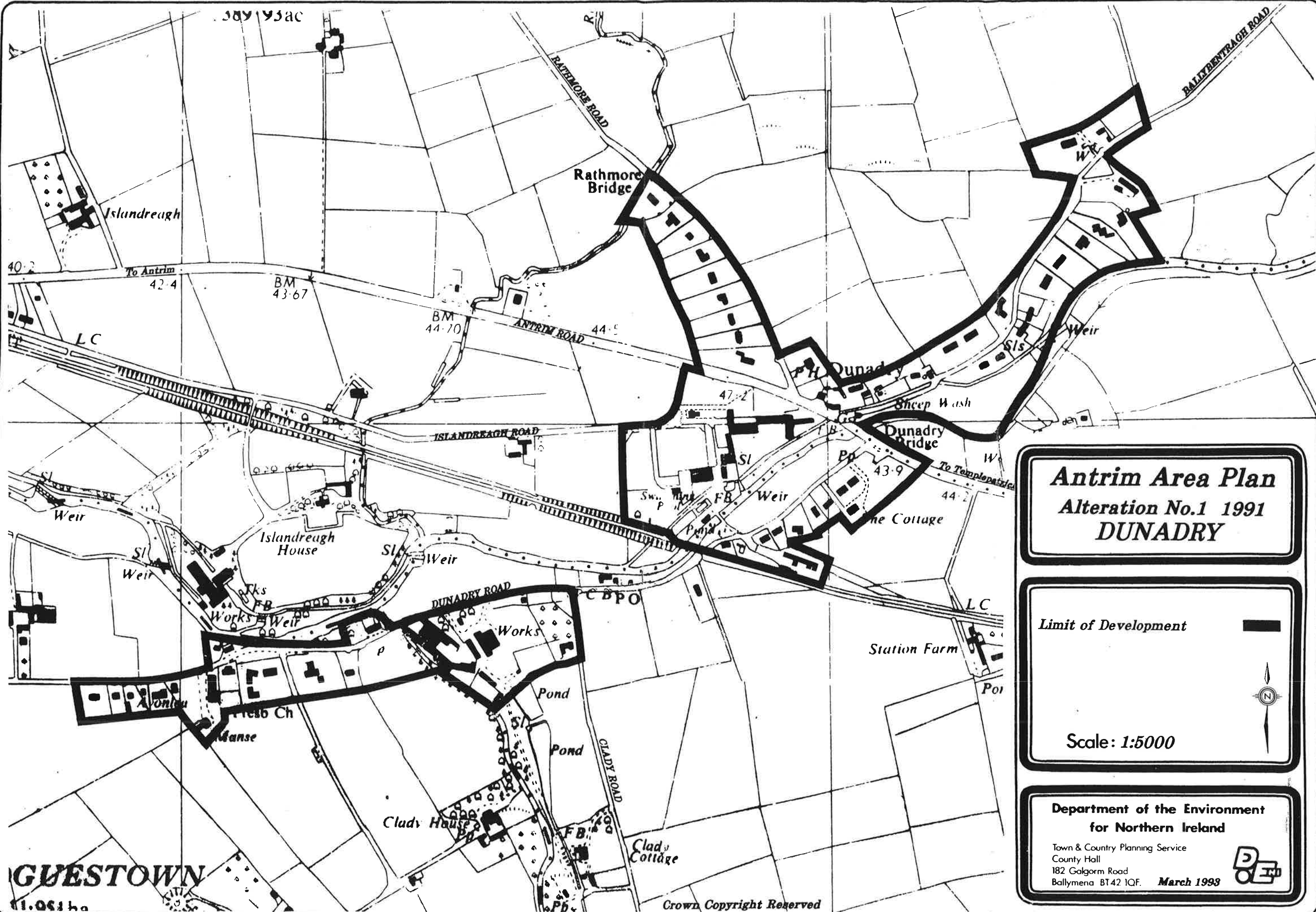
**Department of the Environment  
for Northern Ireland**

Town & Country Planning Service  
County Hall  
182 Galgorm Road  
Ballymena BT42 1QF.

**March 1993**







**Antrim Area Plan**  
**Alteration No.1 1991**  
**DUNADRY**

Limit of Development

Scale: 1:5000

Department of the Environment  
for Northern Ireland

Town & Country Planning Service  
County Hall  
182 Galgorm Road  
Ballymena BT42 1QF.

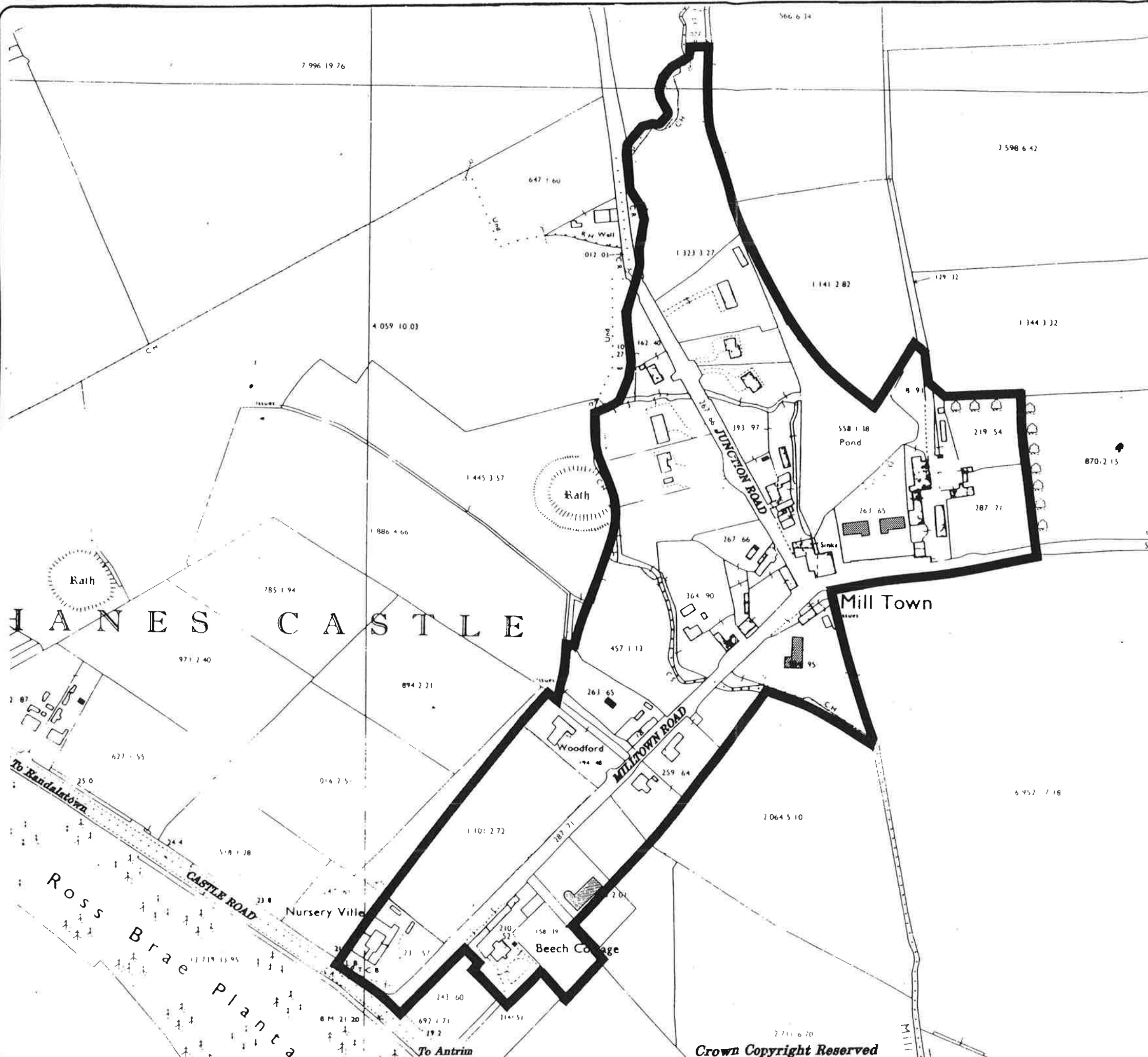
March 1993



Crown Copyright Reserved







**Antrim Area Plan  
Alteration No.1 1991  
MILLTOWN**

*Limit of Development*



Scale: 1:2500

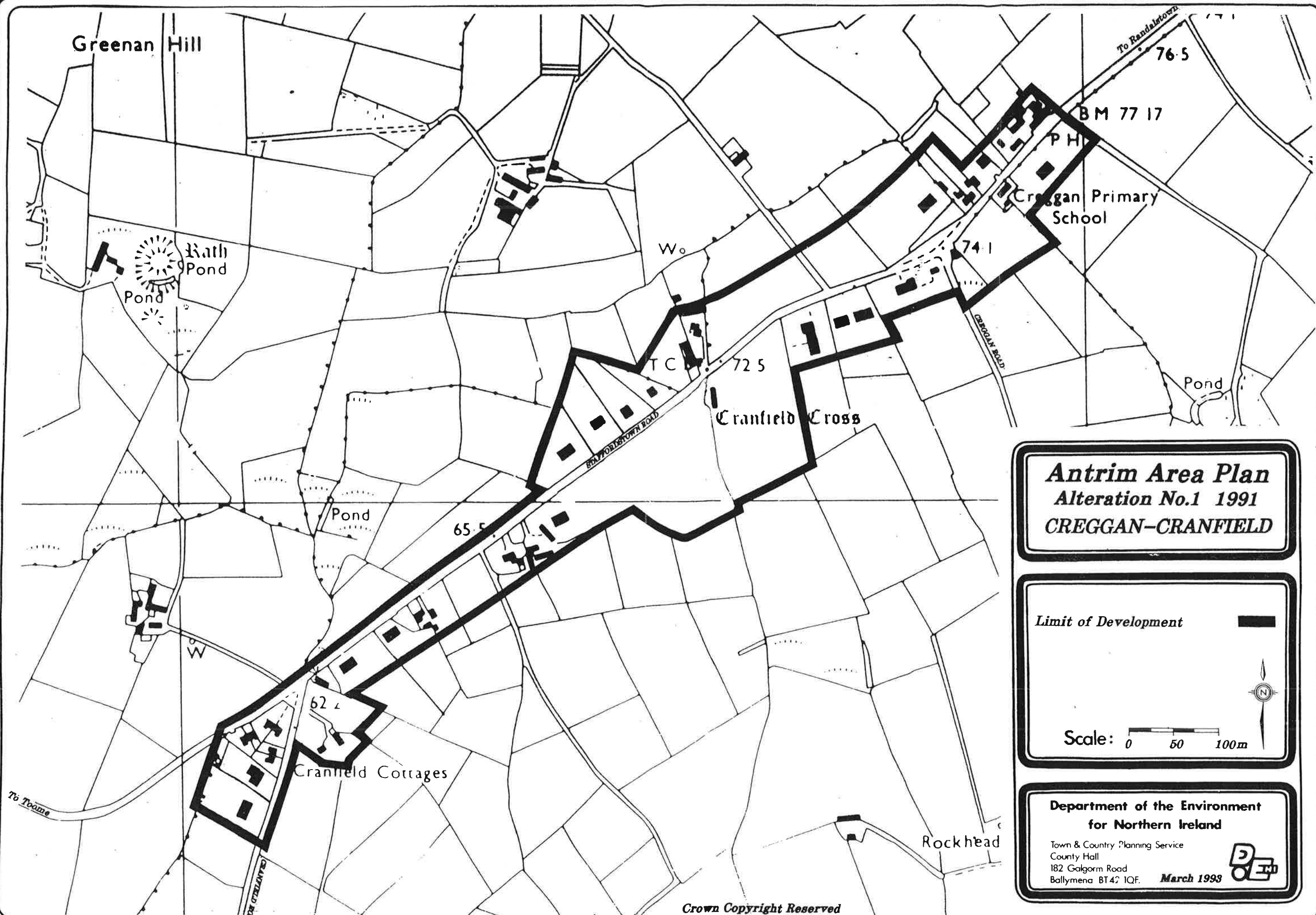
**Department of the Environment  
for Northern Ireland**

Town & Country Planning Service  
County Hall  
182 Galgorm Road  
Ballymena BT42 1QF.

March 1993



Crown Copyright Reserved



**Antrim Area Plan**  
**Alteration No.1 1991**  
**CREGGAN-CRANFIELD**

*Limit of Development*



Scale: 0 50 100m



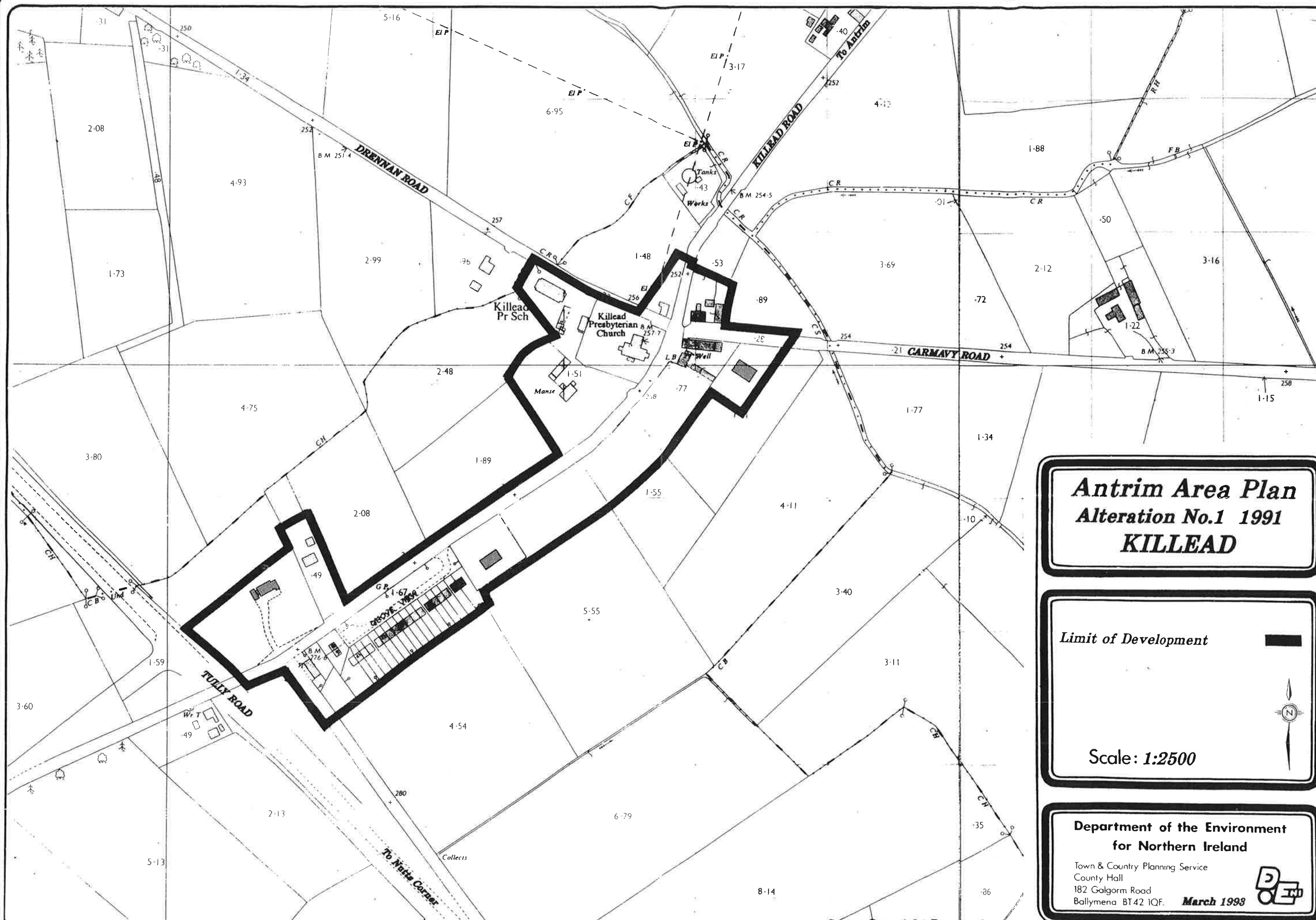
**Department of the Environment**  
**for Northern Ireland**

Town & Country Planning Service  
County Hall  
182 Galgorm Road  
Ballymena BT42 1QF.

March 1993







**Antrim Area Plan  
Alteration No.1 1991  
KILLEAD**

### Limit of Development

Scale: 1:2500

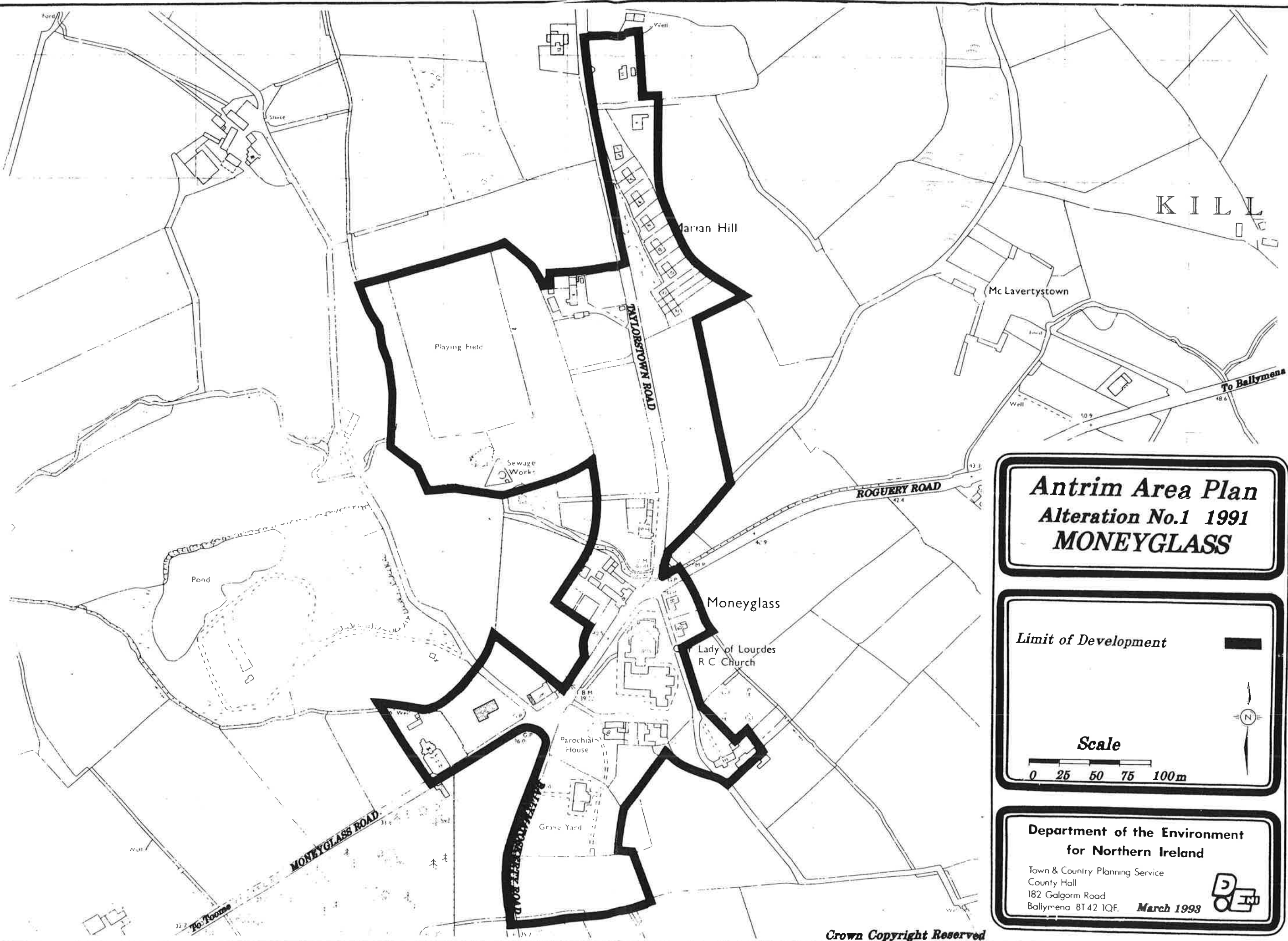
**Department of the Environment  
for Northern Ireland**

Town & Country Planning Service  
County Hall  
182 Galgorm Road  
Ballymena BT42 1QF. **Marc**


March 1993



*Crown Copyright Reserved*




**Antrim Area Plan  
Alteration No.1 1991  
MONEYGLASS**

*Limit of Development* 

*Scale*

0 25 50 75 100m



**Department of the Environment  
for Northern Ireland**

Town & Country Planning Service  
County Hall  
182 Galgorm Road  
Ballymena BT42 1QF. **March 1993**

