



Craigavon Area Plan 2010

August 2004



An Agency within the Department of the

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CRAIGAVON AREA PLAN 2010

August 2004

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Preamble

The Craigavon Area Plan 2010 is a development plan prepared by the Planning Service, an Agency within the Department of the Environment, under the provisions of Part 3 of the Planning (Northern Ireland) Order 1991.

This document comprises the written statement of the Craigavon Area Plan 2010. It should be read in association with the accompanying maps. In the event of a contradiction between the written statement and a map, the provisions of the written statement will prevail.

The Planning (Amendment) (Northern Ireland) Order 2003 amends existing legislation contained in the Planning (Northern Ireland) Order 1972, the Planning (Northern Ireland) Order 1991 and the Strategic Planning (Northern Ireland) Order 1999. Under this Order development plans are required to be 'in general conformity with' the Regional Development Strategy for Northern Ireland 2025 Shaping Our Future (RDS), published in September 2001. The Draft Craigavon Area Plan 2010 was at an advanced stage of preparation before the RDS was confirmed and hence not every policy and proposal in the Plan is fully aligned with the RDS. It is recognised that it is impossible to immediately align every plan with the RDS and hence, Article 29 of this Order declares the Craigavon Area Plan 2010 to be an 'excepted plan' for which the need to be in general conformity with the RDS does not apply. The RDS will, however, be a material consideration in determining individual planning applications and planning appeals within the Craigavon Borough.

A Notice of Intention to prepare the Plan was published in the press on 4th November 1993 and comments were invited from the public and interested parties in respect of the issues to be addressed in the Plan. Consultations were also carried out with Craigavon Borough Council, community groups, Government Departments and Agencies, statutory undertakers and other appropriate bodies. All representations received were taken into account in preparing the Preliminary Proposals of the Plan.

The Department published the Craigavon Area Plan 2010 Preliminary Proposals in June 1995. These were placed on public display in Marlborough House, the Town Hall, Lurgan and the Town Hall, Portadown, between 16th June 1995 and 22nd June 1995. A notice advising that the Department had prepared the Preliminary Proposals was published in the local and provincial press in the two weeks beginning 15th June 1995 and comments were invited from the public and interested parties over a 14 week period. During this time meetings were held with the Borough Council. Representations were subsequently received from the Borough Council, a number of statutory and voluntary bodies and individual members of the public.

In January 1996, the Department decided to put into abeyance progress on the preparation of the Plan, pending the preparation of the Belfast City Region Strategy. This strategy was subsequently absorbed into work on the formulation of the Regional Development Strategy. The preparation of the Draft Plan resumed in late 1998, and the Department placed a Notice of Intention to prepare the Draft Plan in the local and provincial press and in the Belfast Gazette, on 19th February 1999. Comments were invited from the public and interested parties over a 14 week period. During this time further meetings were held with the Borough Council. Representations were subsequently received from the Borough Council, a number of statutory and voluntary bodies and individual members of the public.

The Department considered all representations received, following which it published the Draft Craigavon Area Plan 2010. The statutory time for objection ran until 7th June 2000. To clarify some ambiguities in the Draft Craigavon Area Plan Maps, the Department published a clarification of the following proposals in November 2000: Magheralin Settlement Limit; Areas of Constraint on Mineral Developments; Zoning for existing industrial, proposed industrial and proposed light industrial uses within Craigavon Urban Area; Portadown Town Centre Boundary; Lurgan Town Centre Area of Townscape Character; Derryadd Green Belt; and Flood Pondage Area - Portadown. A revision to Technical Supplement Volume 2, in respect of the Tourism and Recreation section, was also published in November 2000. Representations or objections were invited in relation only to matters being clarified. The period for receipt of representations expired on 22nd December 2000. No additional representations were received by the Department.

A total of 259 objections were received to the Draft Plan. Upon consideration of the objections the Department requested the Planning Appeals Commission (the Commission) to hold a public inquiry into the relevant objections and to report to the Department on the Inquiry.

The Public Inquiry into the Draft Area Plan commenced in May 2001 and was conducted on various dates until 31st November 2001. The Commission subsequently reported to the Department on its consideration of the objections. The recommendations contained in the report by the Commission have been fully considered by the Department in finalising the outcome of the objections and the consequent revisions to the Plan. Full details of the Department's response to the Commission's recommendations are set out in the Craigavon Area Plan 2010 Adoption Statement.

The Department is now publishing the Craigavon Area Plan 2010. This document incorporates the amendments outlined in the Adoption Statement and replaces all previous versions of the Craigavon Area Plan 2010. In preparing the Draft Plan, the Department published a Technical Supplement providing technical information which has influenced the policies and proposals contained in the Plan. The information contained in the Technical Supplement was compiled prior to the publication of the Draft Area Plan in April 2000. The Technical Supplement is not part of the statutory plan.

Nothing in the Plan should be read as a commitment that public resources will be provided for any specific project. All proposals for expenditure by the Department are subject to economic appraisal and will also have to be considered having regard to the overall availability of resources.

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Introduction

Plan Area

The Plan relates to the administrative area of Craigavon Borough Council, an area of approximately 260 square kilometres, with an estimated population of 80,671 (2001 Census). Craigavon Urban Area, comprising the traditional towns of Lurgan and Portadown and the New Town development at Brownlow, has a population of 56,568 (2001 Census), while the villages and smaller settlements have an estimated population of approximately 12,045.

Craigavon is one of the largest urban centres in Northern Ireland. Its designation as a new town in the late 1960s has been a major influence on the scale and nature of its development. The Borough has an urban focus, with around 70% of the population living within Craigavon Urban Area, and a strong industrial base. The rural area is characterised by diverse landscapes ranging from the lowland bogs of the Lough Neagh shore, to the orchard country in the southwest and the drumlin landscape in the southeast. The Upper River Bann, which flows through the Borough, has a major influence on development patterns within its catchment.

Purpose of the Plan

The purpose of the Plan is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals that will be used to guide development decisions within Craigavon Borough.

Plan Policies and Proposals

The policies and proposals contained in the Plan constitute considerations that the Department will take into account in determining planning applications within the Borough. The contents of the Plan must be read as a whole as often several policies may be relevant to a particular development proposal.

The policies and proposals contained in the Plan should not, however, be read as the only tests of acceptability for development proposals. In making its decisions, the Department will also assess proposals against all planning policies and other material considerations that are relevant to it. The contents of the Plan must, therefore, be read in conjunction with the relevant contents of the Department's regional policy publications and supplementary planning guidance documents. These are addressed in the Regional Policy Context section, overleaf.

In order to ensure that there is no public misunderstanding of these Plan policies and proposals, it must be recognised that there may be occasions when other material considerations outweigh one or more of these. Each case must be considered on its merits to assess whether an exception would be justified, but the provisions of the Plan policies and proposals will prevail unless there are other overriding policy or material considerations which outweigh them and justify a contrary decision.

Regional Policy Context

The regional policy context for the Craigavon Area Plan 2010 is provided by the Regional Development Strategy for Northern Ireland 2025 Shaping Our Future (RDS), the Regional Transportation Strategy (RTS), A Planning Strategy for Rural Northern Ireland (the Rural Strategy), and all prevailing Planning Policy Statements (PPSs) as prepared by both the Department for Regional Development (DRD) and the Department of the Environment (DOE). Paragraphs 11-13 of PPS 1: General Principles set out the Department's approach to sustainable development.

The Department also prepares non-statutory supplementary planning guidance which applies throughout Northern Ireland.

Regional Development Strategy

The Regional Development Strategy for Northern Ireland 2025 Shaping Our Future (RDS), which was formulated by the Assembly in September 2001, sets out a dynamic strategic planning framework for Northern Ireland to guide physical development within the Region until 2025 and it provides an overarching strategic framework for development plans.

At the heart of the RDS is the principle of ensuring a better quality of life for everyone now, and for generations to come, by seeking to meet the objectives of sustainable development.

The RDS contains a Spatial Development Strategy which aims to provide a strategic focus which will guide future development in order to provide a balanced and equitable pattern of sustainable development across the Region. In the context of the RDS, Craigavon lies within Rural Northern Ireland.

The overall aim of the RDS for Rural Northern Ireland is to develop an attractive and prosperous rural area, based on a balanced and integrated approach to the development of town, village and countryside, contributing to the overall wellbeing of the Region as a whole. This is to be achieved by action on a series of Strategic Objectives and Supporting Strategic Planning Guidelines.

Regional Transportation Strategy

The Regional Transportation Strategy 2002-2012 (RTS) was published in July 2002 and is the 'daughter document' of the RDS. Its purpose is to make a significant contribution towards achieving the longer-term vision for transportation contained within the RDS.

The purpose of the RTS is also to improve access to regional, national and international markets, thereby contributing to sustainable patterns of development and movement, and to promote integration between different modes of travel.

Introduction

The RTS identifies strategic transportation investment priorities and considers potential funding sources and the affordability of planned initiatives over the next 10 years.

A Planning Strategy for Rural Northern Ireland

A Planning Strategy for Rural Northern Ireland (the Rural Strategy), published in September 1993, contains a number of strategic policies, but essentially comprises a compendium of planning policies setting out, on a topic basis, the factors that the Department takes into account when assessing development proposals. The Rural Strategy applies to all of Craigavon Borough.

The Department has begun progressively to replace the Rural Strategy. The strategic section of the document is superseded by the RDS, whilst the topic sections are progressively being replaced by PPSs. Policies within the Rural Strategy remain material considerations until superseded.

Planning Policy Statements

Planning Policy Statements (PPSs) set out the policies of the Department on particular aspects of land use planning and apply to the whole of Northern Ireland. They provide a broad regional policy context for the site specific policies and proposals contained in development plans and directly influence decisions on individual planning applications. Details of PPSs are contained in Appendix 1.

Regional Supplementary Planning Guidance

The Department's publication, A Design Guide for Rural Northern Ireland, issued in May 1994, provides guidance for all those who are thinking of building in the countryside of Northern Ireland. Its purpose is to improve the quality of design and to help ensure that new buildings fit into the landscape.

The Department's publication, Creating Places, issued in May 2000, provides guidance on the design, character and layout of new housing areas in Northern Ireland. The guide describes the contributions to quality and sustainability that developers will be expected to make through the design of new residential developments.

The Department also publishes, and updates as necessary, a set of Development Control Advice Notes (DCANs), which explains the planning criteria, and technical standards, which the Department considers when dealing with specific categories or particular aspects of development in Northern Ireland. They are listed in Appendix 2. Good practice guides may also be issued to illustrate how concepts contained in PPSs can be best implemented.

It should be noted that the Department is continuously reviewing its regional planning policies and advice. It is, therefore, advisable to contact the Divisional Planning Office to ascertain the current relevant policies and supplementary guidance that apply within Craigavon Borough.

Plan Aim

To provide a planning framework which facilitates the future growth and development of Craigavon Borough whilst protecting and, where appropriate, enhancing the natural and man-made environment and ensuring that development is both sustainable and of a high quality.

Plan Objectives

The main objectives of the Plan are as follows:

- the encouragement and facilitation of sustainable patterns of development;
- the maintenance of compact urban forms that respect the individual character and identity of settlements, avoid urban sprawl and reduce the need for expansion into the countryside;
- the most efficient use of existing infrastructure, buildings and transportation systems;
- the integration of land use and transportation to reduce congestion and the need for car journeys and encourage a shift towards more sustainable modes of transport, including walking and cycling;
- the protection of the quality of the countryside and the diversity of its rural character;
- the protection and, where appropriate, enhancement of the natural environment and man-made heritage;
- the achievement of a high quality of layout, design and landscaping in new development; and
- facilitating the achievement of the Borough's economic potential.

Plan Strategy

In preparing the Craigavon Area Plan 2010 the following factors have been key elements in developing the plan strategy:

- the recognition of the sub-regional significance of Craigavon Urban Area;
- reinforcement of the role of Craigavon Urban Area as a major service centre for urban and rural communities;

Introduction

- the high growth potential of Craigavon Urban Area, reflecting its role as the major service centre in mid-Ulster, the second largest industrial centre in the Region and its strategic location on the key transportation corridors; and
- the role of the Craigavon Urban Area in meeting a significant proportion of the Borough's housing need.

In reflecting the above, the Plan Strategy has a focus on strengthening the urban area and focusing major housing, industrial, commercial and service development in that location. The urban area consists of three distinct, but inter-related places i.e. Lurgan, Central Craigavon (which includes Brownlow) and Portadown. Within the urban area the key elements of the Plan Strategy are:

- the retention and enhancement of the distinctive characteristics of each place;
- the facilitation of community choice;
- the facilitation of the development of employment generators;
- the accommodation of a larger share of residential development within the existing urban area to reduce green field extensions; and
- the phasing of land release, where necessary and appropriate.

The settlement pattern of the rural area of Craigavon Borough is characterised by a number of villages and smaller settlements, together with dispersed housing development in the countryside. This pattern is influenced by the topography and land characteristics of the countryside and reflects the preferences of the rural community. The maintenance of a complementary and balanced relationship between the rural and urban areas is essential to build on the strengths of the urban area and to produce a sustainable pattern of development. For the villages and smaller settlements the Plan Strategy is to:

- accommodate new development to meet local need, and recognise the need for community choice;
- consolidate the existing pattern of development;
- protect their landscape setting and village character;
- manage the expansion of the settlements; and
- phase development land release, particularly with respect to future provision of infrastructure.

An integral part of the Plan Strategy is the protection of landscapes and sites of natural, historic or archaeological importance.

In addition to land for housing, the Plan zones 156.72 hectares of land for industry within the urban area, and identifies a number of development opportunity sites

within the urban area. The Plan also contains policies to encourage development within the urban area and policies to protect the environment of the Borough.

The Plan will implement this strategy through a series of policies and proposals that are in accordance with the Department's current strategic and regional planning policies. These are to be found in Parts 2 and 3 of the Plan.

Craigavon Local Strategy Partnership

Craigavon Local Strategy Partnership replaces and builds upon the work of Craigavon District Partnership. It represents a coming together of local government, statutory bodies and the social partners and is charged with producing an Integrated Local Strategy. The Local Strategy sets out to:

- identify the needs and priorities of local people;
- create a common focus for action so there can be greater co-ordination of local effort; and
- effect real peace and reconciliation among the differing traditions in the area.

The Department considers that the Plan complements the aims and objectives of the Local Strategy.

Part 2

Policy Framework

Settlement

Housing

Industry

Community Uses

Retailing, Services and Offices

Utilities

Transportation

Tourism

Recreation and Open Space

Conservation

Minerals

Countryside

Settlement

Introduction

Craigavon Borough has a strong urban character and its town settlement pattern is unique in Northern Ireland. The main urban area is comprised of the traditional towns of Lurgan and Portadown and the New Town development at Brownlow and Craigavon Central Area. The Plan will describe the New Town area as Central Craigavon. This distinctive urban pattern and the relationships within it present particular challenges and opportunities for future planning.

The estimated population of the Borough is 80,671 (2001 Census). Craigavon Urban Area has around 70% of this population (56,568).

Craigavon Borough also has an established tradition of farming and settlement patterns, focused on villages and smaller settlements in which the majority of rural dwellers live. These settlements also provide local community and service centres for those living in the countryside.

Regional Policy Context

The Regional Development Strategy (RDS) sets out a Spatial Development Strategy (SDS) to guide the physical development of the Region to 2025. The SDS is a hub, corridor and gateway framework designed to:

- guide physical development throughout Northern Ireland over the next 25 years, subject to adjustment on review;
- facilitate economic growth by identifying a network of locational opportunities for investment and development;
- accommodate the necessary housing growth;
- promote balanced community development;
- create the conditions for improved and equitable access to a range of employment, commercial, health, education and community services across urban and rural areas; and
- protect and enhance the natural and built environments.

The Spatial Development Strategy specifically identifies Craigavon as a main hub.

The Department's regional planning policies for development in the settlements of Craigavon Borough are currently set out in A Planning Strategy for Rural Northern Ireland and various Planning Policy Statements published to date. These provide a coherent framework for future development within towns, villages and smaller settlements as appropriate. There is currently an ongoing programme of PPS preparation being carried out by both the Department for Regional Development (DRD) and the Department of the Environment (DOE) (see Appendix 1).

Plan Policy SETT 1 Settlement Limits

A settlement limit is designated for the Borough's main urban area which comprises Lurgan, Portadown and Central Craigavon (Craigavon Urban Area). Land is zoned, within this settlement limit, for the principal land uses.

Settlement limits are designated for the following villages:

Aghacommon	Donaghcloney
Aghagallon	Drumnacanvy
Bleary	Magheralin
Dollingstown	Waringstown

Settlement limits are designated for the following smaller settlements:

Ballymacmaine	Derrytrasna
Ballynabragget	Gamblestown
Blackskull	Maghera
Charlestown	Milltown (Co. Armagh)
Gibson's Hill	Milltown (Co. Down)
Derryadd	Scotch Street
Derrymacash	Tartaraghan
Derrymore	The Birches

Favourable consideration will be given to development proposals within settlement limits and on zoned sites provided the following criteria are met:

- the proposal is sensitive to the size and character of the settlement in terms of scale, form, design and use of materials;
- the proposal respects the opportunities and constraints of the specific site and its surroundings and, where appropriate, considers the potential for the creation of a new sense of place through sensitive design and planting;
- there is no significant detrimental affect on amenities;
- there is no significant conflict with conservation interests;
- there are satisfactory arrangements for access, parking and effluent disposal;
- any additional infrastructure necessary to accommodate the proposal is provided by the developer; and
- the proposal is in accordance with prevailing regional planning policy and the policies, requirements and guidance contained in the Plan.

Settlement

In accordance with PPS 1: General Principles, zoned land, along with key site requirements which developers will be expected to meet, is set out and shown in Part 3 of the Plan. The zoning of land provides a basis for rational and consistent decisions on planning applications and provides a measure of certainty about which types of development will and will not be permitted.

Within the settlement limit of Craigavon Urban Area, land is normally either developed or zoned for a particular use. There remains, however, some land which is neither developed nor zoned for a particular use and this is generally known as 'white land'. Plan Policy SETT 1 applies to both zoned land and white land in the Urban Area. On some of this white land there are physical or environmental constraints to development and development will only be permitted if constraints can be overcome and the proposed development is acceptable in planning terms. Within the settlement limits of villages and smaller settlements land is not normally zoned for any particular use and is all termed 'white land'. Plan Policy SETT 1 also applies to this.

Settlement limits are designated in order to protect the individual character of each settlement and to prevent ribbon development and urban sprawl in the surrounding countryside, whilst creating suitably located opportunities to accommodate future development needs. In Lurgan, Portadown and Central Craigavon, areas have also been zoned for the principal land uses to promote orderly growth.

It must be stressed that inclusion of land within settlement limits does not imply automatic consent for any particular development, even on zoned sites. All development should contribute to a sustainable and quality environment.

The Department will require development proposals to be designed and implemented in accordance with prevailing regional planning policy and with the relevant Plan proposals, including the key site requirements set out for zoned land and other development sites as appropriate. The key site requirements set out the most important matters which developers will need to address in bringing forward proposals for specific sites. They focus on the main infrastructure requirements and local design requirements.

Developers should, however, note that while the key site requirements for the development of zoned land and other development sites, as appropriate, are set out in the Plan, the need for certain supplementary infrastructure works and/or mitigation measures necessary to facilitate the specific scale and form of development proposed may only be identified at planning application stage. An example may be as a result of an Environmental Impact Assessment or a Transport Assessment.

Many development sites will require the improvement of existing infrastructure and/or the provision of additional supplementary infrastructural works to enable the development to take place. The infrastructural works may include transport infrastructure, water and sewerage or land drainage. It is presently government policy that developers should bear the cost of works required to facilitate their development proposals. This policy applies to both public and private sector

developments. Where appropriate, planning agreements under Article 40 of the Planning (Northern Ireland) Order 1991 may be used to enable developers to proceed. Developers are urged to liaise early in the preparation of their proposals with the relevant Department, Agency or service provider.

Some development sites will require existing infrastructure, such as major water mains and sewers, and designated watercourses, to be safeguarded. This may include ensuring that such infrastructure is not built over and that necessary wayleave strips are retained to facilitate maintenance. It is the responsibility of the developer to liaise with the relevant Agencies in this regard.

The settlement limit and land use zonings for Lurgan, Portadown and Central Craigavon and the settlement limits of the villages and smaller settlements are shown on the relevant maps. Specific requirements and guidance for each settlement and the zoned sites are contained in Part 3 of the Plan.

Plan Policy SETT 2 Villages and Smaller Settlements Phase 2 Development Land

Land is zoned in villages and smaller settlements as Phase 2 development land. This land will not be released for development, either in part or in full, prior to a review of village and smaller settlement development land in 2005. Until the review is completed, planning permission will normally only be granted for development proposals on Phase 2 land that are in accordance with Green Belt policies and will not prejudice comprehensive development. Exceptions may be made for health and educational uses where a need has been established.

Within some villages and smaller settlements land is zoned as having potential for development in a Phase 2 release. The phased release of land is intended to ensure that the settlements accommodate new development in a manner that will protect their identity, character and setting. Additionally, the availability of infrastructure to support new development maybe a major constraint in some settlements.

Plan Policy SETT 3 Protection of Access

A number of protected access points are highlighted in the Plan on zoned land in Lurgan, Portadown, and Central Craigavon, and, where appropriate, within villages and smaller settlements.

Planning permission will be refused for development proposals that would prejudice the provision of satisfactory access through these access points to neighbouring backlands.

Elsewhere, within settlements, there will be a presumption against development proposals that would prejudice future potential development opportunities.

Settlement

The Department highlights the position of certain access points for a range of sites within the urban area, the villages and smaller settlements which it considers are important to protect. These are at locations where future access opportunities are limited by the extent of existing development or where, in the interests of traffic safety, access will be restricted to certain points. The Department wishes to ensure that development proposals will not encroach upon or prejudice the future provision of satisfactory access, including visibility splays, at these locations. Elsewhere within settlement limits, the Department wishes to ensure that proposals will not unduly restrict the development potential of adjoining lands and will, therefore, consider the effect any proposal may have on the accessibility of such lands.

The identification of these access points does not necessarily indicate that they are suitable in their present condition for use as access to the site. Depending upon the scale of the development proposed, access points may have to be upgraded to meet the Department for Regional Development's Road Service standards. These access points are identified in the site development requirements set out in Part 3 of the Plan.

Regeneration

The Department will continue to encourage the physical regeneration within the central areas of towns, through the application, where appropriate, of the range of powers, measures and programmes available to it.



Housing

Introduction

The need for new housing in Craigavon Borough over the plan period will primarily be due to the formation of new households through population increase and the long established trend towards smaller average household size. Craigavon Borough also has a role to play in attracting mobile housing demand so in-migration will increase the local need for housing. It is also recognised that there are a variety of different housing needs in terms of dwelling size, type and tenure. Of particular importance are the specialist needs of certain groups within society, such as those on limited incomes, the elderly, and people with disabilities.

The need for new housing in the Borough will be accommodated within the main urban area of Lurgan, Portadown and Central Craigavon. In recent years much of the development pressure experienced in the Borough has been for individual houses in the rural area. Through the designation of villages and smaller settlements, where there is a presumption in favour of individual dwellings and small housing developments, it will be possible to facilitate much of this demand. Dwellings proposed in the countryside will continue to be determined by the Department in accordance with the provisions of A Planning Strategy for Rural Northern Ireland or any subsequent prevailing regional planning policy.

Within the context of meeting local housing needs and ensuring balanced communities, it is important to deal with the needs of the Travelling community. Craigavon Borough is identified in the Department for Social Development's publication 'New Policy on Accommodation for Travellers' as one of the main areas in Northern Ireland where Travellers are found. Policy HOU 4 of the Rural Strategy requires development plans to take account of the accommodation needs of the travelling community and states that plans may identify locations suitable for Traveller's sites, or set out site selection criteria. The RDS also requires that consideration must be given to the distinctive needs of the Travelling community. The approach set out in the Plan is in accordance with the public consultation draft of Planning Policy Statement 12 (PPS 12): Housing in Settlements as being prepared by the Department for Regional Development (DRD). Planning permission was granted under application N/1995/0038 for a serviced site for Travellers at Monbrief Road, Central Craigavon in January 2001.

Regional Policy Context

The Regional Development Strategy (RDS) takes a long-term perspective and sets out a strategic approach to the distribution and form of housing throughout Northern Ireland. The aim is to ensure the future pattern of housing, and its critical relationships with employment, transport and the environment, are managed within the principles of sustainable development to secure the maximum benefits for all people.

The major themes in the RDS relating to housing include:

- managing housing growth and distribution;

Housing

- supporting urban renaissance; and
- achieving balanced communities.

The RDS has set a housing growth indicator up to 2015 for Craigavon Borough of 8,500 dwelling units. The target for the share of the housing growth to be accommodated within the existing urban areas is set at 60% for towns with over 5,000 population. Progress towards meeting this target will depend upon the nature and character of these towns and the likely availability of land and buildings, which should contribute to the urban housing drive.

As mentioned previously, under provision of The Planning (Amendment) (Northern Ireland) Order 2003, the Craigavon Area Plan 2010 is an 'excepted plan' for which the need to be in general conformity with the RDS does not apply.

The housing policies and proposals in the Plan will complement the regional policy context to ensure that an adequate supply of housing land is available to meet the housing needs of the Plan area in a manner consistent with the objectives of the Quality Initiative.

Planning Policy Statement 7 (PPS 7): Quality Residential Environments requires designers of new housing schemes to pay careful attention to the characteristics of each development site, including the landform, landscape and wider setting. In this way, new buildings can be successfully integrated into their surroundings. Each site will be required to be developed in accordance with the provisions of PPS 7, and in doing so, to make adequate provision for open space, landscaping and neighbourhood facilities. For each site zoned for development, additional key site requirements, which developers will be expected to meet, are also set out in Part 3 of the Plan.

The policies contained in PPS 7 apply to all residential development proposals in Northern Ireland, with the exception of proposals for single dwellings in the countryside, which will continue to be assessed under policies contained in A Planning Strategy for Rural Northern Ireland.

Planning Policy Statement 8 (PPS 8): Open Space, Sport and Outdoor Recreation sets out the Department's planning policies for the provision of new areas of open space in association with residential development. It embodies the Government's commitment to sustainable development, to the promotion of a more active and healthy lifestyle and to the conservation of biodiversity.

Supplementary planning guidance for residential development is contained in *Creating Places - Achieving Quality in Residential Developments*. It is the principal guide for use by developers in the design of all new housing areas. The guide is structured around the progress of design and addresses the following matters:

- the analysis of a site and its context;
- strategies for the overall design character of a proposal;

- the main elements of good design; and
- detailed design requirements.

The guide emphasises that a flexible approach will be taken for designs which will demonstrably result in the creation of quality places with a unique identity.

In addition, the Department published in June 2002 a revised Development Control Advice Note 8: (DCAN8) Housing in Existing Urban Areas. This will be material to the determination of planning applications for small unit housing within existing urban areas.

Planning Policy Statement 12 (PPS 12): Housing in Settlements is being prepared by the Department for Regional Development. A public consultation draft was published in November 2002.

Plan Policy HOU 1 Housing Zonings

516.21 hectares of land are zoned for housing within Lurgan, Portadown and Central Craigavon, to be released in two phases:

Phase 1 Housing Zonings:

397.80 hectares of land are zoned for Phase 1 housing. Favourable consideration will be given to proposals for the comprehensive development of housing on such land, subject to compliance with prevailing regional planning policy and the policies and key site requirements contained in Part 3 of the Plan.

Phase 2 Housing Zonings:

118.41 hectares of land are zoned for Phase 2 housing. This land will be safeguarded for future housing, but will not be released for development, either in part or in full, prior to a housing review in 2005. Until the review is completed, planning permission will normally only be granted for development proposals on Phase 2 housing land that are in accordance with Green Belt policies and will not prejudice comprehensive development. Exceptions may be made for health and educational uses where a need has been established.

Craigavon Urban Area is one of the largest urban centres in Northern Ireland, providing a wide range of high order services for the Borough and a wider catchment. The urban area is identified as a main hub in the Regional Development Strategy (RDS). A greater emphasis on development within the urban area, particularly for housing, will help with the growth of Craigavon and ease the pressure on villages and smaller settlements within the Borough, thus helping to retain their character and identity. Large scale housing development will continue to be located within the urban area where there is ease of access to employment opportunities and a range of shopping, recreation and community facilities. Lurgan, Portadown and Central Craigavon are the preferred locations for new housing development in terms of infrastructure and communications.

Housing

The housing zonings will more than accommodate the anticipated need for additional dwellings over the plan period. Accordingly, a phased approach to the release of housing land is adopted. Land within Phase 1 is sufficient to meet the anticipated need well beyond the housing land review in 2005. Provided all the key site requirements for these sites are met, proposals for their comprehensive development will normally receive favourable consideration at any time over the plan period. Phase 2 housing land will be held in a land bank and safeguarded for potential future housing development. The Department will monitor new housing development in Lurgan, Portadown and Central Craigavon and the release of Phase 2 housing land will be the subject of a housing land review in 2005. This housing land review will also include Phase 2 development land in villages and smaller settlements. The need to release this land, either in part or in full, will be dependent upon the uptake of Phase 1 land. The overall amount developed, the distribution of the take-up and the proportion located within the existing urban area will all be taken into consideration.

Both Phase 1 and Phase 2 housing zonings are able to cater for a range of housing densities. In zoning specific sites, the capacity of the local infrastructure and road network has been taken into account. However, some infrastructural improvements may be required on Phase 1 zonings and as a result, where necessary, individual sites may need to be developed in stages to keep pace with the provision of that infrastructure. Phase 2 zonings may require more significant infrastructural improvements.

In zoning sites for housing, care has been taken to ensure that these do not unduly interfere with environmentally sensitive areas, either in terms of features of the natural environment or heritage interest. However, on some sites specific conservation and amenity interests will need to be adequately protected in designing the site layout. Key site requirements are set out for each housing zoning, and



other development sites, where appropriate, in Part 3 of the Plan and these should be addressed in the submission of comprehensive design schemes to accompany planning applications for the development of these sites (see PPS 7).

Plan Policy HOU 2 Residential Development on Derelict, Vacant or Under-Utilised Land Within Settlement Limits

Planning Permission for residential development will be granted for the infilling, conversion, redevelopment or use of vacant, derelict or under-utilised land or buildings provided that:

- **the site is not located in an area zoned or designated for another use;**
- **it would not result in the loss of an area or building of architectural or historic interest, or a site of nature conservation or archaeological interest.**
- **it would not lead to a detrimental impact on residential amenity, traffic movement or road safety;**
- **the arrangements for access and parking are satisfactory;**
- **development would not present a risk to the health or safety of residents from contamination or pollution;**
- **a Concept Design Statement or a Concept Master Plan is submitted, where appropriate; and**
- **it is in accordance with prevailing regional planning policy.**

The Plan cannot anticipate all locations where development opportunities for housing might arise. Land and buildings may become available for development, which have not been zoned for housing, where a presumption in favour of housing development is appropriate, subject to prevailing regional planning policy. Such development sites are often located in old industrial areas and in or near the central areas of towns. The encouragement of housing development at these locations contributes to a sustainable pattern of development, facilitates increased use of public transport and can contribute to increasing the vitality of the central areas of towns.

Industry

Introduction

Craigavon Borough has a much stronger than average manufacturing base in both the Northern Ireland and the United Kingdom context. This is set against an expanding services sector and declining agricultural sector.

Significant employment is provided in industries related to food processing, light engineering, metal fabrication and textile manufacture. Despite a recent decline in the sector, the prominence of manufacturing in the Borough points to the importance of Craigavon as a Northern Ireland manufacturing centre. There is also potential for employment growth in the service sector where the proportion of employment is currently below the Northern Ireland average.

The overall level of unemployment in the Borough was 3.51% compared to a Northern Ireland average of 4.14% (2001 Census).

The main focus of industrial development is in Portadown and Central Craigavon at the Seagoe and Carn Industrial Estates, respectively. There has been some more limited expansion in Lurgan at the Annesborough, Silverwood and Halfpenny Valley (Portadown Road) Industrial Estates.

The Department is keen to facilitate the development of new businesses on suitable sites and also encourage the appropriate future expansion of existing firms. The provision of serviced industrial sites is primarily the responsibility of Invest Northern Ireland (INI) which provides business support services in the Borough.

The need to maintain water quality, and the limited capacity of local waterways to receive treated effluent, may constrain industrial development. In considering applications for new industrial development, the Department will assess the nature of the process together with the potential pollution impact. Where consent for discharge is required under the Water Act (Northern Ireland) 1972, the existing water quality and available dilution will be a major consideration.



Regional Policy Context

The Regional Development Strategy (RDS) identifies a strategic network of hubs, corridors and gateways as the focus for economic activity and development opportunities. The RDS has a strong commitment to reinvigorating town centres and recognises the importance of small and medium sized business enterprises, community enterprises and the creative industries of the arts. The RDS places an onus on development plans to make provisions for a generous and continuous supply of land for employment purposes and provides the following guidelines:

- to promote a balanced spread of economic development opportunities across the Region focused on the Belfast Metropolitan Area (BMA), Londonderry, Craigavon and the urban hubs/clusters, as the main centres for employment and services;
- to exploit the economic development potential of the key transport corridors;
- to promote the regional gateways as economic development opportunities; and
- to create and maintain a regional portfolio of Strategic Employment Locations.

The Department's regional planning policies for industrial development in Craigavon Borough are currently set out in Planning Policy Statement 4 (PPS 4): Industrial Development. PPS 4 contains policies for the full range of industrial development proposals from home working through to industries of an offensive or hazardous nature. It includes policies on non-industrial uses on zoned industrial land and the retention of existing industrial lands and buildings. It also addresses rural enterprise and industrial projects in the countryside. This PPS is currently being revised and a public consultation draft PPS 4: Industry, Business and Distribution was published in January 2003.

Directive 96/82/EC, known as the Seveso II Directive, was implemented in Northern Ireland by the Control of Major Accident Hazards Regulations (NI) 2000 and the Planning (Control of Major Accident Hazards) Regulations (NI) 2000. The latter regulations amended the Planning (Development Plans) Regulations (NI) 1991 by requiring that in formulating plans, the Department shall have regard to the objectives of the Directive of preventing major accidents and limiting the consequence of such accidents for man and environment. In doing so, the Department will need to take into account the siting of establishments where hazardous substances are used or stored, and the development of land within the vicinity of establishments where hazardous substances are, or may be present.

The Health and Safety Executive (Northern Ireland) advises the Department of a consultation distance around these hazardous installations and the Department consults the Executive on planning applications within this consultation zone. The determination of such planning applications may require the submission of an Environmental Statement. Information on the extent of consultation zones and potential restrictions on development within the zones may be obtained from Divisional Planning Offices or Planning Service Headquarters.

Industry

In implementing the Seveso II Directive, the Department has identified the existing establishments which use or store hazardous substances and are subject to the above regulations (see Appendix 3), and has taken into account the requirements of the Directive and regulations in formulating the policies and proposals of the Plan.

The Plan does not identify new development sites for the use or storage of hazardous substances. The determination of planning permission for such proposals may entail the submission of an Environmental Statement, which may be accompanied by an application for consent to store hazardous materials on a site. Granting consent to store hazardous substances would establish a consultation distance within which Planning Service is required to consult with the Health and Safety Executive (Northern Ireland) and the Department of Environment's Environment and Heritage Service on proposals for new development.

Details of guidance and procedures for controlling development in relation to hazardous substances are contained in the Department's publication Development Control Advice Note 12: Planning Controls for Hazardous Substances.

Plan Policy IND 1 Existing and Proposed Industrial Land

Within Craigavon Urban Area existing major industrial areas are identified and an additional 156.72 hectares of land zoned for industrial use within the urban area.

Within these areas proposals will be determined in accordance with the provisions of prevailing regional planning policy and the site specific policies set out in Part 3 of the Plan.

In accordance with Planning Policy Statement 1 (PPS 1): General Principles, zoned land, along with the key site requirements which developers will be expected to meet, is set out and shown in Part 3 of the Plan. The zoning of land provides a basis for rational and consistent decisions on planning applications and provides a measure of certainty about which types of development will and will not be permitted.

It is in the national and local interest that adequate sites are retained for industrial and mixed business use. Accordingly, the Department identifies areas of existing industrial land within Craigavon Urban Area which should be retained for economic, infrastructural and access reasons. Inappropriate non conforming uses should be restricted in these areas to safeguard employment opportunities and the operations of existing or future businesses.

In addition to protecting existing sites within Craigavon Urban Area, the Department zones land for new industrial uses to meet the anticipated needs of INI and private sector industrial and business enterprises over the plan period. The key site requirements affecting zoned lands are set out in Part 3 of the Plan. These include requirements for the provision of infrastructure, landscaping and appropriate access arrangements, as well as matters relating to the form, design and layout of development. It is considered that the range of existing sites and new zonings will provide flexibility in choice of site for developers.

Major industrial areas and land zoned for industry are shown on Map No. 5 Craigavon Urban Area.

Community Uses

Education

Responsibility for the provision of educational facilities in Craigavon Borough rests mainly with the Southern Education and Library Board (SELB) and the Council for Catholic Maintained Schools (CCMS), supplemented by a number of voluntary authorities. The Department of Education for Northern Ireland retains overall responsibility for education policy and finance.

Pre-School Education

The Government is committed to the provision of pre-school education for all children whose parents wish it. This commitment is likely to be met through a combination of statutory, voluntary and private sector provision, co-ordinated by the Pre-School Advisory group of the SELB. It is anticipated that the demand for additional facilities for the provision of pre-school education in Craigavon Borough will be met on the sites of existing nursery and primary schools, or at other appropriate locations within settlements.

Primary and Secondary Education

St Teresa's Primary School, Tarry Lane, Lurgan, has been awarded Capital Funding by the Department of Education to build a new primary school to cater for an enrolment of 291-320 children. The recommended opinion is to build the school on a new site located opposite the current school and to the south side of Tarry Lane, subject to planning approval. The Department identifies an area of Education and associated Open Space for this purpose as shown on Map No. 5 Craigavon Urban Area.

Further Education

Further Education facilities in the Borough are provided by the Upper Bann Institute of Further and Higher Education at campuses in Portadown and Lurgan, as well as in Banbridge. It is anticipated that any land requirements for the expansion of these facilities over the plan period can be met on the existing sites.

Libraries and Youth Services

The SELB is also responsible for library provision within the Borough. There are branch libraries in Portadown, Lurgan and Brownlow as well as an Information Service at Portadown. A mobile library service is provided for the remainder of the Borough. No change in respect of library facilities is anticipated over the plan period.

The SELB's Youth Service provides youth centres in Lurgan (at Taghnevan Youth and Community Centre and at the Lurgan Youth Centre) and in Brownlow (at Tullygally, Drumgor and the Brownlow Youth Resource Centre) as well as providing financial assistance to a number of church and community based clubs throughout the Borough.

Community Uses

Health and Social Services

It is currently the responsibility of the Southern Health and Social Services Board to assess the health and social care needs of people living within Craigavon Borough and, with General Practice Fundholders, to secure care to meet those needs in keeping with available resources. Provision of community health and social care services to meet those needs at present rests mainly with the Craigavon and Banbridge Community Health and Social Services Trust, supplemented by a number of smaller agencies. The Department of Health and Social Services retains overall responsibility for policy and funding of major capital works.

The largest health care facility in the Borough is Craigavon Area Hospital which offers an accident and emergency service, 24-hour emergency operating theatres and a day surgery. There is also a number of day centres within the Borough and a number of specialised facilities which includes Moylinn House Resource Centre in Craigavon, Bocombra Child and Family Unit and Forest Lodge both in Portadown, and Trasna House in Lurgan. In addition to these, there is a number of private residential and nursing homes located throughout the Borough. No major development in respect of health and social services facilities is anticipated over the plan period.

Regional Policy Context

The Regional Development Strategy (RDS) identifies Craigavon as a main hub. The RDS states that the town centres of these hubs will be developed as locations providing employment, essential services and a range of cultural and leisure amenities. Decisions on the future location of new public sector development for a variety of functions, including health and education, will take into account the strategic role of the main towns.

The Department's regional planning policies for community uses in Craigavon Borough are currently set out in A Planning Strategy for Rural Northern Ireland.

Supplementary Planning Guidance is contained in Development Control Advice Note 9: Residential and Nursing Homes, and Development Control Advice Note 13: Crèches, Day Nurseries and Pre-School Playgroups.

Plan Policy COM 1 Community Uses

Planning permission will be granted for community uses within settlement limits provided this can be integrated into comprehensive development, particularly on zoned sites, and where all the following criteria are met:

- there is no significant detrimental effect on amenity;
- there is no significant conflict with conservation interests;
- the proposal is in keeping with the size and character of the settlement and its surroundings;

- where necessary, additional infrastructure is provided by the developer;
- the proposal is not located on zoned industrial land;
- there are satisfactory access, parking and effluent disposal arrangements; and
- the proposal is in accordance with prevailing regional planning policy and the policies, requirements and guidance contained in the Plan.

Applications for planning permission for community related facilities will be considered in the context of prevailing regional planning policy and the Plan policies and proposals. An unforeseen demand for new community facilities may arise over the lifetime of the Plan. Accordingly, a flexible approach is required in considering such development within settlement limits in order to make the most effective use of existing facilities, infrastructure, utilities and resources. For the purposes of interpreting this policy, Community Uses refers to those uses specified in Use Classes 13 and 15 of the Planning (Use Classes) Order (Northern Ireland) 1989 as amended.



Retailing, Services and Offices

Introduction

Craigavon Urban Area has three main shopping cores: Portadown Central Area, Lurgan Central Area and Craigavon Central Area. Portadown is the primary central area in terms of the size of the retailing sector and the function it performs as a focus for the whole Borough and a wider catchment area. In this area of Portadown two major shopping centres have been built in the past five years. Lurgan Central Area is characterised by its attractive townscape and the retention of local independent traders. Craigavon Central Area has benefited from recent improvements and extensions to the Rushmere Shopping Centre.

The Craigavon Urban Area is also the Borough's administrative and financial centre. Within the central areas of Lurgan and Portadown there is a number of banks, building societies and other financial services operating from ground floor premises. There is also a number of other offices operating from small premises, often above existing shops.

In addition to the main central areas, Legahory District Centre, in Brownlow, and local shops located throughout the towns, serve local communities whilst the villages within the Borough provide an important commercial focus for their rural hinterlands.



Regional Planning Context

The Regional Development Strategy (RDS) emphasises the need to sustain attractive vibrant town centres performing a multi-functional role as prime locations for retail, services, administrative, leisure and cultural facilities. Craigavon is identified as a main hub, which has an important role to play in the life and economy of Rural Northern Ireland.

The RDS aims to:

- support the network of service centres based on main towns, small towns and villages in Rural Northern Ireland.

Regional planning policies for office development in Craigavon Borough are currently set out in A Planning Strategy for Rural Northern Ireland.

The Department published in January 2003 a public consultation draft revision of Planning Policy Statement 4 (PPS 4): Industry, Business and Distribution.

Relevant supplementary planning guidance is contained in the following series of Development Control Advice Notes (DCANs):

DCAN 1: Amusement Centres;

DCAN 3: Bookmaking Offices;

DCAN 4: Restaurants, Cafes and Fast Food Outlets;

DCAN 5: Taxi Offices; and

DCAN 7: Public Houses.

Plan Policy RSO 1 Local Shops within Housing Zonings

Planning permission will normally be granted for development of local convenience shopping on zoned housing land provided that:

- the gross floorspace does not exceed 250 square metres;
- there is no significant detrimental affect on amenities;
- there is no significant conflict with conservation interests;
- the siting and design of the shop forms an integral part of the overall housing layout; and
- adequate parking and servicing arrangements are provided.

Retailing, Services and Offices

Where possible, the Department has sought to ensure that all housing zonings are reasonably accessible to Lurgan, Portadown and Central Craigavon's central areas, which provide a full range of shops. There is also a number of convenience shops beyond these central areas that help meet the daily shopping needs of local residents. These shops are particularly important for the elderly and other people whose mobility is impaired. Where housing zonings do not benefit from ease of access to existing shopping facilities, the Department considers that there would be significant benefits to local residents by the provision of a local convenience shop. Part 3 of the Plan identifies those housing zonings to which this policy applies.



Utilities

Introduction

The provision of utilities within Craigavon Borough is primarily the responsibility of a number of Government Departments and Agencies, the Borough Council and statutory bodies. However, the role of the private sector as service providers is gaining in importance. Over the plan period, the provision of utilities will be influenced by advances in technology and improving standards.

Water

The provision of water and sewerage infrastructure in Craigavon Borough is the responsibility of the Department for Regional Development's Water Service. Water for the whole of the Borough is abstracted from Lough Neagh and treated at Castor Bay Water Treatment Works. This treatment works is currently being upgraded. Treated water from Castor Bay is pumped to two main service reservoirs, Ballydougan and Magheraliskmisk. Ballydougan service reservoir is the main source of supply to Craigavon Borough. Magheraliskmisk service reservoir, which is located within Lisburn Borough, serves an area to the east and northeast of Lurgan. Improvements to the distribution system in Portadown have been completed whilst improvements in the Lurgan area are currently ongoing. A network analysis of the water distribution system for the rest of the Borough is underway to identify necessary improvements to the year 2020.

Sewerage

Craigavon Borough is served by three major sewage treatment works at Bullay's Hill, Ballynacor and Seagoe. Increased loadings on the works and the introduction of new treatment standards have led the Water Service to review the sewerage strategy for Craigavon Borough. The review has concluded that sewage treatment should be centralised at an upgraded and enlarged Ballynacor works, with treated effluent being discharged to relatively deep water in Derryadd Bay via a new off shore pipeline. Ballynacor will be upgraded to comply with relevant water quality standards and to deal with predicted loadings for the greater Craigavon Area to 2032. Bullay's Hill and Seagoe treatment works will be downgraded to storm water centres and their current inflows transferred to an upgraded Ballynacor for final treatment. Some elements of these proposals are in place and the remainder are planned for a start date of 2007 within a Public Private Partnership initiative. The proposed upgrade works at Waringstown and Aghagallon are currently on site with expected completion dates of October and November 2004 respectively. Plans for Magheralin are currently scheduled for commencement in April 2005. The proposal for this has now changed from being an upgrade of the existing waste water treatment works to abandonment in favour of pumping sewage generated by the catchment into the adjacent Lurgan treatment system.

Utilities

Drainage

The Department of Agriculture and Rural Development's (DARD) Rivers Agency has responsibility for drainage and will be consulted in relation to the following aspects of planning applications for development:

- susceptibility of land to flooding;
- discharge of storm water to watercourses; and
- requirements with regard to designated watercourses.

The Plan identifies, in Part 3, land or sites which may be liable to flooding or marginal flooding and identifies, where appropriate, the necessary action to be taken by developers in association with development proposals. There is a specific location within the Borough, upstream of Portadown, where no development will be permitted within an identified area which constitutes the flood pondage area of the River Bann.

Many existing urban drainage systems are damaging the environment and are therefore not sustainable in the long term. The Government wishes to promote a move to Sustainable Urban Drainage Systems (SUDS). These provide a number of options for draining an area and fall into three broad groups that aim to:

- reduce the quantity of runoff from the site (source control techniques);
- slow the velocity of runoff to allow settlement filtering and infiltration (permanent conveyance systems); and
- provide passive treatment to collected surface water before discharging into land or to a watercourse (end of pipe systems).

In setting standards for the quality and volume of discharges from sewage treatment works, and from industry to watercourses, the Department of Environment's Environment and Heritage Service (EHS) will take account of the requirements of international agreements, EC Directives and national policy in relation to water quality. Within the Borough a number of rivers have, for example, been designated under the terms of the EC Freshwater Fish Directive (78/659/EEC).

A River Conservation Strategy for Northern Ireland was published in January 2001 by EHS.

Waste

The management of waste is an essential community service. It is not the purpose of the Plan to prescribe either the preferred methods of dealing with waste materials or specific sites for new facilities. These are matters to be determined by the producers, processors or holders of waste in the context of future waste management policy in Northern Ireland, and the Department's regional planning policies. The Department published a Waste Management Strategy for Northern Ireland (WMS) in March 2000. The key aim of the WMS is to achieve fully sustainable waste management through the controlled reduction in landfill, waste minimisation and a significant increase in waste recycling and recovery. At present, the predominant method of dealing with waste material arising in the Borough is to dispose of it by land filling/landrising. Craigavon Borough Council will continue to have a statutory responsibility for the collection of waste and the production of a waste management plan. While most waste products in the Borough are disposed of in the landfill site located at Ballyfodrin, recycling operations are also facilitated through the provision of various sites in the Borough for the collection of materials suitable for re-use. The existing landfill site at Ballyfodrin will close in mid 2006.

Telecommunications

Telecommunication provision within the Borough is mainly the responsibility of British Telecom supplemented by a number of other providers.

Regional Planning Context

The Regional Development Strategy (RDS) provides the strategic environmental context for the delivery of public services and utilities and includes the following guidelines:

- to undertake or, where appropriate, facilitate a programme of infrastructure improvements essential to business needs;
- to create healthier living environments and to support healthy lifestyles; and
- to promote more prudent and efficient use of energy and resources and effective waste management.

In relation to flooding, the RDS includes the following guidelines:

- to promote an approach to building development and the use of land which is supportive to the well being and safety of people; and
- to take a precautionary approach and minimize building developments in areas considered to be a risk from flooding, coastal erosion and land instability.

The Department's regional planning policies for utilities in Craigavon Borough are currently set out in A Planning Strategy for Rural Northern Ireland. This contains policies for new infrastructure, major projects and infrastructure costs. It also

Utilities

addresses the disposal or treatment of waste materials and development at risk from flooding or land instability and includes policies on overhead cables, renewable energy, telecommunications and septic tanks.

Prevailing regional planning policy in relation to telecommunications is provided by Planning Policy Statement 10 (PPS 10): Telecommunications, and in relation to Waste Management is provided by Planning Policy Statement 11 (PPS 11): Planning and Waste Management. A PPS on flooding is in the process of preparation by the Department of the Environment.

Plan Policy UTIL 1 Development within the Portadown Flood Pondage Area

Development, including proposals involving the raising of land, will not be permitted in those areas of flood pondage lying below the 16 metre Ordnance Datum (O.D.) contour.

The feasibility study commissioned by the Department of Agriculture and Rural Development (DARD) identified floodwalls and floodbanks as the preferred solution to the flood risk associated within the River Bann floodplain through Portadown. Concerns regarding aesthetic and environmental issues have been raised by some public representatives.

Scheme viability in economic terms is dependent on projecting existing property and business use over the design life of the scheme. A government facilitated conceptual development plan has been drafted for the town which promotes extensive change of use sites within the current flooded areas. As a consequence the economic viability and nature of any flood alleviation scheme would have to be re-appraised in conjunction with development proposals.

As a result of the feasibility study, carried out in 2001, the estimated Q_{100}^1 year flood pondage area of the River Bann in Portadown is shown on the relevant Plan maps. Any development within the flood pondage area would be at risk of flooding and would be likely to increase the risk of flooding elsewhere. The flood pondage area indicates where it will be necessary to further investigate site levels to establish the 16 metre O.D. contour. All applications for development within and adjacent to the Q_{100} year flood pondage area should, therefore, be accompanied by information on site levels.

¹ Q_{100} indicates the level that the river may be expected to rise to once in every 100 years.

Transportation

Introduction

The movement of people is essential to the functioning of any area, as is the efficient distribution of goods and services. The Department for Regional Development's Roads Service is the sole authority responsible for the public road system in Northern Ireland.

Public transport provision in the Borough is principally the responsibility of Translink, which operates both local and express bus services. The main Belfast-Dublin rail line passes through the Borough with the cross-border Enterprise service stopping at Portadown. Local trains also operate between Belfast and Newry.

Bus Priority

Roads Service will continue to co-operate with Translink to implement measures geared to encouraging travel by bus and train. Schemes to date have included the provision of a right turn lane on William Street, Lurgan for easier bus access to the train station, and the provision of new kerbing and red carriageway surfacing to highlight a bus stop in High Street, Portadown.

Direct access is provided from bus links on Northway to Portadown railway station as part of the Northway Improvement scheme.

Cycling

While there is considerable established provision of off-road cycle tracks in Craigavon, Roads Service will continue to improve the provision for cyclists in support of its policy on sustainable transport. To this end, it will continue to work with Sustrans, the civil engineering charity, in the development of the National Cycle Network, which is currently in place from Aghalee to the Upper Bann Institute on Lurgan Road in Portadown, and includes the Lough Neagh Cycle Route. A cycle track has been constructed from the Institute through Council land at Bachelors Walk to Carrickblacker Road, and connects with the Bann Towpath in Portadown.

A shared off-road pedestrian/cycle route has been constructed on Silverwood Road, Craigavon, which provides a cycle link between Lurgan and the village of Aghacommon. The route also connects to the existing National Cycle Network in Craigavon, which is shown for information on Map No. 1 Craigavon Borough and relevant settlement maps.

Roads Service will continue to develop and implement other cycle measures, where appropriate.

Walking

In line with the Roads Service's policy on increasing and improving the provision of facilities for pedestrians, it plans to continue with the provision of additional and improved pedestrian links where these are feasible. Consideration will also be

Transportation

given to the provision of 20mph areas and 'Home Zones', which involve low traffic speeds and greater priority for pedestrians and cyclists, where these are considered appropriate.

Travel to School

Roads Service aims to develop initiatives designed to tackle the issue of the 'school run' with the aim of encouraging more children to walk, cycle, or use public transport to get to school. To this end, consideration will be given to the introduction of 'safer routes to schools' projects, where appropriate, thus reducing the demand on the road network at peak times.

Minor Road Works and Traffic Calming

Roads Service will, over the life of the Plan, continue to carry out local programmes of minor works and traffic management measures, which improve the efficiency of the road traffic flow and reduce accidents. Any new roads, bridges or road improvements considered necessary to facilitate existing traffic will be provided through the Major Works Programme within the Plan. These will typically include junction improvements, minor re-alignments, carriageway widening, the construction of roundabouts, the introduction of traffic signals and pedestrian crossing facilities and may include potential river crossings. It will also carry out accident remedial schemes to improve road safety and provide traffic calming measures where these are found to be necessary. Traffic calming schemes include Levin Road and Taghnevan in Lurgan and Jervis Street, Redmanville and Park Road in Portadown. A two-year programme of minor improvement works is drawn up in consultation with the Craigavon Borough Council and reviewed annually.

Car Parking

The priority of Roads Service is to ensure the most efficient use of existing spaces by their effective management so as to ensure that short-stay spaces are available in those car parks convenient to the main commercial core. To this end charging will be maintained in busier core car parks. The operation of public car parks will also support the transportation strategy of reducing travel by car by discouraging parking by commuters.

With regard to major developments, located within the central areas, the Department will normally require such developments to provide an adequate level of on-site parking, having regard to the particular circumstances of each development.

Park and Ride/Share

A Park and Ride/Share facility at Lough Road, Lurgan, has been completed as part of a private development. The facility includes a service station, a car park with 107 spaces, a dedicated bus access road, and purpose built bus stages. Due to its proximity to the M1 Motorway and Lurgan, Translink operates daily express bus services to Belfast from this new facility.

Roads Service has, in conjunction with Translink, substantially completed an upgrade to Wilson Street car park in Portadown as a park and ride facility.

Protected Routes Network

Within Craigavon Borough the Protected Route network consists of:

- M1 Motorway
- M12/A3 Ballynacor - Kernan Loop
- A3 Moira - Lurgan - Craigavon Centre - Armagh (via Central Way and Northway)
- A4 Portadown - The Birches
- A26/A76 Lough Road Intersection – Lurgan - Banbridge
- A27 Craigavon Centre - Portadown (via Mandeville Road)
- A27 Portadown - Tandragee (Mahon Road)
- A50 Portadown - Gilford

In addition, the Northway is designated as a through-pass. Planning Policy Statement 3 (PPS 3): Development Control: Roads Considerations contains the current regional planning policy in relation to the designated Protected Routes Network, which is to restrict accesses onto selected roads. Protected routes within the Plan area are shown for information on the relevant Plan maps.

Road Scheme Abandonments

The road proposals identified in Appendix 4 are abandoned.

Regional Policy Context

The Regional Development Strategy (RDS) and the Regional Transportation Strategy (RTS) set out guidance, policies and proposals in seeking to meet the region's transportation challenges. Both of these strategies share the same vision of a 'modern, sustainable, safe transportation system which benefits society, the economy and the environment and which actively contributes to social inclusion and everyone's quality of life'.

The major themes in the RDS relating to transportation are:

- developing a regional strategic transport network;
- extending travel choice;

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- integrating land use and transportation;
- changing travel culture and contributing to healthier lifestyles; and
- a modern integrated transport system for the Belfast Metropolitan Area (BMA).

The RDS and the RTS also reflect the transportation principles set out in the Northern Ireland Transport Policy Statement, *Moving Forward*, published in November 1998, which provides strategic guidelines for the long-term development of the transportation network and promotes a more integrated approach to transportation and land use planning at a regional level.

The RDS identifies a core transport network of important regional and metropolitan routes known as the Regional Strategic Transportation Network (RSTN). The RSTN comprises the 5 Key Transport Corridors, the Link Corridors and the BMA Corridors, along with the remainder of the trunk road network and the Regional Gateways. The RTS provides the framework to facilitate the future development of the RSTN.

The Department's current regional planning policies on the roads aspect of transportation policy are set out in Planning Policy Statement 3 (PPS 3): *Development Control: Roads Considerations*. PPS 3 sets out those matters which will be taken into account in determining planning applications involving development which affects the public road network, road safety and protected routes. The Department published in December 2003, a public consultation draft revision of PPS 3, entitled *Access, Movement and Parking*.

The Department for Regional Development is currently preparing Planning Policy Statement 13 (PPS 13): *Transportation and Land Use*, which flows directly from the strategic policy guidelines within the RDS and forms part of the implementation process of the Strategy. The primary objective of PPS 13 is to promote an integrated approach to the planning of transportation and development at all levels in the formulation of policy.

Supplementary Planning Guidance is contained in Development Control Advice Note 15 (2nd Edition): *Vehicular Access Standards*, August 1999.

Plan Policy TRAN 1 Protected Road Lines

Development proposals that would prejudice the implementation of the following road schemes will not be permitted:

A. Major Works Planning Schedule

Central Craigavon

- **M12 Central Way & Balteagh Road Link**

- **Northway - Eastway Link**

Lurgan

- **Malcolm Road – Gilford Road Roundabout**

Portadown

- **A3 Portadown – Armagh Dual Carriageway**
- **New River Bann Bridge Link, Meadow Lane – Gilford Road**
- **Church Street – West Street Link**
- **Tandragee Road – Meadow Lane Link**

These schemes are not yet programmed for implementation, however, the Department considers that their routes should be protected in the interests of longer term strategic planning.

B. Development - Related Road Schemes

Portadown

- **Mahon Road Link**
- **Mahon Road – Tandragee Road**

These schemes are identified as development-related schemes and would, therefore, be provided by developers. Whilst the road lines will be protected from development which would likely prejudice the implementation of the schemes, the Department of Regional Development's Road Service will not implement the road schemes. Implementation will be at the developer's expense in association with the development of land which would be served by the scheme.

The protected road lines are shown on Map No. 5 Craigavon Urban Area.

Plan Policy TRAN 2 Protection of Disused Rail Track Beds

The disused rail track beds, identified on the relevant Plan maps, will be protected from development. Land will be safeguarded for the construction of transportation schemes. Other development proposals that would prejudice the implementation of these transportation schemes will not be permitted.

Transportation

The RDS aims to extend travel choice for all sections of the community by enhancing public transport. Disused rail track beds are identified as an opportunity to achieve this for the future. The disused lines will be safeguarded from development to retain future options for transport purposes, including footpaths, cycle tracks and, in the longer term, possible public transport options. The final version of PPS 3: Access, Movement and Parking will set out regional planning policy for disused rail track beds. The protected rail track beds are shown the relevant Plan maps.

Plan Policy TRAN 3 Central Craigavon Rail Halt

Land adjacent to the railway line in Central Craigavon will be safeguarded for future construction of a rail halt. (This is indicated by symbol on Map No. 5 Craigavon Urban Area). Development proposals that would prejudice the implementation of the rail halt will not be permitted.

The provision of a rail halt in Central Craigavon, to serve residential, retail and commercial areas, would facilitate commuting, both into and out of the area, enhance the attractiveness of the central area as a place to live, shop and work and allow an increased interaction between the Lurgan, Portadown and Central Craigavon's cores e.g., for linked or complementary shopping trips. A park and ride facility, at the halt, would further increase its attractiveness.



Tourism

Introduction

Tourism in Craigavon Borough is based on its easily accessible location in the heart of Northern Ireland, its natural land and water-based assets, its heritage features and the contribution of purpose-built attractions. The Borough offers a range of active and passive places of interest and things to do with a combination of the old and the new. Lough Neagh and the River Bann are the Borough's main natural assets. Access to the Lough has been enhanced, by the Borough Council, at Oxford Island with the well-designed Discovery Centre, and at Maghery, where the Borough Council has developed a Country Park. Close to Oxford Island, Kinnego Marina is popular for water sports, whilst fishing is a traditional pastime around Lough Neagh, the River Bann and the Blackwater. The Craigavon lakes offer 69 hectares of natural environment close to the urban area, and the Craigavon Golf & Ski Centre is unique in Northern Ireland. The tourism potential of the Borough is further enhanced by an extensive network of cycleways, the National Cycle Network and the Ulster Way.

The Northern Ireland Tourist Board (NITB) estimates that in 2001 Craigavon Borough's share of the overall tourism market of Northern Ireland was 2% (approximately £7 million). Tourism can provide a number of economic and social benefits and whilst there is potential for future growth of this sector within Craigavon Borough, this should not be at the expense of its environmental assets. This is in line with the approach of NITB outlined in its document 'Tourism in Northern Ireland – A Sustainable Approach'. This sets out the principles of sustainable tourism that will be applied by the Tourist Board in assessing proposals for tourism development throughout Northern Ireland.



Tourism

Regional Policy Context

One of the key roles of the Regional Development Strategy (RDS) is to provide the spatial framework to accommodate changing tourism and leisure habits, whilst conserving the key assets of the natural and built environment.

The RDS provides the following Strategic Planning Guidelines:

- to promote a sustainable approach to the provision of tourism infrastructure;
- to establish a world wide image for Northern Ireland, based on positive images of progress, and attractive places to visit;
- to protect and enhance a varied range of tourism development opportunities; and
- to identify Major Tourism Development Opportunities for the Private Sector to develop 'Destination Resort' complexes in Northern Ireland, based on distinctive Tourism Themes.

The Department's regional planning policies for tourism in Craigavon Borough are currently set out in A Planning Strategy for Rural Northern Ireland. This contains policies for tourism development, tourism accommodation and the protection of tourism assets. It also addresses caravan and camping sites and advance directional signs.

Plan Policy TOU 1 The South Lake Zone

Within the South Lake Zone, two areas are designated, A and B as shown on Map No. 5 Craigavon Urban Area. Within Area A favourable consideration will be given to proposals for tourism, recreational and cultural development. Within Area B favourable consideration will be given to proposals for tourism, cultural, community, civic and recreational development. Both areas, A and B, are subject to the following key site requirements:

- **the proposal integrates appropriately with its surroundings;**
- **the proposal will not have any significant detrimental impact on conservation interests and seeks, where appropriate, to enhance these interests;**
- **the proposal will not lead to an unreasonable or detrimental impact on amenity, traffic movement or road safety;**
- **the proposal provides suitable access for the disabled;**
- **the proposal will provide adequate car parking, cycle parking and facilities for bus and taxi access;**

- the proposal will be accessible by a choice of means of transport;
- the proposal incorporates public access for walking and cycling within the area and along the lake shore;
- the form, scale, design and landscaping of the proposal should be appropriate to its landscape setting; and
- the proposal demonstrates that there will be no detrimental impact on the nature conservation interest of Craigavon North Lake, as a result of tourism or recreational activities.

The South Lake Zone is zoned to provide an attractive location for tourism, cultural, community, civic and recreational schemes to enhance the role and image of the central area and provide facilities for Borough residents and visitors. It occupies a prestigious location on the shores of Craigavon South Lake, with good communications links to the rest of the Borough and beyond. This is an ideal location to contribute to the tourism potential of the Borough. The landscape setting will require a high standard of design from development proposals.



Recreation and Open Space

Introduction

The provision of adequate recreational facilities within Craigavon Borough is the statutory responsibility of the Borough Council. Other bodies who contribute to the provision and development of sport, recreation and open space facilities do, however, also play an important role. These include local sports clubs, schools and colleges, and the Sports Council.

The Borough Council provides a range of parks and children's play facilities, as well as informal open space. The Borough is served by a wide range of recreational facilities including those for soccer, rugby, gaelic games and golf. This open space is complemented by the natural amenities of the Borough, particularly the River Bann, Lough Neagh and the Craigavon lakes.

Regional Policy Context

One of the major themes in the Regional Development Strategy (RDS) is to promote 'the Environment and Health including Recreation and Cultural Amenities'. The RDS aims to promote a greater awareness of the important links between the environment, health and well-being by:

- creating healthier living environments and to support healthy lifestyles; and
- facilitating access to a range of opportunities for recreational and cultural activities.

The Department's regional planning policies for recreation and open space in Craigavon Borough are currently set out in Planning Policy Statement 8 (PPS 8): Open Space, Sport and Outdoor Recreation. PPS 8 contains policies for the protection of existing open space, the provision of new areas of open space in association with residential development, and the use of land for sport and outdoor recreation.

Planning Policy Statement 7 (PPS 7): Quality Residential Environments requires adequate provision for public and private open space in new residential developments.

Plan Policy ROS 1 Recreation and Open Space Zonings

30 hectares of land are zoned for open space and outdoor recreational use in Craigavon Urban Area.

Within areas zoned for open space, proposals will be determined in accordance with the provisions of prevailing regional planning policy.

The details of the land zoned for open space are set out in Part 3 of the Plan. Developers will also be required to provide adequate areas of open space within new housing schemes in accordance with PPS 7 and PPS 8.

Plan Policy ROS 2 Community Woodlands

The Department will welcome proposals for community woodlands. Within such woodlands, favourable consideration will be given to ancillary development that will complement or facilitate the development of the woodland.

10.37 hectares of land are designated at Taghnevan as community woodland and shown on Map No. 5 Craigavon Urban Area.

The Department wishes to encourage the planting of additional trees within the Borough and will, therefore, respond positively to proposals for community woodlands. New tree cover contributes to increased biodiversity whilst providing a source of informal recreation and enjoyment for local people.

The Department will be sympathetic to proposals such as appropriate amenity facilities, sensitively located car parks and interpretative signs within or adjacent to the site that promotes its use.

Existing Open Space

Major areas of existing open space are shown for information on the relevant plan maps. Within these areas planning applications will be determined in accordance with the provisions of prevailing regional planning policy and, in particular, PPS 8.



Conservation

Introduction

Craigavon Borough is endowed with a rich and diverse range of landscapes, wildlife habitats and heritage features that together distinguish its special character and identity.

A variety of landscape patterns has evolved over thousands of years, as natural and human forces have shaped and modified this natural topography. Today, each local landscape is characterised by a distinctive combination of land-cover, habitat and man-made features, the result of some 10,000 years of human activity and change on natural resources and topography.

This interaction between people and their environment will continue to bring about change over time and in response to the needs of the community. In managing the process of change, and its effects on the natural and man-made landscape and townscape of the Borough, it will be important to safeguard its natural features and the archaeological and built heritage, which form part of its local identity.

Change can provide opportunities to sustain or reinforce the special character of the area or to enhance it by improving the quality of new development. In this way, this generation can ensure a rich surviving historic legacy and contribute to a healthy and attractive environment for future generations.

Landscape Quality and Character

Craigavon Borough is situated to the south and east of Lough Neagh and much of its landscape character is influenced by the extensive lowland basin of the Lough. The Borough has three broad landscape types; low-lying wetlands, rolling farmlands and river valleys, each generally displaying well structured landscape patterns. The landscape is also influenced by topographical and geological features and many of these explain the evolution of today's habitats, landscape patterns and diversity.

The identity, diversity and sensitivity of the landscape to change should be an important consideration in future management.

Biodiversity

Biodiversity is the total variety of all living things, and today the value of sustaining a diverse range of wildlife is being increasingly recognised. People are beginning to appreciate the vulnerability of our natural heritage and the consequences for future generations of environmental damage. The Northern Ireland Biodiversity Strategy 2002 endorses the recommendations of the Northern Ireland Biodiversity Group as the framework for biodiversity action. The Strategy describes the main features of biodiversity in Northern Ireland, identifies the main factors affecting it and proposes a number of measures to support biodiversity conservation up to 2016. Craigavon Borough has a wide variety of wildlife habitats supporting a rich variety of plant and animal species worthy of protection. Wetland habitats, including lakes, rivers and peatlands, are of particular note but woodland and grassland are also important.

Natural Heritage

Much of the protection of wildlife features and earth science sites is achieved through the designation of a hierarchy of sites which are of international and national nature conservation importance. This is primarily the responsibility of the Department's Environment and Heritage Service. Some designations are particularly important because what they exemplify is rare and irreplaceable: such features of scientific, educational or research interest, once destroyed, cannot be recreated. Others sites are important as representative examples of their type at a local level.

Sites of International Nature Conservation Importance

Wetlands and waterfowl habitats of International Importance can be protected under the Convention on Wetlands of International Importance especially as Waterfowl Habitat: The Ramsar Convention. The UK Government signed The Convention in 1973 and accepted a commitment to promote both the conservation of particular sites and the wise use of wetlands within its territory. Lough Neagh and Lough Beg is a listed Ramsar Site.

Special Areas of Conservation (SACs), classified under the EC 'Habitats Directive', 1992, are selected for the importance of their natural habitats and wild flora and fauna. Within the Borough, Montiaghs Moss has been identified as a Candidate SAC.

Special Protection Areas (SPAs), classified under the EC 'Birds Directive' 1979, are selected for their importance as areas for breeding, over-wintering and migrating birds. Within the Borough, Lough Neagh and Lough Beg, which includes Portmore Lough, is a classified SPA.

The protection of these European sites is given effect under the Conservation (Natural Habitats etc) Regulations (NI) 1995 (the 'Habitats Regulations'). These sites are identified on maps in Appendix 5.

Sites of National Nature Conservation Importance

Areas nationally important for wildlife, geology and landforms are protected under the Amenity Lands (NI) Act 1965 and the Nature Conservation and Amenity Lands (NI) Order 1985 (as amended 1989) and The Environment (Northern Ireland) Order 2002. Within Craigavon Borough, these comprise Areas of Scientific Interest (ASIs), Areas of Special Scientific Interest (ASSIs) and National Nature Reserves (NNRs). Within Craigavon Borough ASSIs include Lough Neagh, Portmore Lough, Derryvore, Seleshion and Montiaghs Moss. There are designated NNRs at Oxford Island, Montiaghs Moss, Brackagh Bog and the Lough Neagh Islands. Lough Neagh and Lough Beg is also an ASI. These sites are identified on maps in Appendix 5.

Over the plan period, the statutory designation of sites of international or national nature conservation importance will be kept under review by the Department's Environment and Heritage Service and new areas may be identified.

Conservation



Sites of Local Nature Conservation Importance

These comprise Wildlife Refuges established under the Wildlife (NI) Order 1995 and Local Nature Reserves that may be established by District Councils under the Nature Conservation and Amenity Lands (NI) Order 1985. In addition, they also include non-statutory nature reserves managed by public agencies or voluntary conservation bodies, such as the Department of Agriculture's Forest Service or the Ulster Wildlife Trust, and other sites of local nature conservation importance identified in Countryside Assessments (prepared in association with development plans) and which merit appropriate protection.

The Plan designates a number of sites of local nature conservation importance throughout the Borough (See Plan Policy Con 1), as shown on Map Nos. 1 Craigavon Borough and 5 Craigavon Urban Area.

Archaeology and Built Heritage

The present landscape of Craigavon Borough is the product of human activity and change which dates from around 8000 BC to modern times. Evidence of the human presence is indicated by a rich variety of archaeological sites and monuments, historic and vernacular buildings, features of the industrial heritage, planned landscapes and historic townscapes. While the landscape and townscape of Craigavon Borough will continue to change over time in response to the needs of the community, it is important to respect and protect the archaeological and built heritage received from past generations, and to improve the quality of new development. This will help ensure a rich historic legacy and attractive environment for future generations.

Archaeological Sites and Monuments

The Department's Environment and Heritage Service is responsible for the identification, recording and protection of all known archaeological sites and historic monuments in Northern Ireland. This includes the taking of monuments into State Care and their scheduling for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995.

There are currently 243 archaeological sites and monuments identified in the Northern Ireland Sites and Monuments Record within Craigavon Borough. This includes Bivallate Rath, Lisnamintry, a monument in State Care, protected and managed as a public asset by the Environment and Heritage Service, and 13 Scheduled Monuments. These are indicated on the relevant Plan maps.

With ongoing archaeological survey work there may be changes to the exact location of these sites.

Over the plan period additional archaeological remains may be discovered. The existence of such remains may represent a material change that can affect the nature of development that will be permitted in respect of an area within a settlement, or in the countryside.

In some cases, archaeological sites and monuments have formed the basis for, or contributed to, the designation of Local Landscape Policy Areas (see Plan Policy CON 2).

Buildings of Special Architectural or Historic Character

The Department's Environment and Heritage Service is required under the provisions of the Planning (NI) Order 1991 to compile a list of buildings of special architectural or historic interest for Northern Ireland, following consultation with the Historic Buildings Council and the relevant District Council.

At present, there are 211 buildings included in the statutory list within Craigavon Borough and it is anticipated that over the plan period further buildings will be added as the process of building survey and resurvey is ongoing.

In some cases listed buildings have formed the basis for, or contributed to, the designation of local Landscape Policy Areas (see Plan Policy CON 2).

Conservation Areas

In recognition of its special architectural and historic interest, the centre of the town of Lurgan was designated a conservation area by the Department in June 2004. The Lurgan Conservation Area booklet provides information on the history and character of the area, together with guidance to assist those people wishing to carry out development within the area. The boundary of the Conservation Area is identified on Map No. 5 Craigavon Urban Area.

Conservation

Historic Parks, Gardens and Demesnes

Craigavon Borough contains three planned landscaped parks and demesnes, Brownlow House, Coney Island and Waringstown House, which represent a significant historic resource and make an important contribution to the landscape character of the Borough. These important heritage features are dealt with under Plan Policy CON 4.

Regional Policy Context

The Regional Development Strategy (RDS) deals with the issues that link the natural and the built heritage. It recognises that a range of statutory measures is appropriate, such as designations for conservation and protection, while promoting good stewardship of all our environmental resources and cultural heritage. The Strategy aims to encourage appreciation and care of both the natural and man-made elements within the environment together by:

- conserving the natural environment;
- protecting and managing the Northern Ireland coastline; and
- conserving the built environment.

The Department's regional planning policies for the protection of conservation interests in Craigavon Borough are currently set out in Planning Policy Statement 2 (PPS 2): Planning and Nature Conservation and Planning Policy Statement 6 (PPS 6): Planning, Archaeology and the Built Heritage. PPS 2 contains policies for the hierarchy of sites of nature conservation importance. It also addresses trees and woodlands, protection of species and peatlands. PPS 6 contains policies for archaeological sites and monuments and listed buildings, including industrial heritage sites, conservation areas and historic parks, gardens and demesnes. It also addresses non-listed vernacular buildings.

Plan Policy CON 1 Sites of Local Nature Conservation Importance

Sites of Local Nature Conservation Importance are designated at the following locations:

Clare Bog	Derryvore
Craigavon Lake North	Foymore
Derrykeeran	Knocknagore Fen
Derryvane North	Lurgan Park Lake
Derryvane South	Selshion Bog

Special consideration will be given to the protection of nature conservation interests on or adjacent to these sites when determining planning applications. Planning permission will not normally be granted to development proposals that would have a significant detrimental affect on the intrinsic nature conservation interests of the site. Where a development is permitted which would adversely affect the nature conservation interests of the site, the Department will endeavour to ensure that such effects are kept to a minimum and/or appropriate compensatory measures are agreed.

Sites of Local Nature Conservation Importance are identified and designated on the basis of their flora, fauna or earth science interest. In assessing development proposals on or adjacent to these sites, priority will normally be given to the protection of their nature conservation interests. Where development can be accommodated, planning permission will normally be subject to conditions in order to protect the conservation interest or to provide appropriate mitigation measures. Where appropriate, developers may be asked to enter a planning agreement under Article 40 of the Planning (Northern Ireland) Order 1991 to secure these outcomes.

The Sites of Local Nature Conservation Importance are identified on Map No. 1 Craigavon Borough and Map No. 5 Craigavon Urban Area.

Plan Policy CON 2 Local Landscape Policy Areas

Local Landscape Policy Areas are designated in or adjacent to Lurgan, Portadown, Central Craigavon, Aghacommon, Aghagallon, Dollingstown, Drumnacavy, Donaghcloney, Magheralin, Waringstown, Gibson's Hill, Ballynabragget, Milltown (Co. Armagh) and Tartaraghan.

There is a need to respect and protect the natural and man-made environment in and adjoining the Craigavon Urban Area and the Borough's other settlements, where development pressures are normally greatest. Local Landscape Policy Areas (LLPAs) are those areas within or adjoining settlements which are considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development. They may include:

- archaeological sites and monuments and their surroundings;
- listed and other locally important buildings and their surroundings;
- river banks and shore lines and associated public access;
- areas of significant landscape and visual amenity;
- historic or planned landscapes;
- attractive vistas, localised hills and other areas of local amenity importance;

Conservation

- areas of local nature conservation importance, and
- areas of woodland and important tree groups.

LLPAs within the Borough's settlements can help to ensure that new development does not dominate their distinctive landscape and townscape characteristics. They can also function as buffer zones between different uses and help reduce the likelihood of over-intensive development. LLPAs located beyond the limits of these settlements will help protect those features considered of greatest importance to their local landscape setting.

The use of Tree Preservation Orders (TPOs) will be considered within those LLPAs where trees contribute significantly to visual amenity or where trees are considered under threat from development. In cases where a Tree Preservation Order is already in existence, the LLPA policy will act in addition to, and without prejudice to, any other statutory provision associated with this Order.

LLPAs are identified on the relevant Plan maps and further information on each area is set out in Part 3 of the Plan.



Plan Policy CON 3 Development Affecting Local Landscape Policy Areas

Where an area is designated as a Local Landscape Policy Area (LLPA) there will be a presumption against development. Exceptions to this policy will normally only be permitted where:

- the development is for open space purposes;
- the development is for an extension to existing buildings or minor ancillary development within the LLPA; or
- the development is for appropriate redevelopment of existing buildings, providing the proposed development is contained generally within the existing built envelope.

In addition, such development proposals must not adversely affect the intrinsic environmental value and character of the Local Landscape Policy Area.

Care must be taken to ensure that the proposed development does not dominate the Local Landscape Policy Area. It should integrate sympathetically with the natural environment and respect the man-made heritage, therefore conserving and enhancing, rather than destroying, the quality of the landscape. The proposal should also meet all other planning requirements.

Plan Policy CON 3 does not apply to the following:

Designation C/LLPA 1 - Carn Local Landscape Policy Area;
Designation P/LLPA 5 - The Pines Local Landscape Policy Area;
Designation P/LLPA 6 - Craigavon Area Hospital Local Landscape Policy Area; and
Designation P/LLPA 4- River Bann Local Landscape Policy Area.
Guidance relating to LLPAs is set out in Part 3 of the Plan.

Plan Policy CON 4 Historic Parks, Gardens and Demesnes

The following parks, gardens and demesnes of special historic interest are designated:

- **Brownlow House (Lurgan Park), Lurgan**
- **Coney Island, Lough Neagh**
- **Waringstown House, Waringstown**

The following parks, gardens and demesnes only retain some elements of their original form and are therefore identified as supplementary sites:

Conservation

- **Eden Villa, Portadown**
- **Fairview House (Tannaghmore Gardens), Aghacommon**
- **Raughlan, east of Derryadd**
- **Straw Hill, Donaghacloney**

Development proposals will be assessed in these areas in accordance with the provisions of prevailing regional planning policy.

The character and appearance of the landscape of Craigavon Borough owes much to the division and enclosure of the landscape, and its management and planned enhancement, since the 17th Century. These designed landscapes, parks, gardens and demesnes have been so changed by time, neglect or new uses that in many cases, their historical character may not be obvious, and indeed, some sites in the Borough, which are now valued for their natural heritage interest, were originally 'planned' landscaping. Most of the mature individual and hedgerow trees, tree clumps and areas of 'natural' woodland, which are seen in the countryside today, were once planted to provide attractive surroundings and views for landowners, and timber for revenue and use on their estates. Whatever their present individual character and condition, these designed landscapes continue to contribute to the distinctive appearance and character of the local landscape.

Within the Borough three gardens, parks and demesnes retain their original character and design, to an extent that they are valuable for their special historic interest and these are designated by the Department. Four sites, Eden Villa, Fairview House (Tannaghmore Gardens), Raughlan and Straw Hill, which retain some distinctive historic elements, are identified as supplementary sites. These areas will be detailed in a Register of Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland, to be published by the Department of the Environment's Environment and Heritage Service. This Register will summarise the historical significance of each site and the contribution such planned features make to the local landscape. It will also seek to encourage the public, as well as owners, to value and support the protection and maintenance of such sites.

The Department's policy for the protection of historic parks, gardens and demesnes is contained in PPS 6: Planning, Archaeology and the Built Heritage. The location of the designated sites is shown by symbol on Map Nos. 1 and 5 and their definitive boundaries are shown on Map Nos. 2, 3 and 4. Supplementary sites are contained in Appendix 5.

Conservation

Plan Policy CON 5 Areas of Townscape Character

Areas of Townscape Character (ATCs) are designated in Lurgan, Portadown, Donaghcloney and Charlestown. Development proposals within Areas of Townscape Character will normally only be permitted where they meet all of the following criteria:

- **the development will respect or contribute to the overall character and appearance of the area;**
- **the scale, form, massing and design is sympathetic to the traditional characteristics of the area; and**
- **the development conforms with the requirements and guidance set out for each area in Part 3 of the Plan.**

Planning applications within ATCs will be considered in the context of the above policy and PPS 7: Quality Residential Environments until further specific regional planning policy to guide development in ATCs is in place.

Whilst the Department appreciates that all settlements have their own unique identity, there are certain parts of the Borough's settlements which exhibit a distinct character based on their historic form. In recognition of this distinct character and intrinsic quality, Areas of Townscape Character (ATCs) are designated.

The Department wishes to ensure that new development respects the distinctive character and appearance of the townscape displayed within these areas. It is also considered that the characteristic built forms displayed in these defined areas can also help inform developers in preparing development proposals elsewhere in these settlements in order to reinforce local identity. The boundaries of the ATCs within Craigavon Borough are identified on the relevant Plan maps.



Minerals

Introduction

Within Craigavon Borough, basalt is quarried at Cornamucklagh and limestone at Ballymakeonan, to the northwest of Portadown and northeast of Magheralin respectively. The Magheralin quarry extracts small quantities of limestone to serve a local agricultural need. In addition, sand and gravel is extracted from the bed of Lough Neagh and brought ashore at one shore-based site. There is a long history of peat extraction for horticultural purposes in the Lough Neagh basin, with workings concentrated near Maghera and The Birches. In the 1980s a drilling programme was carried out to identify lignite seams at depth in the vicinity of Lough Neagh. This drilling programme identified a lignite presence along the southern shore of the Lough. There is no indication that these are economically viable deposits.

Regional Policy Context

The Regional Development Strategy (RDS) includes the following guidance:

- to maintain a working countryside with a strong mixed use rural economy;
- to encourage the wise use and management of environmental resources in the interest of future generations; and
- use of minerals for economic development in a sustainable manner and in a way which assesses the need to exploit mineral resources against the need to protect and conserve environmental resources.

The Department's current regional planning policy for mineral development in Craigavon Borough is set out in A Planning Strategy for Rural Northern Ireland. This contains a range of policies for the control of mineral development, taking into account environmental protection, visual amenity and public safety and traffic considerations. It also includes policies for mineral reserves, valuable minerals, areas of constraint on mineral developments and restoration of mineral workings.

Planning Policy Statement 2 (PPS 2): Planning and Nature Conservation contains the policies for the protection of peatland sites. Government policy on peat extraction is also expressed in Conserving Peatland in Northern Ireland – A Statement of Policy, and is supplemented by the policies contained in the Rural Strategy.

Plan Policy MIN 1 Areas of Constraint on Mineral Developments

Lough Neagh Ramsar Site and Montiaghs Moss are designated as Areas of Constraint on Mineral Developments.

Proposals for the development of mineral resources within these areas will be restricted in accordance with the provisions of prevailing regional planning policy.

Minerals

By their nature, scale, location and duration of operation, mineral developments frequently impact more severely on the environment than any other form of development. They can damage or destroy sites of nature conservation or science value and sites of historic and archaeological interest. They can also have a significant visual impact on the landscape and an adverse effect on the amenity of people living nearby.

Areas of Constraint on Mineral Developments are designated in order to safeguard the most valuable areas and features of the environment, within Craigavon Borough, from the detrimental effects of mineral extraction. Their identification has taken account of nature conservation interests, the archaeological and built heritage, landscape quality and character, visual prominence, amenity value and geological interest.

The Areas of Constraint on Mineral Developments are identified on Map No. 1 Craigavon Borough.

The Department's current planning policy for the control of mineral development within these areas is set out in Policy MIN 3 of A Planning Strategy for Rural Northern Ireland.

Plan Policy MIN 2 Hydrocarbon Exploration

In the event that hydrocarbon exploration identifies the possibility of commercially viable reserves of oil or gas, applications for planning permission to sink wells, for the purpose of appraising the nature or extent of the discovery, will be considered in the context of the long term suitability of the site for production purposes.

Future exploration, under licence, may identify deposits of oil or gas, minerals which are particularly valuable to the Northern Ireland economy. Exploitation may create environmental effects that are particular to the methods of extraction or treatment of that mineral. The Department will not, therefore, operate a general presumption against their exploitation in any part of the Borough including Areas of Constraint on Mineral Developments. Rather, applications will be treated on their merits having regard to the impact of the specific development on nearby residents and sites, features or areas designated for their scientific, landscape or heritage interests.

Countryside

Introduction

The rural area of Craigavon Borough comprises a number of rich and diverse landscapes that have been moulded and modified by thousands of years of man's presence and a long established agricultural heritage. Whilst it is acknowledged that the countryside will continue to change over time, the Department also considers that it is necessary to operate strict planning controls within certain parts of the countryside, which are vulnerable to development pressure or are environmentally sensitive.

Regional Policy Context

The Regional Development Strategy (RDS) aims to develop an attractive and prosperous rural area, based on a balanced and integrated approach to the development of town, village and countryside, in order to sustain a strong and vibrant rural community, contributing to the overall well-being of the Region as a whole. This will be achieved by:

- supporting the development of a strong, diversified and competitive rural economy served by the Regional Strategic Transportation Network;
- developing a living and working countryside which recognises the unique rural character of the Region and contributes to a sense of belonging in local rural areas;
- promoting the continuing renewal and revitalisation of towns and villages in Rural Northern Ireland;
- improving the accessibility of the rural community to employment, services and regional amenities; and
- managing and enhancing the natural and built heritage in rural areas.

The Department's regional planning policies that apply in the countryside of Craigavon Borough are currently set out in various Planning Policy Statements and A Planning Strategy for Rural Northern Ireland. Policies for nature conservation and the archaeological and built heritage, and which address access considerations, shops, rural enterprises, and other industrial projects in the countryside, are set out in the PPSs. The Rural Strategy contains a range of policies for a number of development types, including agriculture, minerals, tourism development and houses in the countryside. In addition, there are specific policies for Areas of Outstanding Natural Beauty, Green Belts and Countryside Policy Areas. Development proposals within the rural remainder will be considered in accordance with prevailing regional planning policies currently set out in the Rural Strategy.

Supplementary design guidance is provided within A Design Guide for Rural Northern Ireland.

Countryside

Plan Policy COU 1 Green Belt

A Green Belt is designated around the Craigavon Urban Area.

Development proposals within this Green Belt area will be restricted in accordance with the provisions of prevailing regional planning policy.

The strategic objectives of Green Belt designation are:

- to prevent the unrestricted sprawl of large built-up areas;
- to prevent neighbouring settlements from merging;
- to safeguard the surrounding countryside;
- to protect the setting of settlements; and
- to assist in urban regeneration.

The Department considers it appropriate and necessary to maintain strict planning control in the area where development pressure is likely to be greatest. Consequently, a Green Belt is designated and the boundary is identified on Map No. 1 Craigavon Borough and the relevant settlement maps.

Plan Policy COU 2 Countryside Policy Area

Countryside Policy Areas are designated in the following locations:

- **Lough Neagh Shore;**
- **Portmore Lough; and**
- **Lough Gullion.**

Development proposals within these Countryside Policy Areas will be restricted in accordance with the provisions of prevailing regional planning policy.

The Department considers it necessary to protect the Lough Neagh, Portmore Lough and Lough Gullion shorelines and their environs.



Lough Neagh Shore

Lough Neagh provides the most sensitive landscape in the Craigavon Borough and its shoreline consists of a high quality rural landscape, characterised by an extensive and varied pattern of pasture, woodland and wetland and occasional smaller settlements. There are extensive areas of peatland which contain archaeological evidence of previous industry in the form of old peat workings.

The southern shoreline of the Lough consists of a low-lying marshy landscape with dispersed low drumlins. River channels and drainage patterns have a strong visual influence and the traditional road pattern mirrors that of the peat workings. The scattered traditional farmsteads and small Lough edge and drumlin villages have been supplemented by groups of new residential dwellings, which often overwhelm the traditional settlement pattern.

The mouth of the River Bann is particularly scenic, consisting of a flat tranquil landscape of pastures, peat and marsh. Pastures are mostly of a medium size and are edged by mature trees and common species are oak, beech and ash with downy birch, alder, sycamore and ash on wetter land. Open low-lying pastures edged by drains are found adjacent to the River Bann.

The rolling farmland, on the eastern shores, is mostly small in scale with overgrown hedgerows and numerous small holdings. There is a linear pattern of settlement, with some derelict farm buildings and tiny cottages along the ridgetop roads, as well as much new development. Settlements are concentrated along roads and are sited on rising land.

Countryside

Portmore Lough

The shores of Portmore Lough consist of an area of pasture and fen, on a low-lying flat landscape. The landscape is characterised by numerous straight drainage channels with extensive areas of rushes, willow and marsh.

The traditional settlement pattern consists of scattered small holdings and tiny cottages along narrow, straight tracks which lead to dead ends on the edge of the fen. The geometric farmed pattern of the landscape breaks down progressively towards the scrubby fenland on the Lough margins.

Although there has been some ribbon development, the landscape retains a rather wild and remote character. The Lough margins are inaccessible and there are few views to Portmore Lough, as it is screened by dense fen carr.

Lough Gullion

The Lough Gullion shoreline is a low-lying flat landscape, comprising of small pockets of marsh and semi-improved pasture. Although fen and carr vegetation predominate, the substantial area of bog supports diverse flora and fauna with several rare species. The water's edge is inaccessible for much of the shoreline and the area remains relatively remote and isolated.

The Department considers that further development on the Lough Neagh, Portmore Lough and Lough Gullion shorelines and their environs could erode the rural character and landscape quality of the areas. In addition, it is considered that the continued build-up of development closer to Lough Neagh would not only be damaging to the character and appearance of this area, but would also have significant adverse effects on the important nature conservation interests of the Lough and its shoreline.

Countryside Policy Areas (CPAs) are therefore designated in order to protect the amenity of the Lough Neagh, Portmore Lough and Lough Gullion shorelines and environs. The boundaries of these CPAs are identified on Map No.1 Craigavon Borough and relevant settlement maps.

PART 3

Settlement Proposals

Central Craigavon

Lurgan

Portadown

The Villages

Aghacommon

Aghagallon

Bleary

Dollingstown

Donaghcloney

Drumnacanvy

Magheralin

Waringstown

Smaller Settlements

Ballymacmaine

Ballynabragget

Blackskull

Charlestown

Derryadd

Derrymacash

Derrymore

Derrytrasna

Gamblestown

Gibson's Hill

Maghery

Milltown (Co. Armagh)

Milltown (Co. Down)

Scotch Street

Tartaraghan

The Birches

Central Craigavon

This area comprises the commercial core of Craigavon, residential areas at Brownlow, proposed development land at Kernan and Mandeville, and the existing and proposed industrial land at Carn. This area is unique in Northern Ireland, with the present built form dating back only 30 years. This uniqueness presents particular challenges and opportunities for land use planning, both in establishing and developing the role and function of Central Craigavon, and in addressing the particular development issues within Brownlow. The commercial core's main land uses are recreation, shopping, residential and civic.

The majority of the current housing stock in Brownlow remains within the ownership of the Northern Ireland Housing Executive, although in recent years a number of properties have been sold off to the Craigavon and District Housing Association, and to private owners. There has been a marked improvement in the physical quality of housing stock throughout the area. Despite this, however, the number of vacancies in Brownlow has increased since 1995. Those estates previously demolished remain still undeveloped and further demolitions are envisaged. However, in recent years there has been a major building programme of lower cost housing for owner occupation on the periphery of Brownlow.



Housing

A total of 139.60 hectares of land is zoned for housing in Central Craigavon, in a range of locations. 106.96 hectares are zoned for Phase 1 release, and a further 32.64 hectares are zoned in Phase 2.

In accordance with Plan Policy HOU 1, favourable consideration will normally be given to the development of Phase 1 housing land, for housing development, at any time over the plan period. Phase 2 housing land will be held in reserve and release of this land will be subject to review in 2005 (See Plan Policy HOU 1).

The Department will require high standards of layout and design within all housing areas. Proposals to develop zoned housing sites will be required to comply with prevailing regional planning policy and the key site requirements set out below.

Phase 1 Housing Zonings

C/H 1 Land north of Mandeville Road (54.36 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site should be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development;
- the existing streams which traverse the site should be retained and incorporated as features within the proposed development;
- the existing cycle path which traverses the site should be retained and pedestrian links in general should be enhanced. The development shall incorporate an extensive and clearly defined network of cycle paths/footways which link into the existing networks in Portadown and Central Craigavon;
- the development layout shall provide for access by bus with adequate provision for setting down and picking up of passengers and be designed to ensure maximum accessibility for pedestrians;
- the layout of the proposal and the type of housing proposed should respect the topography of the site and, in particular, the crest line to the southwest of the site. The layout shall be designed to ensure that no houses back onto Mandeville Road, Highfield Road or Drumnagoon Road;

Central Craigavon

- the development shall provide for an appropriate level of local shopping and community facilities to serve the future housing area, in accordance with Plan Policy COM1 and RSO 1.
- access to the development through Mandeville Manor or Twinem Court may require a right turning lane, subject to the scale and layout of the development. Third party lands will be required to accommodate either access. Appropriate access standards with regard to visibility splays and forward visibility should be provided;
- access to the development from Highfield Park may require a right turning lane at the Highfield Park/Highfield Road junction, subject to the scale and layout of the development. Third party land will be required to accommodate this access. A footway link to connect with the existing footway network in Craigavon Central Area will be required;
- access to the development from Kernan Hill Road will require road widening and realignment of the road, as well as the provision of a footway link to connect with Mandeville Road to the south. Third party land will be required to accommodate this access;
- any development for more than 200 houses, or for phased development which would result in a housing potential for the site as a whole of more than 200 houses, will require a Traffic Impact Assessment in order to assess the need for and extent of any further road improvement works;
- direct vehicular access for individual dwellings will not be permitted onto Mandeville Road, Highfield Road or Drumnagoon Road; and
- no access will be permitted onto Northway.

The developer should note that pumping of foul sewage will be required for the northwestern part of the site. Also, there is an existing foul sewer traversing the site. No building will be permitted over, or within 6 metres either side of, this sewer. There are no existing public surface water sewers available to serve the site: surface water could be discharged to a watercourse located within the site, subject to consent. In addition, the developer should note that some of the low-lying areas adjacent to the watercourses within the centre of the site may be subject to marginal flooding.

C/H 2 Land at Lakeview Park, Brownlow (1.12 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission. The existing group of trees in the southwestern part of the site must be retained and incorporated into the proposed development;

- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission;
- the existing footways/cycle paths which form the southern and eastern boundaries of the site should be integrated into the proposed development; and
- the development shall be accessed onto Lakeview Park, subject to access standards being achieved. A footway link is required to connect with the existing footway to the southeast. Third party land may be required to accommodate this footway.

C/H 3 Land at Ridgeway. Brownlow (6.45 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site should be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development. The western boundary, in particular, will require supplementary planting;
- the existing footway/cycle path which forms the eastern boundary of the site, and which links with Legahory Centre to the north and Craigavon Leisure Centre to the southeast, should be integrated into the proposed development;
- the layout of the proposal and the type of housing proposed should respect the topography of the site and, in particular, its elevated nature when viewed from Drumgor Road. The layout shall be designed to ensure that no houses back onto either Drumgor Road or Legahory Road; and
- access onto Legahory Road and Drumgor Road may require right turning lanes, subject to the scale and layout of the proposed development. Appropriate access standards with regard to visibility splays and forward visibility should be provided. A footway link to Drumgor Road and Legahory District Centre will be required. Third party land may be required to accommodate access. Direct access for individual dwellings will not be permitted onto Drumgor Road or Legahory Road.

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C/H 4 Land at Movlin. Brownlow (6.3 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission.
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site should be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development;
- the existing footway/cycle path which forms the southwestern boundary of the site should be integrated into the proposed development. The proposed development should also incorporate additional pedestrian links to connect with St Anthony's School and the existing community/retail facilities to the south of the site;
- the layout shall be designed to ensure that no houses back onto either Tullygally Road or Legahory Road; and
- any access to the development from Tullygally Road shall be through the existing access road on the northern corner of the site. Access may also be taken from Legahory Road to the southeast. Right turning lanes may be required, subject to the scale and layout of the proposed development. Appropriate access standards with regard to visibility splays and forward visibility should be provided. A footway link will be required to connect with the existing footway at St Anthony's School to the southeast. Third party land may be required to accommodate the access and footway. Direct access for individual dwellings will not be permitted onto Tullygally Road.

C/H 5 Land at Rathmore. Brownlow (9.06 hectares)

Key site requirements;

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission. The existing belt of trees which form the western boundary of the site must be retained and incorporated into the proposed development;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site should be supplemented by the planting of trees and

bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development. The northeastern boundary, in particular, will require supplementary planting;

- the existing footway/cycle paths which form the southern and eastern boundaries of the site, and which link with the adjacent community/ retail facilities to the north, should be integrated into the proposed development;
- any access to the development from Tullygally Road will require a right turning lane. A footway link will be required to connect with the existing footway to the north. Third party land may be required to accommodate this access and footway. Appropriate access standards with regard to visibility splays and forward visibility should be provided. Direct access for individual dwellings will not be permitted onto Tullygally Road; and
- any access to the development from Alderville to the north will be subject to all access standards being achieved.

C/H 6 Land west of Moyraverty Road. Brownlow (7.21 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the site boundaries should be supplemented with trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting: particular effort should be made to retain the trees and mature hedging along the former laneway which traverses the site. The vegetation on the southeastern boundary should be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside;
- the layout shall be designed to ensure that no houses back onto either Moyraverty Road, Moyraverty West Road or Clanrolla Park;
- any access to the development from Moyraverty Road or Clanrolla Park will require a right turning lane at the Clanrolla Park/Moyraverty Road junction. A footway link will be required along Moyraverty Road to connect with the existing footway at the subway leading to Lismore School to the north. Third party lands may be required to accommodate access and footway. Direct access for individual dwellings will not be permitted onto Moyraverty Road or Clanrolla Park; and

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- no access will be permitted onto Moyraverty West Road.

The developer should also note that pumping of foul sewage will be required to connect with the existing foul sewer network.

C/H 7 Land east of Moyraverty West Road, Brownlow (8.23 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site should be retained and supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The southwestern boundary, in particular, should be planted with appropriate species to ensure a definite natural boundary between the residential area and open countryside;
- there is evidence of recent badger activity on this site. The badger is a protected species under the Wildlife (Northern Ireland) Order 1985 and a developer must conform with the statutory species protection measures for badgers;
- the existing footways which traverse the site should be retained and pedestrian links in general should be enhanced and linked into the existing networks in Central Craigavon;
- the layout shall be designed to ensure that no houses back onto either Moyraverty West Road or the access road to St Brendan's School; and
- any access to the development directly onto Moyraverty West Road or through the existing access road to St Brendan's School will require a right turning lane on Moyraverty West Road. Appropriate access standards with regard to visibility splays and forward visibility should be provided. A footway will be required all along the site frontage on Moyraverty West Road and within the site. A footway link will also be required to connect with St Brendan's School to the northeast. Direct access for individual dwellings will not be permitted onto Moyraverty West Road or the access road to St Brendan's School.

C/H 8 Land at Drumellan. Brownlow (1.46 hectares)

Key site requirements:

- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The development shall incorporate new planting of trees and bushes of appropriate species within the site and on the boundaries to provide screening for the development and to break up the housing mass;
- the layout shall be designed to ensure that no houses back onto the public road; and
- a footway will be required all along the site frontage, and within the site, to link with the existing footway network in the area. Direct access for individual dwellings will not be permitted onto the public road.

The developer should also note that there are existing water mains traversing the site. No building will be permitted within 6 metres of these mains.

C/H 9 Land at Rosmovle. Brownlow (7.22 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site should be retained and supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The western boundary, in particular, should be planted with appropriate species to ensure a definite natural boundary between the residential area and open countryside;
- the existing footways which traverse the site should be retained and pedestrian links in general should be enhanced and linked into the existing networks in Central Craigavon;
- the layout shall be designed to ensure that no houses back onto either Moyraverty West Road or Drumgor West Road; and
- the development can be accessed onto Moyraverty West Road or Drumgor West Road, provided access standards are achieved. A footway will be required all along the site frontage, and within the site, to link with the existing footway network in the area. Direct access for individual dwellings will not be permitted onto Moyraverty West Road or Drumgor West Road.

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The developer should also note that there are existing foul sewers and surface water sewers traversing the site. No building will be permitted within 6 metres of these sewers. In addition, there are existing water mains traversing the site. No building will be permitted within 6 metres of these mains.

C/H 10 Land north of Knockmenagh Road (5.82 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site should be retained and supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. In particular, the belt of mature trees/shrubs on the southwestern boundary should be retained and the southeastern boundary planted with appropriate species to ensure a definite natural boundary between the residential area and open countryside;
- the development shall incorporate footways/cyclepaths which link into the existing networks in Central Craigavon:
- the layout of the proposal and the type of housing proposed should respect the topography of the site and, in particular, its elevated nature when viewed from Knockmenagh Road. The layout shall be designed to ensure that no houses back onto Knockmenagh Road; and
- access to the development onto Knockmenagh Road shall not be adjacent to the roundabout on the western corner of the site. A footway will be required all along the site frontage to link to Parkmore to the northwest and with the existing footway network in the area. Third party land will be required to accommodate this footway. Direct access for individual dwellings will not be permitted onto Knockmenagh Road.

The developer should note that pumping of foul sewage will be required for part of the site. In addition, the developer should note that some of the low-lying areas adjacent to the watercourse on the eastern boundary may be subject to marginal flooding.

Phase 2 Housing Zonings

32.6 hectares of land between Drumgor West Road and Knockmenagh Road are zoned for Phase 2 housing.

This site will be released for housing development in accordance with Plan Policy HOU 1. Key site requirements for this site will be identified as part of the housing land review in 2005.

Industry

Central Craigavon has two main industrial areas in planned industrial estates - Carn and New Charlestown Road. In addition, there is some industrial/ business development at the Bluestone Business Centre in Brownlow. The location, scale and distribution of this existing industry are important to the continued economic prosperity of Central Craigavon and the Borough as a whole.

Existing Major Industrial Areas

C/I 1 Existing Industrial Land

The following areas are identified as existing industrial land:

- Carn (62.07ha); and
- New Charlestown Road (35.05ha).

Within these areas development proposals will be assessed in accordance with Plan Policy IND 1 and prevailing regional planning policy.

Industrial Zonings

A total of 127.88 hectares of land is zoned for industry, storage and distribution in Central Craigavon.

Within these areas development proposals will be assessed in accordance with Plan Policy IND 1 and prevailing regional planning policy. The key site requirements for the development of the zoned sites are set out overleaf.

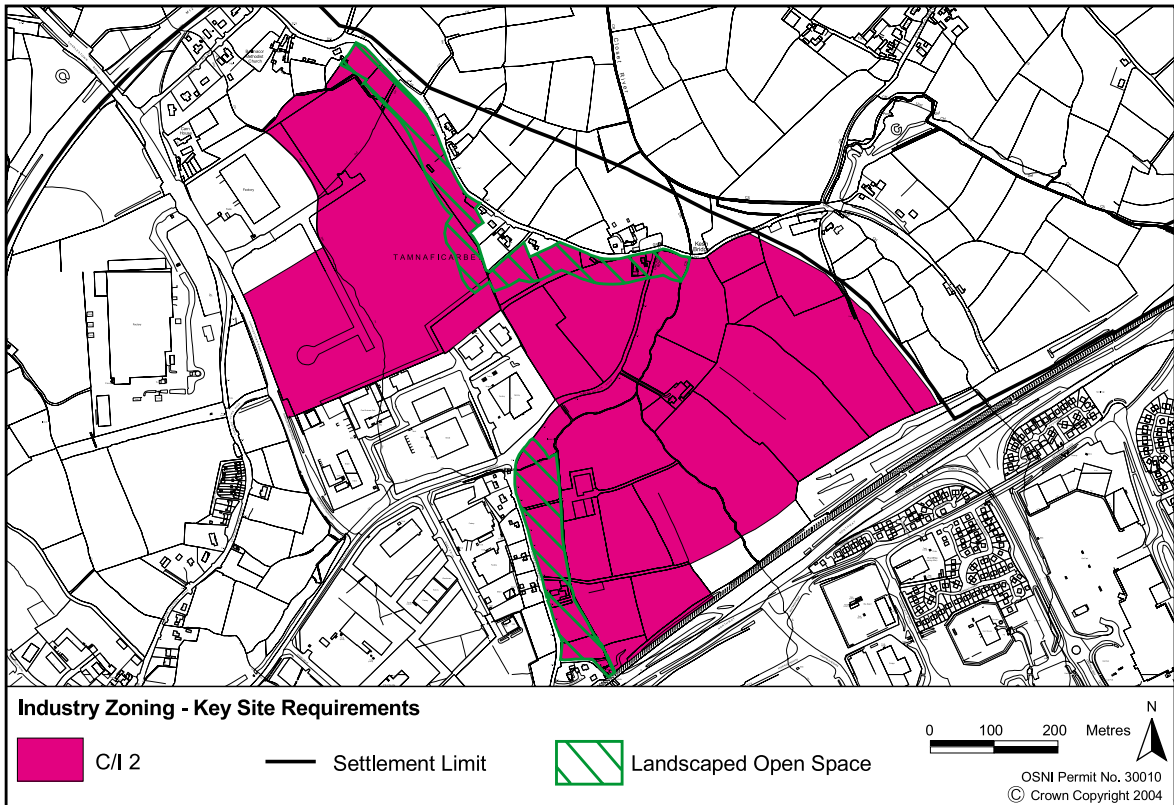
Central Craigavon

C/I 2 Land north of Northway and East of New Charlestown Road (66.03 hectares)

Key site requirements:

- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the southeastern boundary of the site shall be retained. Supplementary planting of trees and bushes of appropriate species will be required on all boundaries to provide screening for the development and facilitate its integration into the surrounding landscape. A significant belt of new planting will be required all along the northern, eastern and western boundaries of the site;
- any development shall provide for an area of landscaped open space as indicated in Map C/I 2 to provide a buffer between existing housing and future industrial activity;
- all buildings should be of a high quality of design, with varied elevational treatment and heights;
- any access to the development onto Carn Road will require road widening. The development can also be accessed onto the proposed M12-Central Way link road. Access onto either road will require a right turning lane and provision of a footway link to the nearest existing footway network. In both cases, third party land will be required to accommodate the access and footway. Access standards with regard to visibility splays and forward visibility must be met. Access directly onto Northway will not be permitted;
- a Traffic Impact Assessment will be required in order to assess the need for and extent of any further works; and
- the proposal should make provision for access by public transport.

The developer should note that pumping of foul sewage will be required for part of the site. Also, the site is traversed by an existing foul sewer. No building will be permitted over, or within 6m either side of, this sewer. There are no public surface water sewers available to serve this site. Surface water may be discharged into a watercourse traversing the site, subject to consent. In addition, the developer should note that the low-lying, marshy ground along the northern boundary of the site may be liable to periodic waterlogging and the areas adjacent to watercourses may be subject to marginal flooding.



C/1 3 Land south of Mandeville Road (41.72 hectares)

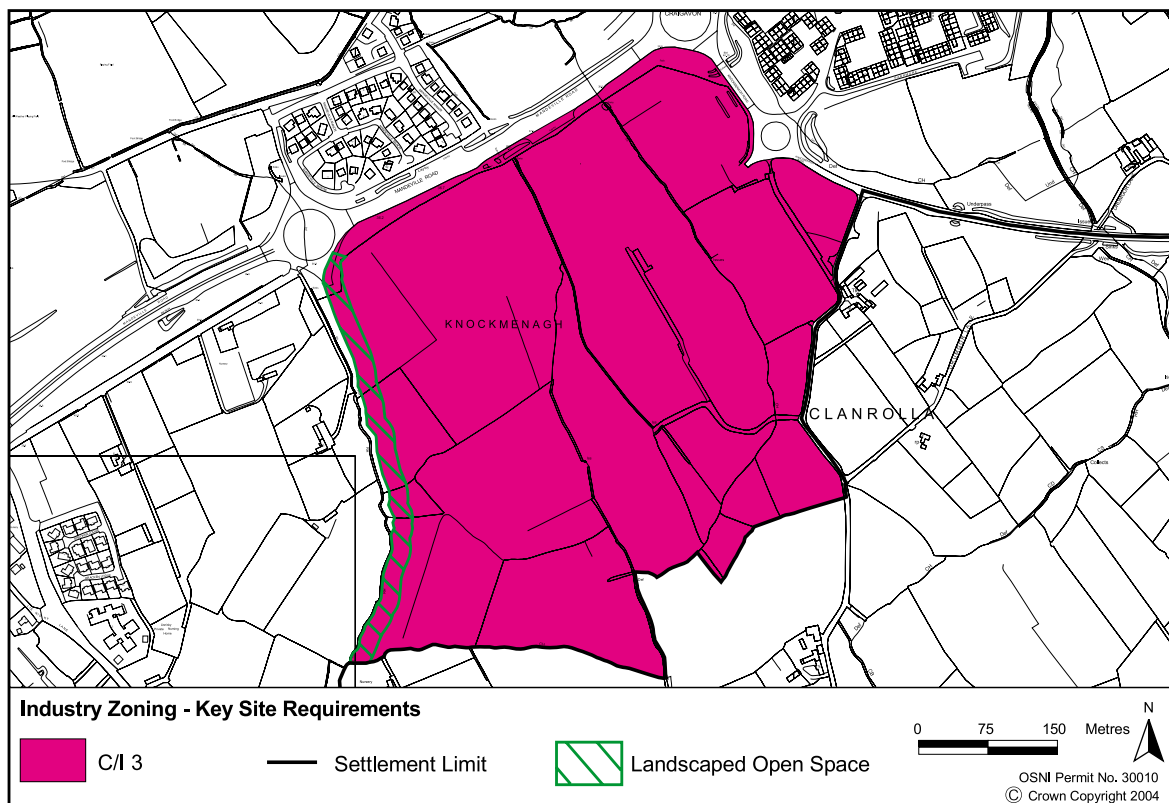
Key site requirements:

- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the eastern boundary of the site shall be retained. Supplementary planting of trees and bushes of appropriate species will be required on all boundaries to provide screening for the development and facilitate its integration into the surrounding landscape. A significant belt of new planting will be required all along the northern, eastern and western boundaries of the site;
- any development will need to provide for an area of landscaped open space as indicated in Map C/1 3 to provide a buffer between existing/future housing and future industrial activity;
- all buildings should be of a high quality of design, with varied elevational treatment and heights;
- the development will be accessed onto the existing roundabouts on Mandeville Road to the northwest and Knockmenagh Road to the east. In both cases, access standards with regard to visibility splays and forward visibility must be met. Footway links to the nearest existing footway network will be required;

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- a Traffic Impact Assessment will be required in order to assess the need for and extent of any further works; and
- the proposal should make provision for access by public transport.

The developer should note that pumping of foul sewage may be required for part of the site. Also, there are no public surface water sewers available to serve this site. Surface water may be discharged into a watercourse traversing the site, subject to consent. In addition, the developer should note that some of the low-lying areas adjacent to watercourses may be subject to marginal flooding.



C/I 4 Land west of Charlestown Road (20.13 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for outline or full permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for outline or full permission. The existing vegetation on the site boundaries shall be retained. Supplementary planting of trees and bushes of appropriate species will be required on all boundaries to provide screening for the development and facilitate its integration into the surrounding landscape;
- any development will need to provide for an area of landscaped open space as indicated in Map C/I 4 to provide a buffer between existing housing and future industrial activity. The existing vegetation on the eastern boundary of the site should be supplemented with trees and bushes of similar species;
- all buildings should be of a high quality of design, with varied elevational treatment and heights;
- there is evidence of recent badger activity on this site. The badger is a protected species under the Wildlife (Northern Ireland) Order 1985 and a developer must conform with the statutory species protection measures for badgers;
- any development will be accessed onto Charlestown Road at the northeastern corner of the site. This will require improvement of the Charlestown Road/New Charlestown Road link and stopping up of the northern section of Charlestown Road. A right turning lane will be required on New Charlestown Road. Access standards with regard to visibility splays and forward visibility must be met. A footway link to the nearest existing footway network on Charlestown Road will be required; and
- the proposal should make provision for access by public transport.

The developer should note that pumping of foul sewage will be required for the western part of the site. Also, the site is traversed by an existing foul sewer and pumping sewer. No building will be permitted over, or within 6m either side of, these sewers. In addition, the developer should note that some of the low-lying, flat land may be liable to waterlogging and localised ponding, and land adjacent to watercourses may be subject to marginal flooding.

Recreation and Open Space

The range of open space within Central Craigavon includes Tannaghmore Gardens, which is of historic importance, various playing field complexes and green wedges designed as part of the urban fabric to function as buffers between the residential areas. These open spaces and recreational areas form part of the urban structure of Central Craigavon in that they contribute to the environmental quality of the area, as well as providing for the recreational needs of residents. They will be protected through the provisions of Planning Policy Statement 8 (PPS 8): Open Space, Sport and Outdoor Recreation.

Existing Open Space

The following areas of existing open space are identified for information and shown on Map No. 5 Craigavon Urban Area:

- **City Park and Tannaghmore Gardens (55.15ha);**
- **Central Sports Area (28.78ha);**
- **Brownlow Linear Park (15.57ha);**
- **Craigavon Leisure Centre complex (10.14ha);**
- **Legahory Playing Fields (10.1ha);**
- **Drumgask Playing fields (10.66ha);**
- **Tullygally Playing Fields (6.55ha);**
- **Parkmore Open Space (5.2ha); and**
- **Ardowen Open Space (4.51ha).**

Within these areas planning applications will be determined in accordance with the provisions of PPS 8. Any other areas of existing open space are, however, also covered by the same safeguarding provisions of prevailing regional planning policy.

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Conservation

Local Landscape Policy Areas

A Local Landscape Policy Area is designated at Carn in Central Craigavon.

Designation C/LLPA 1 Carn Local Landscape Policy Area

Within the LLPA planning permission may be granted for:

- proposals for single dwellings, with access onto Charlestown Road, where this does not lead to erosion of the area's rural character;
- extension to existing uses or minor ancillary development; or
- redevelopment of existing buildings, providing the proposed development is contained within the built envelope.

Proposals will be required to integrate sympathetically with the natural environment, therefore conserving, rather than destroying, the quality of the landscape. No frontage development will be permitted on Carn Road or New Charlestown Road. Proposals should be in accordance with Plan Policy CON 2 and prevailing regional planning policy.

The LLPA provides for an area of local wildlife with important landscape and amenity value and is designated to establish a buffer zone between the adjacent existing and zoned industrial areas, and to retain the rural character of the area. The cumulative impact of the number of buildings in the area and the consequent effect on rural character will be taken into account in assessing development proposals.

This area at Carn comprises some 11.6 hectares of land to the northwest of Carn Industrial Estate. This landscape is characterised by pastureland and scrub with mature planting on the boundaries and within the site. There is a number of established residential properties within mature gardens located within and around the site boundary, with the remainder of this area reflecting a traditional field pattern. Developers should note that frontage development onto Charlestown Road will require provision of a footway along each frontage.

Craigavon Town Centre

The town centre boundary proposed in the Draft Craigavon Area Plan is not confirmed and, therefore, does not form part of the adopted plan. The Department will undertake a study to examine the town centre boundary for Central Craigavon.

Legahory District Centre

The existing Legahory Centre accommodates a number of local shops/businesses, a church, primary school, health centre, police station, leisure facilities and a car parking area. There is a significant number of vacant units within the centre. The area is centrally located and well connected to the surrounding estates by way of pedestrian and vehicular links.

Plan Policy C/DC 1 Legahory District Centre

The existing facilities at Legahory, and additional adjacent land, are designated as a District Centre, as shown on Map No. 5 Craigavon Urban Area.

Within the District Centre, planning permission for retail, office, community and business uses will be granted provided that:

- the proposal would not lead to a detrimental impact on residential amenity, traffic movements and road safety;
- the arrangements for access and car parking are satisfactory;
- the proposal gives priority to access by pedestrians, cyclists buses and, in particular, access for the disabled; and
- the design, layout and scale of the proposal is compatible with the existing buildings within the centre.

In addition, within the designated District Centre, proposals will be determined in accordance with the provisions of prevailing regional planning policy.

Lurgan

The urban form of Lurgan is characterised by a linear shopping area with a radial road and development pattern emanating from this. Lurgan Park and lake and the adjacent golf course are significant assets to the town. These facilities are complemented by the recreational area at Silverwood. The primary land use, outside the commercial core, is housing, served by local schools, shops and other community facilities. Major industry is located at Silverwood and Annesborough. The Portadown Road is also an important industrial location. The town has good strategic communications links being located on the Belfast-Dublin rail line and with easy access to the M1 Motorway.



Housing

A total of 194.22 hectares of land is zoned for housing in Lurgan, in a range of locations. 151.48 hectares are zoned for Phase 1 release, and a further 42.74 hectares are zoned in Phase 2.

In accordance with Plan Policy HOU 1, favourable consideration will normally be given to the development of Phase 1 housing land, for housing development, at any time over the plan period. Phase 2 housing land will be held in reserve and release of this land will be subject to housing land review in 2005 (See Plan Policy Hou 1).

The Department will require high standards of layout and design within all housing areas. Proposals to develop zoned housing sites will be required to comply with prevailing regional planning policy and the key site requirements set out below.

Phase 1 Housing Zonings

L/H 1 Land East of Kiln Road (43.73 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on all boundaries shall be retained and incorporated into the proposed development. The existing vegetation on the site shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development;
- the existing streams traversing the site should be clearly identified and, if possible, retained as features and incorporated into the proposed development;
- any development shall incorporate an extensive and clearly defined network of cycle paths and footways which link into the existing networks in Lurgan;
- the layout of the proposal and the type of housing proposed should respect the topography of the site and careful consideration must be given to the relationship between future housing and the railway line which runs along the southeastern corner of the site;
- the layout shall be designed to ensure that no houses back onto Kiln Road;

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- the site may be accessed onto Kiln Road through two access points located to the north and to the south of the Silverwood Hotel. These access points should be located so as to maximise the access standards: access standards with regard to access stagger, visibility splays and forward visibility must be met. Both access points will require a right turning lane. Improvements may also be required at both the Kiln Road/Silverwood Road and Kiln Road/Lough Road junctions, subject to the scale and layout of the proposed development. An access point must also be provided onto Silverwood Road, with access taken through the area zoned for light industry/warehousing. This access point will also require a right turning lane. Third party land may be required to accommodate access to this site. The Department will consider other access locations in addition to those stated where standards can be met and are acceptable in terms of the overall Concept Master Plan; and
- any development for more than 200 houses, or any phased development which would result in a housing potential for the site as a whole of more than 200 houses, will require a Traffic Impact Assessment.

The developer should note that pumping of foul sewage will be required for the northwestern part of the site and may be required for low-lying areas in the centre and to the east of the site. Also, there are existing foul sewers, trunk sewers and several major pumping water mains traversing the site. No building will be permitted within 6 metres of these sewers and mains. In addition, the developer should note that the low-lying part of the site may be subject to marginal flooding.

L/H 1 (a) Land east of Kiln Road (1.23 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline planning permission. The existing vegetation on all boundaries shall be retained and incorporated into the proposed development. The existing vegetation on the site shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development;
- any existing streams traversing the site should be clearly identified and, if possible retained as features and incorporated into the proposed development;

- the layout of the proposal and the type of housing proposed shall respect the topography of the site. The layout shall be designed to ensure that no houses back onto Kiln Road;
- the site shall be accessed through the existing housing development to the north, subject to the relevant access requirements being met; and
- no building will be permitted within 6 metres of any sewers and mains running through the site.

L/H 2 Land north of Silverwood Road (3.99 hectares)

Key site requirements:

- The results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be retained and incorporated into the proposed development. The existing vegetation on the site should be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development. The northwestern boundary, in particular, should be planted with appropriate species to ensure a definite natural boundary between the residential area and open countryside;
- any development shall incorporate an extensive and clearly defined network of cycle paths and footways which link into the existing networks in Lurgan; and
- the development shall be accessed onto Silverwood Lane. This will require a right turning lane at the Silverwood Lane/Silverwood Road junction. A footway link to connect with the existing cycle path to the southeast will be required. Third party land may be required to accommodate this access and footway. Appropriate access standards with regard to visibility splays and forward visibility should be provided. Direct access, including for individual dwellings, will not be permitted onto Silverwood Road.

The developer should note that a water main extension is required to serve this site. Also, there is an existing foul sewer traversing the site. No building will be permitted over, or within 6m either side of, this sewer. In addition, the developer should note that the low-lying part of the site may be subject to marginal flooding.

L/H 3 Land to the rear of Ashgrove Grange (off Lake Street) (4.62 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on all boundaries shall be retained and supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The northern and western boundaries, in particular, shall be planted with appropriate species to ensure a definite natural boundary between the residential area and open countryside;
- consideration should be given to retention of the stream which forms the southern boundary of the site and its incorporation as a feature in the proposed development; and
- the development shall be accessed onto Ashgrove Grange to the east. This will require improvements of the Ashgrove Grange/Lake Street junction. A right turning lane may be required at this junction, subject to the scale and layout of the proposed development. Third party land will be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided.

The developer should note that pumping of foul sewage will be required for part of the site. In addition, the site is traversed by an existing foul sewer. No building will be permitted over, or within 6m either side of, this sewer.

L/H 4 Land to the rear of Allengrove (off Lake Street) (2.21 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on all boundaries shall be retained and supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting; and

- the development shall be accessed onto Allengrove to the southeast (maximum number 17 houses) and/or onto Ashgrove Drive (maximum number 20 houses). If a greater number of houses is proposed off either access then this will require improvements at the junctions with Lake Street. A right turning lane may be required at the Allenhill Park/Lake Street junction and third party land will be required to accommodate this. Appropriate access standards with regard to visibility splays and forward visibility shall be provided.

The developer should note that pumping of foul sewage will be required for part of the site. In addition, the site is traversed by an existing foul sewer. No building will be permitted over, or within 6m either side of, this sewer.

L/H 5 Land east of Lake Street (2.91 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing trees and mature hedging within the site and on the boundaries shall be retained where possible and supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The northnortheastern boundaries, in particular, should be planted with appropriate species to ensure a definite natural boundary between the residential area and open countryside;
- the layout of the proposal and the type of housing proposed should respect the topography of the site and, in particular, the crest line in the centre of the site; and
- the development shall be accessed onto Lake Street. This will require a footway link along Lake Street to Tannaghmore Primary School to the south. A right turning lane may be required, subject to the scale and layout of the proposed development. Third party land may be required to accommodate this access. Appropriate access standards with regard to access stagger, visibility splays and forward visibility should be provided. Direct access, including for individual dwellings, will not be permitted onto Lake Street.

The developer should also note that pumping of foul sewage will be required for the southern part of the site.

L/H 6 Lands north of North Circular Road (16.17 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be retained and incorporated into the proposed development. The existing vegetation on the site shall be supplemented by the planting of appropriate species to provide landscape definition between the development and countryside, screening for the development and to break up the housing mass and reduce the visual impact of the development. The vegetation along the northwestern boundary, in particular, should be supplemented with similar species to ensure a definite natural boundary between the residential area and the open countryside;
- a landscape management plan for a 20 year period from completion of planting shall be submitted with the detailed planting plan;
- the layout of the proposal and the type of housing proposed should respect the topography of the site. The layout shall be designed to ensure that no houses back onto North Circular Road and Tarry Lane;
- buffer planting, to include a pedestrian and cycle route of between 8 and 10 metres in depth, along the boundary of the link road to the school, will be required to provide a defined landscape boundary between the development and the countryside.
- housing layout will be served off the proposed spine road in accordance with Planning Policy Statement 7;
- appropriate access must be maintained to existing properties on Tarry Lane ;
- a Traffic Impact Assessment will be required;
- footway links/cycle ways will be required from within the development to the junction of North Circular Road/Tarry Lane linking into the existing footway network. A footway link will be required along the eastern side of North Circular Road to link with the existing footway at the Levin Road/North Circular Road junction; and
- the main access to the development will run onto North Circular Road through an improved Tarry Lane/North Circular Road junction and Tarry Lane itself (a right turning lane will be required).

The developer should note that pumping will be required to access the existing foul sewer and also, in order to accommodate increased loadings, upgrading will be required. There are no public surface water sewers available to serve this site. Surface water may be discharged into a watercourse traversing the site, subject to consent. It is considered unlikely that the site will be affected by significant flooding from any watercourse with the exception of low-lying land adjacent to the open channels of the watercourses, where marginal flooding may occur.

L/H 7 Land east of Antrim Road (11.93 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The northern and eastern boundaries, in particular, shall be planted with appropriate species to ensure a definite natural boundary between the residential area and open countryside. A landscape bund shall be provided along the northwestern boundary to the railway line to assist in noise attenuation;
- the layout of the proposal and the type of housing proposed should respect the topography of the site and careful consideration must be given to the relationship between future housing and the railway line which traverses the site;
- development will be restricted to single storey on the northeastern portion and on the crestline traversing the southwestern portion of the site;
- part of the northeastern portion of the site shall remain open and undeveloped to provide the open space requirement to comply with the provisions of prevailing regional planning policy;
- the layout shall be designed to ensure that no houses back onto Antrim Road;
- a footway link to connect with the existing footway at the Antrim Road/ Old Kilmore Road junction will be required; this will include provision of pedestrian facilities at the railway level crossing. Third party land will be required to accommodate this;

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- the development to the east of the railway line shall be accessed through Belvedere to the south. Third party land may be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided;
- the development to the west of the railway line shall be accessed onto Antrim Road through one access point located 40m southwest of the Antrim Road/North Circular Road junction. Third party land will be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. Direct access for individual dwellings will not be permitted onto Antrim Road; and
- any development for more than 200 houses, or any phased development which would result in a housing potential for the site as a whole of more than 200 houses, will require a Traffic Impact Assessment.

The developer should note that pumping of foul sewage will be required for the western part of the site and that a water main extension is required to serve the site. Also, there are no existing public surface water sewers available to serve the site: surface water could be discharged to a watercourse located within the site, subject to consent. In addition, the developer should note that there is an existing foul sewer traversing the site. No building will be permitted over, or within 6m either side of, this sewer.

L/H 8 Land to the rear of Demesne Avenue (3.66 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation along the boundary of the site and the boundary of existing dwellings at Demesne Avenue and Churchill Avenue shall be retained, where possible, and supplemented by the planting of trees and bushes to provide screening for the development and break up the housing mass and reduce the visual impact of the development;
- consideration should be given to retention of the existing stone wall which forms part of the northern boundary of the site and its incorporation into the proposed development; and

- any access to the development from Demesne Avenue/Churchill Avenue for any more than approximately 5 further dwellings will require access improvements to the Avenue Road junction, consisting of the provision of a right turning lane (whilst maintaining the current visibility standard) and satisfactory footway link improvements, from the site to Avenue Road. Any access to the development from Demesne Avenue will require visibility improvements at the Demesne Avenue/Avenue Road junction and footway links. Third party land will be required to accommodate this access. The development can be accessed onto Avenue Road through Birchdale and Hazelgrove. However, access via Hazelgrove for more than 26 dwellings will require the provision of a right turning lane at the Avenue Road junction.

L/H 9 Land south of Avenue Road (14.76 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the eastern boundary, in particular, should be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside;
- consideration should be given to the retention of the existing farm buildings located in centre of the site and the laneway traversing the site and their incorporation into the proposed development;
- any access to the development from Avenue Road will require a right turning lane. Third party land will be required to achieve access standards. Appropriate access standards with regard to visibility splays and forward visibility should be provided. Direct access for individual dwellings will not be permitted onto Avenue Road; and
- any development for more than 200 houses, or any phased development which would result in a housing potential for the site as a whole of more than 200 houses, will require a Traffic Impact Assessment.

The developer should note that pumping of foul sewage may be required for the eastern part of the site. Also, surface water could be discharged to a watercourse located within the site, subject to consent. In addition, the developer should note that the low-lying part of the site may be subject to marginal flooding.

L/H 10 Land to the rear of Bowens Manor (off Bowens Lane) (1.52 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing trees and mature hedging on the site boundaries shall be retained where possible and supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The southern boundary, in particular, shall be planted with appropriate species to ensure a definite natural boundary between the residential area and open countryside; and
- any access to the development from Bowens Lane may require a right turning lane at the Bowens Lane/Waringstown Road junction, subject to the scale of the development. A footway link to connect with the existing network will be required. Third party land may be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided.

The developer should also note that there is an existing foul sewer traversing the site. No building will be permitted within 6 metres of this sewer. In addition, the developer should note that the low-lying part of the site may be subject to marginal flooding.

L/H 11 Land to the rear of Woodlane (off Waringstown Road) (3.34 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing trees and mature hedging within the site and on the boundaries shall be retained where possible and supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development. The belt of mature trees running across the centre of the site, in particular, shall be retained and incorporated into the development;

- the layout of the proposal and the type of housing proposed should respect the topography of the site; and
- the development shall be accessed through Woodlane to the northeast, subject to access standards being achieved. However, it is unlikely that access will be permitted onto Upper Toberhewney Lane unless there is significant improvement to the Toberhewney Lane/Gilford Road junction.

The developer should also note that surface water could be discharged to a watercourse located within the site, subject to consent. In addition, the developer should note that the low-lying part of the site may be subject to marginal flooding.

L/H 12 Land to the rear of Carrickvale (off Old Portadown Road) (4.45 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development;
- the layout of the proposal and the type of housing proposed should respect the topography of the site and, in particular, the crest line in the eastern part of the site; and
- any access to the development through Carrickvale to the north will require a right turning lane on Old Portadown Road. Appropriate access standards with regard to visibility splays and forward visibility should be provided.

The developer should also note that pumping of foul sewage may be required for part of the site. In addition, the low-lying part of the site may be subject to marginal flooding.

L/H 13 Land east of Old Portadown Road (1.60 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site shall be supplemented by the planting of trees and bushes of appropriate species to reduce the visual impact of the development;
- the layout shall be designed to ensure that no houses back onto Old Portadown Road; and
- any access to the development from Old Portadown Road will be subject to access standards, with regard to visibility splays and forward visibility being met. A footway link along Old Portadown Road to connect with the existing footway to the north will be required. Direct access for individual dwellings will not be permitted onto Old Portadown Road.

The developer should also note that there is an existing foul sewer and two major water mains running along the northeastern boundary of the site. No building will be permitted over, or within 6 metres of, any of these sewers or water mains. In addition, there are no existing public surface water sewers available to serve the site: surface water could be discharged to a watercourse located within the site, subject to consent.

L/H 14 Land northwest of Old Portadown Road (7.41 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development. The northern boundary of the site, in particular, shall be planted to create a buffer between future housing and adjacent industrial activity;

- the stream which traverses the site should be retained as a feature and incorporated into the proposed development;
- consideration should be given to the retention of the stone wall which forms part of the site boundary along Old Portadown Road and its incorporation as a feature in the proposed development;
- the location of existing overhead electricity lines should be identified and their relationship with proposed housing specified;
- there is evidence of recent badger activity on this site. The badger is a protected species under the Wildlife (Northern Ireland) Order 1985 and a developer must conform with the statutory species protection measures for badgers;
- the layout of the proposal and the type of housing proposed should respect the topography of the site. The layout shall be designed to ensure that no houses back onto either Old Portadown Road or Gilpinstown Road;
- the development shall be accessed onto Old Portadown Road through one access point located 50m northeast of the Ashdene Park/Old Portadown Road junction. This will require a right turning lane. Third party land will be required to accommodate this access. Access standards with regard to visibility splays and forward visibility must be met. A footway link along Old Portadown Road to connect with the existing footway to the northeast will be required. Direct access for individual dwellings will not be permitted onto Old Portadown Road; and
- any access onto Gilpinstown Road will require a right turning lane to Portadown Road. Third party land will be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. A footway link along Gilpinstown Road to connect with the existing footway network will be required. Direct access for individual dwellings will not be permitted onto Gilpinstown Road.

The developer should note that pumping of foul sewage may be necessary for low-lying areas of the site. There is an existing foul sewer and two major trunk water mains within the site. No building will be permitted over, or within 6 metres of, any of these sewers or water mains. Also, there are no existing public surface water sewers available to serve the site. Surface water could be discharged to a watercourse located within the site, subject to consent.

L/H 15 Land between Gilford Road and Glenavon Lane (15.37 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be retained where possible and supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development. The mature vegetation along the southsouthwestern boundary, in particular, should be retained and supplemented with appropriate species to ensure a definite natural boundary between the residential area and open countryside;
- there is evidence of recent badger activity on this site. The badger is a protected species under the Wildlife (Northern Ireland) Order 1985 and a developer must conform with the statutory species protection measures for badgers;
- any access to the development from Gilford Road will require a right turning lane, with adequate spacing from the access to lands east of Gilford Road and stopping up of the southern section of Old Gilford Road. Third party land will be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. A footway link along Gilford Road to connect with the existing footway to the north will be required. Direct access for individual dwellings will not be permitted onto Gilford Road. Any access onto Upper Mourne Road will be subject to access standards being achieved; and
- any development for more than 200 houses, or any phased development which would result in a housing potential for the site as a whole of more than 200 houses, will require a Traffic Impact Assessment.

The developer should also note there are trunk water mains on the site boundary. No building will be permitted within 6 metres of these mains. Also, a water main extension may be required to serve this site. In addition, the developer should note that the low-lying part of the site may be subject to marginal flooding.

L/H 16 Land east of Gilford Road (12.58 hectares)

Key site requirements:

- there is evidence of recent badger activity on this site. The badger is a protected species under the Wildlife (Northern Ireland) Order 1985 and a developer must conform with the statutory species protection measures for badgers.
- the site can be accessed onto Gilford Road provided the following access standards are achieved: visibility splays and a right turning lane with adequate junction spacing from access on the opposite side of Gilford Road. The existing footway on Gilford Road frontage should be widened to 1.8m and widening to continue towards Lurgan (to where the existing width is 1.8m). Careful consideration is required for the actual positioning of the access on Gilford Road so that it does not conflict with the opposite access. Frontage development will not be permitted onto Gilford Road.

The site is generally sloping ground to the east of Gilford Road, draining naturally to a designated watercourse to the south. It is considered unlikely that the site will be affected by significant flooding from any known watercourse. Necessary improvements to a watercourse system are considered viable.

Phase 2 Housing Zonings

68.3 hectares of land to the north, south and east of Lurgan are zoned for Phase 2 housing:

- Land at North Circular Road (15.54 ha);
- Land at Banbridge Road (18.62 ha); and
- Land at Gilford Road (8.57 ha).

This land will be released for housing development in accordance with Plan Policy HOU 1. Key site requirements for these sites will be identified as part of the housing land review in 2005.

Lurgan

Industry

Lurgan has two main industrial areas in planned industrial estates – Silverwood and Annesborough. In addition there is significant industrial/ business development at Portadown Road. The location, scale and distribution of this existing industry are important to the continued economic prosperity of the town.

Existing Major Industrial Areas

L/I 1 Existing Industrial Land

The following areas are identified as existing industrial land:

- Silverwood (68.04ha);
- Annesborough (36.11ha); and
- Halfpenny Valley (Portadown Road) (21.78ha).

Within these areas development proposals will be assessed in accordance with Plan Policy IND 1 and prevailing regional planning policy.

Industrial Zonings

A total of 52.71 hectares of land is zoned for industrial, storage or distribution use, and light industry and warehousing in Lurgan.

Within these areas development proposals will be assessed in accordance with Plan Policy IND 1 and prevailing regional planning policy. Key site requirements for the development of the zoned sites are set out below:

L/I 2 Land north of Portadown Road (Halfpenny Valley)

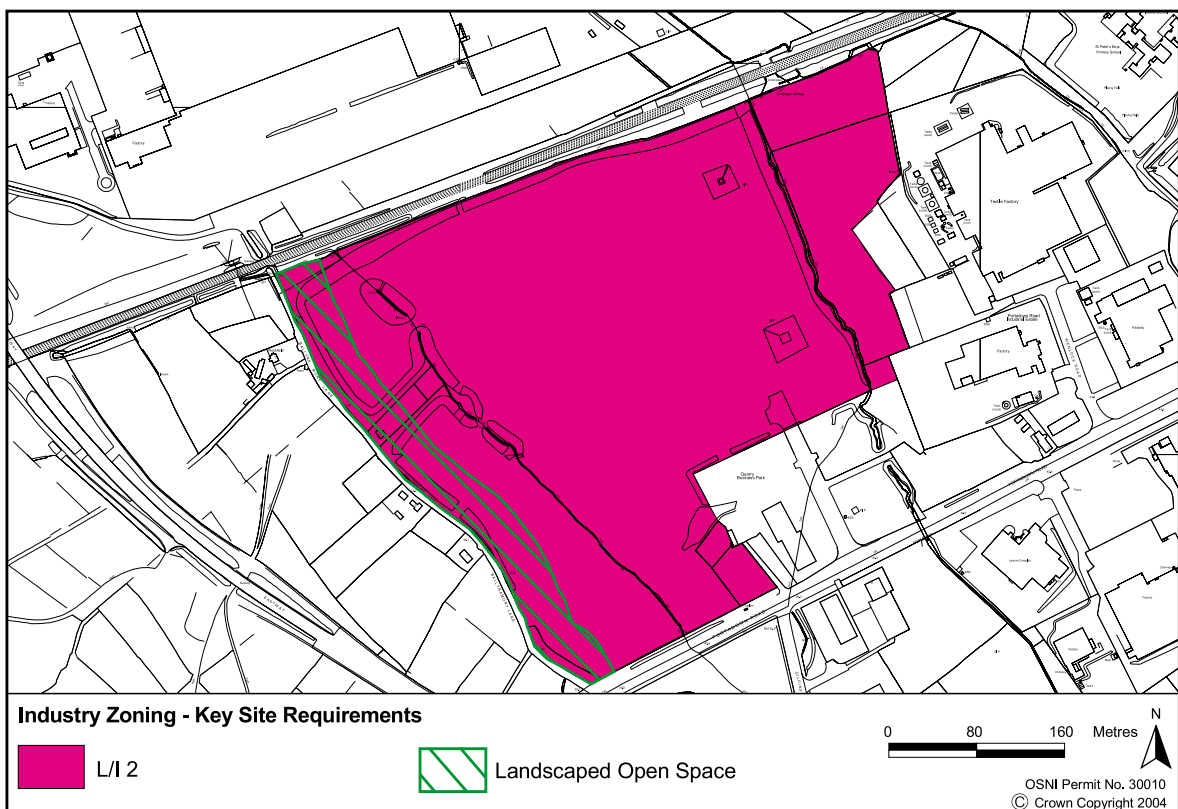
A 28.84 hectare site is zoned for industrial, storage or distribution use.

Key site requirements:

- a detailed planting plan for the proposed development will require to be submitted with a planning application for full or outline permission. The existing vegetation on the southern, eastern and western boundaries of the site shall be retained. Supplementary planting of trees and bushes of appropriate species will be required on all boundaries to provide screening for the development and facilitate its integration into the surrounding landscape. A significant belt of new planting will be required all along the western boundary of the site;

- any development will be required to provide for an area of landscaped open space as indicated in Map L/I 2 in order to provide a buffer between existing housing and future industrial activity;
- all buildings should be of a high quality of design, with varied elevational treatment and heights; and
- the development will be required to be accessed onto Portadown Road through the existing access road already constructed.

The developer should note that pumping of foul sewage may be required for parts of the site. Also, there is a number of existing foul sewers and a major trunk water main located within the site. No building will be permitted over, or within 6 metres of, these sewers or water mains. Surface water could be discharged into a watercourse located within the site, subject to consent. In addition, the developer should note that the low-lying central part of the site may be subject to marginal flooding.



L/I 3 Land southwest of Silverwood Road

A 4.35 hectare site is zoned for light industry and warehousing (i.e., Use Classes 4 and 11 of the Planning (Use Classes) Order (Northern Ireland) 1989, as amended).

Key site requirements:

- a detailed planting plan for the proposed development will require to be submitted with a planning application for full or outline permission. The existing vegetation on the site boundary shall be retained and supplemented with trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting;
- all buildings should be of a high quality of design, with varied treatment and heights; and
- any access to the development directly from Silverwood Road will require a right turning lane. Third party lands will be required to accommodate this access. Access standards with regard to visibility splays and forward visibility must be met. A footway link will be required along the site frontage.

The developer should note that there are two major trunk water mains traversing the site. No building will be permitted within 6 metres of these mains. Also, surface water could be discharged to a watercourse located within the site, subject to consent. In addition, the developer should note that the low-lying part of the site may be subject to marginal flooding.

L/I 4 Land south of Silverwood Road

A 4.93 hectare site is zoned for light industry and warehousing (i.e., Use Classes 4 and 11 of the Planning (Use Classes) Order (Northern Ireland) 1989, as amended).

Key site requirements:

- a detailed planting plan for the proposed development will be required to be submitted with a planning application for full or outline permission. The existing vegetation on the site boundary shall be retained and supplemented with trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. A significant belt of new planting will be required on the northern boundary of the site in order to provide a buffer between existing/future housing and future industrial activity;
- all buildings should be of a high quality of design, with varied elevational treatment and heights; and

- the development will require to be accessed onto Silverwood Road through the existing access point. A Traffic Impact Assessment may be required in order to assess the need for and extent of any road works.

The developer should also note that pumping of foul sewage may be required for part of this site. Surface water could be discharged into the river which forms the eastern boundary of the site, subject to consent. In addition, the developer should note that the low-lying part of the site may be subject to marginal flooding.

L/I 5 Land north of Silverwood Road

A 3.28 hectare site is zoned for light industry and warehousing (i.e., Use Classes 4 and 11 of the Planning (Use Classes) Order (Northern Ireland) 1989, as amended).

Key Site Requirements:

- a detailed planting plan for the proposed development will be required to be submitted with a planning application for full or outline permission. The existing vegetation on the site boundary shall be retained and supplemented with trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. A significant belt of new planting will be required on the northeastern and southwestern boundaries of the site in order to provide a buffer between existing/future housing and future industrial activity;
- all buildings should be of a high quality of design, with varied elevational treatment and heights;
- any access to the development from Silverwood Road or Kiln Road will require a right turning lane. Access standards with regard to access stagger, visibility splays and forward visibility must be met; and
- a Traffic Impact Assessment may be required in order to assess the need for and extent of any further works.

The developer should note that pumping of foul sewage will be required for this site.

L/I 6 Land northeast of Silverwood Road

An 11.31 hectare site is zoned for light industry and warehousing (i.e., Use Classes 4 and 11 of the Planning (Use Classes) Order (Northern Ireland) 1989, as amended).

Key site requirements:

- a detailed planting plan for the proposed development will require to be submitted with a planning application for full or outline permission. The existing vegetation on the site boundary shall be retained and supplemented with trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the surrounding landscape. A significant belt of new planting will be required on the northern and eastern boundaries of the site;
- all buildings should be of a high quality of design, with varied elevational treatment and heights;
- any access to the development from Silverwood Road or Kiln Road will require a right turning lane. Access standards with regard to access stagger, visibility splays and forward visibility must be met; and
- a Traffic Impact Assessment may be required in order to assess the need for and extent of any further works.

The developer should also note that pumping of foul sewage will be required for this site. Also, the low-lying part of the site may be subject to marginal flooding.

Community Uses

Lurgan contains a wide range of primary, secondary and further educational facilities. Within the primary sector the Department of Education has awarded capital funding for the provision of a new school at Tarry Lane Lurgan.

Proposal COM 1: Education and Associated Open Space

A 4.03 hectare site is identified for the proposed school and associated open space and is shown on Map No. 5 Craigavon Urban Area and will be subject to the following key site requirement:

- access to the proposed school will be off North Circular Road, through an improved or realigned Tarry Lane and new spine road, with strong and direct walking and cycling connection to the existing network on North Circular Road. Pedestrian/cycling access to the existing network must be designed in such a fashion so as to deter use of Cornakinnegar Road by pedestrian/cycling traffic.

Recreation and Open Space

Lurgan's existing public open spaces are located both within the town and on the periphery and they serve the whole community. They comprise a number of historic parks, as well as playing fields and specialised recreation facilities. These open spaces and recreational uses form part of the urban structure of Lurgan, in that they contribute to the environmental quality of the town, as well as providing for the recreational needs of residents. They will be protected through the provisions of Planning Policy Statement 8 (PPS 8): Open Space, Sport and Outdoor Recreation.

Existing Open Space

The following areas of existing open space are identified for information and shown on Map No. 5 Craigavon Urban Area:

- Lurgan Park (34.92ha);
- Lord Lurgan Memorial Park (9.23ha);
- Lands comprising Silverwood Golf Course and Ski Centre (131.41ha);
- Gordon/Monbrief Playing Fields (22.99ha); and
- Taghnevan Playing fields (8.03ha).

Within these areas planning applications will be determined in accordance with the provisions of PPS 8. Any other areas of existing open space and recreation are, however, also covered by the same safeguarding provisions of prevailing regional planning policy.

Lurgan Park (together with the adjacent Lurgan Golf Course) is also designated as a Local Landscape Policy Area (see Plan Policy CON 2 and Designation L/LLPA 1).

Open Space Zoning

6.2 hectares of open space are zoned at the Gordon/ Monbrief Playing Fields as an extension to the existing open space.

Within this area development proposals will be assessed in accordance with Plan Policy ROS 1 and prevailing regional planning policy.

Lurgan

Conservation

Local Landscape Policy Areas

Five Local Landscape Policy Areas (LLPAs) are designated in and adjoining Lurgan. The policies relating to Local Landscape Policy Areas are Plan Policy CON 2 and Plan Policy CON 3, which are set out in Part 2 of the Plan, and prevailing regional planning policy.

Designation L/LLPA 1 Lurgan Park, Lurgan Golf Course and Brownlow House Local Landscape Policy Area

A Local Landscape Policy Area is designated at Lurgan Park, Lurgan Golf Course and Brownlow House as shown on Map No. 5 Craigavon Urban Area.

Brownlow House, Lurgan Park and Lurgan Golf Course together comprise some 9 hectares of land, east of Lurgan's commercial core. The house and its landscape setting are part of the lands granted to the Brownlow family who gained the estate in the early 17th Century and laid out the original town. The present Brownlow house, an impressive feature in the present townscape, was built in Tudor style in 1836, replacing an earlier house, for which the 18th Century landscape, now Lurgan Park, was designed. This very fine park combines an ornamental lake with avenues and stands of trees and individual specimens, together with some modern planting, and is identified for inclusion in the Department of the Environment's Environment and Heritage Service proposed Register of Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland.

The LLPA combines areas which have historic significance and are important for their landscape and amenity value, not least for the contribution which they make in defining part of the Lurgan settlement limit. It is designated to protect the surroundings of the listed building and protect the planned landscape and important tree groups in this area of significant landscape and visual amenity.

Within L/LLPA1, redevelopment within The Waves Complex will only be acceptable subject to the following key site requirements:

- development proposals must not adversely affect the intrinsic environmental value and character of the Local Landscape Policy Area;
- any future development should be of a high design and sensitive and in keeping with the landscape character of Lurgan Park;
- there should be linkages between the development and Lurgan Park;
- there should be a comprehensive planting scheme to integrate and screen the development; and

- existing trees within Lurgan Park should be adequately protected, both at the design stage and the implementation stages, and the requirements of BS 5837 1991 'Trees in relation to Construction' must be observed.

Designation L/LLPA 2 Lurgan College Local Landscape Policy Area

A Local Landscape Policy Area is designated at Lurgan College and is shown on Map No. 5 Craigavon Urban Area.

Lurgan College is located at College Walk, off Lough Road to the north of the town. The College buildings, in their designed landscape setting, contribute to the historic and landscape value of this part of the town, and form an important mature open space within the urban area. The retention of tree groups in association with the open space is particularly important at this location. The LLPA is designated to protect the important tree groups and the planned landscape which contribute to the visual amenity of the area.

Designation L/LLPA 3 Woodville House Local Landscape Policy Area

A Local Landscape Policy Area is designated at Woodville House and is shown on Map No. 5 Craigavon Urban Area.

Woodville House stands in a designed landscape setting, off Lough Road to the north of the town, between existing residential development and zoned housing land. The house is approached by a tree lined drive, through gates from Woodville Avenue. The tree planted grounds, which so enhance the house, also provide a backdrop to existing housing at Blair Drive. The LLPA is designated to protect the planned landscape and important tree groups.

Designation L/LLPA 4 St Michael's Senior High School Local Landscape Policy Area

A Local Landscape Policy Area is designated at St Michael's Senior High School and is shown on Map No. 5 Craigavon Urban Area.

St Michael's Senior High School and its landscaped grounds, together with adjoining properties, flank both sides of Cornakinnegar Road in north Lurgan. The group of buildings and their landscaped settings form a visually significant landmark on the edge of settlement, and similarly, the mature planting enhances the 'entrance' to Lurgan. The LLPA is designated to protect this locally significant building and its surroundings, together with the attractive vistas which contribute to the visual amenity of the area.

Designation L/LLPA 5 The Pines Local Landscape Policy Area

A Local Landscape Policy Area is designated at The Pines, Avenue Road and is shown on Map No. 5 Craigavon Urban Area.

The Pines is a substantial residence, well-screened from public views by mature tree planting and its boundary wall, with a variety of mature planting, including specimen trees in its grounds. It serves as a visually distinctive feature at the 'entrance' to the town. The LLPA is designated to protect the important tree groups and the visual significance of the area.

Within this LLPA planning permission may be granted for low density development subject to:

- the retention and protection of existing trees; and
- satisfactory access and infrastructure.

Areas of Townscape Character

Designation L/ATC 1 College Walk Area of Townscape Character

An Area of Townscape Character (ATC) is designated at College Walk to the northwest of Lurgan and is shown on Map No. 5 Craigavon Urban Area.

Development proposals within the ATC will be assessed in accordance with Plan Policy CON 5 and prevailing regional planning policy.

The Area of Townscape Character covers the residential development which lies between College Walk and Lough Road, as well as dwelling numbers 3-6 College Walk. The houses are of individual design but all are set in mature gardens, in spacious plots, which extend from Lough Road to the rear of dwelling numbers 3-6 College Walk. The boundary with Lough Road is defined by a row of mature trees on a raised bank. The Area of Townscape Character is designated to retain the housing density, mature planted settings and the spacious plot size within the area, and to complement the adjoining Local Landscape Policy Area which is designated at Lurgan College. The density of development proposals will be an important consideration in determining these proposals.

Lurgan Town Centre

The town centre boundary proposed in the Draft Craigavon Area Plan is not confirmed and, therefore, does not form part of the adopted Plan. The Department will undertake a study to examine the town centre boundary for Lurgan. This study will include Retail Frontage Policy Areas.

Plan Policy L/DOS 1 Development Opportunity Sites

Development Opportunity Sites are designated within Lurgan and are shown on Map No. 5 Craigavon Urban Area as an inset.

Favourable consideration will normally be given for appropriate mixed use and commercial development on Development Opportunity Sites provided any proposals are in accordance with prevailing regional planning policy, and the other policies, key site requirements and guidance contained in the Plan.

Designation L1 Castle Lane Development Opportunity Site

A 1.9 hectare site is designated suitable for either retail, office or residential uses, or a mix of these uses.

Key site requirements:

- the building frontage along Castle Lane should be at least two storey height equivalent;
- the proposal should incorporate pedestrian access to Market Street via the existing alleyways;
- the proposal should retain or make new provision for public toilets;
- the proposal will need to provide satisfactory access and parking arrangements. A Traffic Impact Assessment will be required to demonstrate that the proposal will not lead to an unreasonable or detrimental impact on traffic movement and road safety; and
- a building restriction within 6 metres of sewerage pipes must be observed within the site and wayleaves preserved.

This site may contain archaeological remains. Developers should note that the provisions of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, Policy BH3 will apply to this site.

Designation L2 Castle Lane Development Opportunity Site

A 1.1 hectare site is designated suitable for retail, leisure or residential uses or a mix of these uses.

Key site requirements:

- the proposal should not infringe on the integrity of the boundary with Brownlow House;
- the proposal should not harm the character or appearance of the adjacent open spaces at Brownlow House and Lurgan Park;
- acceptable detailed drawings should be submitted which illustrate the relationship between the proposal and Brownlow House;
- the proposal should provide satisfactory access and parking arrangements. Road widening and footway provision will be required along the site frontage. A Traffic Impact Assessment will also be required to demonstrate that the proposal will not lead to an unreasonable or detrimental impact on traffic movement and road safety;
- a building restriction within 6 metres of sewerage pipes must be observed within the site and wayleaves preserved; and
- no building will be permitted beyond the alignment of Brownlow House. Any development will be expected to incorporate a variety of detailing into its roofing, to complement the prevailing roofscape of Brownlow House and the views of both St Peter's Church and Christ Church, as seen from Castle Lane. The cornice level of any development will not exceed two domestic storeys in height. Landscaping will be required to mitigate the effect of any development on the adjacent LLPA and residential properties on Wellington Street. External finishes and detailing on any building/development within the site will be required to make use of sympathetic building materials and techniques, which respect those of Brownlow House and the buildings on Wellington Street.

This site may contain archaeological remains. Developers should note that the provisions of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, Policy BH3 will apply to this site.

Designation L3 Castle Lane Development Opportunity Site

A 0.72 hectare site is designated suitable for retail, leisure or residential uses or a mix of these uses.

Key site requirements:

- the proposal should not harm the character or appearance of the adjacent open spaces at Brownlow House and Lurgan Park;
- the proposal will need to provide satisfactory access and parking arrangements. Road widening and footway provision will be required along the site frontage. A Traffic Impact Assessment will also be required to demonstrate that the proposal will not lead to an unreasonable or detrimental impact on traffic movement and road safety; and
- a building restriction within 6 metres of sewerage pipes must be observed within the site and wayleaves preserved.

This site may contain archaeological remains. Developers should note that the provisions of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, Policy BH3 will apply to this site.

Designation L4 Johnson's Row Development Opportunity Site

A 1.6 hectare site is designated suitable for residential or community uses or as a mix of these uses.

Key site requirements

- the proposal will need to provide satisfactory access and parking arrangements. The widening and realignment of existing roads and junctions, and the provision of footway links will be required. A Traffic Impact Assessment will be required to demonstrate that the proposal will not lead to an unreasonable or detrimental impact on traffic movement and road safety; and
- a building restriction within 6 metres of sewerage pipes must be observed within the site and wayleaves preserved.

Portadown

The existing development pattern of Portadown is significantly influenced by the River Bann that bisects the town. The town has grown to the east and west of the river in a radial pattern, however development along the Bann valley is constrained by the river's flood plain. The primary land use, outside the commercial core, is housing, served by local schools, shops and other community facilities. There are two main areas of existing industrial development - Mahon and Seagoe. Portadown is home to two major public facilities - The Upper Bann Institute of Further and Higher Education (Portadown Campus) and the Craigavon Hospital, both of which serve a wider area than the Borough.



Housing

A total of 182.39 hectares of land is zoned for housing in Portadown, in a range of locations. 139.36 hectares are zoned for Phase 1 release, and a further 43.03 hectares are zoned in Phase 2.

In accordance with Plan Policy HOU 1, favourable consideration will normally be given to the development of Phase 1 housing land, for housing development, at any time over the plan period. Phase 2 housing land will be held in reserve and release of this land will be subject to the housing land review in 2005 (See Plan Policy HOU 1).

The Department will require high standards of layout and design within all housing areas. Proposals to develop zoned housing sites will be required to comply with prevailing regional planning policy and the key site requirements set out below.

Phase 1 Housing Zonings

P/H 1 Land south of Moy Road (4.83 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the southern and western boundaries, in particular, shall be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside;
- any access to the development from Moy Road may require a right turning lane, subject to the scale and layout of the proposed development. The access must be located so as to allow proper stagger from the access to lands to the north of Moy Road. Third party lands may be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. A footway link along Moy Road to connect with the existing footway at St Malachy's School to the southeast will be required. Direct access for individual dwellings will not be permitted onto Moy Road.

The developer should also note that a foul sewer extension is required to connect the site to the nearest public sewer and that pumping of foul sewage will be required. In addition, there are no existing public surface water sewers available to serve the site: surface water could be discharged to a watercourse running along the site boundary, subject to consent.

P/H 2 Land north of Moy Road (1.97 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to reduce the visual impact of the development;
- the layout of the proposal shall take account of the protected, disused rail track bed which runs along the southwestern boundary of the site, in accordance with Plan Policy TRAN 2; and
- any access to the development from Moy Road may require a right turning lane, subject to the scale and layout of the proposed development. The access must be located so as to allow proper stagger from the access to lands to the south of Moy Road. Third party lands may be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. Direct access for individual dwellings will not be permitted onto Moy Road.

The developer should also note that a foul sewer extension is required to connect the site to the nearest public sewer and that pumping of foul sewage will be required. In addition, there are no existing public surface water sewers available to serve the site: surface water could be discharged to a watercourse running along the site boundary, subject to consent.

P/H 3 Land between Dungannon Road and Derryanvil Road (16.25 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the northern boundary, in particular, shall be supplemented

with similar species to ensure a definite natural boundary between the residential area and open countryside;

- the existing stream which traverses the site should be retained as a feature and incorporated into the proposed development;
- any development shall incorporate an extensive and clearly defined network of cycle paths and footways which link into the existing network in Portadown;
- the layout of the proposal and the type of housing proposed should respect the topography of the site. The layout shall be designed to ensure that no houses back onto Dungannon Road, Drumgoose Road or Derryanvil Road;
- any access to the development from Drumgoose Road or Derryanvil Road will require road widening and the provision of a right turning lane. Third party land will be required to accommodate either access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. Footway links along both Drumgoose Road and Derryanvil Road to connect with the existing footway on Dungannon Road will be required. Direct access for individual dwellings will not be permitted onto Dungannon Road or onto Derryanvil Road; and
- any development for more than 200 houses, or any phased development which would result in a housing potential for the site as a whole of more than 200 houses, will require a Traffic Impact Assessment.

The developer should also note that pumping of foul sewage will be required to connect with the existing foul sewer network and that there are no existing public surface water sewers to serve the site.

P/H 4 Land south of Asharove Road (5.16 Hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the northeastern boundary, in particular, shall be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside;

Portadown

- the layout of the proposal and the type of housing proposed should respect the topography of the site. The layout shall be designed to ensure that no houses back onto Ashgrove Road; and
- the site shall be accessed onto Ashgrove Road. This will require road widening and provision of a footway link to the nearest existing footway.

P/H 5 Land east of Charles Street (1.26 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site shall be supplemented by the planting of trees and bushes of appropriate species to reduce the visual impact of the development; and
- the site shall be accessed onto Charles Street through Woodland Manor, subject to satisfactory access and footway provision. A right turning lane may be required.

P/H 6 Land north of Loughaall Road (10.11 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the northern and western boundaries, in particular, shall be retained and supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside;
- the layout of the proposal and the type of housing proposed should respect the topography of the site. The layout shall be designed to ensure that no houses back onto Loughaall Road;

- the site shall be accessed onto Loughgall Road. This will require major road improvements and access works, including road alignment, provision of a roundabout and footway provision. These major works will be necessary to accommodate development of lands to the south, as well as to the north of Loughgall Road. Third party lands will be required to accommodate this access and footway. Direct access for individual dwellings will not be permitted onto Loughgall Road; and
- no access will be permitted into Corcrain Estate.

The developer should note that pumping of foul sewage will be required for this site and that there are no existing surface water sewers available to serve the site: it may be possible to drain to the nearest watercourse, subject to consent. In addition, the site may be affected by marginal flooding along the northern boundary.

P/H 7 Land south of Louhaall Road (6.73 hectares)

Key site requirements:

- construction work shall not begin until a scheme for protecting any housing development from noise from adjacent premises, currently in industrial use, has been submitted to and approved by the Department. All works, which form part of the scheme, shall be completed before any part of the housing development is occupied. The Department shall give applicants guidance on the maximum noise levels to be permitted within or around the housing development so as to provide precise guidelines for the scheme to be submitted;
- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the western boundary, in particular, shall be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside; and
- the site will require to be accessed onto Loughgall Road. This will require major road improvements and access works including road alignment, provision of a roundabout and footway provision. These works will be necessary to accommodate development of lands to the north, as well as to the south of Loughgall Road. Third party lands will be required to accommodate this access and footway. No direct access for individual dwellings will be permitted onto Loughgall Road.

Portadown

The developer should also note that pumping of foul sewage will be required to connect with the existing foul sewer network.

P/H 8 Land east of Mahon Road (1.11 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting;
- the stream which forms the eastern boundary of the site should be retained as a feature and incorporated into the proposed development;
- the layout of the proposal and the type of housing proposed should respect the topography of the site. The layout shall be designed to ensure that no houses back onto Mahon Road; and
- the site shall be accessed onto Mahon Road. Access standards with regard to visibility splays and forward visibility must be met. Third party lands may be required to accommodate this access. The existing footway on Mahon Road will require widening along the site frontage. Direct access for individual dwellings will not be permitted onto Mahon Road, or onto the private laneway to the south.

The developer should note that pumping of foul sewage will be required for part of the site. Also, there are no existing surface water sewers available to serve the site. Surface water could be discharged to a watercourse located within the site, subject to consent. In addition, the developer should note that the land adjacent to the watercourse may be subject to marginal flooding.

P/H 9 Land at Tandragee Road (0.93 hectares)

Key site requirements:

- no development will be permitted in the flood pondage area; and
- access to the site for a maximum of 50 dwellings will be permitted through the development to the north of the site.

P/H 10 Land at Tandragee Road (7.78 hectares)

Key site requirements:

- no development will be permitted in the flood pondage area; and
- direct access onto Tandragee Road will require extra land for access. Access standards including a right turning lane and footway links to The Fairways housing development's access along the Tandragee Road. Access is also possible through The Fairways subject to access standards being provided.

P/H 11 Land to the rear of Springfields (off Gilford Road) (1.24 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. New planting is required along the western boundary, in particular, to ensure a definite natural boundary between the residential area and open countryside; and
- any access to the development through Springfields or Levaghery will be limited to a private drive serving a maximum of 5 houses.

The developer should note that there is an existing foul sewer traversing this site. No building will be permitted over, or within 6 metres, either side of this sewer. Also, there are no existing surface water sewers available to serve the site: surface water could be discharged into a sheough forming the western boundary of the site, subject to consent. The developer should also note that a small part of this site may lie within the estimated Q_{100} year flood pondage area of the River Bann. Development involving the raising of land will not be permitted within the estimated Q_{100} year flood pondage area (defined as those areas lying below the 16m O.D. contour). Development proposals for the site should be accompanied by information on existing site levels.

P/H 12 Land southwest of Old Gilford Road (1.78 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the southwestern boundary, in particular, shall be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside;
- the layout shall be designed to ensure that no houses back onto Old Gilford Road; and
- the site shall be accessed onto Old Gilford Road. A right turning lane will be required and third party lands will be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. A footway link to connect with the existing footway at the Old Gilford Road/Gilford Road junction will be required. Direct access for individual dwellings will not be permitted onto Old Gilford Road.

The developer should note that pumping of foul sewage will be required for the western part of the site. Also, there is an existing foul sewer traversing this site and a major trunk water main located just to the south of the site. No building will be permitted over, or within 6 metres either side of, this sewer and the area of the water main must be kept clear in order not to jeopardise future upgrading. There are no existing public surface water sewers available to serve the site: surface water could be discharged into a watercourse located within the site, subject to consent. The developer should also note that a small part of this site may lie within the estimated Q_{100} year flood pondage area of the River Bann. Development involving the raising of land will not be permitted within the estimated Q_{100} year flood pondage area (defined as those areas lying below the 16m O.D. contour). Development proposals for the site should be accompanied by information on existing site levels.

P/H 13 Land to the rear of Breagh Lodge (off Gilford Road) (9.17 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;

- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the southern and eastern boundaries, in particular, shall be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside; and
- the site can be accessed onto Gilford Road through Breagh Lodge. Any access to the development from Breagh Road will require road widening (to a width of 6 metres) and a footway along Breagh Road from the Breagh Road/Gilford Road junction. A right turning lane will also be required on Gilford Road. Third party lands will be required to accommodate this access.

P/H 14 Land northwest of Killvcomaine Road (6.18 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development;
- the existing footway which traverses the site should be retained and incorporated into the proposed development;
- any access to the development from Killycomaine Road may require a right turning lane, depending on the scale and layout of the proposed development. Third party lands will be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. Direct access for individual dwellings will not be permitted onto Killycomaine Road; and
- no access will be permitted into Enniscrone Estate.

The developer should also note that there is some ponding likely to occur along the northern boundary of the site. In addition, the developer shall satisfy him/herself as to the sub-soil conditions on the site.

P/H 15 Land to the rear of Lynden Gate (off Ballyhannon Road) (1.67 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the southern and eastern boundaries, in particular, shall be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside; and
- any access to the development through Lynden Gate will be limited to a maximum of 100 houses, including the number of houses already accessed off the Lynden Gate/Ballyhannon Road junction.

The developer should also note that there are existing sewers (foul and surface water) and water mains traversing the site. No building will be permitted within 6 metres of these sewers or mains.

P/H 16 Land east of Ballyhannon Road (2.32 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the southeastern boundary, in particular, shall be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside;
- any layout should ensure that all houses are positioned outside the falling distance of the mature trees which bound the site. The layout shall be designed to ensure that no houses back onto Ballyhannon Road; and

- the site shall be accessed onto Ballyhannon Lane. Appropriate access standards with regard to visibility splays and forward visibility should be provided.

The developer should also note that there is an existing foul sewer and a trunk water main traversing the site. No building will be permitted within 6 metres of the sewer or mains.

P/H 17 Land between Old Lurgan Road and Ballyhannon Road (10.90 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the eastern boundary, in particular, shall be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside;
- any development shall incorporate an extensive and clearly defined network of cycle paths and footways which links into the existing networks in Portadown and Craigavon Central Area;
- the layout of the proposal and the type of housing proposed should respect the topography of the site;
- any access to the development from Old Lurgan Road will require road widening between the site and Bocombra Primary School to the west. A right turning lane and third party lands will be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. A footway link to connect with the existing footway northwest of Bocombra School will be required. Access onto Ballyhannon Road will be limited to a maximum of 50 houses utilising the existing access off Ballyhannon Road, subject to a roundabout being provided within the development. Direct access for individual dwellings will not be permitted onto either Old Lurgan Road or Ballyhannon Road; and
- any development for more than 200 houses, or for phased development which would result in a housing potential for the site as a whole of more than 200 houses, will require a Traffic Impact Assessment.

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The developer should note that the existing foul sewer traversing the site will require upgrading. No building will be permitted within 6 metres of this sewer. Alternatively, a pumping station and gravity sewer to Lisnisky playing fields to the north could be provided. Also, surface water could be discharged to a watercourse on the site boundary, subject to consent. In addition the developer should note that the centre of the site is waterlogged.

P/H 18 Land north of Old Lurgan Road (9.44 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the boundaries shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and facilitate its integration into the landscape setting. The vegetation on the southeastern boundary, in particular, shall be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside;
- any development shall incorporate an extensive and clearly defined network of cycle paths and footways which link into the existing networks in Portadown and Craigavon Central Area;
- the layout shall be designed to ensure that no houses back onto either Old Lurgan Road or Lisnisky Lane;
- any access to the development from Old Lurgan Road or Lisnisky Lane will require a right turning lane. Third party lands will be required to accommodate either access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. A footway link to connect with the existing footway on the north side of Old Lurgan Road is required. Direct access for individual dwellings will not be permitted onto Old Lurgan Road or Lisnisky Lane; and
- any development for more than 200 houses, or for phased development which would result in a housing potential for the site as a whole of more than 200 houses, will require a Traffic Impact Assessment.

The developer should note that pumping of foul sewage will be required for the site and that an extension to the surface water sewer may be required to serve part of the site. Also, surface water could be discharged to a watercourse on the site boundary, subject to consent. In addition, the developer should note that there is some localised ponding in the northern part of the site.

P/H 19 Land at the junction of Kernan Road and Seagoe Road (2.30 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development;
- the layout shall be designed to ensure that no houses back onto either Kernan Road or Seagoe Road;
- the site shall be accessed onto Kernan Road through the existing access to Portadown Integrated School, adjacent to the site on the northeastern corner. The developer will be required to provide a drop-off facility for school children within the site boundary. A right turning lane will be required on Kernan Road. Third party land will be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. Direct access for individual dwellings will not be permitted onto either Kernan Road or Seagoe Road; and
- no direct access will be permitted onto Seagoe Road.

The developer should note that pumping of foul sewage will be required for the site. Also, there is an existing surface water sewer traversing the site. No building will be permitted within 6 metres of the sewer. In addition, the developer should note that there is a possibility of marginal flooding on low-lying land adjacent to the watercourse.

P/H 20 Land west of Kernan Hill Road (16.56 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation on the site shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development;

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- the existing cycle path/footway which traverses the site should be retained as a feature and incorporated into the proposed development. A new cycle path/footway link to Lurgan Road to connect with the existing cycle path/footway will be required. A new subway(s) may be required to accommodate this cycle path/footway;
- the layout of the proposal and the type of housing proposed should respect the topography of the site;
- the site shall be accessed onto Kernan Hill Road. This will require road widening, realignment and re-grading of the road. Third party land may be required to accommodate this access. Appropriate access standards with regard to visibility splays and forward visibility should be provided. Direct access for individual dwellings will not be permitted onto Kernan Hill Road, Kernan Road or Lurgan Road; and
- no access will be permitted onto either Northway or Kernan Loop.

The developer should note that there is an existing foul sewer traversing the site. No building will be permitted over, or within 6 metres either side of this sewer. Also, there are no existing public surface water sewers available to serve the site: surface water could be discharged to a watercourse located within the site, subject to consent. In addition, the developer should note that there is a possibility of marginal flooding on the southern part of the site.

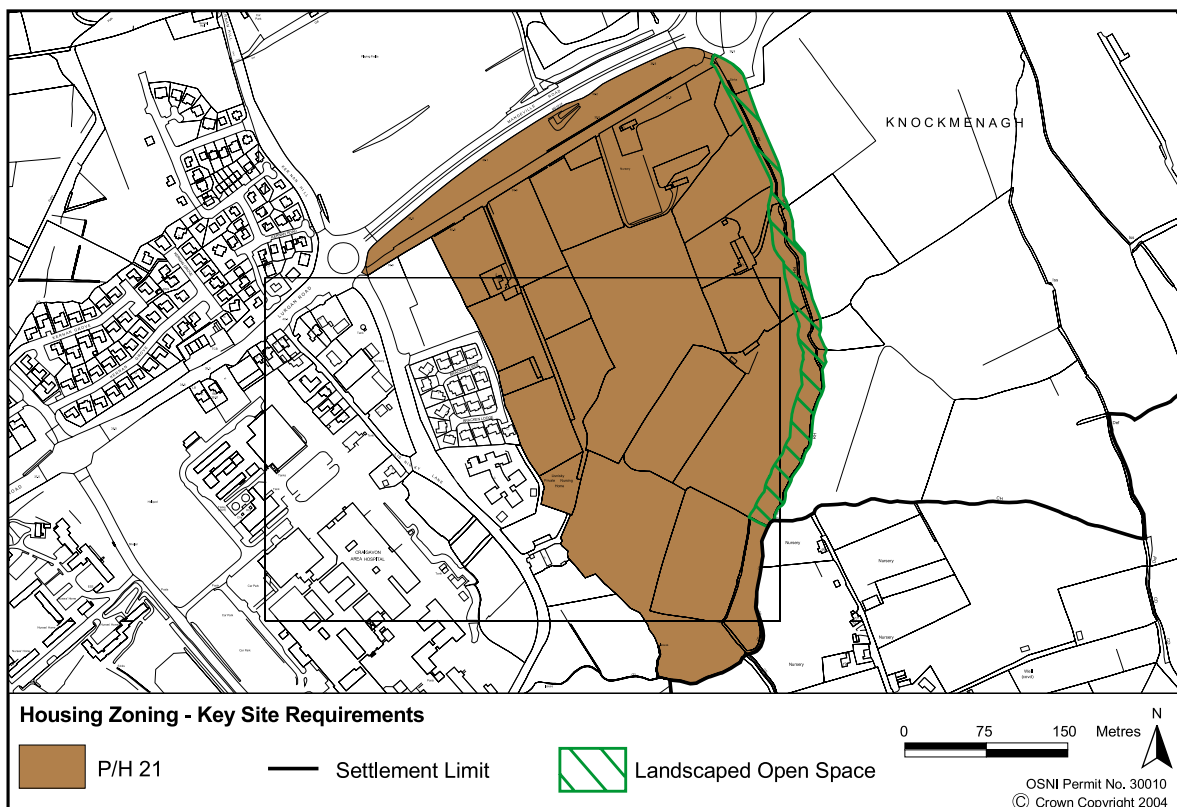
P/H 21 Land south of Mandeville Road (21.67 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- a detailed planting plan for the proposed development shall be submitted with a planning application for full or outline permission. The existing vegetation within the site and on the site boundaries shall be supplemented with trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and facilitate its integration into the landscape setting. The vegetation on the southeastern boundary, in particular, shall be supplemented with similar species to ensure a definite natural boundary between the residential area and open countryside;
- any development shall incorporate an extensive and clearly defined network of cycle paths/footways which links into the existing networks in Portadown and Craigavon Central Area;
- any development shall provide for an appropriate level of local shopping and community facilities to serve the future housing area, in accordance with Plan Policy COM 1 & RSO 1;

- the layout shall be designed to ensure that no houses back onto either Mandeville Road or any proposed distributor road to the southeast;
- an area of landscaped open space shall be provided as indicated in Map P/H 21 in order to provide a buffer between future housing and the adjoining future industrial activity. Other areas of open space may be required in accordance with prevailing regional planning policy;
- the development shall be accessed onto the existing roundabout on Mandeville Road to the north and/or through Bracken Lodge to the west. Third party land will be required to accommodate either access. In both cases, footway links will be required to connect with the existing footway network. Direct access for individual dwellings will not be permitted onto the Bracken Lodge Distributor Road or the Distributor Road to the east;
- no direct access will be permitted onto Mandeville Road; and
- any development for more than 200 houses, or for phased development which would result in a housing potential for the site as a whole of more than 200 houses, will require a Traffic Impact Assessment.

The developer should also note that a foul sewer extension is required to connect this site to the nearest public sewer and that pumping of foul sewage may be required. In addition, an extension to the public surface water sewer network is likely to be required.



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Phase 2 Housing Zonings

43.03 hectares of land to the northwest and southeast of Portadown are zoned for Phase 2 housing:

- Land north of Breagh Road and west of Ballyhannon Road (26.07ha);
- Land north and south of Moy Road (15.07ha); and
- Land south of Old Gilford Road (1.89ha).

These sites will be released for housing development in accordance with Plan Policy HOU 1. Key site requirements for these sites will be identified as part of the housing land review in 2005.

Industry

Portadown has two main industrial areas in planned industrial estates - Seagoe and Mahon. In addition, there is significant industrial/business development at Brownstown Road, Garvaghy Road, Loughgall Road and Montague Street. The location, scale and distribution of this existing industry are important to the continued economic prosperity of the town.

Existing Major Industrial Areas

The following areas are identified as existing industrial land and are shown on Map No. 5 Craigavon Urban Area.

- Seagoe (58.22 hectares); and
- Mahon (15.67 hectares).

Within these areas development proposals will be assessed in accordance with Plan Policy IND 1 and prevailing regional planning policy.

Recreation and Open Space

Portadown's existing public open spaces are located both within the town and on the periphery and they serve the whole community. They comprise a number of historic parks as well as playing fields and specialised recreation facilities. These open spaces and recreational uses form part of the urban structure of Portadown in that they contribute to the environmental quality of the town, as well as providing for the recreational needs of residents.

Existing Open Space

The following areas of existing open space are identified for information and are shown on Map No. 5 Craigavon Urban Area:

- Peoples Park (11.14ha);
- Edenvilla Park (8.93ha);
- Brownstown Park (4.48ha);
- Bann Boulevard and Pleasure Gardens (2.92ha);
- Land at Churchill Road (3.76ha);
- Meadow Lane (1.72ha);
- Riverside Parkway (1.2 ha); and
- Corcrain Open Space (1.12ha).

Within these areas planning applications will be determined in accordance with the provisions of Planning Policy Statement 8 (PPS8): Open Space, Sport and Outdoor Recreation. Any other areas of existing open space are, however, also covered by the same safeguarding provisions of prevailing regional planning policy.

People's Park and Edenvilla Park are also designated as Local Landscape Policy Areas, (see Designation P/LLPA 1 and Designation P/LLPA 2).

Open Space Zonings

19.7 hectares of land are zoned for open space to the south and west of the centre of Portadown, and at Corcrain and Edenvilla as an extension to the existing open space:

- Corcrain (an additional 8.1ha);
- Bann Meadows (5.6ha);
- Rectory Park (2.4ha);
- Edenvilla (an additional 1.9ha); and
- Meadow Lane (1.7ha)

Within these areas development proposals will be assessed in accordance with Plan Policy ROS 1 and prevailing regional planning policy.

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Conservation

Local Landscape Policy Areas

Six Local Landscape Policy Areas (LLPAs) are designated in and adjoining Portadown.

The policies relating to Local Landscape Policy Areas are set out in Plan Policy CON 2 and Plan Policy CON 3 and prevailing regional planning policy. Plan Policy CON 3 does not apply to P/LLPA 4- River Bann Local Landscape Policy Area or P/LLPA 6 - Craigavon Area Hospital Local Landscape Policy Area.

Designation P/LLPA 1 People's Park Local Landscape Policy Area

A Local Landscape Policy Area is designated at People's Park and is shown on Map No. 5 Craigavon Urban Area.

People's Park contains some 11 hectares of public parkland, created during the early 20th Century from the remains of the designed landscape setting of a former plantation estate. The present park design spans the Corcrain River and incorporates elements of the earlier planned landscaping, such as the mature boundary planting, with later, more municipal additions. It contributes diversity of use to this part of the town and provides local open space. The LLPA is designated to protect the planned landscape and the important tree groups and is an important visual amenity.

Designation P/LLPA 2 Edenvilla Park Local Landscape Policy Area

A Local Landscape Policy Area is designated at Edenvilla Park and is shown on Map No. 5 Craigavon Urban Area.

Edenvilla Park occupies some 9 hectares of the designed parkland setting of an 18th Century residence which has long been demolished and this mature planned landscape is highly valued by local residents. The LLPA is designated to protect this important landscape which, together with its important tree groups, is a significant landscape and visual amenity.

Designation P/LLPA 3 Drumcree Church Local Landscape Policy Area

A Local Landscape Policy Area is designated at Drumcree Church and is shown on Map No. 5 Craigavon Urban Area.

Drumcree Parish Church occupies a prominent location, north of the town. The land drops quite sharply to a stream east of the church, thus emphasising the impressive views across the River Bann. The church is a distinctive landmark over a wide area and offers views over the surrounding town and the countryside. The present

church occupies part of an ecclesiastical site which dates back to the earliest period of Christianity in Ireland, and this was also the site of the medieval parish church, documented in 1306. The site of another medieval church is clearly visible across the river at Seagoe. The LLPA adjoins the settlement limit of Portadown at this location. The LLPA is designated to protect the surroundings of the listed building, the attractive vistas into, and out of the area, and the significant visual amenity of the area.

Designation P/LLPA 4 River Bann Local Landscape Policy Area

A Local Landscape Policy Area is designated at the northwest floodplain of the River Bann. Within portions (a) and (b) housing development is acceptable, subject to key site requirements listed below. No other land use except for recreational use will be permitted within the remaining portion of the LLPA.

This site is part of the River Bann floodplain and is important for the long distant views of and from the riverbank. Ashgrove House, with its fine tree-lined drive and designed parkland setting, is included within the LLPA to emphasise the importance of retaining the historic combination of planned planting and open grassland for its significant contribution to the visual amenity of this area.

Within P/LLPA 4(a) proposals for housing development will be granted subject to the following key site requirements:

- development will not be permitted on those areas of the site lying below the 16m Ordnance Datum contour;
- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline planning permission;
- a detailed planting plan for the proposed development shall be submitted with a full or outline planning application. The existing vegetation within the site and on the boundaries shall be retained where appropriate and incorporated into the proposed development. The existing vegetation on the site shall be supplemented by the planting of trees and bushes to provide screening for the development and to break up the housing mass and reduce the visual impact of the development. The northern boundary, in particular, shall be planted with appropriate species to ensure a definitive natural boundary between the residential area and open countryside;
- the layout shall be designed to ensure that no houses back onto the public road;
- the layout of the proposal and the type of housing proposed shall respect the topography of the site, and, in particular its elevated nature when viewed from Ballyronan Road/Ashgrove Road, Island Road, the Woodside Area and from the southeast on the other side of the road;

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- access to Ashgrove Road will only be permitted via the existing private lane or through third party lands fronting Ashgrove Road. Access standards with regard to visibility splays and forward visibility must be met. Footway links to the nearest existing footway network will be required. A right turning lane will be required if more than 50 dwellings are proposed. A Traffic Impact Assessment will be required in order to assess the need for and extent of any further works unless the number of dwellings proposed is less than 100; and
- the proposed layout shall be of compact traditional form, well integrated with existing and new planting.

The developer should note that an existing foul sewer passes through the eastern half of the site, running from north to south. A building restriction of 6 metres shall be observed around this pipe, and wayleaves preserved.

Within the P/LLPA/4(b) proposals for housing development will be granted subject to the following key site requirements:

- development will not be permitted on those areas of the site lying below the 16m Ordnance Datum contour;
- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline planning permission;
- a detailed planting plan for the proposed development shall be submitted with a full or outline planning application. The existing vegetation within the site and on the boundaries shall be retained where appropriate incorporated into the proposed development. The existing vegetation on the site shall be supplemented by the planting of trees and bushes of appropriate species to provide screening for the development and to break up the housing mass and reduce the visual impact of the development. The northern boundary in particular shall be planted with appropriate species to ensure a definitive natural boundary between the residential area and open countryside;
- the layout shall be designed to ensure that no houses back onto the public road;
- the layout of the proposal and the type of housing proposed shall respect the topography of the site, and, in particular, its elevated nature when viewed from Ballyronan Road/Ashgrove Road, Island Road, the Woodside Area and from the other side of the railway line; and
- for access to this site, if developed on its own, visibility splays of 4.5 metres by 90 metres will be required and a 2 metre link footway will be required which will also extend along the entire frontage of the site.

The developer should note that an existing foul sewer is available at the southern site boundary to serve the site. A pumping station will be required as there is a section of low-lying land. There is no existing public surface water sewer to serve

the site. A watercourse is located traversing the site and surface water could be discharged to it, subject to consent.

Designation P/LLPA 5 Killycomaine House Local Landscape Policy Area

A Local Landscape Policy Area is designated at Killycomaine House and is shown on Map No. 5 Craigavon Urban Area.

Killycomaine House and part of its historic landscape setting survive within a 1.4 hectare site, prominently located at Killycomaine Road in the east of the town. With its walled road frontage and mature boundary and parkland, Killycomaine is a significant woodland feature and a landmark in the town.

Designation P/LLPA 6 Craigavon Area Hospital Local Landscape Policy Area

A Local Landscape Policy Area is designated at Craigavon Area Hospital and is shown on Map No. 5 Craigavon Urban Area.

Within the LLPA planning permission will be granted for proposals for new or extended hospital development, provided that the proposal integrates sympathetically with the man-made landscape, thereby conserving the landscape. The proposal should also meet all other planning requirements.

This represents the first LLPA designation in Northern Ireland to recognise the visual and landscape value of a new planned landscape. The Craigavon Area Hospital grounds, a site of some 29 hectares, has been laid out over the past 25 years and contains new planting and significant areas of maintained open space. The designation also recognises the potential landscape value of the site as the planting matures.

Areas of Townscape Character

Areas of Townscape Character are designated for areas which exhibit a distinct character, normally based on their historic built form or layout. An Area of Townscape Character is designated in Portadown.

Designation P/ATC 1 Bachelor's Walk Area of Townscape Character

An Area of Townscape Character (ATC) is designated at Bachelor's Walk and is shown on Map No. 5 Craigavon Urban Area.

Development proposals within the ATC will be assessed in accordance with Plan Policy CON 5 and prevailing regional planning policy.

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The Area of Townscape Character is designated on the triangle of land between Bridge Street and Bachelor's Walk, recognising the quality of the residential area adjacent to Edenvilla Park. Individually designed houses are set in mature and spacious gardens which extend from Bridge Street to Bachelor's Walk. The dwellings are well screened and the frontage to Bridge Street is enhanced by a row of substantial mature trees. The Area of Townscape Character is designated to retain the housing density, mature planted settings and the spacious plot size within the area, and to complement the adjoining Local Landscape Policy Area which has been designated at Edenvilla Park. The density of development proposals will be an important consideration in determining those proposals.

Portadown Town Centre

The town centre boundary proposed in the Draft Craigavon Area Plan is not confirmed, and therefore, does not form part of the adopted Plan.

The Department will undertake a study to examine the town centre boundary for Portadown. This study will include Major Retail Development Cores and Retail Frontage Policy Areas.

Plan Policy P/DOS1 Development Opportunity Sites

Development Opportunity Sites are designated within Portadown.

Favourable consideration will normally be given for appropriate mixed use and commercial development on Development Opportunity Sites, provided any proposals are in accordance with prevailing regional planning policy, and the other policies, key site requirements and guidance contained in the Plan.

Designation P1 Watson Street/ Bridge Street Development Opportunity Site

A 6.3 hectare site is designated suitable for retailing/office/leisure/residential uses, as individual uses or as a mixed use proposal.

Key site requirements:

- the proposal provides satisfactory access and parking arrangements. A Traffic Impact Assessment will be required. Development of the site is likely to require extensive improvements to Northway;
- surface water sewers are provided; and
- a building restriction within 6 metres of sewerage pipes is observed within the site and wayleaves preserved.

Developers should note that infilling of low-lying land in the southwest corner of the site may be required and an existing pumping station on the site may require to be relocated.

Designation P2 Foundry Street/Watson Street Development Opportunity Site

A 4.2 hectare site is designated suitable for retailing/office/leisure/ residential uses, as individual uses or as a mixed use proposal.

Key site requirements:

- the proposal provides satisfactory access and parking arrangements. A Traffic Impact Assessment will be required. No access will be permitted onto Northway. Existing car parking spaces lost as a result of the proposal shall be replaced, either on site or in close proximity to the site;
- careful consideration is given to floor levels in any new development;
- a building restriction within 6 metres of sewerage pipes is observed within the site and wayleaves preserved;
- consent to discharge surface water is obtained from Rivers Agency;
- the proposal should have river-facing elements, of at least two storeys;
- a landscaped riverside walkway should be incorporated into the proposal; and
- any development will be required to retain, enhance or create urban spaces, views, landmarks, and other townscape features which make a material contribution to the character of the area or reveal such features to public view.

The developer should note that difficulties may be encountered in discharging stormwater to the River Bann against high river levels.

Designation P3 Wilson Street/Castle Street Development Opportunity Site

A 2.1 hectare site is designated suitable for retailing/office/leisure/residential/cultural uses, as individual uses or as a mixed use proposal.

Key site requirements:

- the proposal incorporates safe and attractive pedestrian access to Portadown Railway Station;
- the proposal provides satisfactory access and parking arrangements;
- no new access will be permitted onto Northway or Mill Avenue;
- existing car parking spaces lost as a result of the proposal shall be replaced, either on site or in close proximity to the site;

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- consent to discharge to a watercourse will be required;
- a building restriction within 6 metres of sewerage pipes is observed within the site and wayleaves preserved;
- the proposal should have river-facing elements, of at least two storeys;
- the proposal should incorporate and enhance the existing area of open space along the River Bann and facilitate pedestrian access through the development to the riverside walkway;
- the proposal should be predominantly two storey height equivalent;
- the proposal should have a strong corner feature at Mill Avenue/Castle Street; and
- no development will be permitted that will compromise or interfere with the existing public enjoyment of and access to the river frontage. Any development will be required to retain, enhance or create urban spaces, views, landmarks and other townscape features which make a material contribution to the character of the area or reveal such features to public view.

The developer should note that difficulties may be encountered in discharging stormwater to the River Bann against high river levels.

Designation P4 Castle Street Development Opportunity Site

A 0.4 hectare site suitable for retailing/office/leisure/residential/ community uses, as individual uses or as a mixed use proposal.

Key site requirements:

- the proposal provides satisfactory access and parking arrangements. Existing car parking spaces lost as a result of the proposal shall be replaced, either on site or in close proximity to the site;
- consent to discharge to a watercourse will be required;
- a building restriction within 6 metres of sewerage pipes is observed within the site and wayleaves preserved; and
- the proposal should be at least two storey and provide a landmark feature to mark this important entrance to the commercial core of the town.

Designation P5 Little West Street/Shillington Street Development Opportunity Site

A 0.7 hectare site is designated suitable for retailing/office/residential uses, as individual uses or as a mixed use proposal.

Key site requirements:

- the proposal provides satisfactory access and parking arrangements. A footway will be required on Shillington Street;
- existing car parking spaces lost as a result of the proposal shall be replaced, either on site or in close proximity to the site;
- a survey is needed to establish surface water sewerage requirements; and
- the proposal should be two storey in height equivalent and provide a corner feature to enclose Shillington Street.

Designation P6 Curran Street Development Opportunity Site

A 2.7 hectare site is designated suitable for residential/light industrial/warehousing/ office uses, as individual uses or as a mixed use proposal.

Key site requirements:

- the proposal provides satisfactory access and parking arrangements. A Traffic Impact Assessment may be required, subject to the nature and scale of the proposal. Access to Corcraun Road is likely to require major road works. Access to Obins Street and Curran Street would facilitate small scale development only;
- foul sewer pumping is required for the southern half of the site;
- substantial development of the site may require upgrading of the existing sewer and pump station;
- a survey is required to establish if surface water sewers are low enough to serve the site;
- the proposal incorporates landscaping as an integral part of the design; and
- the design of the proposal provides a landmark feature to mark this important entrance to the commercial core of the town.

Villages and Smaller Settlements

Introduction

The Plan designates settlement limits for 8 villages and 16 smaller settlements. The villages are important service centres for the surrounding rural area, providing a range of community facilities, employment and commercial services. The villages and smaller settlements play a significant role in accommodating the demand for rural living and many are under significant pressure for new housing development.

The Plan Strategy identifies the strategic role of the villages and smaller settlements and indicates the criteria to determine their future growth.

Settlement limits are designated to facilitate properly structured and appropriately scaled growth, to protect the individual character of each settlement and to constrain ribbon development and urban sprawl in the surrounding countryside (see Plan Policy SETT 1). Within some villages and smaller settlements, a number of development sites are zoned for Phase 1 housing, within which proposals will also be subject to meeting key site requirements set out in relevant settlement sections of the Plan.

A phased development land release is introduced in a number of settlements to assist in achieving this structured growth. The phasing policy is also necessary, in some circumstances, to ensure infrastructure is in place to facilitate development (see Plan Policy SETT 2).

Many of the villages and smaller settlements display individual character. In order to safeguard nature conservation and built heritage interests, and to maintain the attractiveness and amenity of the settlements, Local Landscape Policy Areas (see Plan Policy CON 2) and Areas of Townscape Character (see Plan Policy CON 5) are designated.

Where access to potential development land, within villages and smaller settlements, is limited, due to the presence of buildings or because of difficult topography, protected access points are highlighted, where appropriate, to facilitate future development (see Plan Policy SETT 3).

In some villages and smaller settlements, existing open space is identified and safeguarded by the provisions of prevailing regional planning policy. Land is zoned for open space in some villages and smaller settlements (see Plan Policy ROS 1).

A site for community/business use is zoned at The Birches (see Plan Policy COM 1).

Villages

Aghacommon

Aghacommon lies on the edge of the Craigavon Urban Area between the M1 Motorway and Tannaghmore Gardens (see Map No. 6 on page 174). Although effectively part of the Urban Area, the settlement still retains its village identity due to the green wedge and Tannaghmore Gardens that separate it from Craigavon. Village facilities include a primary school, church, pub/restaurant and a local shop. It is important to manage development in Aghacommon so that it can retain its village character and avoid excessive visual intrusion into the Green Belt.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained in the Plan. Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

An area of open space is zoned at Aghacommon to enhance the green wedge between the village and the urban area.

A Local Landscape Policy Area (LLPA) is designated at Tannaghmore, located to the southwest of Aghacommon. The LLPA comprises part of Tannaghmore Gardens, which is identified as existing open space, and the listed Fair View House and Mill, which date from c.1790, as well as surviving elements of the planned landscape setting, represented by stands of mature planting in the immediate vicinity of the house. Part of the LLPA extends across Kilvergan Road to Laurelmount. The LLPA is designated to protect the historic landscape, the surroundings of the listed buildings and the visually important landscape.

Policy for the control of development in the LLPA is set out in Plan Policy CON 2 and CON 3 in Part 2 of the Plan.

Villages

Aghagallon

Aghagallon is situated to the northeast of the Borough (see Map No. 7 on page 175). The settlement has mainly developed along Aghalee Road in a linear fashion with development to the southeast along Colane Road. St Patrick's Church and adjacent primary school provide a central focus for the village.



The upgrade of the sewage treatment works at Aghagallon is currently underway with an expected completion date of November 2004.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. However, housing development proposals may be subject to phasing in accordance with the implementation of the sewage treatment works upgrading timetable.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained in the Plan.

Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

A Local Landscape Policy Area (LLPA) is designated in the centre of Aghagallon at St Patrick's Church, which is a listed building. The LLPA includes the Church and its immediate surroundings, which are enclosed by a large, curvilinear earthwork of some antiquity. The LLPA is designated to protect this visually important and significant feature in the local historic landscape and the surroundings of the listed building.

Policy for the control of development in the LLPA is set out in Plan Policy CON 2 and CON 3 in Part 2 of the Plan.

Bleary

Bleary is situated approximately 1.5km south of the Craigavon Urban Area within the Green Belt (see Map No. 8 on page 176). The settlement limit around Bleary allows for new development within the village. Containment will also avoid ribbon development along the approach roads.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

A small area is zoned for open space north of Bleary Road, and east of Hawthorn Drive.

Dollingstown

Dollingstown is situated to the east of the Borough, approximately 1km from Lurgan, on the main Lurgan to Belfast Road (see Map No. 9 on page 177). The village has grown significantly in the last decade and now comprises a number of local retail/business outlets and a considerable industrial base, including the Lurgan Fibre factory outlet on the periphery of the settlement. This growth has almost closed the gap between the village and Lurgan urban area, and Dollingstown now functions as a dormitory settlement. Despite its proximity to Lurgan, there is still some evidence of village character and, importantly, strong community support to keep the settlement separate from Lurgan. Maintaining this distinction from Lurgan,

Villages

as well as road infrastructural constraints and landscape quality, limits the scope for further development to the west of the village. Topographical features, landscape quality and a hazardous substances cordon for the Lurgan Fibre factory limits further development to the north, south and east of the village.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

A Local Landscape Policy Area (LLPA) is designated at Beech Park on Dromore Road, to the south of Dollingstown. Dollingstown developed during the 19th Century as an industrial village, originally as a linear settlement fronting the main Lurgan to Belfast road. The LLPA includes Beech Park House, a listed, late Georgian building, in a modest, designed park, with fine boundary planting, and Rathmore House in its mature, planted setting and associated roadside planting on the opposite side of Dromore Road. The LLPA is designated to protect the surroundings of the listed building, the planned landscape, the important tree groups and landscape and visual amenity of the area.

Policy for the control of development in the LLPA is set out in Plan Policy CON 2 and CON 3 in Part 2 of the Plan.

Donaghcloney

Donaghcloney is a traditional mill settlement adjacent to the River Lagan, approximately 6.5km southeast of Lurgan, within the Green Belt (see Map No. 10 on page 178). The village has a very attractive setting, particularly to the west, amidst mature landscaping and the highly scenic Hall Road and Banoge Bridge area. A strong traditional character remains with a number of dwellings still being small terraced houses of mill worker style, and a few unspoilt large dwellings on landscaped grounds. There is a wide range of good village facilities including a primary school, shops, churches and a surgery.

The capacity of Waringstown sewage treatment works, which serves Donaghcloney, is a major constraint to the future development of the village. Works to upgrade the Waringstown sewage treatment works are currently underway with an expected completion date of October 2004.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development

are compatible with the scale and character of the settlement. However, housing development proposals may be subject to phasing in accordance with the implementation of the sewage treatment works upgrading timetable.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.



An area of open space is zoned to the north of Lisnasure Road.

Two Local Landscape Policy Areas (LLPAs) are designated as follows:

LLPA 1: Strawhill, to the west of the village

Strawhill House, Coach Yard, Gate Lodge and Entrance Gate are all listed. The House dates to 1846. The LLPA encompasses the mature planting within the grounds of Strawhill, which sweeps down to the River Lagan.

LLPA 2: The Mill Complex, to the south of the village

This LLPA is designated to protect the locally important mill complex and its surroundings, and the listed buildings and their surroundings. In addition, the river banks and important tree groups are worthy of protection.

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Both LLPAs are areas of significant landscape and visual amenity and are of important historic and landscape value to Donaghcloney and the wider area. Policy for the control of development in these LLPAs is set out in Plan Policy CON 2 and CON 3 in Part 2 of the Plan.

An Area of Townscape Character (ATC) is designated around the historic core of Donaghcloney. The design of development proposals within this ATC should be in keeping with the original characteristics of the area, in terms of scale, form, materials and points of detail. The characteristic built form displayed in the ATC can also help inform developers in preparing development proposals elsewhere in the village to reinforce local identity. Development proposals within the ATC will be assessed in accordance with Plan Policy CON 5 and the provisions of prevailing regional planning policy.

The ATC contains a number of detached dwellings set in mature landscaping, vernacular terraced cottages, alongside empathetic terraces of later date, and red brick terraces associated with the redundant mill, nestled around the red brick Church of Ireland. The external finishes and detailing, such as the application of iron railings, traditional sash windows and colour, have created a homogeneous whole, linking structures of varying ages and architectural styles.

Iveagh Cottage, built in the style of the Arts & Crafts Movement, is 1½ storeys in height and set in mature vegetation behind a mock stone wall. To the north is Ghost Lodge, a two storey, double fronted Victorian villa set in its own grounds, and surrounded, in the main, by a variety of fully matured specimen trees.

The two storey terraced cottages of Carson's Row, dated 1742, are linked within the development of the village's first working mill of the same year. Opposite, a terrace of rendered 1½ storey cottages c.1830 with paired porches line a substantial portion of Main Street.

To the rear of Main Street lie four rows of 2 storey terraced housing. The properties have been sympathetically restored and are generally well maintained. The use of red brick gives these two streets a distinct urban feel.

Red Row consists of 2 storey red brick terraced housing set behind simple iron railings. Adjacent to these properties is Quality Row, again 2 storeys in height, but rendered and painted white. Opposite, Liddell Villas are a row of terraced houses with bay windows at ground floor level.

St Patrick's Church (with attached rectory), is built from red brick with sandstone dressings applied to the windows and doors in an early Tudor style. The tower surmounted by a weather vane, has a clock face to each side. The village war memorial is situated in front of the church.

Drumnacanvy

Drumnacanvy is a dormitory settlement, located approximately 3km south of Portadown on Gilford Road (see Map No. 11 on page 179). The village is situated within the Green Belt and is set within undulating hills, with land to the west becoming progressively flatter. The settlement comprises mainly of residential development. Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Development proposals for land zoned as Phase 2 housing land will be assessed in accordance with Plan Policy SETT 2.



Two Local Landscape Policy Areas (LLPAs) are designated, as follows:

LLPA 1: Lands north and south of Bleary Road

The LLPA comprises the buildings of the former Glen Eyre, now Glenview Private Nursing Home, and its surroundings. The house is late Georgian and its planned landscape setting of mature parkland, with a tree-planted boundary screen along Bleary Road, characterises this part of the LLPA. The LLPA extends across Bleary Road, to include the historic settlement grouping comprising Blackers Mill and the associated mill-workers terraced housing.

LLPA 2: Tree groups east and west of Gilford Road, southwest of the village

This LLPA, comprising of tree stands to the north and south of the village entrance, and the shelter belt to the west, provides evidence of historic planting and visually significant features defining the entrance to Drumnacanvy. The LLPA is designated to protect these important tree groups and the significant visual amenity they provide.

Policy for the control of development in these LLPAs is set out in Plan Policy CON 2 and Plan Policy CON 3 in Part 2 of the Plan. Plan Policy CON 3 does not apply to that part of LLPA 1 which is within the settlement limit and identified on Map No. 11 as "Glenview Private Nursing Home". Development proposals within this area to provide dwelling units ancillary to the function of Glenview Private Nursing Home will be assessed in accordance with Plan Policy CON 2 and the key site requirements set out below:

LLPA 1: Development proposal within Glenview Private Nursing Home Local Landscape Policy Area (3.53 hectares)

Key site requirements:

- the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development, shall be submitted with a planning application for full or outline permission;
- the existing vegetation on the site shall be supplemented by substantial planting of trees and native species along the southeastern and northeastern boundaries to provide screening for the development, break up the housing mass and reduce the visual impact of the development;
- the lower contours of the site may be developed to a maximum of two storeys, dropping to one storey in respect of the site's topography and, in particular, its elevated nature. Development on the crest of the hill will not exceed one storey in height. The height of development on the lower contours shall not exceed the ridgeline of any roofs on the crest of the hill;
- the layout and housing type should preferably be terraced in form;
- courtyard type development will be acceptable. External finishes and detailing shall be to match those on the existing nursing home;
- the development shall contain dwelling units accessible to those with mobility difficulties, particularly wheelchair dependents;
- the layout shall be designed to ensure that no houses back onto the public road; and

- a development of more than 5 units may require:
 - 4.5 x 80metre splays at access;
 - forward visibility improvements at access;
 - road widening, footpath provision from access to Drumnacanvy Road; or
 - visibility improvements at Drumnacanvy Road junction both sides 4.5 x 90metres.

Magheralin

Magheralin is situated to the east of the Borough, on the main Moira to Lurgan Road, and bordering the River Lagan (see Map No. 12 on page 180). Magheralin takes its name from the existence, at this location, of a very early ecclesiastical site. The parish church was built in medieval times and its remains form part of the ruined church in the old village graveyard. The post-medieval settlement appears to have developed along the main road and near to the parish church, with an industrial focus away to the south, beside the river. The settlement has a strong village character. It comprises several places of worship and associated church halls, a primary school and a number of local retail/business outlets. The nature of the surrounding topography has influenced the development of the village. The main part of the village lies on the south side of the Moira to Lurgan Road and there is very limited scope for further development to the north. Road infrastructural constraints, and the landscape character of the River Lagan corridor at this location, limits further development to the east and southeast of the village.

Plans concerning Magheralin sewage treatment works are currently scheduled for commencement in April 2005. The original proposal concerning the upgrade of the existing Waste Water Treatment Works has been abandoned in favour of pumping sewage generated by the catchment into the adjacent Lurgan treatment system.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Two areas of open space are zoned at Malcolmson Park and at Clarendon Park.

Two local Landscape Policy Areas (LLPAs) are designated as follows:

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LLPA 1: New Forge Road

This LLPA covers an extensive area and has been designated to recognise the historic and landscape character of this area. There are records of iron-works at this location in the mid-17th Century and the area later became the New Forge bleach green. The industrial wealth of the area is apparent in the substantial residences in landscaped settings and a range of associated corn and bleach mill and weaving factory buildings, which are only a part of the original complex. The key features in the LLPA are New Forge House, a substantial late 18th Century Georgian house in a small landscaped park, which retains some of its planned planting, and Drumcro House, an early 19th Century, late Georgian house with traces of a designed landscape setting. New Forge House, its outbuildings and screen walls and Drumco House are listed, as is the 18th Century Forge Bridge which links them by road, across the Lagan. The river corridor, with its natural vegetation, is also a significant feature within the LLPA. The LLPA is designated to protect the surroundings of the listed buildings, the river banks, the planned landscape and the important tree groups. The LLPA has significant landscape and visual amenity.

LLPA 2: The Rectory

This LLPA is focused around the site of the original ecclesiastical settlement. The listed ruins of the medieval and later parish church stand in the old graveyard, adjoined by the Church of Ireland Rectory. There are mature trees within the graveyard, and the Rectory grounds are a designed landscape setting for the house. Together, the churchyard and Rectory form a visually significant, historic focus within the village and the LLPA is therefore important in visual and historic terms. The LLPA is designated to protect the surroundings of the listed buildings and the planned landscape. The area has significant landscape and visual amenity.

Re-development of The Rectory Garden (0.61 hectares) for church, community or educational purposes will be acceptable subject to complying with the criteria set out in the policy for any proposed development. This area is identified as "The Rectory Garden" on Map No. 12.

Policy for the control of development in LLPAs is set out in Plan Policy CON 2 and CON 3 in Part 2 of the Plan.

Waringstown

Waringstown is located approximately 4km from Lurgan, within the Green Belt (see Map No. 13 on page 181). The close proximity of Waringstown to Lurgan may have contributed to the rapid growth the village has experienced over the last three decades, and the population is estimated at 2523 (2001 Census). The settlement straddles the A26 protected route (Lurgan to Banbridge), mostly to the east of this road. Waringstown is an estate village, first established in the 17th Century and expanded during the 18th Century with the introduction of manufacturing. The historic core of the present village would appear to be around Main Street, where

the Parish Church is built. The later industrial focus developed along the Banbridge Road, at the southern end of the town, where brewing, linen-weaving, and cambric and clothing manufacture were formerly carried out and where some substantial 18-19th Century industrial buildings still exist. The village contains a range of community services and facilities. The surrounding area of gently undulating, good quality farmland provides an attractive village setting.

The capacity of Waringstown sewage treatment works is a major constraint to the future development of the village. Upgrading of this works at Waringstown is currently underway with a completion date of October 2004.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. However, housing development proposals may be subject to phasing in accordance with the implementation of the sewage treatment works upgrading timetable.



Villages

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan. These sites are zoned for Housing Phase 1 within which development will also be subject to meeting the following key site requirements.

Zoning W/H1: A 3.17 hectare (approx) site located south of and adjacent to Dunkirk Road

Key site requirements:

- development proposals for less than 5 dwellings will be served by a private driveway with street lighting provided and managed by the developer. All costs, both capital and maintenance, to be borne by the developer: or
- development proposals for more than 5 dwellings are subject to meeting all requirements of Roads Service, including road widening and a link footway.

Zoning W/H2: A 1.29 hectare site located west of No. 17 Dunkirk Road

Key site requirements:

- development proposals for less than 5 dwellings will be served by a private driveway with street lighting provided and managed by the developer. All costs, both capital and maintenance, to be borne by the developer: or
- development proposals for more than 5 dwellings are subject to meeting all requirements of Roads Service, including road widening and a link footway.

Zoning W/H3: A 3.61 hectare site located at Primary Walk

Key site requirement:

- the site shall be developed with a maximum of 25 dwellings.

Two Local Landscape Policy Areas (LLPAs) are designated as follows:

LLPA 1: Land incorporating Waringstown House

This LLPA includes Waringstown House, a listed building dating from 1667, which stands in historic parkland within a landscaped demesne. The surviving 18th Century parkland setting of the house is identified for inclusion in the Register of Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland. The LLPA also includes Holy Trinity Church, built in 1681 and Holdens Valley, a dwelling probably

dating from the mid -17th Century, both of which are listed buildings. Waringstown Cricket Club grounds, which include a bivalent rath, scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order: 1995, are located in part of the original parkland setting of Waringstown House and form part of the LLPA. The LLPA has been designated to protect the surroundings of the listed buildings, the planned landscape, the important tree groups and the significant landscape and visual amenity of the area. The LLPA is exceptionally important both historically and in terms of landscape and visual amenity.

LLPA 2: Cambray House, east of Waringstown

Cambray House is a 19th Century, late Georgian, two storey house in a small designed park, with mature planting including boundary screening. The House and a grotto, which is a feature of its garden, are both listed. The LLPA is designated to protect the planned landscape and the important tree groups and is significant in both historic planned landscape and visual terms.

Policy for the control of development in the LLPAs is set out in Plan Policy CON 2 and CON 3 in Part 2 of the Plan.



Smaller Settlements

Ballymacmaine

Ballymacmaine is located approximately 3km east of Lurgan, on the A3 protected route from Lurgan to Moira, within the Green Belt (see Map No. 14 on page 182). It is a small settlement with several non-residential land uses, including commercial, recreational and community facilities. Development opportunities are limited to along Ballymacbredan Road to the northwest of the settlement.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan. A 1.0 hectare site, located northeast of Ballymacbredan Road, is zoned for Housing Phase 1, within which development will also be subject to meeting the following key site requirements:

- development proposals for 4/5 dwellings will require road widening and footway provision across the site frontage only; or
- development proposals for the erection of more than 5 dwellings will require road widening and footway provision across the site frontage and linking to the main Lurgan-Magheralin Road (A3).

Ballynabragget

Ballynabragget is located to the southeast of the Borough and straddles the Banbridge Road, a protected route (A26) (see Map No. 15 on page 183). Donaghcloney Presbyterian Church is a significant landmark feature, marking the entrance to Ballynabragget from the east. Scope for further development in the settlement is very limited. There is some scope for development along Moygannon Road to the east.

The capacity of the Waringstown sewage treatment works, which serves Ballynabragget, is a constraint to development in the settlement. The proposed upgrade works at Waringstown are currently on site with an expected completion date of October 2004.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement. However, housing

development proposals may be subject to phasing in accordance with the implementation of the sewage treatment works upgrading timetable.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Development proposals for land identified as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

A Local Landscape Policy Area (LLPA) is designated to the east of Ballynabragget. The stand of mixed woodland at Moygannon Road defines the entrance to Ballynabragget and is important in both visual and landscape terms. The LLPA is designated to protect this important tree group and the significant visual amenity it provides.

Blackskull

Blackskull is situated to the southeast of the Borough, adjacent to Banbridge District (see Map No. 16 on page 184). It lies in a valley within an attractive landscape setting of drumlin country. The settlement consists mainly of residential development and a church. The nature of the settlement, the surrounding topography and road and sewerage infrastructural constraints, have influenced the formulation of the settlement limit. There is limited scope for further development in Blackskull.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

Smaller Settlements



Charlestown

Charlestown is located on the shores of Lough Neagh, at the mouth of the River Bann (see Map No. 17 on page 185). The settlement is the historic location of the ferry link across the river at the Bannfoot. There is no vehicular crossing on the Bann at this point. The settlement shows evidence of being a 'planned settlement', with its wide main street flanked by terraced houses. The wide main street continues through the settlement, with the terraces giving way to allotments in use as nurseries. A church and residential properties form the nucleus of the settlement. The settlement pattern, topography of the area and infrastructural requirements, indicate that future development within the settlement should be controlled in order to consolidate the settlement's unique urban form.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

An Area of Townscape Character is designated around the historic core in Charlestown. Charlestown is an 18th Century landlord-planned settlement, which

owes its origins to the trade on Lough Neagh and local canals, as well as to the nearby Bannfoot Ferry route. The settlement is small and in a very rural setting, yet it is essentially urban in design. Its wide main street, running northeast to southwest between the old road leading to the former ferry and a local lane, is flanked by two terraces of houses with small garden plots to the rear. Beyond the houses, to the southwest, the main street is flanked by allotments, used for a small nursery business. In the mid-19th Century, a wider and more direct new road was built as a continuation of the main street, running southwest directly to the ferry.

Proposals for development within the Area of Townscape Character will be assessed in accordance with Plan Policy CON 5 and the provisions of prevailing regional planning policy.

In addition, development will not be permitted on the allotments. Appropriate extensions or minor works to existing buildings will be permitted where the scale, design and proportions of proposals are sympathetic to the characteristic urban form within the area, and compatible with the buildings and spaces within the area. Proposals for redevelopment of existing buildings may be permitted where:

- the scale, design and proportions of the proposal is sympathetic to the characteristic urban form within the area, and compatible with the buildings and spaces within the area; and
- the proposal does not cause the loss of features of historic and characteristic value such as the street pattern and the building line.

Derryadd

Derryadd is situated to the north of the Borough, on the shores of Lough Neagh (see Map No. 18 on page 186). The settlement is essentially linear in form, fronting both sides of Ardmore Road. There are no community facilities in the settlement. The scope for further development in the settlement is limited by road infrastructural constraints.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

A 2.7 hectare site, located south of and fronting Derrytrasna Road, is zoned for Housing Phase 1, within which development will be assessed in accordance with Plan Policy SETT 1 and subject to meeting the following key site requirements:

Smaller Settlements

- junction improvements, the cost of which will be borne by the developer, will include improved visibility splays and the provision of improved radii and junction widening, all to the satisfaction of Roads Service; and
- there shall be no infilling within the site below the 14.80m O.D contour, in order to preserve the integrity of the local floodplain.

The National Cycle Network passes through the settlement.

Derrymacash

Derrymacash is situated to the north of the Borough, approximately 1km northwest of Aghacommon village and the M1 motorway (see Map No. 19 on page 187). The settlement lies within the Green Belt, adjacent to the Countryside Policy Area. It comprises mainly of residential development, with associated community facilities. The settlement occupies a quite elevated position and is surrounded by low-lying land. Potential exists for expansion of the village, mainly to the west, off Ballynery North Road and Derrymacash Road.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.



Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

An area is zoned for open space at Wolf Island Terrace.

The National Cycle Network passes on the west of the settlement.

Derrymore

Derrymore is a linear settlement situated on the shores of Lough Neagh to the northeast of the Borough (see Map No. 20 on page 188). The settlement comprises residential development and a primary school, however there are no other community facilities. Development is concentrated on the eastern side of the Derrymore Road, opposite the Lough shore and the Countryside Policy Area lying to the west.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

The National Cycle Network passes through the settlement.



Smaller Settlements

Derrytrasna

Derrytrasna is located on a plateau surrounded predominantly by bogland, close to the shores of Lough Neagh to the northnorthwest of the Borough (see Map No. 21 on page 189). The settlement comprises mainly residential development, most of which are modern bungalows, and acts as a small service centre to the surrounding agricultural community, with a church, a primary school and a post office facility. The sewage treatment works cordon sanitaire, and access difficulties, are a constraint to development within Derrytrasna.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

The National Cycle Route passes through the settlement.

Gamblestown

Gamblestown is situated to the southeast of the Borough, approximately 1.5km from Donaghcloney, on the Lurgan to Dromore Road (see Map No. 22 on page 190). The settlement consists mainly of residential development and a church hall. Retail warehousing is located on the periphery of the settlement. There are no other facilities. The scope for further development in the settlement is limited by road infrastructural constraints.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Two sites are shown on the Settlement Map as Areas of Archaeological Potential. These sites may contain archaeological remains and, therefore, developers should note that the provisions of Planning Policy Statement 6 (PPS 6): Planning, Archaeology and the Built Heritage, Policy BH3 will apply.

Gibson's Hill

Gibson's Hill is situated approximately 1.5km south of Lurgan, along the main Lurgan to Gilford Road, within the Green Belt (see Map No. 23 on page 191). The settlement has no significant community facilities. Lakeview House and its environs are an attractive landscape and historic feature within the settlement.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit of Gibson's Hill.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

An area is zoned for open space at Gilford Road. This provides an important local facility.

An extensive Local Landscape Policy Area (LLPA) is designated at Lakeview House, to the east of Gibson's Hill. Lakeview House is situated on a crest forming a prominent landmark feature on the Gilford Road approach from Lurgan. The two storey house is late 19th Century, set in a designed landscape setting and is approached through an avenue of Beech trees. The sweep of pasture land up to the House and the associated tree planting, which extends across the Gilford Road, add to the visual significance of the LLPA. The LLPA is designated to protect the surroundings of the building, the important tree groups, the planned landscape, the attractive vistas and the significant landscape and visual amenity of the area.



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Maghery

Maghery is situated to the northwest of the Borough, on the shores of Lough Neagh, and adjacent to the River Blackwater (see Map No. 24 on page 192). There is evidence of the original settlement dating back to medieval times. Its location at the head of the Maghery canal, and the Loughs trading routes have influenced its development. The settlement comprises a church, a primary school, a hotel and recreational/amenity facilities which indicate a strong community foundation.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

Maghery Country Park, an important local amenity and tourist attraction, and existing playing fields are zoned for open space.

The National Cycle Network passes through the settlement.



Milltown (Co. Armagh)

Milltown is situated along the Maghera Road, approximately 9.5km northwest of Portadown, on the shores of Lough Neagh (see Map No. 25 on page 193). The settlement comprises residential development, a church and a residential home that was formerly a hotel. There is a number of scattered dwellings and commercial operations to the north of the settlement, towards the end of Milltown Lane leading to Lough Neagh.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

A small area of land opposite Loughview Crescent is zoned for open space.

A Local Landscape Policy Area (LLPA) is designated on the Lough Neagh shore, to the east of Maghera. The LLPA comprises Ennismore House, a listed building built c.1830. A sundial within the grounds is also listed. A high stone wall defines the boundary to Maghera Road. The grounds have a range of mature trees, which together with a paddock, extend to the shoreline. The LLPA is designated to protect the surroundings of the listed building, protect the important tree groups and shoreline, and the significant landscape and visual amenity of the area. The LLPA is an important landscape and visually significant to the area.

The National Cycle Network passes through the settlement.



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Milltown (Co. Down)

Milltown is situated in the Donaghcloney Valley, on the low-lying land adjacent to the River Lagan (see Map No. 26 on page 194). To the north is the old mill complex of buildings, millraces and ponds. The buildings are now in productive use, and these, along with the residential development, in the form of a housing estate and individual dwellings, complete the settlement. Development opportunities in this area are severely constrained, as it lies within the flood pondage area.



Scotch Street

Scotch Street is located west of Portadown on the Moy Road, within the County Armagh orchard belt (see Map No. 27 on page 195). The settlement has a strong community nucleus containing a school, church and petrol filling station and shop. The settlement is subject to high development pressure.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land zoned as Phase 2 development land will be assessed in accordance with Plan Policy SETT 2.

An Area of Archaeological Potential has been identified on the Settlement Map, south of Moy Road. This site may contain archaeological remains, and therefore, developers should note that the provisions of Planning Policy Statement 6 (PPS6): Planning, Archaeology and the Built Heritage, Policy BH3 will apply.

Tartaraghan

Tartaraghan is situated approximately 2.5km south of The Birches/M1 Motorway junction, in the County Armagh orchard belt (see Map No. 28 on page 196). The nucleus of the settlement is a Northern Ireland Housing Executive estate, adjacent to a public house. St Paul's Church is a landmark feature and the setting of the area is enhanced by significant stands of trees.

The existing sewage treatment works is at capacity. Development opportunities are limited to infill development only. Single dwellings of an appropriate design will normally be permitted on suitable sites within the settlement limit.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

An existing area of formal open space, north of the church, is zoned for open space.

A Local Landscape Policy Area (LLPA) is designated in the centre of Tartaraghan, around St Paul's Parish Church, a listed building, which is a landmark for the surrounding countryside. The main elements of the LLPA are the Church and graveyard, Laurel Cottage and Belmont House. The Church dates from 1816, with Laurel Cottage, a single storey cottage, being similar in age. Belmont House, dating from 1835, is a two storey dwelling showing late Georgian detail. Both Laurel Cottage and Belmont House are listed buildings. The planting associated with the buildings, together with the pasture land to the south of the Church, are important

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elements of the LLPA. In particular, the open aspect of the pasture land provides views to the Church on the approach from Clantilew Road. The LLPA is designated to protect the surroundings of the listed buildings, the important tree groups and the attractive vistas, which combine to provide an area of significant landscape and visual amenity.



The Birches

The Birches lies close to junction 12 on the M1 Motorway, to the west of the Borough (see Map. No 29 on page 197). Two parts to the settlement can be distinguished, that at Robinstown Road, centred on a Northern Ireland Housing Executive Estate and a school, and that part adjacent to the M1 junction. There are topographical and infrastructural constraints to significant further development at The Birches.

Single dwelling units of an appropriate design will normally be permitted on suitable sites within the settlement limit, provided the proposal does not prejudice the comprehensive development of adjacent land. Housing development will normally be permitted, provided the scale, layout and detailed design of the development are compatible with the scale and character of the settlement.

Development proposals for land within the settlement limit will be assessed in accordance with Plan Policy SETT 1 and other relevant policies contained within the Plan.

An Area of Archaeological Potential is identified to the north of the settlement. This site may contain archaeological remains and, therefore, developers should note that

the provisions of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, Policy BH3 will apply to this site.

A site to the southeast of the settlement is zoned for community/business use, (i.e. uses specified within Use Classes 3, 4 and 15 of the Planning (Use Classes) Order (Northern Ireland) 1989, as amended). Proposals to develop the site for such uses will be required to provide the following:

- a foul sewer pumping station;
- a footway link to the Birches Road;
- satisfactory arrangements for parking and access; and
- appropriate layout and landscaping to provide for a buffer to the M1 Motorway to reduce the impact of noise.

A small area adjacent to, and north of, the primary school is zoned for open space.

Appendix 1

Planning Policy Statements (PPSs)

- PPS 1: General Principles (March 1998)
- PPS 2: Planning and Nature Conservation (June 1997)
- PPS 3: Development Control: Roads Considerations (May 1996)
- PPS 3: (Revised) Access, Movement and Parking (draft) (December 2002)
- PPS 4: Industrial Development (March 1997)
- PPS 4: (Revised) Industry, Business and Distribution (draft) (January 2003)
- PPS 5: Retailing and Town Centres (June 1996)
- PPS 6: Planning, Archaeology and the Built Heritage (March 1999)
- PPS 7: Quality Residential Environments (June 2001)
- PPS 8: Open Space, Sport and Outdoor Recreation (February 2004)
- PPS 9: The Enforcement of Planning Control (March 2000)
- PPS 10: Telecommunications (April 2002)
- PPS 11: Planning and Waste Management (December 2002)
- PPS 17: Control of Outdoor Advertisements (draft) (February 2004)

Two PPSs have been issued by the Department for Regional Development in draft form:

- PPS 12: Housing in Settlements (November 2002)
- PPS 13: Transportation and Land Use (December 2002)

Appendix 2

Development Control Advice Notes (DCANs)

DCAN 1: Amusement Centres

DCAN 2: Multiple Occupancy (1983)

DCAN 3: Bookmaking Offices (1983)

DCAN 4: Restaurants, Cafes and Fast Food Outlets (2002)

DACN 5: Taxi Offices (1983)

DCAN 6: Unallocated

DCAN 7: Public Houses (1983)

DCAN 8: Housing in Existing Urban Areas (2002)

DCAN 9: Residential and Nursing Homes (1987)

DCAN 10: Environmental Impact Assessment (revised 1999)

DCAN 11: Access for People with Disabilities (1991)

DCAN 12: Planning Controls for Hazardous Substances (2nd Edition 2000)

DCAN 13: Crèches, Day Nurseries and Pre-School Playgroups (1993)

DCAN 15: Vehicular Access Standards (2nd Edition 1990)

Two DCANs have been issued by the Department of the Environment in draft Form.

DCAN 11: Access for All – Designing for an Accessible Environment; (2003)

DCAN 14: Siting and Design of Radio Telecommunications Equipment (2003)

Appendix 3

Existing establishments which use or store hazardous substances and are subject to the Control of Major Accident Hazards Regulations (NI) 2000 (Control of Major Accident Hazards) Regulations (NI) 2000

Name	Address	Activity
Huhtamaki	41 Inn Road, Dollingstown, Craigavon	Packaging
Nacco Materials Handling	Carn Industrial Estate, Portadown	Truck Manufacture
Regal Processors	Craigavon	Animal Products
Tyrrell Tanks Ltd	Seagoe Industrial Estate, Portadown	Plastic Tank Manufacturing
Water Service	Caster Bay, Lurgan	Water Treatment

Appendix 4

ROAD SCHEME ABANDONMENTS

The following road schemes, previously proposed, are abandoned:

Central Craigavon

- M12 – Lurgan Road Link
- Highfield Distributor Road

Lurgan

- William Street – Edward Street
- Gilford Road - Taghnevin Road

Portadown

- Bachelors Walk
- Lisniskey Lane –Old Lurgan Road (part of)
- Thomas Street - Tandragee Road Link
- Killycomaine Distributor

Appendix 5

Maps

Ramsar Sites

Special Protection Areas

Candidate Special Areas of Conservation

National Nature Reserves/Nature Reserves

Areas of Special Scientific Interest

Conservation Areas

Historic Parks, Gardens and Demesnes - Supplementary Sites

A3 Map No 30

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