



Craigavon Area Plan 2010

August 2004



An Agency within the Department of the

Environment

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1.0 Introduction

- 1.1 The Craigavon Area Plan 2010 has been prepared by the Department of the Environment for Northern Ireland (hereinafter referred to as ‘the Department’) under the provisions of Part III of the Planning (Northern Ireland) Order 1991. It provides a broad land use and policy framework for the development of Craigavon Borough up to the year 2010. Following consultation with the Borough Council and advertisement in the press, the Draft Craigavon Area Plan 2010 (hereafter referred to as ‘the Draft Plan’) was published on 26 April 2000. The statutory period for receipt of objections expired on 7 June 2000. A total of 270 representations were received comprising 259 letters of objection and 11 letters of support.
- 1.2 The Draft Plan consisted of a written statement and associated maps. A number of supplements provided the background and technical information that had informed the policies and proposals contained in the Draft Plan. 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; Area 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 Portadown Flood Pondage Area. 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 the matters being clarified. The period for receipt of representations expired on 22 December 2000. No additional representations were received by the Department.
- 1.3 Following advertisement in the press all representations were made available for public inspection. A total of 66 counter objections were received, 22 of which were later withdrawn or were related to withdrawn objections.

- 1.4 To assist the Department in the consideration of objections, a Public Local Inquiry was held before Ms D. Fitzsimons, Principal Commissioner (hereinafter referred to as 'the Commissioner'). The Inquiry opened on 8 May 2001 and continued on various dates until 30 November 2001.
- 1.5 The Commissioner's report on the Inquiry and the recommendations of the Planning Appeals Commission (hereinafter referred to as 'the Commission') are published today. The Department has decided to adopt the land use policies and proposals contained within the Craigavon Area Plan subject to certain amendments made in response to the findings and recommendations of the Commission. This Adoption Statement sets out the Department's decision in response to the recommendations of the Commission and details the amendments proposed.

2.0 Presentation of the Recommendations of the Commission, the Commissioner's Report and the Decisions of the Department.

- 2.1 The number of objections to the Draft Plan and the range of issues raised by those objections are extensive and complex. The Commission's Report of Inquiry, which is published today, contains the details of the evidence presented by all parties to each objection, the Commission's recommendations to the Department on those objections and their implications for the Adopted Plan.
- 2.2 The appendices to this Adoption Statement are explained below:
- 2.3 **Appendix 1** lists the Draft Plan policies and proposals which in the Adopted Plan have been deleted or amended as a consequence of the Department's decisions in respect of recommendations made by the Commission. Minor amendments are not listed.
- 2.4 **Appendix 2** contains an Index to objections and to the Schedules and Tables in which those objections are considered. The information is structured as set out below to offer ease of access to the Commission's recommendations and the Department's decision on each objection.
- 2.5 The Index lists each objection in numerical order. The numbers listed in Column 1 are the reference numbers attached to each objection by Planning Service. A reference number was provided to each objector in the letter acknowledging the objection. Some objections were withdrawn and have not been considered by the Commission, these are referenced (W). In some cases the same issues were raised in objections made by other parties and were considered in that context. Letters of support for various aspects of the Draft Plan are referenced (L).
- 2.6 Column 2 lists counter objections received in relation to the Draft Plan. These are listed against the relevant objection numbers. A number of objections

raised issues which conflicted with other objections to the Draft Plan. These are also listed against the relevant objection number as conflicting objections.

- 2.7 Column 3 lists table references and Commissioner's report paragraph numbers for each objection. Where the Commission, in the Commission's Letter does not accept the recommendation of, or departs from the Report of the Commissioner, a reference to this (CL) is listed against the relevant paragraph numbers in Column 3. The Commission's Letter is contained at the start of the Report of the Commissioner.
- 2.8 The Schedules summarise in tabular format the Commission's recommendations and the Department's decisions on those recommendations. Where a decision of the Department diverges from the Commission's recommendation, the reasons for so doing are given. The summary Schedules and Tables set out the implications of the Department's decisions for the Adopted Plan. They are explained below:
- 2.9 **Schedule 1** lists all those objections in respect of which the Commission recommends that no change should be made to the Plan and the Department has decided to accept that recommendation.
- 2.10 **Schedule 2** lists all those objections which were conceded by the Department.
- 2.11 **Schedule 3** lists all those objections in respect of which the Commission recommends changing the Plan and the Department has decided that changes are required.
- 2.12 **Schedule 4** lists those objections in respect of which the Department has made a decision which differs from the Commission's recommendation.
- 2.13 For a number of objections the Department accepts the Commission's recommendation in part only. Such objections are listed in each of the appropriate tables and a cross-reference is provided in each table.

Schedules 1 to 4 each contain a maximum of 9 tables, (A-I), dealing respectively with:

- A Objections of a General Nature;
- B Objections relating to Retailing and Town Centres;
- C Objections relating to Industry and Silverwood;
- D Objections relating to Lurgan;
- E Objections relating to Central Craigavon;
- F Objections relating to Portadown;
- G Objections relating to the Villages;
- H Objections relating to the Smaller Settlements; and
- I Objections relating to Rural, Transport, Nature Conservation and Tourism Issues

- 2.14 **Appendix 3** contains a reproduction of the Adoption Order.

3.0 There were 3 key strategic issues to emerge from the Inquiry, which are summarised below:

3.1 Housing

- 3.2 The Commission concludes that the level of over zoning of housing land is clearly excessive and that this would undermine the approach promoted by the Regional Development Strategy (RDS). The Commission recommends that all Phase 2 housing land should be deleted from the Plan and that the Department should carry out a complete reappraisal of all objection sites relating to housing and white land which it conceded at the Public Inquiry. The Commission further recommends that many specified concessions should not be included for development other than those which have already been granted planning approval.
- 3.3 The Department has carefully considered the Commission's conclusions and recommendations relative to housing and in particular, the recommendations regarding the objection sites, which the Department conceded and also the issue of the Phase 2 housing lands. The Department however, reaches a different conclusion to that of the Commission on the basis that it attaches different weight to certain factors and it also takes into account other considerations.
- 3.4 In relation to the approach promoted by the Regional Development Strategy the Department would point out that under the Planning (Amendment) (Northern Ireland) Order 2003 the Craigavon Area Plan 2010 is declared an 'excepted plan', for which the need to be in general conformity with the RDS does not apply and that it is not possible to completely align immediately every plan with its aims and objectives. Added to this the preparation of the Draft Craigavon Area Plan 2010 significantly pre-dates the formulation of the RDS in September 2001.
- 3.5 The Department accepts that the inclusion of the conceded sites will result in a significant overzoning but takes the view that this is outweighed by the legitimate expectation those objectors who were offered concessions by the Department would have had on leaving the Inquiry. Those offered concessions could have reasonably expected that their lands would have been included in the Plan. The Department notes the reasons given by the Commission for departing from its normal practice of reporting concessions without comment but is not persuaded that these reasons outweigh the expectation created and the related issue of fairness. The fact that the housing component of the RDS is already the subject of a wide-ranging review is also viewed by the Department as highly relevant. Since the outcome and implications of this review are as yet unknown, the Department believes it would be unwise to delete the conceded sites from the Adopted Plan. In addition, the Department recognises, and has always accepted, that there is overzoning in the Plan and this derives from the genesis of the Plan including, in particular the circumstances surrounding the Preliminary Proposals. For these reasons the conceded sites are confirmed in the Adopted Plan.

- 3.6 In deciding, contrary to the view of the Commission, to retain the Phase 2 housing land in the Plan, the Department gives weight to a number of considerations.
- 3.7 The Department notes that the Commission reached its conclusions before the Department for Regional Development had announced its intention to review the Regional Housing Growth Indicators in the RDS. This review commenced with the publication of a Consultation Paper in May 2004. The Department believes that since the outcome of this review is as yet unknown it would be unwise to delete the Phase 2 zonings, at this time, especially since they are only potentially available for housing and their release has always been contingent on a review.
- 3.8 The Department has therefore decided to retain the Phase 2 zonings in the Plan. These lands will, however, not be released for development, either in part or in full, prior to a housing review which will take place when the Department has considered the outcome, and likely implications, of the ongoing review of the RDS.

4.0 Industry

- 4.1 Based on the historic take up rate for industrial land and the amount of existing vacant and under used industrial land the Commission concludes that, even allowing for the general thrust of regional policy, which promotes the provision of a generous and continuous supply of industrial land, the level of overzoning in the plan is considered over generous.
- 4.2 The Department has considered carefully the conclusions and recommendations of the Commission but forms a different view as to the amount of industrial land that would be appropriate to include in the Plan. In reaching its view the Department gives less weight to the analysis of past trends in the take up of industrial land. The Department is of the opinion that the historic take up rate relates to what is now regarded as a different era in terms of levels of employment and unemployment and hence past trends may not reflect future land requirements. The potential for past trends to be unreliable is even more significant given Craigavon's status as the Region's second largest industrial centre and the thrust of regional policy which seeks to promote a generous supply of industrial land. For these reasons, the Department believes that the level of industrial land zoned in the Plan should not be significantly reduced.

5.0 Craigavon, Lurgan and Portadown Town centres

- 5.1 The Commission concludes that the Craigavon, Lurgan and Portadown Town Centres should be redrawn on the basis of the broad principles set out in paragraphs 4.04.17 to 4.04.25 of the Commissioner's Report. These principles stress the need for the boundaries to be founded on an assessment of the need for the various land uses which policy dictates to be generally located within Town Centres or Primary Retail Cores (PRC's).

- 5.2 The Department accepts the Commission's recommendation that the boundaries for the three town centres should be redrawn. This work will be undertaken as part of a study of the town centres. This study will be informed by the general principles set out in paragraphs 4.04.17 to 4.04.25 of the Commissioner's Report and the other factors referred to in the Department's responses to the individual objections referred to in the following Schedules and Tables.
- 5.3 The Department is not therefore adopting the town centre boundaries for Craigavon, Lurgan or Portadown nor the related retail designations (in the case of Portadown, the designations are the 'Major Retail Development Core' and the 'Primary Retail Core' and for Lurgan the 'Primary Retail Core') at this stage.

6.0 The Adopted Plan Written Statement and Maps

- 6.1 The Department is also publishing today the Craigavon Area Plan 2010 containing the amendments referred to in this Adoption Statement.
- 6.2 Amendments to the content of the Draft Written Statement and Proposal Maps have been made as a direct consequence of the Department's decision in respect of the recommendations of the Commission. Such amendments include additions to, and deletions from the text and maps of the Draft Plan.
- 6.3 Amendments have been made to update the Draft Plan, which do not constitute changes to the statutory provisions of the Plan. This takes account of the new information available from the Northern Ireland Census 2001. However, it is considered that the 2001 Census information does not necessitate any change in the overall Plan Strategy, Policies or Proposals.
- 6.4 Since the publication of the Draft Craigavon Area Plan 2010 in April 2000, the regional planning context has changed substantially with the publication of The Regional Development Strategy for Northern Ireland: Shaping Our Future. Several Planning Policy Statements and guidance documents have also been published, either in final form or as public consultation drafts. In order to ensure that the Adopted Plan is as complete a document as possible, the content of the Written Statement of the Plan has been updated to reflect these changes.
- 6.5 The Adopted Plan has also been updated to include maps as Appendices to the Written Statement, and to indicate on the Borough and Settlement Maps, the most recent information available on formal designations of nature conservation importance.
- 6.6 The Department does not consider that the incorporation of updated factual information, and amendments that resulted from objections dealt with at the Public Inquiry, merit a formal modification to the Plan.

7.0 Adoption of the Craigavon Area Plan 2010

7.1 The Department now adopts the Craigavon Area Plan 2010, as amended in this Adoption Statement, as a Development Plan under Article 8 of the Planning (NI) Order 1991.

7.2 The Department has made the necessary Order adopting the Area Plan. A reproduction of this Order is contained in Appendix 3 of this Statement.

8.0 Conclusion

8.1 The Department wishes to thank the elected representative and all those members of the public who contributed to the making of the Area Plan at all stages. In particular, the Department would like to thank Commissioner D Fitzsimons who conducted the Public Local Inquiry. The comprehensive and clear reporting of the evidence presented with each objection has greatly assisted the Department in its consideration of the objections.

APPENDIX 1

The table below lists those Draft Plan Policies contained in the Plan which have been deleted or amended. Minor amendments are not listed.

Draft Plan reference number	Nature of change
HOUSING 2	Deleted
HOUSING 3	Deleted
TRANSPORT 1	Amended (now TRANSPORT 1)
TOURISM 1	Amended (now TOURISM 1)
ROS 2	Deleted
C/TC 1	Deleted
L/ATC 1	Deleted
L/TC 1	Deleted
L/TC 2	Deleted
L/TC 3	Deleted
P/TC 1	Deleted
P/TC 2	Deleted
P/TC 3	Deleted
P/TC 4	Deleted

It should be noted that changes made to policies and proposals in the Draft Plan which involve only minor amendments of limited substance are not included. Similarly, changes to the Plan text, made for the purposes of up-dating information, are not referred to above.

Appendix 2

Index to Objections, Schedules and Table References.

Column 1 Objection No.	Column 2	Column 3			
		Schedules for Table References and Report of the Commissioner Paragraph Numbers			
W - Withdrawn L – Letter of Support U – Unallocated Ref. No.	Conflicting Objection (CF) / Counter Objection (CO)	Schedule 1	Schedule 2	Schedule 3	Schedule 4
1		1F 8.26			
2		1I 11.05			
3	CO: 45				4C 5.15
4	CO: 58				4C 5.12
5			2G 9.04/CL		
6			2G 9.05		
7 (part A) 7 (part B)			2G 9.41/CL 2G 9.42/CL		
8		1G 9.15			
9			2G 9.34		
10		1G 9.35			
11		1D 6.17			
12 W					
13 L					
14	CO: 46, 59, 60, 61, 62, 64				4C 5.16
15	CO: 44		2H 10.14		
16			2H 10.09/CL		
17	CF: 47, 78, 128 CO: 43	1G 9.08		3G 9.08	4A 3.02 4G 9.09&9.08
18		1C 5.04			
19 (See Obj.37)					
20	CO: 21	1D 6.18			
21	CF: 242, 232B				4G 9.24
22		1H 10.10			
23		1G 9.29			
24		1G 9.31			
25		1E 7.11			
26 W					
27	CO: 46, 59, 60, 61, 62, 64				4C 5.16
28	CO: 46, 59, 60, 61, 62, 64				4C 5.16
29		1D 6.11			
30		1I 11.08			
31		1D 6.02			
32	CO: 46, 47	1C 5.01 1H 10.02			
33			2G 9.06/CL		
34		1H 10.05			
35		1D 6.23			

Column 1 Objection No.	Column 2	Column 3			
		Schedules for Table References and Report of the Commissioner Paragraph Numbers			
W - Withdrawn L - Letter of Support U - Unallocated Ref. No.	Conflicting Objection (CF) / Counter Objection (CO)	Schedule 1	Schedule 2	Schedule 3	Schedule 4
36	CF: 81, 104B, 127, 199, 265B, 270	1D 6.14			
37			2D 6.10/CL		
38		1B 4.10			
39					4B 4.12
40		1G 9.12			
41		1G 9.12			
42	CO: 46, 59, 60, 61, 62, 64				4C 5.16
43					4C 5.17
44	CO: 63				4C 5.14
45 W					
46			2H 10.14		
47	CF: 241		2G 9.09/CL 2G 9.10	3G 9.10	4A 3.02
48 L					
49	CF: 241				4H 10.08/CL
50		1G 9.21			
51		1D 6.07			
52		1F 8.26			
53			2F 8.14		
54		1F 8.19			
55		1E 7.03			
56	CO: 22	1D 6.19			
57		1G 9.31			
58			2H 10.04/CL		
59		1G 9.26			
60		1G 9.36			
61	CF: 241				4A 3.02 4D 6.22
62		1D 6.17			
63		1D 6.17			
64		1D 6.17			
65		1D 6.17			
66		1D 6.17			
67		1D 6.17			
67		1D 6.17			
68		1D 6.17			
69 W					
70 W					
71 W					
72		1D 6.17			
73		1D 6.17			
74		1D 6.17			

Column 1 Objection No.	Column 2	Column 3 Schedules for Table References and Report of the Commissioner Paragraph Numbers			
		Schedule 1	Schedule 2	Schedule 3	Schedule 4
W - Withdrawn L - Letter of Support U - Unallocated Ref. No.	Conflicting Objection (CF) / Counter Objection (CO)				
75		1D 6.17			
76 W					
77			2C 5.11		
78	CF: 241		2G 9.09/CL		4A 3.02
79		1G 9.20			
80		1H 10.07			
81					4G 9.32
82	CO: 66	1D 6.20			
83	CO: 46, 59, 60, 61, 62, 64				4C 5.16
84		1H 10.15			
85 L					
86 L					
87			2G 9.23/CL		
88		1G 9.37			
89 (part A)		1G 9.31			
89 (part B)		1G 9.30			
90		1G 9.08	2G 9.10	3G 9.02 3G 9.08&9.10	4G 9.08
91			2G 9.28/CL		
92			2G 9.28/CL		
93		1G 9.13			
94		1G 9.38			
95				3D 6.13	
96				3D 6.13	
97		1F 8.29			
98				3D 6.13	
99				3D 6.13	
100			2F 8.07/CL		
101		1H 10.10			
102				3I 11.15	
103		1E 7.08			
104 (part A)			2G 9.28/CL		
104 (part B)					4G 9.32
105 W					
106		1H 10.11		3H 10.11	
107	CF: 241				4A 3.02 4F 8.17
108	CF: 241				4A 3.02 4F 8.17
109 W					
110			2G 9.03/CL		
111		1G 9.39			
112		1F 8.32			

Column 1 Objection No.	Column 2	Column 3			
		Schedules for Table References and Report of the Commissioner Paragraph Numbers			
W - Withdrawn L - Letter of Support U - Unallocated Ref. No.	Conflicting Objection (CF) / Counter Objection (CO)	Schedule 1	Schedule 2	Schedule 3	Schedule 4
113		1F 8.30			
114				3A 3.12	
115				3D 6.13	
116	CF: 241			3F 8.16	4A 3.02 4F 8.16
117					4H 10.06
118				3D 6.13	
119	CF: 136				4C 5.07
120	CF: 136				4C 5.07
121					4H 10.06
122				3I 11.15 3I 11.16	
123			2F 8.23/CL		
124		1F 8.27			
125		1E 7.13			
126		1C 5.06			
127					4G 9.32
128	CF: 241		2G 9.09/CL	3G 9.18	4A 3.02 4G 9.09
129 W					
130				3D 6.13	
131			2G 9.23/CL		
132		1E 7.04			
133 L					
134		1F 8.28			
135				3D 6.13	
136					4C 5.07
137			2G 9.45		
138		1E 7.12			
139	CO: 2, 3, 6, 7, 8, 9, 11, 23	1F 8.13			
140		1D 6.12		3D 6.12	
141 W					
142 W					
143		1G 9.14			4G 9.16
144 W					
145 L					
146			2F 8.02	3I 11.10 3I 11.14	4B 4.05 4B 4.13 4B 4.14
147		1F 8.10			4B 4.13
148			2F 8.31/CL		
149		1C 5.05			

Column 1 Objection No.	Column 2	Column 3			
		Schedules for Table References and Report of the Commissioner Paragraph Numbers			
W - Withdrawn L - Letter of Support U - Unallocated Ref. No.	Conflicting Objection (CF) / Counter Objection (CO)	Schedule 1	Schedule 2	Schedule 3	Schedule 4
150 W					
151		1G 9.12			4G 9.16
152 W					
153		1G 9.47			
154		1E 7.05			
155 W					
156	CO: 47				4C 5.13
157			2F 8.06/CL		
158 W					
159 W					
160		1G 9.43			
161		1F 8.11			
162			2F 8.22/CL		
163 (part A) 163 (part B)	CO: 2, 3, 6, 7, 8, 9, 11, 23	1F 8.13	2F 8.12/CL		
164 W					
165 W					
166			2G 9.44/CL		
167		1I 11.04			
168			2F 8.07/CL		
169 W					
170	CF: 241		2H 10.12/CL		4A 3.02
171		1F 8.08			
172		1E 7.09			
173		1F 8.33			
174	CO: 32, 33, 34, 36	1D 6.16			
175 W					
176		1F 8.15			
177		1G 9.27			
178		1D 6.17			
179		1D 6.17			
180 W					
181 W					
182		1G 9.33			
183		1I 11.06			
184		1G 9.17			
185 W					
186 (Northern) 186 (Southern)	CF: 241		2D 6.21		4A 3.02 4D 6.22
187	CO: 28			3B 4.09	4B 4.09
188		1C 5.08			
189 W					
190		1H 10.15			

Column 1 Objection No.	Column 2	Column 3			
		Schedules for Table References and Report of the Commissioner Paragraph Numbers			
W - Withdrawn L – Letter of Support U – Unallocated Ref. No.	Conflicting Objection (CF) / Counter Objection (CO)	Schedule 1	Schedule 2	Schedule 3	Schedule 4
191 W					
192 W					
193 L					
194		1F 8.21			
195 L					
196 W					
197					4A 3.02 4D 6.08
198				3D 6.13	
199					4G 9.32
200		1G 9.22			
201			2G 9.23/CL		
202 L					
203	CF: 241		2D 6.21		4A 3.02
204				3A 3.05 3A 3.06 3A 3.07 3I 11.02	
205			2A 3.10		
206				3A 3.08	
207	CF: 241				4A 3.02
208				3A 3.06	
209				3A 3.09	
210	CO: 26, 27, 28, 30, 39, 40			3B 4.06	4B 4.04 4B 4.07 4B 4.08
211	CF: 275 (14.1), 146 CO: 26, 27, 28, 29, 30, 39, 40	1F 8.18		3B 4.06 3B 4.11	4B 4.08 4B 4.11
212 W					
213		1E 7.02			
214	CF: 275 (14.1), 146 CO: 26, 27, 28, 29, 30, 39, 40			3B 4.03 3B 4.06 3B 4.11	4B 4.11
215		1E 7.10			
216	CO: 53		2C 5.10		
217 W					
218 L					
219			2D 6.06		
220 L					
221		1G 9.08		3G 9.02 3G 9.08	4G 9.08

Column 1 Objection No.	Column 2	Column 3			
		Schedules for Table References and Report of the Commissioner Paragraph Numbers			
W - Withdrawn L – Letter of Support U – Unallocated Ref. No.	Conflicting Objection (CF) / Counter Objection (CO)	Schedule 1	Schedule 2	Schedule 3	Schedule 4
222	CF: 275 (14.1), 146 CO: 26, 27, 28, 29, 30, 39, 40	1B 4.02		3B 4.03 3B 4.11	4B 4.11
223	CF: 275 (14.1), 146 CO: 26, 27, 28, 29, 30, 39, 40	1B 4.02		3B 4.03 3B 4.06 3B 4.11	4B 4.11
224 W					
225		1F 8.25			
226		1I 11.07			
227			2D 6.15/CL		
228			2D 6.05/CL		
229		1H 10.13			
230		1H 10.13			
231 W					
232 (part A) 232 (part B)		1G 9.25			4G 9.24
233	CF: 47, 78, 128 CO: 43			3G 9.11	4G 9.40 4G 9.09
234				3D 6.13	
235 U					
236					4H 10.06
237				3D 6.13	
238	CO: 46, 59, 60, 61, 62, 64				4C 5.16
239		1I 11.03			
240				3D 6.13	
241		1C 5.01			4H 10.16
242	CF: 241				4A 3.02
243	CF: 241, 197		2D 6.09/CL		
244				3C 5.18	
245		1E 7.14 1E 7.15		3A 3.12	
246			2G 9.46		
247		1E 7.09			
248 (part A) 248 (part B) W		1F 8.20			4F 8.20
249		1I 11.12			
250		1I 11.12			
251 U					
252 U					
253	CF: 241		2D 6.21		4A 3.02
254		1I 11.05			
255	CF: 241		2D 6.21		4A 3.02

Column 1 Objection No.	Column 2	Column 3			
		Schedules for Table References and Report of the Commissioner Paragraph Numbers			
W – Withdrawn L – Letter of Support U – Unallocated Ref. No.	Conflicting Objection (CF) / Counter Objection (CO)	Schedule 1	Schedule 2	Schedule 3	Schedule 4
256	CO: 2, 3, 6, 7, 8, 9, 11, 23	1F 8.13			
257		1G 9.19			
258		1G 9.29			
259		1C 5.03		3I 11.13	
260		1F 8.24			
261 U					
262 U					
263			2H 10.03/CL		
264 W					
265 (part A) 265 (part B)			2G 9.28/CL		4G 9.32
266	CO: 14, 15, 65		2D 6.03	3A 3.11 3D 6.04	
267		1F 8.26			
268 W					
269			2F 8.04		
270					4G 9.32
271 W					
272 W					
273	CF: 136				4C 5.07
274	CO: 14, 15, 65		2D 6.03	3D 6.04	
275	CF: 241 CO: 26, 27, 28, 30, 39, 40	1B 4.02		3A 3.12 3B 4.06	4A 3.02 4B 4.04 4B 4.05 4B 4.13
275 (1.1)				3A 3.04	
275 (2.2)		1A 3.03			
275 (3.1)		1C 5.01			
275 (4.1) W					
275 (4.2) W					
275 (6.1) W					
275 (6.2)			2F 8.02		
275 (7.1)				3I 11.10 3I 11.13	
275 (7.2)			2I 11.11		
275 (7.3)		1I 11.09			
275 (8.1)				3E 7.06	
275 (8.2)				3I 11.14	
275 (9.1)				3A 3.11	
275 (10.1)		1D 6.24 1F 8.05			
275 (11.1)		1C 5.03			
275 (12.1)					4B 4.07

Column 1 Objection No.	Column 2	Column 3 Schedules for Table References and Report of the Commissioner Paragraph Numbers			
W – Withdrawn L – Letter of Support U – Unallocated Ref. No.	Conflicting Objection (CF) / Counter Objection (CO)	Schedule 1	Schedule 2	Schedule 3	Schedule 4
275 (13.1)			2B 4.01		
275 (14.2)					4B 4.14
275 (14.3)		1B 4.15			4B 4.15
275 (15.3)				3D 6.25	4D 6.25
275 (15.4)		1D 6.24			
275 (15.5)			2F 8.09		
275 (15.11)			2I 11.11		
275 (15.14)			2B 4.01		
275 (15.15)			2B 4.01		
275 (15.16)			2E 7.07		

SCHEDULE 1 NO CHANGE

For the following matters of objection the Planning Appeals Commission has recommended that no change to the Plan is required and the Department accepts this recommendation.

Table 1A Objections of a General Nature

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
3.03-3.03.05	275 (2.2)	Objection to the exclusion of previously zoned lands.	

Table 1B Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
4.02-4.02.05	275, 223, 222	Objections relating to the failure to incorporate Planning Policy Statement 5 policy into the Plan.	Refer to Index for other aspects of these objections.
4.10-4.10.04	38	Objection relating to the need for a properly constructed bus facility close to Lurgan Town Centre.	
4.15-4.15.04	275 (14.3)	Objection that the Plan does not provide any commitment to improving the accessibility of People's Park.	

Table 1C Objections relating to Industry

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
5.01-5.01.21	275 (3.1), 241, 32, 149, 83. Counter Objection: 46, 47	Objections relating to the overall allocation of land for industry in the Plan and the adequacy of choice of site in terms of size, location and land ownership.	No alteration is made to the Plan as a result of objections 275 (3.1) and 32. Refer to Table 1H for remaining aspect of objection 32. Refer to Index for other aspects of these objections.
5.03-5.03.05	259, 275 (11.1)	Objections to the non identification of sites for industry in smaller settlements and the failure to meet small business concerns and employment uses in rural areas and small settlements.	
5.04-5.04.18	18	Objection to the exclusion of lands from the settlement limit of the Craigavon Urban Area and seeking zoning of the lands for light industry or storage and distribution purposes.	
5.05-5.05.16	149	Objection to the fact that the site should not be located in the Green Belt but be included in the development limit and zoned for industry.	Refer to paragraph numbers 5.01-5.01.21 for consideration of overall allocation of land for industry.
5.06-5.06.05	126	Objection to the key site requirements for zoned housing site L/H 13 seeking an extended landscaped buffer area to industry.	
5.08-5.08.11	188	Objection to Green Belt designation at Bleary, seeking identification of lands for industrial development.	

Table 1D Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
6.02-6.02.06	31	Objection to the identification of land north west of Lurgan as Green Belt seeking inclusion of lands within the urban area.	
6.07-6.07.06	51	Objection seeking inclusion of lands within the urban area.	
6.11-6.11.11	29	Objection to the exclusion of lands to the north of Kilmore Road, Lurgan from the settlement seeking a housing zoning.	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
6.12-6.12.10	140	Objection to zoning of land as part of a LLPA seeking rezoning for housing.	Refer to Table 3D for remainder of objection regarding the triangular piece of land indicated as white land within the Draft Plan.
6.14-6.14.15	36 Conflicting Objections: 81, 104B, 127, 199, 265B, 270	Objection to the exclusion of lands from the urban area seeking inclusion and zoning for housing.	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
6.16-6.16.12	174 (amended site) Counter Objections: 32, 33, 34, 35	Objection to the exclusion of lands within the urban area seeking inclusion for development purposes.	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
6.17-6.17.05	11, 62-68, 72-75, 178-179	Objections to the inclusion of land within the urban area seeking removal from the urban area and designation as Green Belt.	

Table 1D Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
6.18-6.18.12	20 Counter Objection: 21	Objection to the exclusion of lands from the urban area seeking inclusion and zoning for housing either Phase 1 or Phase 2.	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
6.19-6.19.10	56 Counter Objection: 22	Objection to the exclusion of lands from the urban area seeking inclusion.	
6.20-6.20.12	82 (amended site) Counter Objection: 66	Objection to the exclusion of lands from the urban area seeking inclusion as Phase 1 or Phase 2 lands.	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
6.23-6.23.06	35	Objection to the exclusion of lands from the urban area seeking inclusion and zoning for housing.	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
6.24-6.24.08	275 (10.1 & 15.4)	Objections that Brownlow House and Lord Lurgan Memorial Park are not included as a Historic Park, Garden or Demesne.	Refer to Table 1F For remaining aspect of 275 (10.1) regarding People's Park.

Table 1E Objections relating to Central Craigavon

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
7.02-7.02.12	213	Objection to the exclusion of lands from Craigavon Urban Area (seeking inclusion of lands and zoning for mixed use-housing/industry/commercial use, leisure and recreation) and (in parallel) to the inclusion of industrial zoning C/I-3.	
7.03-7.03.13	55	Objection to the exclusion of lands from Craigavon Urban Area (seeking inclusion of lands and zoning for housing and/or commercial use).	Refer to paragraph numbers 3.0-3.01.72 for consideration of General Context.
7.04-7.04.08	132	Objection to the identification of lands as Green Belt seeking removal of Green Belt.	
7.05-7.05.06	154	Objection to the exclusion of lands from Craigavon Urban Area (seeking inclusion of lands and zoning for housing).	
7.08-7.08.05	103	Objection to the exclusion of lands from Craigavon Urban Area (seeking inclusion of lands and zoning for housing).	
7.09-7.09.06	172 (amended site), 247	Objections to the exclusion of lands from Craigavon Urban Area and location in the Green Belt (seeking inclusion of lands and zoning for housing Phase 1 housing (No 172) or exclusion from the Green Belt (No 247)).	
7.10-7.10.06	215	Objection to the exclusion of lands from Craigavon Urban Area (seeking inclusion of lands).	
7.11-7.11.07	25	Objection to the exclusion of lands from Craigavon Urban Area (seeking inclusion of lands for housing development).	

Table 1E Objections relating to Central Craigavon

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
7.12-7.12.10	138	Objection to the exclusion of lands from Craigavon Urban Area and their designation as Green Belt (seeking inclusion of lands).	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
7.13-7.13.14	125	Objection to the designation of lands as Green Belt, seeking removal of Green Belt and regeneration of Bluestone.	
7.14-7.14.05	245 (part of)	Objection to the non-identification of a People's Park in Brownlow.	Refer to Table 3A for 245C.
7.15-7.15.11	245 (part of)	Objection in Brownlow to the non designation of a local landscape policy area; the landlocking of recreational land adjacent to Lismore Comprehensive School; the need for road widening in Moyraverty estate; and the need for compliance with conditions regarding landscaping and other matters.	Refer to Table 3A for 245C.

Table 1F Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
8.05-8.05.06	275 (10.1)	Objection that People's Park is not included within the designation of an Historic Park, Garden or Demesne.	Refer to Table 1D for remaining aspect of 275 (10.1) regarding Brownlow House and Lord Lurgan Memorial Park.
8.08-8.08.07	171	Objection relating to the exclusion of lands from the Portadown Urban Area seeking inclusion of lands and zoning for housing Phase 1.	
8.10-8.10.11	147 (one aspect of)	Objection to the exclusion of land at Hoy's Meadows, Portadown from the development limit and to its inclusion in the Green Belt.	Refer to Table 4B for remaining aspect of 147 regarding the exclusion of land at Hoy's Meadow from Portadown Town Centre.
8.11-8.11.06	161	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands and zoning for housing.	
8.13-8.13.22	139 (amended site), 256, 163B Counter Objection: 2, 3, 6, 7, 8, 9, 11, 23	Objections relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands and zoning for housing (256, 163B) or white land (139).	Refer to Table 2F for objection 163A. Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
8.15-8.15.12	176	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
8.18-8.18.05	211	Objection relating to the identification of Killicomaine House as P/LLPA-5.	Refer to Index for other aspects of this objection.

Table 1F Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
8.19-8.19.08	54	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	
8.20-8.20.11	248A	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	Whilst there is no change to the majority of the site, refer to Table 4F in relation to the small triangle of land north of Breagh Road.
8.21-8.21.09	194	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	
8.24-8.24.08	260	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands for housing.	
8.25-8.25.06	225	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	
8.26-8.26.19	267, 1, 52	Objections relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands (52, 1, 267) and zoning for housing (267).	Refer to paragraph numbers 3.0-3.01-72 for consideration of general context.
8.27-8.27.07	124	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	Refer to paragraph numbers 3.0-3.01-72 for consideration of general context.
8.28-8.28.06	134	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	

Table 1F Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
8.29-8.29.06	97	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	
8.30-8.30.06	113	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	
8.32-8.32.06	112	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	Refer to paragraph numbers 8.03-8.03.13 for general issue of lands liable to flooding in Portadown.
8.33-8.33.06	173	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands and zoning for housing and / or light industry.	

Table 1G Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
9.08-9.08.46	90, 221, 17	Objections to unplanned growth of the village of Waringstown; provision for industry and employment/tourism/recreation/commerce/ community services/infrastructure; misrepresentation of village facilities; nature conservation and quality development.	<p>No alteration is made to DCAP as a result of the objections relating to the allocation of lands in Waringstown for recreation and open space, industry, commerce, nature conservation, cycle ways and walkways, education and community facilities or tourist facilities.</p> <p>Refer to Table 3G and Index for remaining aspects of these objections.</p>
9.12-9.12.10	151, 40, 41 (amended site)	Objections to the exclusion of lands from the settlement limit of Waringstown seeking inclusion of lands (Nos. 40 and 41 are for Phase 2 allocation).	<p>Refer to Table 4G for objection 151 in relation to the identification of Banbridge Road as a Protected Route.</p> <p>Refer to paragraph numbers 3.01-3.01.72 for consideration of general context.</p> <p>Refer to paragraph numbers 9.07-9.07.13 for consideration of objections raising the issue of land supply, development pressure and merits of phasing the supply of land in Waringstown.</p>

Table 1G Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
9.13-9.13.11	93	Objection to the exclusion of lands from the settlement limit of Waringstown seeking inclusion of lands.	Refer to paragraph numbers 9.07-9.07.13 for consideration of objections raising the issue of land supply, development pressure and merits of phasing the supply of land in Waringstown.
9.14-9.14.12	143 (part of)	Objection to the exclusion of lands from the settlement limit of Waringstown seeking inclusion of lands.	Refer to Table 4G in relation to the identification of Banbridge Road as a Protected Route. Refer to paragraph numbers 9.07-9.07.13 for consideration of objections raising the issue of land supply, development pressure and merits of phasing the supply of land in Waringstown.

Table 1G Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
9.15-9.15.08	8	Objection to the exclusion of lands from the settlement limit of Waringstown seeking inclusion of lands in the settlement limit for development or zoned as Phase 2 land.	Refer to paragraph numbers 9.07-9.07.13 for consideration of objections raising the issue of land supply, development pressure and merits of phasing the supply of land in Waringstown.
9.17-9.17.09	184	Objection to the exclusion of lands from the settlement limit of Waringstown seeking inclusion of lands and zoning for housing.	Refer to paragraph numbers 3.01-3.01.72 for consideration of general context. Refer to paragraph numbers 9.07-9.07.13 for consideration of objections raising the issue of land supply, development pressure and merits of phasing the supply of land in Waringstown.
9.19-9.19.07	257	Objection to the exclusion of lands from the settlement limit of Waringstown seeking inclusion of lands.	
9.20-9.20.08	79	Objection to the exclusion of lands from the settlement limit of Waringstown.	
9.21-9.21.10	50	Objection to the zoning of land at Aghacommon as Recreation and Open Space seeking its rezoning as land for housing.	

Table 1G Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
9.22-9.22.07	200	Objection to the exclusion of land from the settlement limit of Aghacommon seeking inclusion of lands.	
9.25-9.25.08	232A	Objection seeking inclusion of lands within the settlement limit as an alternative to the Phase 2 site at Deans Road, Bleary, which was not for development before 5 years.	Refer to Table 4G for objection 232B.
9.26-9.26.09	59 (amended site)	Objection to the exclusion of lands from the settlement limit of Bleary seeking inclusion of lands.	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
9.27-9.27.12	177	Objection to the exclusion of lands from the settlement limit of Bleary seeking inclusion of lands.	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
9.29-9.29.18	23, 258	Objections to the exclusion of lands from the settlement limit of Dollingstown seeking inclusion of lands (or as Phase 2 housing-No 23).	
9.30-9.30.08	89B	Objection to the exclusion of lands from the settlement limit of Dollingstown seeking inclusion of lands and zoning for housing.	
9.31-9.31.13	24, 57, 89A	Objections to the exclusion of lands from the settlement limit of Dollingstown seeking inclusion of lands.	
9.33-9.33.08	182	Objection to the exclusion of lands from the settlement limit of Dollingstown seeking inclusion of lands.	

Table 1G Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
9.35-9.35.08	10	Objection to the exclusion of lands from the settlement limit of Donaghcloney seeking inclusion of lands.	
9.36-9.36.12	60	Objection to the exclusion of lands from the settlement limit of Donaghcloney seeking inclusion of lands.	Refer to paragraph numbers 3.01-3.01.72 for consideration of general context.
9.37-9.37.08	88	Objection to the exclusion of lands from the settlement limits of Donaghcloney, seeking inclusion of lands.	
9.38-9.38.04	94	Objection that the proposed Area of Townscape Character in Donaghcloney should be re-designated as a Conservation Area.	The Commission recommends that the merits of Conservation Area designation are fully considered as a matter of priority. The Department notes the Commission's recommendation and highlights that, as a matter of course, Conservation Area Designations are continually reviewed.
9.39-9.39.10	111	Objection to the exclusion of land from the settlement limit of Donaghcloney seeking inclusion of land.	Refer to paragraph numbers 3.01-3.01.72 for consideration of general context.
9.43-9.43.09	160 (amended site)	Objection to the exclusion of lands from settlement limit of Drumnacanny, seeking inclusion of lands and zoning as housing.	
9.47-9.47.12	153	Objection to the exclusion of lands from the settlement limit of Magheralin and their designation as Green Belt.	Refer to paragraph numbers 3.01-3.01.72 for consideration of general context.

Table 1H Objections relating to the smaller settlements

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
10.02-10.02.08	32 (amended site)	Objection to the exclusion of lands from the settlement limit of Ballymacmaine, seeking inclusion of lands.	Refer to Table 1C for other aspect of objection 32. Refer to paragraph 3.0-3.01.72 for consideration of general context.
10.05-10.05.07	34	Objection to the exclusion of lands from the settlement limit of Derrymacash, seeking inclusion of lands.	
10.07-10.07.08	80	Objection to the exclusion of lands from the settlement limit of Derrytrasna seeking inclusion of land.	
10.10-10.10.08	22,101	Objections to the exclusion of lands from the settlement limit of Gamblestown seeking inclusion.	For objection 22 refer to paragraph numbers 3.0-3.07.72 for consideration of general context.
10.11-10.11.07	106	Objection to the: 1. Identification of Lakeview House, Gibson's Hill as a Listed Building (seeking removal of the reference in Draft Craigavon Area Plan). 2. Identification of lands as LLPA seeking removal (or extension) of this designation.	Refer to Table 3H in relation to the removal of the reference that Lakeview House is a listed building.
10.13-10.13.07	229, 230	Objections relating to the exclusion of land from the settlement limit of Tartaraghan seeking inclusion.	
10.15-10.15.11	84, 190	Objection to the exclusion of lands seeking inclusion within the settlement limit of The Birches.	

Table 11 Objections relating to Rural, Transport, Nature Conservation and Tourism Issues

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Comment
11.03-11.03.07	239	Objection to the identification of lands southwest of Bleary as Green Belt seeking removal of Green Belt.	
11.04-11.04.09	167	Objection to the non-identification of lands for housing development (seeking identification of a settlement for Columbkille).	
11.05-11.05.07	2, 254	Objections to the identification of lands to the northwest of Derrycarne Road, approximately 2km north of Portadown as Green Belt seeking inclusion inside the settlement limit.	
11.06-11.06.05	183	Objection to the exclusion of lands from the settlement limit of Derrymore seeking inclusion of lands.	
11.07-11.07.07	226	Objection to the removal of Green Belt designation at Kilmore Hill Road, Aghagallon.	
11.08-11.08.08	30	Objection to the identification of lands as Green Belt seeking inclusion of lands within settlement limits of Moira.	
11.09-11.09.04	275 (7.3) part of	Objection to the lack of commitment to the implementation of proposed road schemes.	
11.12-11.12.06	249, 250	Objection requesting the identification of a small airport within Craigavon.	

SCHEDULE 2¹ CONCESSIONS

The following matters of objection were conceded by the Department and the appropriate changes to the Written Statement and the Plan Maps have been made, taking into consideration any comments made by the Planning Appeals Commission.

Table 2A Objections of a General Nature

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
3.10-3.10.04	205	Objection relating to Plan Policy Housing 2	The Department would respond favourably to a recommendation by the PAC that Plan Policy Housing 2: Housing Design and Layout be withdrawn from the Plan. The policy should be replaced by a general statement, which would make reference to the provisions of Planning Policy Statement 7 Quality Residential Developments being applicable to the Plan Area. This would be consistent with the approach taken in the Plan to other regional policies.	This concession is noted.	The Department amends the Plan, removing all references to Plan Policy Housing 2 and inserts a section regarding PPS 7 in the Plan.	

¹ NB. In Schedule 2 where the Plan is amended as set out in the Department's Case, it should be noted that the final wording in the Adopted Plan may differ due to minor text changes resulting from final proofing.

Table 2B Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
4.01.01	275 (13.1)	Inadequate protection of the setting of Brownlow House in the identification of Opportunity Site L2, Lurgan.	The Department offered the concession that the following be added to the key site requirements of L2: <i>'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 in Wellington Street.'</i>	This concession is noted.	The Plan is amended accordingly as set out in the Department's Case..	
4.01.02 and 4.01.04	275 (15.14)	The development requirements of Opportunity Site P2 do not reflect the importance of its riverside setting.	The Department offered the concession that the following be added to the key site requirements of P2: <i>'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.'</i>	This concession is noted but in addition the key site requirements for Opportunity Sites P2 and P3 should: a) seek to maximise design quality and accessibility to the river; and	The Department notes the Commission's consideration, however considers that these aspects are adequately addressed by the key site requirements. In relation to the concession the Plan is amended as set out in the Department's Case.	

Table 2B Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				b) clarify the requirement that any development must front onto the river.		
4.01.03 and 4.01.04	275 (15.15)	Opportunity Site P3 does not extend to include the river frontage and the development requirements do not reflect the importance of its riverside setting.	<p>The Department offered the concession that the site be extended to include the waterfront subject to the following key site requirement:</p> <p><i>'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.'</i></p>	<p>This concession is noted but in addition the key site requirements for Opportunity Sites P2 and P3 should:</p> <p>a) seek to maximise design quality and accessibility to the river; and,</p> <p>b) clarify the requirement that any development must front onto the river.</p>	The Department notes the Commission's consideration however considers that these aspects are adequately addressed by the key site requirements. The Plan and Map are amended as set out in the Department's Case.	

Table 2C Objections relating to Industry and Housing Zoning L/H-1

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
5.10-5.10.09	216 (part of) Counter Objection: 53	<p>General Objection to the need for a buffer zone between existing industrial properties at Silverwood Industrial Estate and any future housing nearby.</p> <p>Specific Objection to the Identification of land within zoned Housing Site L/H-1 as landscaped open space, seeking re-zoning as housing.</p>	The Department would respond favourably to a recommendation by the Commission that the 10.66 hectare of land identified as landscaped open space- Housing Zoning L/H-1, be conceded for housing.	Recommend that this site is not specifically identified as landscaped open space as part of the key site requirements and that the 6 th bullet point of the key site requirements on page 85 of the Draft Plan be deleted.	The Departments notes the recommendation of the Commission. As a result the key site requirement identifying land for landscaped open space is removed from housing zoning L/H-1 and the relevant map is amended accordingly. Therefore the whole site remains zoned for housing.	<p>Bullet 7 is amended in accordance with the recommendation of The Commission in respect of objections 266 and 274 regarding access requirements. Refer to Table 3D.</p> <p>Refer to Paragraph 5.09-5.09.35 for consideration of land for a buffer zone between Silverwood Industrial Estate and any future housing.</p>

Table 2C Objections relating to Industry and Housing Zoning L/H-1

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
5.11-5.11.03	77	Objection to the key site requirements of L/H-1 (the objection site forms part of L/H-1- specifically the requirement for a Concept Master Plan and the provision of an area of open space).	<p>The Department would respond favourably to a recommendation by the Commission that the objection site be excluded from Housing Zoning L/H-1 and that it be designated as a separate housing zoning to be identified as L/H-1(a) subject to the following:</p> <ul style="list-style-type: none"> • <i>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 and outline permission;</i> • <i>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;</i> • <i>any existing streams traversing the site should be clearly identified and, of possible, retained as features and incorporated into the proposed development;</i> • <i>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</i> 	This concession is noted.	The Plan and Maps are amended as set out in the Department's Case.	It should be noted that this site is subject to the requirements of prevailing regional planning policy, including PPS 7.

Table 2C Objections relating to Industry/ Housing Zoning L/H 1

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
			<p><i>to the north subject to the relevant access requirements being met; and</i></p> <ul style="list-style-type: none"> • <i>no building will be permitted within 6 metres of any sewers and mains running through the site.</i> 			

Table 2D Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
6.03-6.03.03	266, 274	Objections to the extent of Area of Townscape Character, seeking extension to the other side of College Walk.	The Department would respond favourably to a recommendation from the Commission that the Area of Townscape Character, Lurgan be extended to include Nos. 3-6 College Walk (including the house under construction between Nos. 4 and 5) and No 50 College Walk.	This concession is noted.	Regarding objections 266 and 274 in relation to the extent of the Area of Townscape Character in Lurgan, the Plan and Maps are amended accordingly.	Refer to Table 3A and 3D for remaining aspects of 266. Refer to Table 3D for remaining aspects of 274.
6.05-6.05.03/CL* *Refer to section on concessions which precedes the Report of the Commissioner	228	Objection to the inclusion of lands at Cornakinnegar Road Lurgan within Landscape Policy Area L/LLPA 4 seeking a housing zoning.	The Department would respond favourably to a recommendation from the Commission to remove the objection site from the LLPA designation.	The Commissioner notes this concession, however also recommends that the Department should carry out a complete reappraisal of all concession sites for housing development and whiteland. The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands is included for development except those in respect of	The Department does not accept the recommendation of the Commission. Refer to Section 3 of the Adoption Statement. Accordingly the objection site is removed from the LLPA and becomes a white land site. The Plan and Maps are amended accordingly.	This amendment to the LLPA is further added to in a part concession of objection 243 (see Table 2D).

Table 2D Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
6.06-6.06.03	219	Objection to access requirements set out in the key site requirements of L/H-4 and the requirement for road improvements and a right turning lane at the Allenhill Park/Lake Street junction.	<p>The Department concedes the objection by substituting the 5th bullet point of the key site requirements on page 87 of the Draft Plan with the following:</p> <p><i>'The development shall be accessed onto Allengrove to the southeast (maximum number 17 houses) and/or onto Ashgrove Drive (maximum 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.'</i></p>	This concession is noted.	The Plan is amended as set out in the Department's Case.	

Table 2D Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
6.09-6.09.16/CL* * Refer to Section 6 which precedes the Report of the Commissioner	243 Conflicting Objection: 241, 197 (part of)	Objection to the settlement limit seeking change to the settlement limit and rezoning of lands from Phase 2 housing to Phase 1 housing.	<p>The Department would respond favourably to a recommendation from the Commission that these lands are included within the settlement limit and to be zoned for housing and white land, and subject to the following key site requirements:</p> <ul style="list-style-type: none"> • <i>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;</i> • <i>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 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</i> 	The Commissioner notes certain aspects of the concession, however recommends that the Department should carry out a complete reappraisal of all concession sites for housing development and white land. In respect of the Phase 2 lands, the Commissioner recommends that the settlement limit be withdrawn to exclude this part of the objection.	The Department does not accept the recommendation of the Commission. Refer to Section 3 of the Adoption Statement. Accordingly part of the objection site is zoned as a housing site, subject to the key site requirements set out in the Department's Case. Another part of the site remains as white land.	<p>Refer to Table 4D in relation to the northern part of objection 197.</p> <p>Refer to paragraph numbers 3.01-3.01.72 for consideration of general context.</p> <p>The following aspects of objection 243 are withdrawn:</p> <ul style="list-style-type: none"> • objection to the principle of phasing;

Table 2D Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
			<p><i>area and the open countryside;</i></p> <ul style="list-style-type: none"> • <i>a landscape management plan for a 20 year period from completion of planting shall be submitted with the detailed planting plan;</i> • <i>the layout of the proposed 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;</i> • <i>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 to be served off the proposed spine road in accordance with PPS 7;</i> • <i>appropriate access must be maintained to existing properties on Tarry Lane;</i> • <i>a Traffic Impact Assessment will be required;</i> • <i>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</i> 	<p>The following aspects of the concession were noted:</p> <ul style="list-style-type: none"> • reduction in size of LLPA 4; • inclusion of lands within settlement limit as Phase 1 housing zoning. <p>The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. Therefore the Commission recommends that the Department does not adopt the Plan on the basis of</p>	<p>In addition, an area is zoned for education and associated open space and is subject to the following key site requirement:</p> <ul style="list-style-type: none"> • <i>access to the proposed school to 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.</i> 	<ul style="list-style-type: none"> • objection to the Phase 2 land on the NW part of the objection site; • objection relating to LLPA seeking Phase 1 housing on part; and • the objection relating to the non-conceded part of the objection site to the north along Tarry Lane.

Table 2D Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
			<ul style="list-style-type: none"> 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). <p>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.</p>	including all the conceded objection sites for additional housing land or white land. The Commission notes the Commissioner's views concerning Phase 2 lands and recommends that all Phase 2 lands be deleted from the Plan.		
6.10-6.10.04 CL* *Refer to section on concessions which precedes the report of the Commissioner	37	Objection to the inclusion of lands north of Kilmore Road within Local Landscape Policy Area L/LLPA 4.	<p>The Department would respond favourably to a recommendation from the Commission to exclude these lands from L/LLPA 4 and to allocate it as a housing area. The key site requirements would be as follows:</p> <ul style="list-style-type: none"> 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 Commissioner notes this concession, however, also recommends that the Department should carry out a complete reappraisal of all concession sites for housing development and whiteland.	The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement. The Plan and Maps are amended as set out in the Department's Case.	Refer to paragraph 3.01-3.01.72 for consideration of general context.

Table 2D Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
			<p><i>The existing vegetation within the site and on the boundaries particularly shall be supplemented by the planting of trees and bushes of appropriate species to 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;</i></p> <ul style="list-style-type: none"> • <i>the layout of the proposed 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;</i> • <i>development will be restricted to single storey on the northeastern portion and on the crestline traversing the southwestern portion of the site;</i> • <i>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;</i> • <i>the layout shall be designed to ensure that no houses back onto Antrim Road;</i> • <i>a footway link to connect with the existing footway at Antrim Road/Old Kilmore Road junction will be required; this will include provision of pedestrian facilities at the railway level crossing. Third party lands will be required to accommodate this;</i> 	<p>The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.</p>		

Table 2D: Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
			<ul style="list-style-type: none"> • <i>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;</i> • <i>the development to the west of the railway line shall be accessed onto Antrim Road through one access point located 40 metres 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</i> • <i>any development for more than 200 houses, or any phased developed which would result in a housing potential for the site as a whole of more than 200 houses, will require a TIA.</i> <p><i>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 6 metres either side of, this sewer.</i></p>			

Table 2D: Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
6.15-6.15.03	227	Identification of lands as Local Landscape Policy Area seeking rezoning for housing.	<p>The Department would respond favourably to a recommendation from the Commission to amend the LLPA policy to allow planning permission for proposals for sensitive and appropriate low density development subject to:</p> <ul style="list-style-type: none"> • <i>the retention and protection of existing trees; and</i> • <i>satisfactory access and infrastructure provision.</i> 	<p>This part concession is noted however, the Commissioner recommends that the Department should carry out a complete reappraisal of all concession sites for housing development and whiteland. The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the</p>	<p>The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement. Accordingly the Plan is amended to allow low density development within L/LLPA 5 subject to the key site requirements set out in the Department's Case. The objection site remains designated as a Local Landscape Policy Area and is not zoned for housing.</p>	

Table 2D: Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				conceded objection sites for additional housing land or white land.		
6.21-6.21.11/CL* * refer to section 6 which precedes the Report of the Commissioner	186 (northern portion), 253, 255, 203. Conflicting Objection 241	Objection seeking rezoning of lands from Phase 2 release to Phase 1 release.	The Department would respond favourably to a recommendation from the Commission that these lands be released for Phase 1 development.	The DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit. The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands is included for development except those in respect of which planning permission has already been granted. The Commission therefore	The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement. Accordingly the objection site is now re-zoned as a Phase 1 housing site. The Plan and Maps are amended accordingly.	Refer to Table 4D for recommendation of objection 186 (southern portion). Refer to Table 4A for objections relating to the principle of phasing. Refer to paragraph numbers 3.01-3.01.72 for consideration of general context.

Table 2D: Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing or white land.		

Table 2E: Objections relating to Central Craigavon

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
7.07-7.07.03	275(15.16)	Objection to the zoning of land adjacent to Pinebank Community Centre for recreation and open space.	The Department would respond favourably to a recommendation from the Commission to remove the recreation and open space zoning from this 1.6 hectare site.	This concession is noted.	The Plan and Map No 5 Craigavon Urban Area are amended in accordance with the Department's Case.	

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
8.02-8.02.04	275(6.2), 146	Objection to the flood pondage area in Portadown and to the lack of commitment of a Flood Defence Scheme.	The following text should be inserted after the explanatory text of Plan Policy Utility 1 of the Plan: <i>'The feasibility study commissioned by the Department of Agriculture and Rural Development identified floodwalls and floodbanks as the preferred solution to the 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.'</i>	This concession is noted.	The Plan is amended as set out in the Department's Case.	Refer to Index for remaining aspects of objection 146.
8.04-8.04.05	269	Objection to the inclusion of the objection site in the flood pondage area in Portadown.	The Department concedes that this site is excluded from the flood pondage area.	This concession is noted.	The Plan and Map No. 5 Craigavon Urban Area are amended as set out in the Department's Case.	

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
<p>8.06-8.06.07/CL*</p> <p>* Refer to section on concessions which precedes the Report of the Commissioner</p>	157	Objection relating to the exclusion of land from Portadown Urban Area and identification as part of a Local Landscape Policy Area seeking inclusion of lands and zoning for housing Phase 1.	<p>The Department is prepared to include the objection site within the settlement limit except for the areas marked I and II to the north. The site would remain within P/LLPA-4 but the LLPA policy would be reworded at page 133 of the Draft Plan to allow housing development on this portion (A) subject to key site requirements and the amendment to Plan Policy Conservation 3 at page 49 of the Draft Plan. This would include P/LLPA-4 in the last paragraph along with C/LLPA 1 and P/LLPA-6 as exceptions. The LLPA section at page 133 would retain the description paragraph and then state that:</p> <p><i>'Within the LLPA (portion A) proposals for housing development will be granted subject to the following key site requirements:</i></p> <ul style="list-style-type: none"> • <i>development will not be permitted to those lands lying below the 16m OD contour;</i> • <i>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;</i> • <i>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</i> 	<p>This concession is noted, however the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit.</p> <p>The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The</p>	The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement. The Plan and Map No. 5 Craigavon Urban Area are amended as set out in the Department's Case.	<p>The remaining elements of the objection in relation to the LLPA designation and sites I and II are withdrawn.</p> <p>For aspects of the objection concerning flooding refer to paragraph numbers 8.03-8.03.13.</p>

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
			<p><i>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 the open countryside;</i></p> <ul style="list-style-type: none"> • <i>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 TIA 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;</i> • <i>the proposed layout shall be designed to ensure that no houses back onto the public road;</i> • <i>the proposed layout shall be of a compact traditional form, well integrated with existing and new planting;</i> • <i>the layout of the proposed 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, Island Road, the Woodside area and from the southeast on the other side of the road.</i> <p><i>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 6m shall</i></p>	<p>Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing or white land.</p>		

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
			<p><i>be observed around this pipe and wayleaves preserved.</i></p> <p>The P/LLPA-4 policy at page 133 of the Draft Plan should be amended to include the following:</p> <p><i>'no other land use except for recreational use will be permitted within the LLPA.'</i></p>			
<p>8.07-8.07.07/CL*</p> <p>* Refer to section on concessions preceding the Report of the Commission</p>	100, 168	<p>Objections relating to the exclusion of lands from the settlement limit and inclusion within a Local Landscape Policy Area seeking inclusion (100, 168) within the settlement limit, exclusion from the LLPA and rezoning for housing Phase 1 (168).</p>	<p>The Department is prepared to include the objection site within the settlement limit. The site would remain within P/LLPA 4 but the LLPA policy would be reworded at page 133 of the Draft Plan to allow housing development on portion (B), subject to key site requirements and amendment to Plan Policy Conservation 3 at page 49 of the Draft Plan. This policy would include P/LLPA-4 in the last paragraph along with C/LLPA-1 and P/LLPA-6 as exceptions. The LLPA section at page 133 would retain the description paragraph and then state that:</p> <p><i>'within the LLPA (B) proposals for housing development will only be subject to the following key site requirements:</i></p> <ul style="list-style-type: none"> <i>development will not be permitted on those lands lying below the 16m OD contour;</i> 	<p>This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit.</p> <p>The Commission departs from the</p>	<p>The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement. The Plan and Maps are amended as set out in the Department's Case.</p>	<p>For aspects of objections concerning flooding refer to paragraphs 8.03-8.03.13.</p>

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
			<ul style="list-style-type: none"> • <i>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;</i> • <i>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 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 the open countryside;</i> • <i>for access to this site, if developed on its own, visibility splays of 4.5m by 90m will be required and a 2 metre link footway will be required which will also extend along the entire frontage of the site;</i> • <i>the layout shall be designed to ensure no houses back onto the public road;</i> • <i>the layout of the proposal and the type of housing</i> 	<p>Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing or white land.</p>		

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
			<p><i>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 these on the other side of the railway line.</i></p> <p>The P/LLPA-4 policy at page 133 of the Draft Plan should be amended to include the following:</p> <p><i>'no other land use except for recreational use will be permitted within the LLPA..'</i></p>			
8.09-8.09.04	275(15.5)	Objection relating to the development limit and the extent of P/LLPA-4.	The Department would respond favourably to a recommendation from the Commission to remove this land from P/LLPA-4 and include it within the settlement limit and zone it as recreation and open space.	This concession is noted.	The Department concedes the objection as set out in the Department's Case. Map No. 5 Craigavon Urban Area is amended accordingly.	
8.12-8.12.05/CL* *Refer to section on concession which precedes the Report of the Commissioner	163A	Objection to the exclusion of lands from Portadown Urban Area seeking inclusion of lands and zoning for housing (Phase 1).	The Department would respond favourably to a recommendation from the Commission that this site be included within the settlement limit of Portadown Urban Area, as white land.	This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the	The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement. Map No. 5 is amended in accordance with the Department's Case.	Refer to Table 1F for objection 163B.

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				<p>objection sites should remain as zoned housing land inside the settlement limit.</p> <p>The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.</p>		

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
8.14-8.14.03	53	Objection relating to the access requirements of zoned housing site P/H-14.	<p>The Department is prepared to concede this objection, and amend the penultimate sentence of the 7th key site requirement for P/H-14 on page 124 of the Draft Plan to read:</p> <p><i>'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.'</i></p>	This concession is noted.	The Plan is amended as set out in the Department's Case.	
<p>8.22-8.22.05/CL*</p> <p>*Refer to section on concessions which precedes the Report of the Commissioner</p>	162	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands and zoning for housing.	<p>The Department would respond favourably to a recommendation from the Commission that the land be included within the settlement limit in conjunction with objection site 123 subject to the following key site requirements:</p> <ul style="list-style-type: none"> • <i>development will not be permitted on those lands lying below the 16m OD contour; and</i> • <i>access to the site for a maximum of 50 dwellings will be permitted through the development to the north of the site.</i> 	This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit.	The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement. The Plan and Maps are amended as set out in the Department's Case.	<p>Refer to Table 2F for objection 123.</p> <p>For remaining aspects of objections concerning flooding refer to paragraphs 8.03-8.03.13.</p>

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
8.23-8.23.05/CL* *Refer to section on concession which precedes the	123	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of	The Department would respond favourably to a recommendation from the Commission that the land be included within the settlement limit subject to the following key site requirements: <ul style="list-style-type: none"> • <i>development will not be permitted on those lands lying below the 16m OD contour; and</i> • <i>direct access to Tandragee Road will require extra</i> 	This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and	The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement. The Plan and Maps are amended as set out in the Department's Case.	For remaining aspects of objection concerning flooding refer to paragraphs 8.03-8.03.13

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
Report of the Commission.		lands.	<i>Land for access. Access standards including a right turning lane and footway links to be provided to The Fairways housing development's access along Tandragee Road. Access is also possible through The Fairways subject to access standards being provided</i>	considers whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit. The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or		

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				white land.		
8.31-8.31.04	148	Objection relating to the zoning of lands as mixed use-Housing and Light Industry seeking rezoning as Housing.	<p>The Department concedes to zone the site for housing subject to the following key site requirements:</p> <ul style="list-style-type: none"> • <i>construction work shall not begin until a scheme for protecting any housing development from noise from the 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;</i> • <i>the results of a comprehensive survey, identifying trees, hedgerows and other vegetation to be retained and incorporated into the proposed development will be required to be submitted with a planning application for full or outline permission;</i> • <i>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 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</i> 	This concession is noted.	The Plan and Map No. 5 Craigavon Urban Area are amended as set out in the Department's Case.	

Table 2F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
			<p><i>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</i></p> <ul style="list-style-type: none"> • <i>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*. Third party lands will be required to accommodate this access and footway. No direct access, for individual dwellings, will be permitted onto Loughgall Road.</i> <p><i>*the major works will be necessary to accommodate development of lands to the north as well as to the south of Loughgall Road.</i></p> <p><i>The developer should also note that pumping of foul sewage will be required to connect with the existing foul sewer network.</i></p>			

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
<p>9.03-9.03.04/CL*</p> <p>*Refer to section on concessions preceding the Report of the Commission.</p>	<p>110</p>	<p>Objection to the exclusion of lands from the settlement limit seeking inclusion of lands.</p>	<p>The Department concedes part of the objection which was within the Craigavon Area Plan Preliminary Proposals settlement limit subject to development being either:</p> <ul style="list-style-type: none"> • <i>limited to 5 dwellings maximum served by a private driveway with street lighting provided by the developer and managed by the developer, all costs both capital and maintenance to be borne by the developer; or,</i> • <i>if more than 5 dwellings are proposed all requirements of Roads Service, including road widening and a link footway must be met.</i> 	<p>This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit.</p> <p>The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The</p>	<p>The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement. Accordingly, part of the objection site is zoned for housing, subject to the requirements set out in the Departments Case.</p> <p>The Plan and Map No. 13 are amended accordingly.</p>	<p>The remaining part of the objection site is withdrawn.</p>

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
9.04-9.04.04/CL* * Refer to section on concessions preceding the Report of the Commission.	5	Objection to the exclusion of lands from the settlement limit seeking inclusion of lands.	<p>The Department concedes the objection site which was within the Craigavon Area Plan Preliminary Proposals settlement limit subject to development being either:</p> <ul style="list-style-type: none"> • <i>limited to 5 dwellings maximum served by a private driveway with street lighting provided by the developer and managed by the developer, all costs both capital and maintenance to be borne by the developer; or,</i> • <i>if more than 5 dwellings are proposed all requirements of Roads Service, including road widening and a link footway must be met.</i> 	<p>This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit.</p> <p>The Commission departs from the</p>	<p>The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement Accordingly, the objection site is zoned for housing, subject to the requirements set out in the Departments Case.</p> <p>The Plan and Map No. 13 are amended accordingly</p>	Refer to paragraph numbers 3.01-3.01.72 for consideration of general context.

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
9.05-9.05.03	6	Objection to the exclusion of lands from the settlement limit seeking inclusion of lands for provision of	The Department concedes the objection (lands subject of planning permission N/2000/0067/O) and includes it within the settlement limit.	This concession is noted.	Map No. 13 is amended to include the objection site within the settlement limit.	

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
		crèche and day centre.				
9.06-9.06.04/CL* *Refer to section on concessions which precedes the Report of the Commissioner	33 (part concession)	Objection to the exclusion of lands from the settlement limit seeking inclusion of lands.	The Department concedes the front portion of the site. The settlement limit in the Plan is defined by the Northern boundary of the objection site. A hedge marks the western boundary of the conceded site.	This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit. The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning	The Department does not accept the Commission's recommendation. Refer to Section 3 of the Adoption Statement. Map No. 13 is amended as set out in the Department's Case.	The objector accepted the concession and withdrew the remainder of the objection site. Refer to paragraph numbers 3.01-3.01.72 for consideration of general context.

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
9.09-9.09.19/CL* *Refer to Section 9-zoning of Phase 2 lands in Waringstown which precedes the Report of the Commissioner	47, 78, 128	Objection to the zoning of Phase 2 lands in Waringstown seeking either rezoning as white land within the settlement limit (47, 78 and 128), or seeking deletion from the Plan entirely (17, 233)	The Department would respond favourably to a recommendation from the Commission that the Phase 2 development lands at Moss Road and Primary Walk be released as Phase 1 development. Development at Primary Walk is subject to meeting the following key site requirement: <ul style="list-style-type: none"> • <i>a maximum of 25 dwellings is permitted on the site.</i> 	Recommend that: <ol style="list-style-type: none"> 1. Moss Road, Clare Road and Banbridge Road Phase 2 development lands be deleted from the Plan and that the settlement limit be brought in at these locations. 2. That part of the Primary Walk Phase 2 development 	The Department does not accept the recommendation of the Commission. See Section 3 of the Adoption Statement. The Plan and Map No. 13 are amended in accordance with the Department's Case.	Refer to Index for other aspects of each objection.

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				lands be deleted from the Plan and that the settlement limit be drawn in so that only The most easterly quarter of the site is included in the settlement limit as white land. In relation to Phase 2 development lands at Primary Walk, the Commission discerns no strong urban form argument for retention of part of the Primary Walk site. The Commission recommends that all Phase 2 lands should be deleted from the Plan.		
9.10-9.10.04	47, 90	Objection to the identification of Waringstown Estate as a Local Landscape	The Department would respond favourably to: <ul style="list-style-type: none"> removal of the cricket club from the Local Landscape Policy Area and its inclusion within the Area of Townscape character; 	1. The concession to exclude part of the field and the cricket ground from the Local Landscape	1 The Plan is amended to exclude part of the field and cricket ground from the LLPA. Map No. 13 is amended	Refer to Index for other aspects of each objection.

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
		Policy Area.	<ul style="list-style-type: none"> removal of some of the field to the south of the Waringstown House lands off Clare Road from the Local Landscape Policy Area. This would remain outside the Waringstown Historic Park, Garden and Demesne; amendment to the Waringstown House Historic Park, Garden and Demesne Map at page 53 of the Draft Plan to exclude The Lawns housing development, and a triangle of land within the proposed Phase 2 development lands at Primary Walk. 	<p>Policy Area is noted.</p> <p>2. The removal of The Lawns area and part of the Phase 2 development lands at Primary Walk from the Historic Park, Garden and Demesne makes sense but this matter was not subject of any objection and requires an amendment to the Plan.</p>	<p>accordingly.</p> <p>2. Refer to Table 3G.</p>	
9.23-9.23.04/CL* *Refer to section on concessions which precedes the Report of the Commissioner	131, 201, 87	Objection to the exclusion of lands from the settlement limit, seeking inclusion and zoning for housing.	The Department would respond favourably to a recommendation from the Commission to include part of site 131 and all of objection sites 201 and 87.	This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons	The Department does not accept the recommendation of the Commission. Refer to Section 3 of the Adoption Statement. Map No. 7 is amended to include part of site 131 and all of sites 201 and 87 within the settlement limit.	

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of the Department	Comment
				why the objection sites should remain as zoned housing land inside the settlement limit. The Commission departs from The Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
9.28-9.28.03/CL*	91, 92 265A, 104A	Objection to the exclusion of lands from the	The Department would respond favourably to a recommendation from the Commission to include the site within the settlement limit.	This concession is noted however, the Commissioner	The Department does not accept the recommendation of the	Non conceded parts of objections 91 and 92 were withdrawn.

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of the Department	Comment
* Refer to section on concessions which precedes the Report of the Commissioner		settlement limit of Dollingstown seeking inclusion of lands and zoning for housing.		recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit. The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that	Commission. Refer to Section 3 of the Adoption Statement. Map No. 9 is amended to include the objection site within the settlement limit.	Refer to Table 4G for objections 265B and 104B

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of the Department	Comment
				the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
9.34-9.34.04	9	Objection to the zoning of land within the settlement limit of Donaghcloney as Phase 2, seeking that the site be rezoned as Phase 1 development.	The Commission allowed a non-determination appeal for 45 dwelling units on the objection site on 21 st September 2000 and the Department concedes that this land should be released for Phase 1 development.	This concession is noted.	Map No. 10 is amended to include the objection site within the settlement limit.	
9.41-9.41.04/CL* Refer to section on concession preceding the Report of the Commissioner	7A	Objection to the exclusion of lands from the settlement limit, seeking inclusion of lands.	The Department would respond favourably to a recommendation from the Commission that the objection site be included within the settlement limit of Drumnacavy.	This concession is noted, however the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection	The Department does not accept the recommendation of the Commission. Refer to Section 3 of the Adoption Statement. Map No. 11 is amended to include the objection site within the settlement limit.	

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of the Department	Comment
				sites should remain as zoned housing land inside the settlement limit. The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
9.42-9.42.04/CL* * Refer to	7B	Objection to the exclusion of lands from the settlement limit	The Department would respond favourably to a recommendation from the Commission that the objection site be included within the settlement limit of Drumnacanvy.	This concession is noted however, the Commissioner recommends that	The Department does not accept the recommendation of the Commission. Refer to	Objection site 141 which included objection 7B and additional lands was

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of the Department	Comment
section on concession preceding the Report of the Commissioner		of Drumnacany seeking inclusion of lands.		<p>the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit.</p> <p>The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the</p>	Section 3 of the Adoption Statement. Map No. 11 is amended to include the objection site within the settlement limit.	withdrawn.

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of the Department	Comment
				Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
9.44-9.44.04/CL* * Refer to section on concession preceding the Report of the Commission.	166	Objection to the exclusion of lands from the settlement limit of Drumnacavy and identification as part of a Local Landscape Policy Area, seeking inclusion of lands and zoning as housing.	<p>The Department would respond favourably to a recommendation from the Commission that part of the site be brought into the settlement limit to facilitate the development of land (as limited by the Local Landscape Policy Area designation) for the provision of dwelling units ancillary to the functions of the Glenview Private Nursing Home. The following key site requirements are inserted into the Plan:</p> <ul style="list-style-type: none"> • <i>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;</i> • <i>the existing vegetation on the site shall be</i> • <i>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;</i> • <i>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</i> 	<p>This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit. The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except</p>	<p>The Department does not accept the recommendation of the Commission. Refer to Section 3 of the Adoption Statement. The Plan and Map No. 11 are amended as set out in the Department's Case.</p>	

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of the Department	Comment
			<p><i>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 ridge line of any roofs on the crest of the hill;</i></p> <ul style="list-style-type: none"> • <i>the layout and housing type should preferably be terraced in form;</i> • <i>courtyard type development will be acceptable.</i> • <i>External finishes and detailing shall be to match those on the existing nursing home;</i> • <i>the development shall contain dwelling units accessible to those with mobility difficulties, particularly wheelchair dependents;</i> • <i>the proposed layout shall not result in houses backing onto the public road;</i> • <i>a development of more than 5 units may require:</i> <ul style="list-style-type: none"> • <i>visibility improvements at Drumnacanvy Road junction both sides 4.5m x 90m.</i> • <i>4.5m x 80m splays at access;</i> • <i>forward visibility improvements at access;</i> • <i>road widening, footpath provision from access to Drumnacanvy Road</i> 	those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land		
9.45-9.45.05	137	Objection to the identification of the site as part of a Local Landscape Policy Area.	The Department was opposed to the removal of the Local Landscape Policy Area designation but would respond favourably to a recommendation from the Commission to amend the boundary to a narrow strip along the roadside.	This concession is noted.	Map No. 10 is amended as set out in the Department's Case.	

Table 2G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of the Department	Comment
9.46-9.46.05	246	Objection to the identification of the rectory as a Local Landscape Policy Area.	The Department proposes to insert the following: <i>'Redevelopment of The Rectory Garden (0.61hectares) for church, community or educational purposes will be acceptable subject to complying with the criteria set out in the Policy for any proposed development. 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'.</i>	This concession is noted.	The Plan is amended as set out in the Department's case. The extent of the Local Landscape Policy Area remains unchanged and is shown on Settlement Map No. 10.	

Table 2H: Objections relating to the Smaller Settlements

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
<p>10.03-10.03.04/CL*</p> <p>*Refer to section on concessions which precedes the Report of the Commissioner</p>	263	Objection to the exclusion of lands from the settlement limit of Ballymacmaine, seeking inclusion of lands.	<p>The Department concedes the objection. Development on the site will be subject to the following key site requirements:</p> <ul style="list-style-type: none"> • <i>development proposals for 4/5 dwellings will require road widening and footway provision across the site frontage only;</i> • <i>development 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).</i> 	<p>This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit.</p> <p>The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department</p>	<p>The Department does not accept the recommendation of the Commission. Refer to Section 3 of the Adoption Statement. The Plan and Map No. 14 are amended as set out in the Department's Case.</p>	

Table 2H: Objections relating to the Smaller Settlements

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
10.04-10.04.04/CL* *Refer to section on concessions, which precedes the Report of the Commissioner	58	Objection to the exclusion of lands from the settlement limit of Derryadd, seeking inclusion of lands.	<p>The Department would respond favourably to a recommendation from the Commission to include lands within the settlement limit subject to the following key site requirements:</p> <ul style="list-style-type: none"> • <i>junction improvements, the cost of which would 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</i> • <i>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.</i> 	This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit. The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except	The Department does not accept the recommendation of the Commission. Refer to Section 3 of the Adoption Statement. The Plan and Map No. 18 are amended as set out in the Department's Case.	<p>The remainder of the objection site was withdrawn.</p> <p>Refer to paragraph numbers 3.0-3.01.72 for consideration of objections of a general nature.</p>

Table 2H: Objections relating to the Smaller Settlements

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
10.09-10.09.04/CL* * Refer to section on concessions which precedes the Report of the Commissioner	16	Objection to the exclusion of lands from the settlement limit of Gamblestown seeking inclusion.	The Department would respond favourably to a recommendation from the Commission to include the site within the settlement limit.	This concession is noted however, the Commissioner recommends that the DOE should re-appraise the proposed concession and consider whether there are any exceptional planning reasons why the objection sites should remain as zoned housing land inside the settlement limit.	The Department does not accept the recommendation of the Commission. Refer to Section 3 of the Adoption Statement. The Plan and Map No. 22 are amended to include the objection site within the settlement limit.	

Table 2H: Objections relating to the Smaller Settlements

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				The Commission departs from the Commissioner's view in that rather than reappraising the concession sites, none of these lands be included for development except those in respect of which planning permission has already been granted. The Commission therefore recommends that the Department does not adopt the Plan on the basis of including all the conceded objection sites for additional housing land or white land.		
10.12-10.12.06/CL* *Refer to section 10 which precedes the Report of the Commissioner	170 (amended site) Conflicting Objection 241.	Objection to the Phase 2 designation of the site at Maghery, seeking Phase 1 designation.	The Department would respond favourably to a recommendation from the Commission to include this site within the settlement limit as white land.	The Commissioner recommends that the Department reviews this proposed concession and considers whether any exceptional planning reasons exist to justify retention of the	The Department does not accept the recommendation of the Commission. Refer to Section 3 of the Adoption Statement. The Plan and Map No. 24 are amended to include the objection site within the	Refer to Table 4A in relation to Phase 2 land supply.

Table 2H: Objections relating to the Smaller Settlements

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
				<p>objection site within the settlement limit.</p> <p>The Commissioner recommends that rather than reviewing this concession, the Department excludes this land from the settlement limit.</p>	settlement limit	Refer to paragraph numbers 3.0-3.01.72 for consideration of general context.
10.14-10.14.08	15, 46 Counter Objection 44	Objection to the identification of two settlement nodes for The Birches seeking the inclusion of additional land.	<p>The Department would respond favourably to a recommendation from the Commission that the land be included within the settlement limit subject to:</p> <ul style="list-style-type: none"> it being zoned for housing and subject to Plan Policies Housing 2 and Housing 3 relating to housing layout, design and public open space; all infrastructural requirements being provided to the satisfaction of the statutory agencies. 	Recommend that this objection site be left outside the settlement limit of The Birches and that no alteration be made to the Plan.	The Department does not accept the recommendation of the Commission. Refer to Section 3.4 of the Adoption Statement that sets out the Department's approach to conceded sites. Accordingly Map No. 29 is amended to include the land within the settlement limit. This land will be subject to prevailing regional planning policy.	

Table 2I: Objections relating to rural, Nature Conservation and Tourism Issues

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Department's Case	Recommendation of Commission	Decision of Department	Comment
11.11-11.11.04	275(7.2 and 15.11) part of	Objection to some road abandonment schemes.	<p>Church Street-West Street Link The Department accepts that the link road should be protected in the Plan.</p> <p>Tandragee Road-Meadow Lane Link The Department accepts that this link road should be protected for reasons of long term strategic planning.</p>	This concession is noted.	The Plan and Map No. 5 Craigavon Urban Area are amended as set out in the Department's Case.	

SCHEDULE 3: CHANGES ACCEPTED BY THE DEPARTMENT

For the following matters of objection, the Planning Appeals Commission has recommended amendments to the Plan. The Department accepts these amendments and has made the appropriate changes to the Written Statement and Plan maps.

Table 3A: Objections of a General Nature.

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
3.04-3.04.08	275 (1.1)	Objection to the Councils visioning process.	<p>Recommend that the following be inserted into the Plan at page 14 of the Draft Plan:</p> <p><i>‘When the Integrated Borough Development Strategy is published the DOE will undertake to review the need to make an amendment to the Craigavon Area Plan, in order to ensure there is no fundamental conflict between the two documents on a key issue. This review will be undertaken in consultation with interested parties, including the Borough Council.’</i></p>	<p>The Department accepts the recommendation of the Commission that reference to Craigavon Local Strategy should be made consequently the following is inserted at Part 1 of the Plan:</p> <p><i>‘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:</i></p> <ul style="list-style-type: none"> <i>• identify the needs and priorities of local people;</i> <i>• create a common focus for action so there can be greater co-ordination of local effort; and</i> <i>• effect real peace and reconciliation among the differing traditions in the area.</i> <p><i>The Department considers that the Plan complements the aims and objectives of the Local Strategy.’</i></p>	

Table 3A: Objections of a General Nature.

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
3.05-3.05.08	204	Objection to the omission of policy spelling out the Department's approach to sustainable development in the area.	Recommend that a section be inserted into the Plan to spell out the DOE's approach to 'sustainable development' in this particular circumstance of this plan.	The Department believes that sustainable development is reflected in the Plan Objectives and Strategy, however it accepts the Commission's recommendation and has inserted the following at page 9 of the Plan: <i>'Paragraphs 11-13 of PPS 1: General Principles set out the Department's approach to sustainable development.'</i>	Refer to Table 3I for objection to policy relating to rural areas.
3.06-3.06.05	204, 208	Objections relating to the need for policy to encourage development of previously used sites.	Recommend that the DOE considers ways of placing more emphasis in the Plan on policy to give preference to the development of brownfield sites particularly given the comments on sustainable development in section 3.05.	The Department notes the Commission's recommendation and the Regional Planning Policy Section of the Plan is amended accordingly. However, the Department is mindful that it is not possible to align immediately every Plan with the general "brownfield" thrust now promoted by the Regional Development Strategy (RDS). The Department believes that it is also noteworthy that the Draft Craigavon Area Plan had reached an advanced stage of preparation before the RDS was confirmed and this justified the Plan being granted, through statute, an exemption from the requirement to be in "general conformity" with the RDS. In this context the Department accepts that in areas like Craigavon, which have exempt status, the full affect of the general "brownfield" approach promoted by the RDS will have a longer lead in time than it will in other Council areas where there is no exemption.	For objection 208 refer to paragraph numbers 3.01-3.01.72 for consideration of general context.

Table 3A: Objections of a General Nature.

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
3.07-3.07.04	204	Objection to the omission of policy spelling out the Department’s approach to development land.	Recommend that the DOE inserts into the Plan some explanation of what is meant by ‘white land’. This could either be inserted into Plan Policy Settlement 1 or inserted before that policy on page 15. If the latter the following is recommended: <i>‘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’.</i>	The Department accepts the Commission’s recommendation and an explanation of what is meant by white land is inserted in the Plan, at Policy SETT 1.	Refer to Table 3I for objection to policy relating to rural areas.
3.08-3.08.04	206	Objections to the references in the Plan- PPS1, PPH3, PPI1, PPC1 and PRP1.	Recommend that Plan Policies PPS1, PPH3, PPI1, PPC1 refer to the specific regional policy most applicable to that particular plan policy as well as to general regional policy set out at pages 10-12 of the Plan. The Plan should make it clear that the reader needs to consult the Planning Service about the most up to date version of any regional policy specifically referred to in the Plan as regional policy will change over the Plan Period.	The Department accepts the Commission’s recommendation and the Plan is amended as follows: <ul style="list-style-type: none"> • The Regional Policy section of the Plan (pages 10-12) is updated with references to the most recent regional policy; • specific references to regional policy are made under policies PPS1, PPI1 and PPC1; 	

Table 3A: Objections of a General Nature.

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
				<ul style="list-style-type: none"> As PPH3 is superseded by PPS 8 Open Space, Sport and Outdoor Recreation it is removed from the Plan. 	
3.09-3.09.04	209	Objection to the use of the word normally on page 9 of the Draft Plan.	Recommend that the section Plan Policy and Proposals at page 9 of the Plan be amended to make it clear that this does not rule out an exception being made to any policy, where particular circumstances justify it.	<p>The Department accepts the Commission's recommendation and the following is inserted in the Plan:</p> <p><i>'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.'</i></p>	
3.11-3.11.08	275(9.1), 266	Objections relating to open space provision.	<p>Recommend that:</p> <ol style="list-style-type: none"> Plan Policy Housing 3 be replaced by a section containing references to PPS 7 and PPS 8 policy (or any policies that amend or supersede these policies) and that references to Plan Policy Housing 2 in the key site requirements for the zoned housing sites be replaced with a reference to PPS 7 and PPS 8 (or any policies that amend or supersede these policies) and, the DOE appraises the need to make specific reference to the creation or protection of urban 	<p>The Department accepts the Commission's recommendations:</p> <ol style="list-style-type: none"> Plan Policy Housing 2 and 3 are replaced by references to PPS 7 and PPS 8. All development within zoned housing sites are considered in relation to prevailing regional planning policy. The Department accepts the Commission's recommendation to appraise the need to make 	Refer to Tables 2D and 3D for remaining aspects of objection 266.

Table 3A: Objections of a General Nature.

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
			spaces in the key site requirements for each town centre opportunity site of the Plan.	Specific reference to the creation or protection of urban spaces. The key site requirements are amended where appropriate.	
3.12-3.12.11	114, 245C, 275	<p>Objections to:</p> <ol style="list-style-type: none"> 1. The failure to deal with Traveller's accommodation needs through the area plan; 2. failure to undertake an Equality Impact Assessment to ascertain whether Travellers were being unduly disadvantaged; 3. possible breach of Human Rights Act 1998; and 	<p>Recommend that the DOE up-dates the Plan by cross referencing to the draft regional guidance on the issue of Traveller's accommodation and the approval of the site at Monbrief Road, Craigavon.</p> <p>It is not considered necessary for the Plan to include specific criteria to the Borough to aid the selection process for future Travellers sites, but this is a matter, which the DOE should keep under review in consultation with all interested parties.</p>	<p>The Department accepts the Commission's recommendation and the following is inserted in the Plan</p> <p><i>'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.'</i></p>	<p>Refer to Table 1E for other aspects of objection 245.</p> <p>Refer to Index for remaining aspects of objection 275.</p>

Schedule 3: Changes accepted by the Department

Table 3A: Objections of a General Nature

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
		4. objection that a permanent Travellers site has not been identified.			

Table 3B: Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
4.03-4.03.05	223, 214, 222	Objections relating to the terminology of Primary Retail Core and Major Retail Development in the Plan.	Recommend that the DOE amends the terminology in the Plan as suggested in its evidence to replace 'Major Retail Development Core' with 'Primary Retail Core' and replace 'Primary Retail Core' with 'Retail Frontage Policy Area'(RPFA).	The town centre boundaries for Craigavon, Lurgan and Portadown are not confirmed at this time and are subject to a retail study. Refer to Section 5 of the Adoption Statement. The Department accepts the points concerning terminology and these will be addressed in the retail study.	Refer to Index for other aspects of objections.
4.06-4.06.32	214, 210, 211, 275, 223 Counter Objection 26,29,39, 40, 27, 28, 30	Objections to the Plans Town Centre boundaries with regard to the capacity of the Borough to support additional retailing.	That the DOE takes notes of the range of retail floorspace requirements as estimated under paragraph 4.06 in its assessment of retail floorspace requirements within the Town Centre boundaries.	The Department agrees that the information referred to by the Commissioner should inform the proposed retail study. Refer to Section 5 of the Adoption Statement.	Refer to Index for other aspects of each objection
4.09-4.09.21	187 Counter Objection 28	Objection relating to the extent of the Lurgan Town Centre Boundary.	<ol style="list-style-type: none"> 1. Recommend that the DOE re-assesses the extent of the town centre boundaries in the Plan and reduces it in size broadly in line with the principles set out in 4.04.20 of the PAC Report. 2. That the Primary Retail Core be re-titled RFPA. 	<ol style="list-style-type: none"> 1. See Table 4B. 2. The Department accepts the Commission's recommendation concerning the re-titling of 'Primary Retail Core' with 'Retail Frontage Policy Area.' This will be addressed in the retail study. Refer to Section 5 of the Adoption Statement. 	

Table 3B: Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
4.11-4.11.58	211, 214, 223, 222 Conflicting Objection 275(14.1), 146 Counter Objection 26,27, 28, 29, 30,40	Objections relating to policies P/TC1, P/TC2 and P/TC3 that; 1. Portadown Town Centre boundary is too extensive; 2. Portadown Town Centre boundary is not extensive enough; 3. designation of a Primary Retail Core (PRC) and Major Retail Development Core (MRDC); and 4. lack of clarity about what is acceptable in each opportunity site.	Recommend that: 1. The DOE re-assess the extent of the town centre boundary in the Plan and reduces it in size broadly in line with the principles set out in 4.04.20 of the PAC Report; 2. a PRC be delineated broadly in line with the principles set out in 4.04.20 of the PAC Report; 3. the Primary Retail Core be re-titled Retail Frontage Policy Area; and 4. further clarification is given in the Plan about the types of uses considered appropriate for each opportunity site, and that detailed elements of the DSD Master Plan which are consistent with the development plan proposals should be incorporated into the Plan.	1. See Table 4B 2. See Table 4B 3. The Department accepts the Commission's recommendation concerning the re-titling of 'Primary Retail Core' with 'Retail Frontage Policy Area.' This will be addressed in the retail study. Refer to Section 5 of the Adoption Statement. 4. Both aspects of this recommendation will be considered as part of the retail study of the three town centres. Refer to Section 5 of the Adoption Statement.	Refer to Index other aspects of each objection.

Table 3C: Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
5.18-5.18.13	244	Objection to the omissions of a policy relating to the COMAH regulations and the non-identification of consultation zones.	Recommend that the section concerning COMAH within the Draft Plan be updated with more information and that a reference to additional COMAH sites that come into being during the plan period.	<p>The Department accepts the Commission’s recommendation and the following is inserted in the Plan:</p> <p><i>‘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 consequences 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.</i></p> <p><i>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.</i></p>	

Table 3C: Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
				<p><i>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.</i></p> <p><i>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.'</i></p>	

Table 3D: Objections Relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
6.04-6.04.06	266, 274 Counter Objection 14, 15 and 65	Objections to the access requirements of L/H-1 requiring the Plan to state that there should only be three accesses to L/H-1- two to Kiln Road and one to Silverwood Road.	Recommend that the DOE amends the site development requirements for L/H-1 by adding to the 10 th bullet point at page 85 of the Draft Plan that: <i>'The Department will consider additional or alternative access locations to those stated, where standards can be met and the accesses are acceptable in terms of any Concept Master Plan submitted in accordance with PPS 7'</i>	The Department accepts the Commission's recommendation regarding the access requirements of L/H-1, and the Plan is amended as set out in the Commission's Recommendation.	Refer to Table 2C for amended key site requirements for L/H 1 as a result of objection 216. Refer to Table 2D and 3A for remaining aspects of objection 266. Refer to Table 2D for remaining aspect of objection 274.
6.12-6.12.10	140	Objection to zoning of land as part of a LLPA seeking rezoning for housing.	Recommend that 1. the triangular field indicated as white land should be incorporated within the housing zoning L/H-7; and; 2. no alteration be made to the LLPA zoning.	1. The Department accepts the Commission's recommendation. The triangular field is incorporated within housing zoning L/H-7 and Map No. 5 Craigavon Urban Area is amended accordingly. 2. See Table 1D.	

Table 3D: Objections Relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
6.13-6.13.14	95, 96, 98, 99, 115, 118, 130, 135, 198, 234, 237, 240	Objections to access requirements for zoned housing L/H-7; its visual impact on the existing character of the area; the quality and type of housing development and infrastructure provision.	<p>Recommend that:</p> <ol style="list-style-type: none"> The 3rd key site requirement of page 89 of the Draft Plan be amended to require retention and strengthening of the boundary vegetation along the boundary of L/H-7 and existing housing at Demesne Avenue and Churchill Avenue; the 6th key site requirement be amended to make references to access from Hazelgrove as well as Birchdale; and it is stated that any access to L/H-7 via Demesne Avenue/Church Avenue may require improvements to visibility splays at the junction with Avenue Road. 	<p>The Department accepts the Commission's recommendations:</p> <ol style="list-style-type: none"> the key site requirements of L/H-7 are amended accordingly. The relevant key site requirement in the Plan is amended with the following: <i>'Access via Hazelgrove for more than 26 dwellings will require the provision of a right turning lane at the Avenue Road Junction.'</i> The Plan is amended with the following: <i>'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.'</i> 	
6.25-6.25.09	275 (15.3)	Objection relating to the inclusion of the Waves Complex within the LLPA and its designation as	<p>Recommend that:</p> <ol style="list-style-type: none"> the Brownlow House (Lurgan Park) Historic Parks, Gardens and Demesnes designation be drawn back to exclude the site of the Waves Complex and the undeveloped land to the southeast of it; 	<ol style="list-style-type: none"> The Department accepts the recommendation of the Commission. The Historic Parks, Gardens and Demesnes map is amended accordingly; 	

Schedule 3: Changes accepted by the Department

Table 3D: Objections Relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
		an Historic Park, Garden and Demesne.	2. the LLPA designation should also be amended in a similar fashion with the exception that it be retained for the undeveloped area of land to the southeast of the Waves.	2. See Table 4D.	

Table 3E: Objections Relating to Central Craigavon

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
7.06-7.06.12	275(8.1)	Objection that the extent of the zoning of the Tourism Opportunity Zone at Craigavon South Lake is too extensive.	Recommend that the objection site be included as a sub-area of a renamed South Lake Zone with a list of acceptable uses including tourism, cultural, community, civic and recreational schemes with similar site development requirements to those set out on page 41 of the Draft Plan.	<p>The Department accepts the Commission’s recommendation. The Plan and Map No. 5 Craigavon Urban Area are amended as follows:</p> <p><i>‘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:</i></p> <ul style="list-style-type: none"> • <i>the proposal integrates appropriately with its surroundings;</i> • <i>the proposal will not have any significant detrimental impact on conservation interests and seeks, where appropriate, to enhance these interests;</i> • <i>the proposal will not lead to an unreasonable or detrimental impact on amenity, traffic movement or road safety;</i> • <i>the proposal provides suitable access for the disabled;</i> • <i>the proposal will provide adequate car parking, cycle parking and facilities for bus and taxi access;</i> • <i>the proposal will be accessible by a choice of means of transport;</i> • <i>the proposal incorporates public access for walking and cycling within the area and along the lake shore;</i> 	

Table 3E: Objections Relating to Central Craigavon

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
				<ul style="list-style-type: none"> • <i>the form, scale, design and landscaping of the proposal is appropriate to its landscape setting; and</i> • <i>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.</i> 	

Table 3F: Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
8.16-8.16.11	116 Conflicting Objection 241	Objection to the zoning of lands as Phase 2 Housing Release seeking re-zoning as housing Phase 1 release.	<p>Recommend that:</p> <ol style="list-style-type: none"> 1. the small portion of this site which is subject to an extant planning permission should be taken out of the Phase 2 zoning and be included in zoned housing site P/H-10(Draft Plan); and 2. all Phase 2 land be deleted from the Plan. 	<ol style="list-style-type: none"> 1. The Department accepts the recommendation of the Commission. Map No. 5 Craigavon Urban Area is amended to include lands subject of planning permission granted under P/2000/1234/0 to become housing site P/H 13. 2. Refer to Table 4F 	Refer to Table 4A for objections relating to the general principle of phasing housing land supply.

Table 3G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
9.02-9.02.10	90, 221	Objection to: 1. inaccurate description of Waringstown at page 160 of the Draft Plan; 2. population data and trends; 3. cartographic inaccuracies; and 4. consultation with the local population	Recommend that: 1. Page 160 of the Draft Plan is amended to give a more accurate description of the village and that reference is made to the rapid rate of growth of the village over the last 3 decades; 2. No Comment 3. Map No 12 on page 161 of the Draft Plan is updated using the latest Ordnance Survey map base available. 4. No Comment.	1. The Department accepts the recommendation of the Commission and amends the Plan as follows: <i>'Waringstown is located approximately 4km from Lurgan, within the Green Belt. The close proximity of Waringstown to Lurgan may have contributed to the rapid growth of the village has experienced over the last three decades and the population is estimated at 2523 (2001 Census).'</i> 2. The Department considers that the population data and trends which informed the Draft Plan are satisfactory. 3. The Department accepts the recommendation of the Commission. Waringstown Settlement Map Number 13 is updated accordingly. 4. The Department considers that it has fulfilled its statutory requirements as regards consultation on the Plan.	Refer to Index for other aspects of each objection.
9.08-9.08.46	90, 221, 17	Objections to unplanned growth of the village of Waringstown; provision for industry and employment;	Recommend that: 1. no alteration is made to DCAP as a result of the objections relating to the allocation of lands in Waringstown for recreation and open space, industry, commerce, nature conservation, cycle ways and walkways, education and	1. Refer to Table 1G	In relation to the Sewerage Treatment Works, the Plan is amended accordingly. Refer to Index for other aspects of each objection.

Table 3G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
		tourism/ recreation/ commerce/ community services/ infrastructure; misrepresentation of village facilities; nature conservation and quality development.	<p>community facilities or tourist facilities;</p> <p>2. the DOE considers including in the Plan local design requirements for the specific residential sites referred to within the paragraphs 9.08-9.08.46 of the PAC Report;</p> <p>3. the DOE considers giving a positive response to any approaches from the village plan for Waringstown and seeks, in conjunction with the local community, possible funding sources for such work; and,</p> <p>4. references to the Waringstown Sewerage Treatment Works in the Plan are brought up to date and the reference to phasing in the last sentence of the third Paragraph of page 160 is removed.</p>	<p>2. Refer to Table 4G</p> <p>3. The Department notes the recommendation of the Commission in relation to a possible village plan and will respond appropriately to any approach.</p> <p>4. The Department accepts the recommendation of the Commission and references to the Waringstown Sewerage Treatment Works are updated with the following: <i>'The capacity of Waringstown sewerage treatment works is a major constraint to the future development of the village. Upgrading of this works (sewage treatment works), at Waringstown is currently underway with a completion date of October 2004.'</i></p>	
9.10-9.10.04	47, 90	Objections in relation to the identification of Waringstown Estate as a Local Landscape Policy Area	<p>Recommend the following:</p> <p>1. the concession to exclude part of the field and the cricket ground from the LLPA is noted; and</p> <p>2. the removal of the Lawns area and part of the Phase 2 development lands at Primary Walk from the Historic Park, Garden and Demesnes makes sense but this matter was not subject of any objection and requires an amendment to the Plan.</p>	<p>1. Refer to Table 2G</p> <p>2. The Department accepts the recommendation of the Commission regarding the Historic Park, Garden and Demesne and it will be brought forward as a Plan alteration.</p>	Refer to Index for other aspects of each objection.

Table 3G: Objections relating to the Villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
9.11-9.11.02	233	Objection to the non-designation of the centre of Waringstown as an Area of Townscape Character.	As this objection is couched in general terms with no precise boundary suggested in the objection letter, it will be necessary for the DOE to bring forward the proposed boundary of the Area of Townscape Character in Waringstown as an amendment to the Plan, with the normal public consultation.	The Department accepts the recommendation of the Commission and will designate an Area of Townscape Character within Waringstown. It is also accepted that it will be necessary to designate the Area of Townscape Character through a Plan alteration.	Refer to Table 4G in relation to Phase 2 development lands in Waringstown and Donaghcloney (233A)
9.18-9.18.08	128	Objection to the zoning of the site as being available for immediate development.	Recommend that the DOE reappraises the settlement limit at this location with a view to excluding this site from the settlement limit.	The Department accepts the recommendation of the Commission and the site is removed from the settlement limit. Map No. 13 is amended accordingly.	Refer to Index for other aspects of this objection.

Table 3H: Objections Relating to the Smaller Settlements

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
10.11-10.11.07	106	Objection to: 1. Identification of Lakeview House, Gibson's Hill as a Listed Building (seeking removal of the reference). 2. Identification of lands as Local Landscape Policy Area seeking removal (or extension) of this designation.	Recommend that: 1. the reference to Lakeview House as a Listed Building is removed; and 2. no alteration be made to the LLPA.	1. The Department accepts the recommendation of the Commission and the reference to Lakeview House as a Listed Building is removed. The Plan is amended accordingly. 2. Refer to Table 1H.	

Table 3I: Objections relating to Rural, Transport, Nature Conservation and Tourism Issues

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
11.02-11.02.04	204	Objection to the Policy relating to rural areas outside Green Belts.	Recommend that the section of the Plan that deals with the countryside should explain the context in which development proposals in the rural remainder are to be determined by cross-referencing to the appropriate regional policies.	The Department accepts the recommendation of the Commission and the Regional Policy Context of the Countryside section is amended to include the following specific reference to the rural remainder: <i>'Development proposals within the rural remainder will be considered in accordance with prevailing regional planning policies currently set out in the Rural Strategy.'</i>	Refer to Table 3A for objections to other policies and approach to sustainable development.
11.10-11.10.06	146, 275(7.1) part of	Objections to the lack of commitment to the preparation of an Integrated Transport Strategy.	Recommend that the Plan explains the context and relationship that transportation policies in the adopted Plan have with the recently published Regional Transport Strategy (RTS).	The Department accepts the recommendation of the Commission and the Plan is amended to include the following: <i>'The Regional Transport 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.</i> <i>The purpose of the RTS is 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.</i> <i>The RTS identifies strategic transportation investment priorities and considers potential funding sources and the affordability of planned initiatives over the next 10 years.'</i>	Refer to Index for other aspects of each objection

Table 3I: Objections relating to Rural, Transport, Nature Conservation and Tourism Issues

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
11.13-11.13.07	259 (part of), 275 (7.1) part of.	<p>Objection to the failure to:</p> <ul style="list-style-type: none"> • sufficiently recognise the Lough Neagh wetlands to the north of the M1; • recognise the need to upgrade the road infrastructure and address the problems of river crossings in the South Lough Neagh area; • recognise the tourism potential of Lough Neagh, River Bann, River Blackwater and Maghera Canal; and 	<p>Recommend the following:</p> <ol style="list-style-type: none"> 1. the DOE's concession about making reference in the Plan to potential river crossings is noted; 2. that the Plan should also refer to the implementation and maintenance of the Lough Neagh Cycle Route; and 3. that a commitment be made in the Plan to review rural policy in the South Lough Neagh area when the Ramsar boundaries are altered. 	<ol style="list-style-type: none"> 1. The Transportation Section of the Plan is updated with reference to river crossings. 2. The Lough Neagh Cycle Route is identified and referred on relevant Plan maps. The responsibility for maintaining and enhancing this route falls outside the remit of this Plan; 3. Following consultation with Environmental Heritage Service, work is still ongoing on reassessing the Ramsar Boundary and any implications of this for rural policy will be considered in due course. 	<p>Refer to Table 1C for other aspect of objection 259.</p> <p>Refer to Table 3I for other aspect of objection 275 (7.1).</p>

Table 3I: Objections relating to Rural, Transport, Nature Conservation and Tourism Issues

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
		<ul style="list-style-type: none"> refer to the implementation of the Lough Neagh Cycle Route and the proposed cycle bridges across the River Bann and River Blackwater. 			
11.14-11.14.04	146, 275 (8.2) part of	Objection to the development and conservation of waterways.	There is not enough evidence to formulate a policy on this issue but it is one that needs to be considered, whether it is in the context of the Adopted Plan or in any subsequent amendment to it, arising out of a possible review of rural policy.	The Department accepts the recommendation of the Commission and highlights that the Department will continue to consider the development and conservation of waterways in any subsequent review of the Plan in light of changing regional policies.	Refer to Index for other aspects of objection 146.
11.15-11.15.06	102, 122	Objection to the identification of Sites of Local Nature Conservation Importance (SLNCI) (seeking designation of additional sites).	The DOE has agreed to amend the Ramsar boundary in the adopted Plan if this boundary has been finalised and it is further recommended that consideration be given to identifying additional SLNCI sites, where the scientific evidence supports such recognition, and to bring these forward as an amendment to the Plan with the required public consultation.	The Department notes the recommendation of the Commission. Following consultation with Environmental Heritage Service work is still ongoing on reassessing the Ramsar boundary. Following completion of this, consideration will be given to the need for additional SLNCI sites, where the scientific evidence supports such recognition. If necessary, these will be brought forward as a Plan alteration.	Refer to Table 3I for remaining aspect of objection 122.

Table 3I: Objections relating to Rural, Transport, Nature Conservation and Tourism Issues

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
11.16-11.16.05	122 (part of)	Objection relating to Craigavon Lakes and Community Woodland.	<p>Recommend that:</p> <ol style="list-style-type: none"> 1. the Department considers whether there is merit in defining the South Lake as a SLNCI site, and if so bring this forward as an amendment to the Plan; and 2. there should be a buffer zone free from built development around the lake shoreline. 	<ol style="list-style-type: none"> 1. The Department will consider in conjunction with Environment and Heritage Service, the merit in defining the South Lake as a SLNCI site. If necessary these will be brought forward as a Plan alteration. 2. Refer to Table 4I. 	Refer to Table 3I for remaining aspect of objection 122.

SCHEDULE 4 CHANGES NOT ACCEPTED BY THE DEPARTMENT

For the following matters of objection the Planning Appeals Commission has recommended amendments to the Plan, which the Department does not accept.

Table 4A Objections of a General Nature

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
3.02-3.02.21	207, 275, 61, 186, 197, 203, 242, 253, 255, 170, 107, 108, 116, 17, 47, 78, 128 Conflicting Objection: 241	Objections relating to the principle of phasing housing land supply and to the proposed mechanism for review of land supply in 2005. Conflicting objection to the release of Phase 2 housing and new industrial lands.	Recommend that all Phase 2 land be deleted from the Plan unless there are exceptional planning reasons why a specific settlement should retain some phasing of land supply to meet a particular set of circumstances or why a specific site should remain as zoned housing land in the urban area or remain within the settlement limit of a village or smaller settlement as white land.	The Department does not accept the Commission's recommendation that all Phase 2 lands should be excluded from the Plan. The reasons for including the Phase 2 lands are set out in Section 3 of the Adoption Statement. Accordingly Phase 2 lands remain in the Plan.	Refer to Index for other aspects of each objection.

Table 4B Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
4.04-4.04.26	210, 275 Counter Objections: 26, 40	Objection referring to the areal definition of Town Centres, Primary Retail Cores and Retail Frontage Policy Areas in the Borough.	<ol style="list-style-type: none"> 1. Recommend that the Town Centre boundaries are re-drawn along with the PRC boundaries on the basis of the broad principles outlined at paragraph 4.04.20 of the PAC report. 2. Recommend that all 3 town centres have both a Town Centre and Primary Retail Core and that Lurgan and Portadown have a designated Retail Frontage Policy Area. <p>This recommendation will form the overall context of the consideration of site specific objections.</p>	<ol style="list-style-type: none"> 1. The Department notes the Commission's recommendation in relation to Craigavon, Lurgan and Portadown town centres and is not confirming or redrawing these town centre boundaries and associated retail designations. The three town centres will be the subject of a retail study. This study will be informed by the principles outlined by the Commissioner at paragraphs 4.04.20 of the Commissioner's report. Refer to Section 5 of the Adoption Statement. 2. These designations will be included as part of the retail study of the town centres. 	Refer to Index for other aspects of each objection.
4.05-4.08	275, 146	Other general objections relating to retailing policy in the Plan.	<p>Recommend that the DOE makes a commitment in The Plan to prepare:</p> <ol style="list-style-type: none"> 1. statutory town centre plans for Lurgan, Central Craigavon and Portadown. The Commission further recommends that the Statutory town centre plans could be drawn up as part of the immediate review of Town Centres generally as recommended at 4.04.26 of the PAC Report and incorporated into the Adopted Plan after due publication. 	<ol style="list-style-type: none"> 1. The Department is not committing to preparing statutory town centre plans. It will assess the need for statutory town centre plans as part of the retail study of the three town centres. Refer to Section 5 of the Adoption Statement. 	Refer to Index for other aspects of each objection.

Table 4B Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
			<p>2. carry out town centre health checks at 5 yearly intervals;</p> <p>3. produce design guides for each opportunity site.</p> <p>4. The Portadown Comprehensive Development Scheme should also be shown on the appropriate map.</p>	<p>2. Town Centre health checks will be undertaken as part of the retail study and thereafter as deemed appropriate by the Department.</p> <p>3. The Department considers that the key site requirements for each town centre opportunity site adequately set out the criteria for appropriate development. However, should the retail study of the three town centres highlight any additional requirements these will be addressed in due course.</p> <p>4. At the time of adoption of the Plan no information was available concerning the extent of the Portadown Comprehensive Development Scheme. This will be kept under review. However, a Portadown Development Framework has been established which identifies 16 development zones covering some 250 acres including the Bann riverside, Edenderry, People's Park and Meadow Lane. The Framework proposes a 10-15 year implementation programme driven forward by a locally based regeneration agency/company. The local steering group and Craigavon Borough Council are currently considering how best to implement the Framework. The implications of this initiative for the Plan will be considered as part of the retail study. Refer to Section 5 of the Adoption Statement.</p>	

Schedule 4: Changes not accepted by the Department

Table 4B Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
4.07-4.07.06	275 (12.1), 210	Objections relating to the failure to provide a town centre plan for Central Craigavon.	Recommend that a town centre map for Central Craigavon be included in the Plan, similar to those included for Portadown and Lurgan.	The Department will consider the need for a town centre plan and associated town centre map for Craigavon as part of the retail study but is mindful of the uniqueness of Craigavon town centre and this factor will also inform the study. Refer to Section 5 of the Adoption Statement.	
4.08-4.08.52	210, 211 Counter Objections: 39, 40, 26	Objections relating to the principle of the extent of the Craigavon Town Centre Boundary.	Recommend that the DOE reassesses the extent of the town centre boundary in the Plan and reduces it in size broadly in line with the principles set out in paragraph 4.04.20. It is recommended that a Primary Retail Core (PRC) be delineated broadly in line with the principles set out in 4.04.20.	The Department notes the Commission's recommendation in relation to Craigavon, Lurgan and Portadown town centres but is not confirming or redrawing these town centre boundaries and associated retail designations in the Adopted Plan. The three town centres will be the subject of a retail study. This study will be informed by the principles outlined by the Commissioner at paragraphs 4.04.20 of the Commissioner's report. Refer to Section 5 of the Adoption Statement.	
4.09-4.09.21	187 Counter Objection 28	Objection relating to the extent of the Lurgan Town Centre Boundary.	Recommend that the DOE: 1. Reassesses the extent of the town centre boundary and reduces it in size broadly in line with the principles set out in 4.04.20; and	1. The Department notes the Commission's recommendation in relation to Craigavon, Lurgan and Portadown town centres and is not confirming or redrawing these town centre boundaries and associated retail designations in the Adopted Plan. The three town centres will be the subject of a retail study. This study will be informed by the principles outlined by the Commissioner at paragraphs 4.04.20 of the Commissioner's report. Refer to Section 5 of the Adoption Statement	

Table 4B Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
			2. that the Primary Retail Core in the Draft Craigavon Area Plan be re titled Retail Frontage Policy Area.	2. See Table 3B.	
4.11-4.11.58	211, 214, 223, 222 Conflicting Objection 275 (14.1), 146 Counter Objection: 27, 28, 29, 30	Objections relating to policies P/TC 1, P/TC 2 and P/TC 3 that: 1. Portadown Town Centre boundary is too extensive; 2. that the Town Centre boundary is not extensive enough; 3. the designation of a Primary Retail Core and Major Retail Development Core; and 4. the lack of clarity about what is acceptable in each opportunity site.	The Commission recommends that: 1. the DOE re-assess the extent of the town centre boundary in the Plan and reduces it in size broadly in line with the principles set out in 4.04.20; 2. a Primary Retail Core (PRC) be delineated broadly in line with the principles set out in 4.04.20 of the PAC Report 3. the Primary Retail Core in the Draft Plan be re-titled Retail Frontage Policy Area and, 4. further clarification is given in the Plan about types of uses considered appropriate for each opportunity site and that detailed elements of the DSD Master Plan which are consistent with the development plan proposals should be incorporated into the Plan.	1 and 2. The Department notes the Commission's recommendation in relation to Craigavon, Lurgan and Portadown town centres but is not confirming or redrawing these town centre boundaries and associated retail designations in the Adopted Plan. The three town centres will be the subject of a retail study. This study will be informed by the principles outlined by the Commissioner at paragraphs 4.04.20 of the Commissioner's report. Refer to Section 5 of the Adoption Statement. 3. See Table 3B 4. See Table 3B	Refer to Index for other aspects of each objection.

Table 4B Objections relating to Retailing and Town Centres

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
4.12-4.12.08	39	Objection to the exclusion of land east of the River Bann from Portadown Town Centre.	The DOE when re-assessing the extent of the Town Centre boundary in Portadown considers whether there is any justification for including this objection site.	The Department notes the Commission's recommendation in relation to Portadown town centre but is not confirming this town centre boundary and associated retail designations in the Adopted Plan. All three town centres will be the subject of a retail study. This study will be informed by the principles outlined by the Commissioner at paragraphs 4.04.20 of the Commissioner's report. Refer to Section 5 of the Adoption Statement. The Department will consider whether there is any justification for including this objection site in conjunction with and as informed by the retail study.	
4.13-4.13.12	147 (part of), 146, 275 (in general terms)	Objection to the exclusion of land at Hoy's Meadows, Portadown from the Town Centre boundary.	Recommend that the DOE when re-assessing the extent of the Town Centre boundary in Portadown considers whether there is any justification for including this objection site.	The Department is not convinced that Hoys Meadow would form a logical extension of the town centre however it will be considered as part of the retail study of the town centres. This study will be informed by the principles outlined by the Commissioner at paragraphs 4.04.20 of the Commissioner's report. Refer to Section 5 of the Adoption Statement.	Refer to Index for other aspects of each objection.
4.14-4.14.04	275 (14.2), 146	Objection that the Plan does not adequately address the development potential of the River Bann frontage.	Recommend that the Plan: 1. outlines the objectives of a riverside development strategy and the specific stretch of river it would apply; 2. makes a commitment to prepare such a strategy within a specified timescale.	The Department does not accept the Commission's recommendation that a riverside development strategy is required. It considers that the riverside area is adequately dealt with in the Plan, through the designation of opportunity sites for the River Bann Area and through the additional key site requirements for these opportunity sites. These are as a result of concession to objections 275 (15.14) and 275 (15.15) refer to Table 2B.	Refer to Index for other aspects of objection 146.

Schedule 4: Changes not accepted by the Department

Table 4C Objections relating to Industry

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
5.07-5.07.16	119, 120, 273 Conflicting Objection 136	Objections to the zoning of land for development (industrial zoning C/I-2), seeking no development (119, 120, 273) and objection to the zoning of the southern part of the site for industry seeking housing (136).	Recommend that the southern portion of objection site Nos. 119, 120, 273 is not allocated for industry and that the settlement limit is drawn in to exclude it. This applies to all of objection site No 136.	The Department does not accept the Commission's recommendation. It considers it important that the amount of land zoned for industry should not significantly be reduced. The reasons for this are set out in Section 4 of the Adoption Statement.	
5.12-5.12.10	4 Counter Objection 58	Objection to the zoning of the site as part of L/I-5, wanting to build a retirement house on the site.	Recommend that this objection site has its light industrial/warehousing zoning removed and that it is allocated for housing in the Plan.	The Department does not accept the Commission's recommendation. The Department considers that there is sufficient land already zoned for housing to accommodate housing need over the plan period. Given the Commission's conclusions on the excessive over zoning of housing land the Department fails to understand the Commission's reasoning to zone additional housing lands in the Plan. In addition, the Department considers it important that the amount of land zoned for industry in the Plan should not be significantly reduced. The reasons for this are set out in Section 4 of the Adoption Statement.	

Table 4C Objections relating to Industry

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
5.13-5.13.07	156 Counter Objection 47	Objection to the zoning of the site as part of L/I-5, requesting zoning for housing Phase 1.	Recommend that this objection site has its light industrial/warehousing zoning removed and that it is allocated for housing in the Plan.	The Department does not accept the Commission's recommendation. The Department considers that there is sufficient land already zoned for housing to accommodate housing need over the plan period. Given the Commission's conclusions on the excessive over zoning of housing land the Department fails to understand the Commission's reasoning for removing an industrial zoning to facilitate additional housing lands in the Plan. In addition, the Department considers it important that the amount of land zoned for industry in the Plan should not be significantly reduced. The reasons for this are set out in Section 4 of the Adoption Statement.	Refer to paragraph numbers 5.02-5.02.10 for consideration of need for light industrial land zonings and 5.09-5.09.35 for the need for a buffer zone between Silverwood Industrial Estate and any future housing.
5.14-5.14.09	44 Counter Objection 63	Objection to the zoning of the site as part of L/I-5 and L/I-6 requesting zoning for housing.	Recommend that this objection site has its light/industrial/warehousing zoning is removed and that it is allocated for housing in the Plan.	The Department does not accept the Commission's recommendation. The Department considers that there is sufficient land already zoned for housing to accommodate housing need over the plan period. Given the Commission's conclusions on the excessive over zoning of housing land the Department fails to understand the Commission's reasoning for removing an industrial zoning to facilitate additional housing lands in the Plan. In addition, the Department considers it important that the amount of land zoned for industry in the Plan should not be significantly reduced. The reasons for this are set out in Section 4 of the Adoption Statement.	
5.15-5.15.08	3 Counter Objection 45	Objection to the zoning of the site as part of L/I-5	Recommend that this objection site has its light/industrial /warehousing zoning removed and that it is allocated for housing in the Plan.	The Department does not accept the Commission's recommendation. The Department considers that there is sufficient land already zoned for housing to accommodate housing need over the plan period.	

Table 4C Objections relating to Industry

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
		requesting zoning for housing.		Given the Commission’s conclusions on the excessive over zoning of housing land the Department fails to understand the Commission’s reasoning for removing an industrial zoning to facilitate additional housing lands in the Plan. In addition, the Department considers it important that the amount of land zoned for industry in the Plan should not be significantly reduced. The reasons for this are set out in Section 4 of the Adoption Statement.	
5.16-5.16.13	42, 27, 28, 83, 14, 238 Counter Objection 46, 59, 60, 61, 62, 64	Objection to the zoning of L/I-6 (27, 28, 42) or parts of L/I-6 (83, 14, 238) requesting zoning for housing (Phase 1 housing referred to in objection 83 but white land or housing requested at Inquiry).	Recommend that this objection site has its light/industrial /warehousing zoning removed from the sites and that they be allocated as housing land L/H-6(b).	The Department does not accept the Commission’s recommendation. The Department considers that there is sufficient land already zoned for housing to accommodate housing need over the plan period. Given the Commission’s conclusions on the excessive over zoning of housing land the Department fails to understand the Commission’s reasoning for removing an industrial zoning to facilitate additional housing lands in the Plan. In addition, the Department considers it important that the amount of land zoned for industry in the Plan should not be significantly reduced. The reasons for this are set out in Section 4 of the Adoption Statement.	Refer to paragraph section 3.01-3.01.72 for consideration of general context for housing (objection 83). Refer to paragraph section 5.01-5.01.21, 5.02-5.02.10 and 5.09-5.09.35 for consideration of general context for overall allocation of land for industry, the need for light industrial land and the need for a buffer zone between Silverwood Industrial Estate and any future housing.

Schedule 4: Changes not accepted by the Department

Table 4C Objections relating to Industry

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
5.17-5.17.07	43	Objection to the site not being zoned for housing.	Recommend that the site be allocated for housing in the Plan.	The Department does not accept the Commission's recommendation. The Department considers that there is sufficient land already zoned for housing to accommodate housing need over the plan period. Given the Commission's conclusions on the excessive over zoning of housing land the Department fails to understand the Commission's reasoning to zone additional housing lands in the Plan.	

Schedule 4: Changes not accepted by the Department

Table 4D Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
6.08-6.08.06	197 (Northern Part)	Objection to the extent of land zoned for Phase 2 release north of North Circular Road, Lurgan.	Recommend that this objection site be deleted from the Plan and that the settlement limit be re-drawn at this location to exclude this objection site.	The Department does not accept the recommendation of the Commission that all Phase 2 lands should be excluded from the Plan. The reasons for including the Phase 2 lands are set out in Section 3 of the Adoption Statement. Accordingly, the objection site remains zoned as Phase 2 lands.	The southern part of this objection is considered under objection 243. Refer to Table 2D. Refer to Table 4A for other aspect of objection 197.
6.22-6.22.09	186 Southern portion, 61 Conflicting Objection 241	Objection to lands zoned for housing seeking Phase 1 allocation.	Recommend that this Phase 2 land be deleted from the Plan and the settlement limit be re-drawn to exclude the objection sites.	The Department accepts that the objection site should not be rezoned for Phase 1 housing release. However it disagrees with the Commission's recommendation that the objection sites should be excluded from the settlement limit. The Department considers that the objection site should remain zoned as Phase 2 sites within the settlement limit. The reasons for including the Phase 2 lands are set out in Section 3 of the Adoption Statement.	Refer to Table 4A for objections relating to the principle of phasing. The northern part of this objection is considered under objection 243. Refer to Table 2D. Refer to paragraph section 3.01-3.01.72 for consideration of general context.
6.25-6.25.09	275 (15.3)	Objection relating to the inclusion of the Waves Complex	Recommend that: 1. the Brownlow House (Lurgan Park) Historic Parks, Gardens and Demesnes designation be drawn back to exclude the site of the Waves Complex and the undeveloped land to the southeast of it;	1. See Table3D	

Schedule 4: Changes not accepted by the Department

Table 4D Objections relating to Lurgan

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
		<p>within the LLPA and its designation as an Historic Park, Garden and Demesne.</p>	<p>2. the LLPA designation should also be amended in a similar fashion with the exception that it be retained for the undeveloped area of land to the southeast of the Waves.</p>	<p>2. The Department notes the recommendation of the Commission, however it considers it important that the LLPA designation should remain in relation to the Waves Complex to ensure the objectives of the designation are fully met. The LLPA policy has, however, been amended and the following has been inserted into the Plan:</p> <p><i>‘Within LLPA 1, redevelopment within The Waves Complex will only be acceptable subject to the following key site requirements:</i></p> <ul style="list-style-type: none"> • <i>development proposals must not adversely affect the intrinsic environmental value and character of the Local Landscape Policy Area;</i> • <i>any future development should be of a high design and sensitive and in keeping with the landscape character of Lurgan Park;</i> • <i>there should be linkages between the development and Lurgan Park; and</i> • <i>there should be a comprehensive planting scheme to integrate and screen the development; and</i> • <i>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.’</i> 	

Table 4F Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
8.16-8.16.11	116 Conflicting Objection 241	Objection to the zoning of lands as Phase 2 housing release seeking re-zoning as housing Phase 1 release.	Recommend that: 1. the small portion of the site which has an extant planning permission should be taken out of the Phase 2 zoning and be included in zoned housing site P/H 10. 2. the Phase 2 land be deleted from the Plan and the settlement limit be re-drawn to exclude the objection site.	1 Refer to Table 3F 2 The Department accepts that the objection site should not be rezoned for Phase 1 housing release. However, it disagrees with the Commission's recommendation that the objection sites should be excluded from the settlement limit. The Department considers that the objection site should remain zoned as Phase 2 sites within the settlement limit. The reasons for including the Phase 2 lands are set out in Section 3 of the Adoption Statement.	Refer to Table 4A for objections relating to the general principle of phasing housing land supply.
8.17-8.17.13	107, 108 Conflicting Objection 241	Objection to the zoning of lands as Phase 2 housing release seeking re-zoning as Phase 1 release.	The Commission considers that there is no justification on the basis of need for re-zoning this site for housing Phase 1 release. It is recommended that the Phase 2 land be deleted from the Plan and the settlement limit be re-drawn to exclude the objection sites.	The Department accepts that the objection sites should not be rezoned for Phase 1 housing release. However, it disagrees with the recommendation of the Commission that the objection sites should be excluded from the settlement limit. The Department considers that the objection sites should remain zoned as Phase 2 sites within the settlement limit. The reasons for including the Phase 2 lands are set out on Section 3 of the Adoption Statement.	Refer to Table 4A for objections relating to the principle of phasing housing land supply.

Schedule 4: Changes not accepted by the Department

Table 4F Objections relating to Portadown

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
8.20-8.20.11	248A	Objection relating to the exclusion of lands from Portadown Urban Area seeking inclusion of lands.	<p>Recommend that:</p> <ol style="list-style-type: none"> 1. the small triangle of land north of Breagh Road be deleted from the Plan; and 2. the rest of the site remains outside the settlement limit. 	<ol style="list-style-type: none"> 1. The Department does not accept the recommendation of the Commission. The small triangle of land north of Breagh Road is Phase 2 land within the Draft Plan and remains so in the Adopted Plan. The reasons for including the Phase 2 lands are set out in Section 3 of the Adoption Statement. 2. Refer to Table 1F. 	Objection 248B withdrawn.

Schedule 4: Changes not accepted by the Department

Table 4G Objections relating to the villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
9.08-9.08.46	90, 221, 17	Objections to unplanned growth of the village of Waringstown; provision for industry and employment; tourism/ recreation/ commerce/ community services/ infrastructure; misrepresentation of village facilities; nature conservation and quality development.	<p>Recommend that:</p> <ol style="list-style-type: none"> no alteration is made to DCAP as a result of the objections relating to the allocation of lands in Waringstown for recreation and open space, industry, commerce, nature conservation, cycle ways and walkways, education and community facilities or tourist facilities; the DOE considers including in the Plan local design requirements for the specific residential sites referred to within the paragraphs 9.08-9.08.46 of the PAC Report; the DOE considers giving a positive response to any approaches from the village plan for Waringstown and seeks, in conjunction with the local community, possible funding sources for such work; and, references to the Waringstown Sewerage Treatment Works in the Plan are brought up to date and the reference to phasing in the last sentence of the third Paragraph of page 160 is removed. 	<ol style="list-style-type: none"> Refer to Table 1G The Department does not accept the recommendation of the Commission. The Department considers that design requirements are adequately addressed in the key site requirements. Refer to Table 3G Refer to Table 3G 	<p>In relation to the Sewerage Treatment Works, the Plan is amended accordingly.</p> <p>Refer to Index for other aspects of each objection.</p>

Schedule 4: Changes not accepted by the Department

Table 4G Objections relating to the villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
9.09-9.09.19/CR* * Refer to section 9, zoning of Phase 2 lands in Waringstown, which precedes the Report of the Commissioner	17, 233 Conflicting Objection 47, 78, 128 Counter Objection 43	Objections to the zoning of Phase 2 lands in Waringstown seeking either re-zoning as white land within the settlement limit (47, 78, 128) or seeking deletion from the Plan entirely (17, 233).	Recommend that the Moss Road, Clare Road and Banbridge Road Phase 2 sites be deleted from the Plan and that the settlement limit be brought in at these locations. Recommend that part of the Primary Walk Phase 2 site be deleted from the Plan and that the settlement limit be drawn in so that only the most easterly quarter of the site is included in the settlement limit as white land. In relation to Phase 2 development lands at Primary Walk, the Commission differs from the Commissioner in that it discerns no strong urban form argument for the retention of part of the Primary Walk site. In addition, the Commission recommends that all Phase 2 land should be deleted from the Plan.	The Department does not accept the recommendation of the Commission that Moss Road, Clare Road and Banbridge Road Phase 2 lands should be excluded from the Plan. The reasons for including Phase 2 lands are set out in Section 3 of the Adoption Statement. In relation to Primary Walk site refer to Table 2G for concessions in respect of objections 47, 78 and 128.	Refer to Index other aspects of each objection. Refer to paragraph numbers 9.07-9.07.13 for consideration of objections raising the issue of land supply, development pressure and merits of phasing the supply of land in Waringstown.
9.16-9.16.06	143 (part of), 151 (part of).	Objection to the identification of Banbridge Road as a protected route.	It is recommended that the DOE clarifies the designation of Protected Routes in Northern Ireland as a matter of priority through the production of a subject plan for the whole of the Province and reconsiders the designation of the A26 as part of this process taking into account representations from the public.	The Department does not accept the recommendation of the Commission. The Protected Route network is already established and this is made clear in Planning Policy Statement 3. Any future alterations will be brought forward and published by the Department for Regional Development's Roads Service. Development Plans will however, indicate the Protected Routes on the plan maps for information purposes. The Department does not therefore agree that there is a need for a subject plan.	Refer to Table 1G for remaining aspect of each objection.

Schedule 4: Changes not accepted by the Department

Table 4G Objections relating to the villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
9.24-9.24.19	21 Conflicting Objection: 242, and 232B	Objection to the Phase 2 designation of the site seeking Phase 1 designation. Conflicting objections to the extension of the development limit and in particular to lands at Deans Road, Bleary being included in the development limit.	Recommend that objection site 232B (which is inclusive of objection site 21) be excluded from the settlement limit and the settlement limit be re drawn along Deans Road.	The Department accepts that the objection sites should not be rezoned for Phase 1 housing release. However, it disagrees with the recommendation of the Commission that the objection sites should be excluded from the settlement limit. The Department considers that the objection sites should remain zoned as Phase 2 sites within the settlement limit. The reasons for including the Phase 2 lands are set out on Section 3 of the Adoption Statement.	Refer to Table 1G for objection 232A. Refer to paragraph numbers 3.01-3.01.72 for consideration of general context.
9.32-9.32.12	81, 104B, 127, 199, 265B, 270	Objection to the inclusion of lands within the settlement limit of Dollingstown seeking exclusion and designation as Green Belt.	Recommend that the settlement limit of Dollingstown be drawn in to omit the whole of the objection site.	The Department does not accept the recommendation of the Commission that this site should be excluded from the settlement limit. To include the site within the Green Belt would be contrary to the objectives set out in regional policy for designating Green Belts. In addition given that the site is already substantially developed the Department considers that it would be appropriate to retain the site within the settlement limit.	Refer to Table 2G for objection 104A Refer to Table 2G for objection 265A.

Schedule 4: Changes not accepted by the Department

Table 4G Objections relating to the villages

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
9.40-9.40.07	233A	Objection to the inclusion of Phase 2 development lands in Donaghcloney seeking their exclusion from the settlement limit.	Recommend that the Phase 2 site at Monroe Road be deleted from the limits of Donaghcloney and that the limit is adjusted and the site is reallocated as Green Belt.	The Department does not accept the recommendation of the Commission that the Phase 2 site at Monroe Road be excluded from the Plan. The reasons for including the Phase 2 lands are set out in Section 3 of the Adoption Statement.	Refer to Tables 3G and 4G for other aspects of this objection.

Table 4H Objections relating to the Smaller Settlements

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
10.06-10.06.11	117, 121, 236	Objections to further development of Derrymore.	Recommend that the Phase 2 housing site is removed from the Plan and that the southern boundary of the settlement be adjusted accordingly as an amendment to the Plan with the required public consultation.	The Department does not accept the recommendation of the Commission that the Phase 2 site be excluded from the Plan. The reasons for this are set out in Section 3 of the Adoption Statement.	
10.08-10.08.15/CL* *Refer to section 10 which precedes the Report of the Commissioner	49 Conflicting Objection 241	Objection to the zonings of land as Phase 2 in Derrytrasna, seeking the re-zoning for immediate release.	The Commissioner recommends that the front third of the objection site be included in the settlement limit subject to a key site requirement that access to lands to the rear be protected for development in the long term. In allocating the site for development in the Plan the DOE should attach other key site requirements it considers appropriate and reasonable. The Commission agrees with the overall essence of the Commissioner's conclusions, however does not see the merit in retaining one third of the site along the road frontage within the limit. The Commission recommends that all of this Phase 2 land is excluded from the settlement limit.	The Department does not accept the recommendation of the Commission that the Phase 2 site be excluded from the Plan. The reasons for this are set out in Section 3 of the Adoption Statement.	Second aspect of objection 49 was withdrawn at Inquiry.

Schedule 4: Changes not accepted by the Department

Table 4H Objections relating to the Smaller Settlements

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
10.16	241 (part of)	Objection to the release of Phase 2 housing (smaller settlements).	Recommend that all Phase 2 lands in the smaller settlements be deleted from the Plan.	The Department does not accept the recommendation of the Commission that the Phase 2 site be excluded from the Plan. The reasons for this are set out in Section 3 of the Adoption Statement.	Refer to Index for other aspects of objection 241.

Schedule 4: Changes not accepted by the Department

Table 4I Objections relating to Rural, Transport, Nature Conservation and Tourism Issues

Report of the Commissioner Paragraph Number	Objection Number	Nature of Objection	Recommendation of Commission	Decision of Department	Comment
11.16-11.16.05	122 (part of)	Objection relating to Craigavon Lakes and Community Woodland.	<p>Recommend that:</p> <ol style="list-style-type: none"> 1. the Department considers whether there is merit in defining the South Lake Zone as a SLNCI sites, and if so bring this forward as an amendment to the Plan; and 2. there should be a buffer zone free from built development around the lake shoreline. 	<ol style="list-style-type: none"> 1. See Table 3I 2. The Department does not accept the recommendation of the Commission. To provide a buffer zone would be detrimental to the flexibility that is necessary to ensure the appropriate use of this area as a tourist facility. The Department considers that Plan Policy TOU 1 already provides adequate protection for this site. 	Refer to Table 3I for remaining aspect of objection 122.

APPENDIX 3

THE PLANNING (NORTHERN IRELAND) ORDER 1991

CRAIGAVON AREA PLAN 2010 (ADOPTION) ORDER (NORTHERN IRELAND) 2004

Made 13 August 2004

WHEREAS the Department of the Environment (hereinafter referred to as "the Department") in accordance with Part III of the Planning (Northern Ireland) Order 1991 (hereinafter referred to as "the Order") has consulted with Craigavon Borough Council and prepared a Development Plan for the said Council area.

AND WHEREAS the Department has complied with Article 5 of the Order;

AND WHEREAS objections having been duly made within the time stated for making objections, the Department caused a Public Local Inquiry to be held in accordance with Article 7 of the Order by the Planning Appeals Commission on various dates from May 2001 until November 2001 for the purpose of considering such objections;

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

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

1. This Order may be cited as the Craigavon Area Plan 2010 (Adoption) Order (Northern Ireland) 2004;
2. (i) The Plan is hereby adopted as a Development Plan to the extent approved and endorsed by the Department in the Statement entitled "Craigavon Area Plan 2010 Adoption Statement";

(ii) The Plan together with the said Statement shall be known as the Craigavon Area Plan 2010 which shall become operative on 23 August 2004.

Sealed with the Official Seal of the Department of the Environment on 13 August 2004.

P. McBRIDE

Senior Officer of the Department of the Environment