

Warrenpoint / Burren Enquiry
LANDS AT 50A MILLTOWN STREET, BURREN, WARRENPOINT

Please find attached the submission for zoning of the above lands. This was also submitted on the 8th February 2023.

Please advise if you need us to issue a hard copy, or copies, of the attached report.

regards

[REDACTED]

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for

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746 APSubmissionA

ADA architects

design, planning + construction specialists

5 Gransha Road, Gransha, Newry, Co. Down, BT34 1NS

AREA PLAN SUBMISSION

for

ZONING OF LANDS

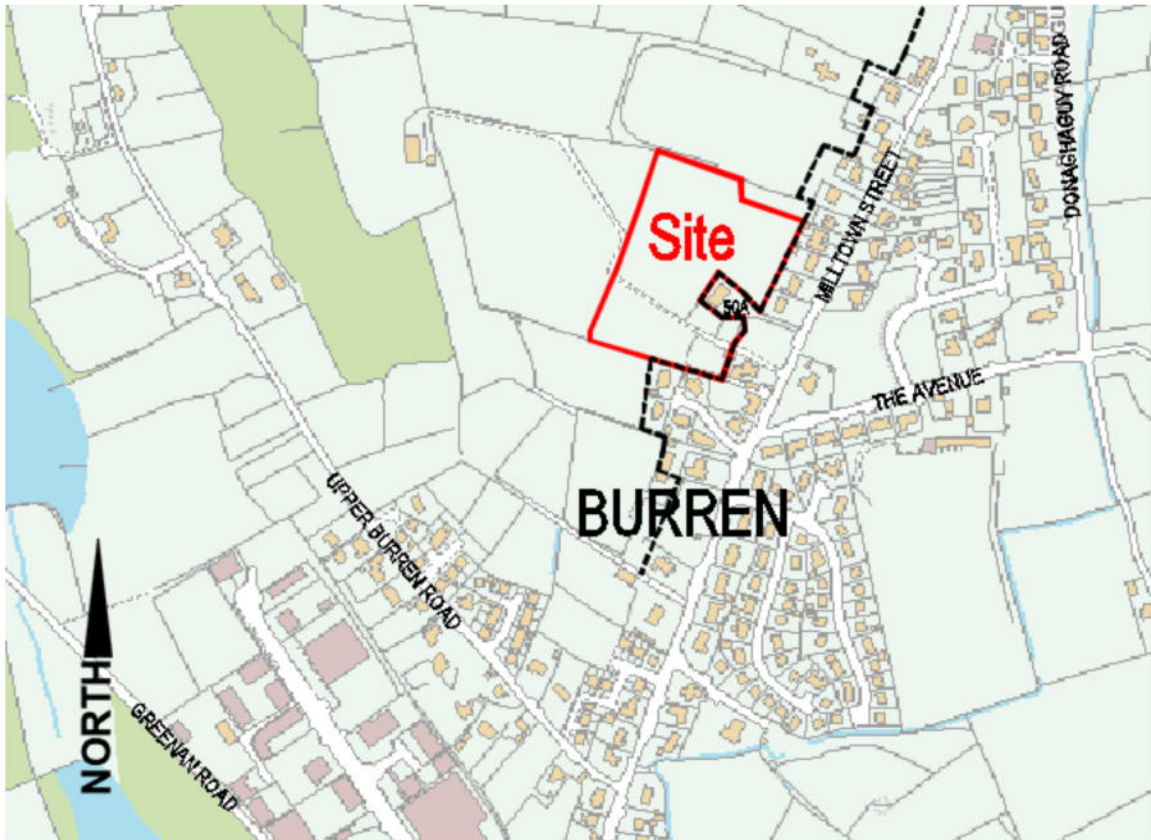
at

**50A MILLTOWN STREET,
BURREN, WARRENPOINT**

Jan 2023
project no. 746



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Location Map

SITE DESCRIPTION & CONTEXT

The 6.178 acres (2.5 hectares) subject site is located to the west of Milltown Street, Burren, with the site of the dwelling at no. 50A jutting into the subject site - see location map above and aerial view 1 below.

The broken black line on the location map represents the Settlement Development Limit from the current Burren Area Plan (see later in document). The subject site can be accessed through the area between the dwellings at 50 and 50B Milltown Street – in this area there are sheds, a lane, a yard and a field. This area is in land already zoned for development in the current Burren Area Plan.



Aerial View 1

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The photo below shows the area between the dwellings at 50 and 50B Milltown Street. In this area there are sheds, access lane and field. The lane accesses the lands (subject site for zoning request) beyond the settlement limit. The photo also shows the dwelling at 50A Milltown Street.

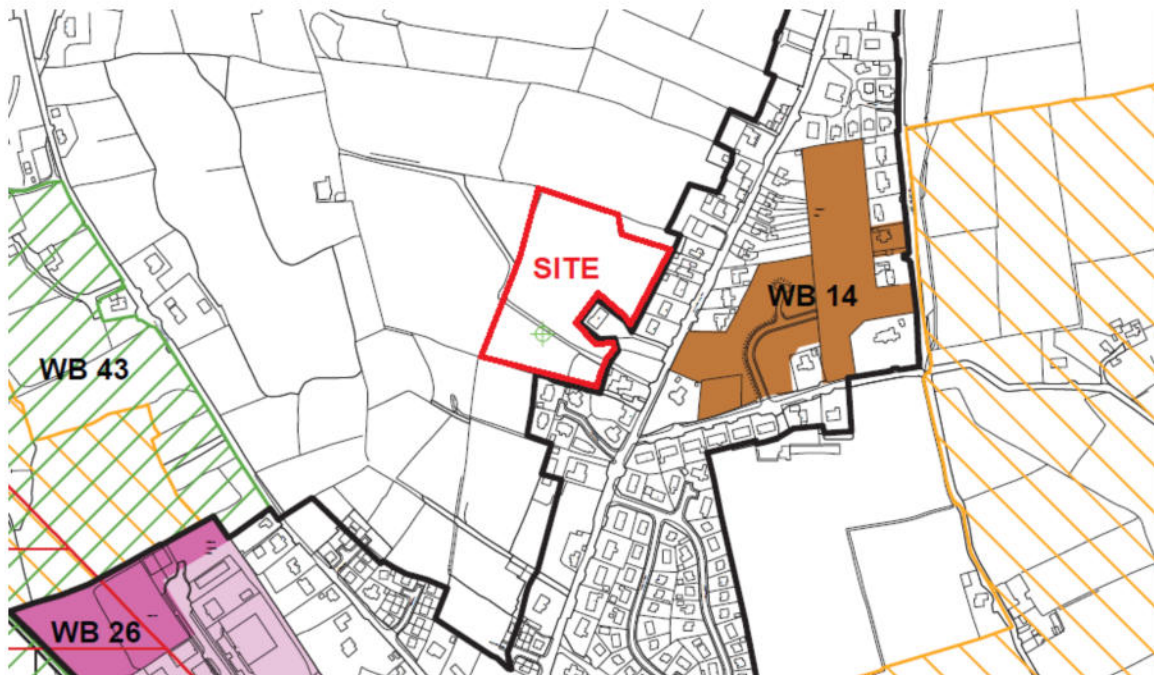


Apart from the site for no. 50A, which juts into the subject site, the subject site is rectangular in shape and measures 192 metres along its rear boundary and is 148 deep (from the rear boundary to the line of the Settlement Development Limit). There are no trees or particular features within the site which rises gradually from Milltown Street towards the rear boundary.

Generally the houses in the area are detached with a few being semi detached. The dwellings are mostly single storey with there being a few storey and a half dwellings and some two storey dwellings.

PLANNING AND AREA PLAN

The map below is part of the 2015 Area Plan for Burren and the subject site, outlined in red, has been superimposed on the Area Plan map. The Settlement Development Limit is denoted by a thick black line around the edge of the village.



Banbridge / Newry & Mourne Area Plan 2015
Map No. 3/06a - Warrenpoint / Burren

Plan Area Boundary	Area of Townscape Character
Settlement Development Limit	Site of Local Nature Conservation Importance
Land zoned for Housing	Town Centre (See Map No.3/06b)
Land zoned for Economic Development	Historic Park, Garden and Demesne
Land zoned for Education	
Local Landscape Policy Area	

The subject site, outlined in red on the above Area Plan, would appear suitable for zoning for development as access is available from Milltown Street and required visibility standards at the access point should be readily achievable, and available, given that the owner of the subject site also owns the site frontage area, along Milltown Street, between no. 50B and 50, including ownership of no. 50 itself. The owner of the subject site also owns no. 50A. These factors would be most helpful in getting the subject site developed, as complications over ownership would not exist, thus enabling smooth and cohesive development to proceed.

SUMMARY

The subject site would appear to be suitable for zoning as it lies next to the existing Settlement Development Limit and dovetails neatly into it. By zoning the subject site, or part thereof, there would effectively be a 'squaring off' of the Settlement Development Limit.

It should be noted that there could be a risk of an area being 'land locked' if an insufficient portion, or portions, of the subject site were to be zoned. The area to the north of no. 50A and immediately behind the existing dwelling at no. 50B, and the other dwellings north of 50B, would need to be zoned as part of the subject site, rather than being zoned on its own, and, say, a separate area being zoned to the south of 50A. This consideration should enable one access to suffice all of the subject lands rather than two accesses being required if the subject lands were zoned in two parts.

If the land were to be zoned, the Area Plan Team could decide what use the land should be zoned for and could also apply Key Site Requirements to the zoning, such as preferred densities of housing, types of housing, sizes of open space areas etc.

It would seem that if the subject site is zoned, housing, or similar residential type accommodation, would be a suitable proposal for the land use. The types of dwellings, sizes, form of development and finishes / materials etc. can be detailed in the process, and rigours, of a full Planning application. With general housing needs being a public concern, the site would be ideal to help address this need.

The subject lands are already easily accessible for traffic and are within walking distance of local amenities, including public transport routes. It would be relatively easy for development on the site to be served by existing utility providers such as mains water, electricity, drainage etc. The proximity of the site to the village, and its relatively easy integration into the urban fabric, would undoubtedly make the site suitable for zoning in terms of sustainability and environmental attributes.

Whatever zoning is deemed suitable for the land it should be noted that the basic infrastructure for development is already in place, regards roads and services.

With consideration of all these issues and points we request that the subject site is considered for zoning in the next Area Plan. If further site information, or details, are required we would be willing to assist the Area Plan Team in whatever way possible to enable a decision to be reached on this request for zoning.