

Plean Forbartha Áitiúla 2035 **Dréacht-Straitéis an Phlean** **Local Development Plan 2035** **Draft Plan Strategy**

Forlíonadh Teicniúla 2 – Tithíocht
Aguisín A – Staidéar ar Acmhainn Uirbeach
Meitheamh 2025

Technical Supplement 2 – Housing
Appendix A – Urban Capacity Study
June 2025



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1.0 Introduction

- 1.1 This study forms part of the housing evidence base for the Newry Mourne and Down District Council Local Development Plan (LDP) Plan Strategy and should be read in conjunction with Technical Supplement 2 – Housing. The Plan Strategy contains a Spatial Growth Strategy for the District which sets out the quantity and distribution of growth for the period up to 2035. This urban capacity study represents a key element of the evidence base which has been used in the development of the aforementioned Spatial Growth Strategy.
- 1.2 This Urban Capacity Study is an interim report and further work will be carried out prior to the next stage of the plan process and publication of the Local Policies Plan (LPP).
- 1.3 In line with the guidance in the Regional Development Strategy this interim UC study has been carried out for those settlements with a population in excess of 5,000.
- 1.4 It should be noted that the identification of sites within this report is not a conclusion on their future allocation for development nor should it be seen as an indicator that planning permission for a particular use would be granted.

2.0 Policy Context

Regional Policy Context

The Regional Development Strategy 2035 (RDS)

- 2.1 This overarching spatial strategy sets out regional guidance (RG) which applies across the whole of Northern Ireland. Regional Guidance 8 seeks to manage housing growth to achieve sustainable patterns of residential development. The RDS states that it is important to ensure that future housing needs in Northern Ireland do not use a disproportionate amount of regional resources. It seeks to promote more sustainable housing development within existing urban areas, setting a regional target of 60% of housing to be located in appropriate brownfield sites within the urban footprint.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

- 2.2 The SPPS states that in preparing Local Development Plans (LDPs) councils should bring forward a strategy for housing together with appropriate policies and proposals that must reflect the policy approach of the SPPS, tailored to the specific circumstances of the plan area. When allocating land for housing developments, the SPPS advises that LDPs should be informed by:
- RDS Housing Growth Indicators (HGIs) - these have been incorporated within the RDS as a guide to the Council in preparing our development plan. They provide an estimate for the new dwellings requirement for each council area and provide a guide for allocating housing distribution across the council area. The indicator covers both urban and rural housing.
 - Use of the RDS housing evaluation framework which takes account of the varying capacities of settlements and will assist councils in making judgements on the allocation of housing growth.
 - Allowance for existing housing commitments - councils should take account of dwellings already constructed from the base date³, approvals not yet commenced and residential development proposals likely to be approved.
 - *Urban capacity studies* – an assessment of the potential future housing growth within the urban footprint and the capacity for different types and densities of housing. The urban capacity study should take account of housing development opportunities arising from previously developed land, infill sites, conversion of existing buildings, and possible changes of land use. Consideration needs to be given to the type of housing and density appropriate to each site in order to assess the number of units likely to be generated.
 - *Allowance for windfall housing* - an estimate of the potential housing returns from previously developed land within the urban footprint which

may become available for housing during the lifespan of the local development plan.

- Application of the sequential approach and identification of suitable sites for settlements of over 5,000 population - there may be circumstances where it is appropriate to apply the sequential approach below this threshold.
- Housing Needs Assessment/Housing Market Analysis (HNA/HMA) – these studies carried out by the NIHE provide an evidence base to guide the amount of land required to facilitate the right mix of housing tenures including open market and special housing needs such as affordable housing, social housing, supported housing and travellers accommodation.
- Transport assessments – these may be required for certain sites for residential use to achieve integration with public transport and other alternatives to the car.

Planning Policy Statement 12 – Housing in Settlements

- 2.3 PPS 12 states that urban capacity studies will be undertaken as an integral part of development plan preparation and form an essential early step in the sequential approach to site identification and the managed release of housing land.

3.0 Study Aims

3.1 The main aims of the urban capacity study are:

- a) To determine the appropriate quantum of potential housing capacity within the urban footprint of the larger settlements, as part of the overall housing supply.
- b) To underpin the adoption of a sequential approach to the allocation of housing sites at the LDP Local Policies Plan stage.

4.0 Study Objectives

4.1 The objectives of the study are:

- To identify sites within the urban footprint that are suitable for new residential development and their potential yield.
- To estimate likely yield from unidentified sites within the urban footprint (windfall housing).

5.0 Study Methodology

- 5.1 A methodology for the execution of urban capacity studies is described in Appendix 1 of PPS12. Whilst the development plan process has changed significantly since the publication, the overarching approach is still considered appropriate in terms of delivering the required outcome.

Study Area

- 5.2 As highlighted in the introduction to this report consideration was given to the RDS regional target of 60% of new housing to be located in appropriate brownfield sites within the urban footprint of settlements greater than 5,000 population. Planning Policy Statement 12 gives further guidance in this regard and acknowledges that NI settlements of lesser sizes can be of greater relative importance within their own locality

Table 5.1 Proposed LDP Settlement hierarchy as detailed in Technical Supplement 2

Tier	Settlement	Population (2021 Census)
City & Main Town	Newry City	28,026
	Downpatrick	11,541
Local & Small Towns	Warrenpoint/Burren	8,821
	Newcastle	8,293
	Kilkeel	6,632
	Ballynahinch	6,335
	Saintfield	3,578
	Killyleagh	2,785
	Castlewellan	2,822
	Crossmaglen	1,683

- 5.3 Newry city and the main town of Downpatrick, and the existing towns of Newcastle, Warrenpoint/Burren, Kilkeel and Ballynahinch were selected as the study area. The existing towns of Crossmaglen along with the proposed towns of Castlewellan, Killyleagh and Saintfield were excluded as they are under 5,000 population.
- 5.4 Following publication of revised HGIs in September 2019 covering the period 2016-2030, a base date of 2016 was initially used to define the urban footprint for the above settlements. Subsequently the plan period was adjusted to 2020-2035 and the urban footprint adjusted to align with the start of the plan period.
- 5.5 Work commenced with an initial desk top exercise in the summer/winter of 2019 followed by on the ground surveys and was subsequently completed in the spring of 2020. The Housing Monitor data for the 2020 was used as the basis for the study.

6.0 Application of Character Assessment Approach

- 6.1 PPS 12 details the approach that should be taken in carrying out an urban capacity study. This involves the classification of the entire study area into distinct character areas across four broad character types. The four character area types are:

Type 1: Distinct areas of vacant/under utilised land.

Type 2: Areas already with a landuse commitment:

- (a) Non-residential: including important public open spaces, established industrial areas, educational and healthcare premises.
- (b) Yet to be established residential: Comprising development currently under construction or with current planning approval.

Type 3: Established residential areas, possibly with minor non-residential uses, having a broadly similar character.

Type 4: Areas with a relatively high propensity for change – including town centres, mixed use areas, transitional areas.

Sources of Capacity

- 6.2 The study identifies 4 broad sources of potential housing supply within the urban footprint as follows:

- 1. Type 1 Character areas – identification and Assessment.
- 2. Existing commitments within the urban footprint.
- 3. Windfall potential from Type 3 Character areas.
- 4. Windfall potential from Type 4 Character areas.

Identification of Type 1 Character Areas

- 6.3 Type 1 character areas comprise:

- 1. Vacant or occupied sites, or part thereof that are evidently not used or significantly underused;
- 2. Sites conspicuously inappropriate (not just different to) amongst nearby uses
- 3. A combination of separate possibly under-utilised areas which together comprise an area of potential.

- 6.4 Type 1 areas were identified through a process of desk top research and site survey. PPS12 suggests that as a general rule sites should be 0.1 ha minimum size or with a potential of 10 dwellings minimum or less if local circumstances permit. It was considered that sites of 0.1 ha across the district would generally not deliver 10 dwellings, it was therefore decided to reduce this to 5 dwellings.

Assessment of Type 1 Character Areas

- 6.5 Type 1 sites were provisionally assessed for their suitability to support housing development. A standardised site survey template was used to record site visit observations. This considered the existing/previous land use, adjacent uses, density of development in the surrounding area, site boundaries, topography, character of are, proximity to services, potential flooding, access and any other potential constraints. Subsequently Type 1 sites have been classified as one of the following:
1. Suitable for housing.
 2. Potentially suitable for housing (windfall)
 3. Not suitable for housing.
 4. Suitable for mixed use.
- 6.6 At the local Policies Plan stage both statutory and non-statutory bodies will be consulted and asked to comment on the suitability of individual sites for a particular land use. It should not therefore be assumed that sites assessed as being suitable as part of this urban capacity exercise will automatically be brought forward as zoned sites at the LPP stage.
- 6.7 For the purposes of this study a site has been considered suitable for housing where there appear to be no insurmountable constraints to development. The location of a site with a fluvial floodplain is one insurmountable constraint identified at this stage. Other constraints will have been highlighted as part of the site survey assessment, include topography, access etc however the identification of these constraints alone has not automatically resulted in the site being assessed as unsuitable. It may be possible to overcome these constraints through mitigation measures.
- 6.8 Issues around Waste Water Treatment Works (WWTW) capacity and the capacity of network feeding into the WWTW have been raised by NI water for a range of settlements across the district. This is ongoing issue with NI Water continuing to review their network capacity and role out upgrading works to address work programme priorities. At this stage it was considered premature to rule out sites due to capacity issues, consultation will be undertaken with NI Water at the Local Policies Plan and this will further inform whether the development of certain sites should be ruled out.

Assessment of Yield

- 6.9 In calculating yield PPS 12 states that a design-led approach would be the most labour intensive but also the most realistic. Alternatively a density multiplier approach can be adopted. At this stage of the plan process a density multiplier approach has been adopted. Whilst a starting point was the

25 dwellings per hectare this was subsequently varied based on local circumstances. The density applied was informed by density requirements within key site requirements (KSRs) and Key Design Considerations (KDCs)¹ on existing zoned housing sites within the immediate vicinity and generally density levels within established residential areas, consideration was also given to site form and topography.

- 6.10 Whilst a design led approach would indeed be preferable and more accurate it is not considered appropriate at this stage as this would require detailed input by consultees. It is accepted that the developable area of some sites will be reduced following consultation at the LPP stage. It should also be noted that there may be constraints to development which include insurmountable constraints such as ownership, policy and economic/market factors. A schedule of all suitable Type 1 sites along with an estimated yield can be found in in Section 7.

Type 2B – Existing Commitments

- 6.11 These sites have been identified and mapped using the 2020 Housing Monitor Report. Outline applications within 5 years of approval and full and reserved matters applications that were live or ongoing were included.

Windfall potential from Type 3 and Type 4 Character Areas

- 6.12 In addition to Type 1 sites another potential source of housing in through windfall. The SPPS considers this an important element in the future assessment of future land requirement. Planning Policy Statement 12 advises that windfall should be assessed by taking into account additional provision that could potentially come forward within Type 3 and Type 4 character areas.

Historic Windfall

- 6.13 The first step in the consideration of windfall potential was an analysis of past housing delivery outside of housing zonings and within the urban footprint of the main city and town and towns over 5,000 population. Between 2010 and 2023. The Ards and Down Plan 2015 (adopted 2009) was used as the basis for this assessment in Downpatrick, Newcastle and Ballynahinch. The Banbridge, Newry and Mourne Area Plan (BNMAP) was adopted in 2013 so a combination of the Newry Area Plan 1984-99, Mourne Area Plan 1984-99 and BNMAP 2015 were used as the basis for the assessment in Newry, Warrenpoint/Burren, and Kilkeel.

¹ BNMAP 2015 sets out Key Design requirements while ADAP 2015 sets out Key Design Considerations on zoned housing sites.

Table 6.1 Historical Windfall: Completions outside of housing zonings within the urban footprint between August 2010 and March 2023.

Settlement	Total Completions (Units)	Completions on Unzoned Land		Sites 0.1 ha and < 5 units	
		Units	% Total Completions	Units	% Total Completions
Newry	1,426	600	42.08%	113	7.92%
Downpatrick	488	227	51.01%	45	9.22%
Ballynahinch	409	188	45.70%	10	2.44%
Kilkeel	216	105	48.60%	44	20.37%
Newcastle	444	288	64.86%	59	13.29%
Warrenpoint/Buren	179	77	43.00%	62	34.63%
Saintfield	168	153	89.88%	7	4.17%
Killyleagh	73	27	36.98%	11	15.07%
Castlewellan	128	94	73.44%	7	5.47%
Crossmaglen	104	8	7.69%	7	6.73%
Total	3,635	1,767	50.32%	365	11.9%

6.14 Within the timeframe 3,635 were built within the district's city and towns with approximately 50% of this development taking place on unzoned land. Across these settlements approximately 136 dwellings were delivered a year outside of housing zonings.

6.15 The figures for total completions outside zonings are however considered to be too broad an indicator on which to provide a projection of future windfall potential. The availability of large areas of white land within the urban footprint and at the urban fringe have continued to reduce over time as they become developed and a more managed approach to the overall quantum of housing land has been introduced. Historically larger areas of white land will have produced higher levels of windfall than would be expected with the new plan, monitor and manage approach of the Local Development Plans.

6.16 A more detailed assessment was carried on the basis that the urban capacity study classifies sites less than 5 units and under 0.1 ha as windfall. Table 6.1 provides figures for historic completions on sites less than 5 units and less than 0.1 ha. In total 365 windfall units were delivered, equating to an average of 10% of all windfall development at an average of 28 units per year.

6.17 In conclusion it is considered that future windfall rates are unlikely to reflect higher past trends for total windfall and may be closer to the value of total windfall for smaller sites. To try and provide further clarity on the likely extent

of future windfall a more detailed assessment was undertaken as is set out below.

Assessment of Windfall Type 3 Character Areas

6.18 Type 3 character areas comprise established residential areas. These areas were assessed to predict likely windfall housing yield during the plan period to 2035. In order to quantify the level of windfall a scoring matrix was drawn up using the yield categories as set out in PPS 12 and detailed below.

- Sub-division of existing housing;
- Empty homes (where in excess of average vacancy);
- Redevelopment potential;
- Infill;
- Intensification of existing residential (use of private open space);
- Conversion from non-residential;
- Smaller areas of vacant/under-utilised land;
- Other unspecified.

6.19 The windfall assessment of the type 3 character areas is based on a survey of the area, taking account of factors such as

- The nature and character of their built fabric;
- Historic windfall contributions including those of previous urban capacity exercises;
- Future opportunities;
- Identified Type 1 sites to ensure there would be no double counting of future potential housing delivery; and
- Vacancy rates.

Assessment of Windfall Type 4 Character Areas

6.20 Type 4 character areas comprise areas with a relatively higher propensity for change, which in the case of this study correlates with the city/town centres of each settlement. In order to quantify the level of windfall a scoring matrix was drawn up using the yield categories as set out in PPS 12 and detailed below.

- Sub-division of existing housing;
- Redevelopment potential (existing housing);
- Redevelopment potential (non-residential);
- Infill;
- Intensification of existing residential (use of private open space);
- Conversion from non-residential;
- Vacant non-residential;
- Car park redevelopment;

- Flats over shops;
- Opportunity sites (with residential option);
- Smaller areas of vacant/under-utilised land;
- Ancillary space associated with established/committed uses;
- Other unspecified.

6.21 The windfall assessment of the type 4 character areas is based on a survey of the area, taking account of factors such as

- The nature and character of their built fabric;
- Historic windfall contributions including those of previous urban capacity exercises;
- Future opportunities;
- Identified Type 1 sites to ensure there would be no double counting of future potential housing delivery; and
- Vacancy rates.

7.0 Results

7.1 The following tables detail estimated housing yield from identified urban capacity sites and from potential windfall.

Newry

Table 7.1 Newry Urban Capacity Type 1 Sites

Site Ref	Size (ha)	Location	Estimated Yield @ 25 dph
2	1.3	Armagh Road	20
4	1.73	Lisdrum Ave, Armagh Road	37
8	0.16	Car wash north of Millview Terrace	21
34	1.7	Land North of Crieve Heights	26
38	0.2	Railway Ave	43
39	0.54	Lands to the rear of Edward Street	38
41	1	North Street	50
66	0.45	South of 97 Dublin Road	12
68	0.68	North of 126 Dublin Road	14
Total Potential from Type 1			257
Windfall			
Windfall in Type 3 Character Areas			93
Windfall in Type 4 Character Areas			33
Total Windfall Potential			126
Total Potential			378

Note: A density of 25 dph was used as a general guide however where there were clear constraints on the site yield has been adjusted accordingly.

Downpatrick

Table 7.2 Downpatrick Urban Capacity Type 1 Sites

Site Ref	Size (ha)	Location	Estimated Yield @ 25 dph
5	1.07	45 Saul Road, former industrial use.	6
6	0.3	45A Saul Road	8
7	0.3	Lands at 65 Saul Road, Downpatrick	8
12	4.5	Lands adjacent to Malone Heights,	73
15	0.7	Area of grassland between Meadowlands and Rathkeltair Terrace, Downpatrick.	17
16	0.3	7 Saul Road, Downpatrick	9
25	1.26	Lands oppsite Demesne Crescent	26
33	0.16	Lands adjacent to Ballynoe Close	5
35	0.31	Rear of Bishops Brae and Bishops Brae Court	6
46	0.61	Lands at John Street/Ardglass Rd	10
Total Potential from Type 1			168
Windfall			
Windfall in Type 3 Character Areas			43
Windfall in Type 4 Character Areas			11
Total Windfall Potential			54
Total Potential			222

Note: A density of 25 dph was used as a general guide however where there were clear constraints on the site yield has been adjusted accordingly.

Newcastle

Table 7.3 Newcastle Urban Capacity Results

Site Ref	Size (ha)	Location	Estimated Yield @ 25 dph
9	0.26	Grassland/gorse and open storage south of 1 Bernagh Green	7
11	0.84	Site of former dwelling, 8 Tollymore Road and adjoining land	20
14	0.38	East of 11 & 13 Mountain Springs	5
18	0.22	28 Bryansford Road	14
21	0.20	Rear of 45 South Promenade	5
27	0.55	127 King Street	12
Total Potential from Type 1			63
Windfall			
Windfall in Type 3 Character Areas			39
Windfall in Type 4 Character Areas			N/A
Total Windfall Potential			39
Total Potential			102

Note: A density of 25 dph was used as a general guide however where there were clear constraints on the site yield has been adjusted accordingly.

Warrenpoint

Table 7.4 Warrenpoint Urban Capacity Type 1 Sites

Site Ref	Size (ha)	Location	Estimated Yield @ 25 dph
2	0.27	Between 56 and 62 Burren Road	6
3	0.32	South East of 63 Burren Road	8
5	0.12	22-26 Charlotte Street	5
Total Potential from Type 1			19
Windfall			
Windfall in Type 3 Character Areas			26
Windfall in Type 4 Character Areas			24
Total Windfall Potential			50
Total Potential			69

Note: A density of 25 dph was used as a general guide however where there were clear constraints on the site yield has been adjusted accordingly.

Kilkeel

Table 7.5 Kilkeel Urban Capacity Type 1 Sites

Site Ref	Size (ha)	Location	Estimated Yield @ 25 dph
5	0.29	Lands between 48 and 52 Newry Street	7
10	2.96	Lands between Church Vale and Mill Road	40
12	0.23	Lands at Riverdale Drive	6
16	0.11	9-11 Newcastle Street	6
18	0.2	3 Greencastle Road	5
19	0.4	North of 39 Greencastle Road	10
22	0.45	Lands East of 37 Rooney Road	11
23	0.85	South of 37 Rooney Road	21
Total Potential from Type 1			106
Windfall			
Windfall in Type 3 Character Areas			42
Windfall in Type 4 Character Areas			10
Total Windfall Potential			52
Total Potential			158

Note: A density of 25 dph was used as a general guide however where there were clear constraints on the site yield has been adjusted accordingly.

Ballynahinch

Table 7.6 Ballynahinch Urban Capacity Type 1 Sites

Site Ref	Size (ha)	Location	Estimated Yield @ 25 dph
1	1.84	Undeveloped land between Ballynahinch Road and Magheraknock Road	37
10	0.59	Land immediately south of Windmill Hill open space area,	6
12	0.47	Lands at, and north of, 62 Church Road	5
13	0.51	Lands west of 87a Belfast Road	12
14	0.1	Lands north of 12 Church Sq	8
Total Potential from Type 1			68
Windfall			
Windfall in Type 3 Character Areas			27
Windfall in Type 4 Character Areas			16
Total Windfall Potential			43
Total Potential			111

Note: A density of 25 dph was used as a general guide however where there were clear constraints on the site yield has been adjusted accordingly.

Brownfield Land

The RDS sets a regional target of 60% of new housing to be located within appropriate brownfield sites within urban footprints of settlements greater than 5,000.

Within the district six settlements have populations greater than 5,000: Newry, Downpatrick, Newcastle, Warrenpoint/Burren, Kilkeel and Ballynahinch. As previously highlighted the districts existing and proposed towns under the 5,000 threshold have been excluded from this UC exercise.

Table 7.7 below highlights that within Newry and Downpatrick approximately 47% of units on unzoned Type 1 land would be classified as brownfield development. Further analysis of the figures shows that a higher proportion of brownfield development would be achieved on unzoned land within Newry, here approximately 63% of the 257 units would be brownfield development. This figure drops to 23% for Downpatrick. The scope for brownfield development on unzoned lands is similar within the remaining towns, with 22% of all units on unzoned land capable of being delivered on brownfield sites. By contrast the vast majority of zoned Type 1 land is greenfield (approximately 96%).

Table 7.7 Analysis of Type 1 brownfield/greenfield

	Unzoned						Zoned					
	UC Sites (brownfield and greenfield)			UC Sites (brownfield only)			UC Sites (brownfield and greenfield)			UC Sites (brownfield only)		
	No.	Units	Area	No.	Units	Area	No.	Units	Area	No.	Units	Area
Newry	9	257	7.21	5	162	2.32	13	438	19.53	1	16	0.12
Downpatrick	10	168	9.51	5	38	2.44	3	118	6.56	0	0	0
Sub Total	19	425	16.72	10	200	4.76	16	556	26.09	1	16	0.12
Newcastle	7	63	3.18	2	32	0.95	0	0	0	0	0	0
Warrenpoint	3	19	0.71	2	11	0.39	4	105	5.54	0	0	0
Kilkeel	8	106	5.49	0	0	0	5	82	4.3	1	7	0.29
Ballynahinch	5	68	3.51	2	13	0.57	0	0	0	0	0	0
Sub Total	23	256	12.89	6	56	1.91	9	187	9.84	1	7	0.29
Total	42	681	29.61	16	256	6.67	25	743	35.93	2	23	0.41

8.0 Conclusion

- 8.1 The results of this study will form part of the evidence base to the LDP housing growth strategy. As highlighted at the outset this study is an interim exercise and an updated study will be undertaken prior to the next stage of the plan process. The updated results will assist in the site identification and managed release of land in the Local Policies Plan.
- 8.2 The Urban Capacity Study provides insight into the potential housing capacity within the urban footprint of identified settlements. It must be remembered however that these figures are only indicative, there may subsequently be insurmountable constraints that only become apparent at Local Policies Plan stage (ownership, policy and/or economic/market factors).
- 8.3 The identification of sites within this report does not constitute a land allocation. Land allocations will only be made through the Local Policies Plan. Furthermore the Urban Capacity Study does not grant planning permission for sites or suggest that planning permission would be granted.

Table 8.1 Summary of Urban Capacity Results

Settlement	Type 1 Area (ha)	Type 1 Estimated Yield	Windfall Type 3	Windfall Type 4	Total Windfall	Total Yield (Type 1 & Windfall)
Newry	7.21	257	93	33	126	383
Downpatrick	9.51	168	43	11	54	222
Newcastle	3.18	63	39	0	39	102
Warrenpoint	0.71	19	26	24	50	69
Kilkeel	5.49	106	42	10	52	158
Ballynahinch	3.51	68	27	16	43	111
Total	29.61	681	270	94	364	1,045

9.0 Appendices

Appendix A Schedule and assessment of all Type 1 sites

Appendix B Schedule of Type 2A, Type 3 and Type 4 Character Areas

Appendix C Windfall Assessment Matrices of Type 3 and Type 4 Character Areas

Appendix D Urban Capacity Maps

Appendix A - Schedule and Assessment of all Type 1 Sites

Table A1: Schedule and Assessment of Type 1 Character Areas in Newry

Map Ref	Location	Area (Ha)	Housing Zoning	Previously Developed	Comments	Suitability Assessment
1	The Old Mill, Millvale Road.	0.44	No	Yes	Mature vegetation covers site. TPO and flooding. Remains of old mill on site.	Potentially Suitable (W)
2	Fiveways Roundabout, Armagh Road	1.01	No	No	Access difficulties. Part of HM 5698	Suitable
3	Fiveways Roundabout, Tandragee Road	1.1	No	No	Narrow road frontage site, book ended by commercial use.	Not suitable
4	Lisdrum Ave, Armagh Road	1.73	No	No	Greenfield site with pending application.	Suitable
5	St. Coleman's College, Armagh Road	0.96	No	No	Lands immediately west of school car park. Potential for school development.	Not suitable
6	South of Ardmore Road	1.96	No	No	Floodrisk.	Not suitable
7	'Rocklands', Belfast Road	1.65	No	No	Most of site in floodplain and access difficulties	Not suitable
8	Car wash north of Millview Terrace	0.16	No	Yes	Small site with limited development yield	Suitable
9	Upper Damolly Road	0.18	No	No	Small site with limited development yield	Potentially Suitable (W)
10	North of 2-31 Cloughreagh Park and adjoining Camlough Road	2.11	NY45	No	Zoned housing site.	Suitable
11	West of 41 Camlough Road	1.27	NY46	No	In use by adjacent nursery for plant storage. HM 23350	Suitable
12	Derrybeg Lane	0.56	No	No	Narrow site with limited development yield.	Not suitable
13	Lucerne, Armagh Road.	0.73	No OSNY62	No	Open space including playground and pitch.	Not suitable
14	East of Drumgullion Avenue, Armagh Road.	3.22	No	No	No access to public road	Not suitable
15	St. Coleman's College, Armagh Road	1.93	No	No	Within grounds of College with no direct access to public road	Not suitable

16	St. Coleman's College, Armagh Road	8.89	No	No	Within grounds of College. Part of site within the floodplain.	Not suitable
17	South of Belfast Road	0.59	No		Part of site within floodplain	Not suitable
18	Ashgrove Ave	3.23	NY50	No	CA Type 3, works on site – development approved. HM23354 Mature trees on site limiting development yield	Suitable
19	North of Rathfriland Road	0.37	No	No	Small site with limited development yield.	Potentially Suitable (W)
20	Carnagat Park, Carnagat Road	0.23	NY35	No	Zoned housing site.	Suitable
21	Derrybeg Estate, Camlough Road	1.44	No OSNY10	No	Amenity space connected with adjacent housing. Community centre and MUGA.	Not suitable
22	Chequer Hill, Armagh Road	3.55	NY51	No	Large site with good development yield. HM 23256, application pending	Suitable
23	Belfast Road	0.42	No	No	Limited development potential - possible infill.	Potentially Suitable(W)
24	Rear of 20 Windsor Ave	1.07	NY61	No	Zoned housing site	suitable
25	Balmoral Avenue	0.80	No	No	Mature vegetation may limit development yield. Includes HM 22710	Potentially suitable(W)
26	Rathfriland Road	0.90	No	No	Mature vegetation and topography may limit development.	potentially suitable (W)
27	Wood Hill and Woodlands Daisy Hill	0.79	No	No	Mature vegetation and topography may limit development.	Potentially suitable (W)
28	Clanrye Avenue	0.17	No	Yes	Currently temp car park. Small site with limited development potential	Potentially Suitable (W)
29	Corry's Square	0.54	No	Yes	Derelict office building. May be suitable for non-residential use.	Not suitable
30	Corry Square	0.12	NY15	Yes	HM 24419 & 21977. Potential for city centre residential development.	Suitable
31	Rear of 25 Downshire Road	0.50	No	Yes	Topography and vegetation may limit development yield. City centre, may be suitable for non-residential use.	Potentially suitable (W)

32	Rear of 35 Downshire Road	0.21	No	Yes	Limited development yield due to mature vegetation.	Potentially suitable(W)
33	North of 10 Windsor Hill	0.24	No	No	Mature gardens, may not come forward during plan period.	Potentially suitable(W)
34	Land North of Crieve Heights	1.7	No	No	Previously approved residential development.	Suitable
35	Monks Hill Road	1.05	No DOS NY74	No	Zoned for cemetery extension.	Not suitable
36	Monks Hill Road	0.22	No	No	Small part of HM 5675. Small site with limited development yield.	Not suitable
37	Alnaveigh Park	0.57	No	No	Amenity space connected with adjacent incorporating playground and all weather surface.	Not suitable
38	Railway Avenue	0.20	No DOS NY78	Yes	NMDDC car park. HM23732	Suitable
39	Lands to the rear of Edward Street	0.54	No Part of DOS NY 83	Yes	Backland site entailing yards and demolished buildings.	Suitable Mixed Use
40	Trevor Hill	0.29	No	No	No access to public road P/2009/0748/F Hotel development approved.	Not suitable for housing
41	North Street	0.99	No DOC NY 86	Yes	Temporary car park – redevelopment potential	Suitable Mixed Use
42	Windmill Road	3.47	No	No	Access difficulties. LLPA NY128	Not suitable
43	Temple Hill Road	0.62	No	No	Limited development yield due to topography	Not suitable
44	Temple Hill Road	0.24	No	No	Small site with limited development yield	Potentially suitable (W)
45	West or 16-24 Altmore Gardens Martins Lane	0.66	No OSNY21	No	Amenity space connected with adjacent housing	Not suitable
46	West of 27a-46 Loanda Crescent Martins Lane	0.77	No OSNY21	No	Amenity space connected with adjacent housing and narrow site.	Not suitable
47	Martins Lane	0.61	No	No	Narrow site with limited development yield.	Not suitable
48	Dorans Hill	1.12	No	No	Limited development yield due to topography	Not suitable
49	Pool Lane	0.11	No	No	Small site with limited development yield	Potentially suitable (W)
50	St Mary's Street	0.10	No	Yes	Car park. Small site with limited development yield	Not suitable
51	Courtney Hill	2.15	No	No	Access difficulties	Not suitable

52	Chancellor's Road	0.33	No	No	Small site with limited development yield	Not suitable
53	Chancellor's Road	1.59	No	No	Site in use and may not come forward during the plan period.	Not suitable
54	Pine Grove, Dublin Road	1.69	Yes NY54	No	Good site with residential potential. HM 23246	Suitable
55	Albert Basin	5.26	No DOC NY89	Yes	NMDDC Redevelopment site incorporating public park.	Not suitable
56	Chapel Road	3.59	No OSNY29	No	Amenity Space connected with adjacent housing	Not suitable
57	Dublin Road	1.47	Yes NY57	No	Good site within established residential area. HM 23367	Suitable
58	Dublin Road	1.16	No	No	Topography	Not suitable
59	Dublin Road	0.42	No	Yes	Access possible from Fort Ridge to the south.	Suitable
60	Drumalane Road	1.66	Yes NY36	No	Good site within established residential area. HM 23368	Suitable
61	Warrenpoint Road	0.38	No	No	Small site at entrance to industrial estate, non-residential use possible.	Not suitable
62	Warrenpoint Road	0.38	No	No	Surrounding land use non-residential.	Not suitable
63	St. Mary's Primary School, Chapel Road	1.31	No	No	Limited development yield due to topography.	Potentially Suitable (W)
64	Old Warrenpoint Road	0.74	No	No	No access to public road	Not suitable
65	Chancellor's Road	3.05	No	No	Playing fields and play area.	Not suitable
66	Dublin Road	0.45	No	No	Access difficulties and flood risk.	Not suitable
67	Chancellor's Road	2.29	Yes NY58	No	Good site with residential potential. HM 23248/24344	Suitable
68	Dublin Road	0.68	Yes NY38	No	HM 24583	Suitable
69	Dublin Road	0.47	No	No	Limited development yield due to topography. Part of LLPA.	Not suitable
70	Oaklands, Warrenpoint Road	0.67	No	No	Small site with limited development yield	Not suitable
71	Warren Hill	0.17	No	No	Small site with limited development yield	Not suitable

72	Old Warrenpoint Road	0.28	No	No	Small site with limited development yield	Not suitable
73	Forest Hills	0.63	Yes NY60	No	Good site with residential potential. HM 23371	Suitable
74	North of Fifth Ave	1.69	Yes NY47	No	Zoned housing site	Suitable
75	Souith of 2 Dromuskin Court	1.77	Yes NY56		Zoned housing site	Suitable

Note: Some of the type 1 character areas that were not identified as urban capacity sites may still be developed for housing. An estimate of likely windfall on these sites has been made and they have been incorporated into the windfall figures for types 3 and 4.

Table A2: Assessment of Type 1 Character Areas in Downpatrick

Map Ref	Location	Area (Ha)	Housing Zoning	Previously Developed	Comments	Suitability
1	South of 41 Lecale Park and between 49 and 57 Lecale Park,	0.4	No	No	Site is an area of overgrown trees and vegetation. Medium density, single storey/storey and a half surround the site.	Potentially Suitable (W)
2	Site beyond the rears of 37-51 Strangford Road and beyond the rears of 3-19 and 2-6 The Meadows	0.98	No	No	Area of mature trees and vegetation. Access arrangements and topography of the site may limit potential development	Potentially Suitable (W)
3	Lands between Meadow Hill and The Meadows, Downpatrick.	1.2	No	No	Proposed amenity open space in ADAP 2015.	Not suitable
4	Lands to the rear of The Meadows and Meadow View and Rathkeltair Road	2.38	No	No	Area of steep grassland	Potentially Suitable (W)
5	45 Saul Road, Downpatrick	1.07	No	Yes	Derelict Industrial Building. Housing application pending LA07/2018/0800/F	Suitable
6	45A Saul Road	0.3	No	Yes	Area of hardstanding, building on-site demolished.	Suitable
7	Lands at 65 Saul Road, Downpatrick	0.3	No	No	Agricultural land and garden area associated with 65 Saul Road, Downpatrick.	Suitable
8	Site South of 8 Ardfern Road, Downpatrick	0.1	No	No	small parcel of zoned housing lands and is on an Archaeological site and monument as per ADAP 2015	Not suitable
9	Lands beyond the rears of 25 and 27 Strangford Road, Downpatrick	0.4	No	No	Flooding issues identified on this site	Not suitable

10	Lands to the rear of St Brigid's Primary School and St Brigid's RC Church, Rathkeltair Road, Downpatrick	3.14	Partly within DK02	No	Site is an area of mature trees and grassland. Site sits at a lower level than school and church. Potential direct access onto Rathkielter Rd	Suitable/ Potentially suitable (W)
11	Lands to the rear of 15-45 New Bridge Street, Downpatrick	0.2	No	No	sloping site/embankment in predominantly residential area. Some surface water issues to the north of the site	Not suitable
12	Lands adjacent to Malone Heights, Drumcloon Walk and Meadowlands Housing Estate	4.5	No	No	Topography undulating and steep in parts. Previously approved housing site.	Suitable
13	Lands west of Drumcloon Walk	1.22	No	No	Maintained amenity open space	Not suitable
14	Lands west of Drumcloon Walk	0.65	No	No	Maintained amenity open space	Not suitable
15	Lands between Meadowlands and Rathkeltair Terrace, Downpatrick.	0.7	No	No	Sloping site - topography may be an issue	Suitable
16	7 Saul Road, Downpatrick	0.3	No	Yes	An area of existing amenity open space and recreation abuts this site.	Suitable
17	South of Ardmore House Special School	0.65	No	No	land is associated with Ardmore House Special School	Potentially Suitable (W)
18	land to the rear and side of Abbey View	0.3	No	No	Topography and restricted access.	Potentially Suitable (W)
19	Gallow's Hill, Downpatrick	1.36	No	No	This site is an area of existing amenity open space and recreation and an LLPA (LLPA 6 Gallow's Hill)	Not suitable
20	Demesne Heights/Demesne Avenue	0.65	No	No	Unmaintained amenity open space. Site raised approx. 2m above road	Not suitable

					level with sides that slope down towards the road.	
21	North of 6 – 18 Lindisfarne Road	0.41	No	No	land locked by surrounding residential development with no suitable means of access	Not suitable
22	Demesne View	0.49	No	No	Unmaintained amenity open space.	Not suitable
23	East of 15 Shannaghan Park	0.44	No	No	Existing cemetery	Not suitable
24	Flying Horse Road	3.2	DK 11	No	Phase 2 zoned housing land	Suitable
25	Lands opposite Demesne Crescent	1.26	No	No	LLPA 3/Proposed Amenity Open Space. Some development potential on lower lying parts.	Suitable
26	Lands to the rear of the Old Quarry and north of Comcille Road.	1.96	DK09	No	Zoned housing site on lower lying slopes of LLPA.	Suitable
27	Lands east of Racecourse Hill and north west of Flying Horse Rd	9.2	No	No	The site forms the upper slopes and ridgeline of a localised hill which is a designed LLPA (LLPA 3).	Not suitable
28	Ballymote Walk	0.47	No	No	Maintained open space.	Not suitable
29	Killough Road	1.06	No	No	Maintained open space.	Not suitable
30	Land north east of 1 Drumaness Walk	0.1	No	No	Grassland - LLPA	Not suitable
31	Lands at Glebetown Drive/Killough Road/Ballynoe Road	0.1	No	Yes (partly)	Open space and car park	Not suitable

32	Lands adjacent to Ballynoe Close	0.16	No	Yes	Formerly site of the Killough Road Community Centre LA07/2020/0660/O	Suitable
33	Glebetown Drive	0.2	No	No	Central amenity open space	Not suitable
34	Leaside Gardens	0.13	No	No	Central amenity open space.	Not suitable
35	Rear of Bishops Brae and Bishops Brae Court	0.31	No	No	Overgrown rear gardens. R/2010/0135/F – Housing development 6 semi-detached and 1 detached.	Suitable
36	Pegasus Walk/Ardilea Park and Leaside Gardens	0.19	No	No	Central amenity open space.	Not suitable
37	West of Ardilea Close	0.23	No	No	Site falls very steeply to the west - development unsuitable for this topography	Not suitable
38	Lands to the rear of 14-17 Vianstown Lodge	0.13	No	No	Narrow site, no suitable access within the development limit and limited development yield	Not suitable
39	Vianstown Road	1.7	No	No	Grassland – LLPA.	Not suitable
40	Vianstown Road	2.7	No	No	Grassland – LLPA 5 Limited development potential lower lying land	Potentially suitable (W)
41	Land opposite 28 Vianstown Road	0.21	No	No	Site of scheduled monument.	Not suitable
42	Lands at Vianstown Park	0.58	No	No	Existing Amenity open space.	Not suitable

43	Lands at Vianstown Park	0.1	No	No	Maintained open space.	Not suitable
44	Lands to the rear of Pembertown Park	0.1	No	No	Grassland. Proposed open space.	Not suitable
45	Lands adjoining Dunleith Park	1.41	No	No	Maintained open space.	Not suitable
46	Lands at John Street/Ardglass Rd	0.61	No	Yes	Formerly St Patrick's Primary school, now demolished.	Suitable
47	Lands at St Dillon's Ave	2.34	No	No	Open space/playing fields.	Not suitable

Note: Some of the type 1 character areas that were not identified as urban capacity sites may still be developed for housing. An estimate of likely windfall on these sites has been made and they have been incorporated into the windfall figures for types 3 and 4.

Table A3: Schedule and Assessment of Type 1 Character Areas in Newcastle

Map Ref	Location	Area (Ha)	Housing Zoning	Previously Developed	Comments	Suitability
1	South of 1-7 Merrian Ave	0.23	No	No	Limited development potential.	Potentially suitable for housing (W)
2	To the east of 41 - 47 Bracken Ave, Castlewellan Road	0.24	No	No	Loss of open space, limited development potential.	Potentially suitable for housing (W)
3	North of 54-55 Bernagh Green	0.1	No	No	No existing vehicular access.	Not suitable for housing
4	North of 38-41 Bernagh Green, Castlewellan Road	0.1	No	No	Loss of central amenity open space.	Not suitable for housing
5	North of 18-23 Mourne Green	0.1	No	No	Loss of central amenity open space.	Not suitable for housing
6	North of 8-10 Burrenview Way, Castlewellan Rd	0.15	No	No	Loss of amenity open space.	Not suitable for housing
7	North of 9-15 Ballaghbeg Park	0.1	No	No	Loss of open space, limited development potential.	Not suitable for housing
8	South of 1 Bernagh Green, Castlewellan Road	0.26	No	No	Good site fronting onto Castlewellan Rd.	Suitable
9	North of Meadowvale	0.50	NE 08	No	HM 13898 Zoned Lands north of Meadowvale.	Suitable
10	Lands at 8 Tollymore Road	1.8	No	No	Brownfield and greenfield site, access from Tollymore Road.	Suitable

11	North and west of 2c Tollymore Road	0.4	No	No	Greenfield site, limited development potential.	Potentially Suitable (W)
12	Wooded site south of Shimna House	1.6	No	No	LLPA, river corridor.	Not suitable
13	Site of former dwelling at junction of Rowley Meadows and Bryansford Road	0.15	No	Yes	Site of former dwelling, limited development potential.	Potentially suitable for housing (W)
14	Lands at entrance to Brooklands Grove	0.67	No	No	Adjoins LLPA river corridor, subject to surface water flooding.	Potentially suitable for housing (W)
15	southeast of 16-22 Sunningdale	0.5	No	No	Overgrown grassland/gorse/trees Likely extension to cemetery, unlikely to be developed for housing.	Not suitable for housing
16	Former St Marys Primary School	1.43	No	Yes	Permission granted for Tesco store & mountain rescue centre.	Not suitable for housing
17	Vacant site at 28 Bryansford Road	0.22	No	Yes	Vacant site.	Suitable
18	Amenity space to the rear of 9-25 South Promenade	0.23	No	No	Access, loss of amenity space.	Not suitable for housing
19	Grassland to the rear PSNI Station	0.25	No	No	Rear of PSNI station.	Not suitable for housing
20	Overgrown grassland/trees to the rear of 45 South Promenade	0.2	No	No	Sloping backland site. Development potential constrained by form of site.	Suitable
21	Overgrown grassland/gorse/trees between 21 and 23 King Street	0.14	No	No	Narrow steep sloping site. Limited development yield.	Potentially suitable for housing (W)

22	Side gardens between 65 and 71 King Street	0.14	No	No	Sloping site, limited development potential.	Potentially suitable for housing (W)
23	Open space with public rights of way south of 105 South Promenade	0.13	No	No	Amenity open space, Topography, sloping site.	Not suitable
24	Derelict dwelling and associated overgrown garden opposite 119 King Street	0.15	No	Yes	Sloping site with limited development potential.	Potentially suitable for housing (W)
25	Dwelling and extensively overgrown site at 119 and 121 South Promenade	0.31	No	Limited portion	Sloping site extensively overgrown.	Potentially suitable for housing (W)
26	Derelict dwelling and overgrown backlands at 127 King Street	0.55	No	Limited portion	Vacant dwelling and undeveloped backland to south.	Suitable

Note: Some of the type 1 character areas that were not identified as urban capacity sites may still be developed for housing. An estimate of likely windfall on these sites has been made and they have been incorporated into the windfall figures for types 3 and 4.

Table A4: Schedule and Assessment of Type 1 Character Areas in Warrenpoint

Map Ref	Location	Area (Ha)	Housing Zoning	Previously Developed	Comments	Suitability Assessment
1	Upper Dromore Road	1.26	WB19	No	Reduced density due to topography.	Suitable
2	Between 56 and 62 Burren Rd	0.27	No	Yes	Cleared site. Flood issues, expired approvals- P/2004/1952/F & P/1989/0199.	Suitable
3	SE of 63 Burren Rd	0.32	No	No	HM site with no extant approvals.	Suitable
4	Lands south of 36 Well Rd	0.1	No	No	Small site limited potential. Includes historic rath.	Potentially Suitable (W)
5	22-26 Charlotte Street	0.22	No	Yes	Former PSNI station. Redevelopment opportunity within established residential area.	Suitable
6	Lands off Rath Road	0.74	WB21	No	Good site on edge of an established residential area. Urban fringe site.	Suitable
7	Lands north and west of 57 Clonallon rd	1.17	WB 20	No	Good site on edge of an established residential area.	Suitable
8	Newry Street car park	0.14	No	Yes	Small site backing onto Harbour estate. Currently Development Opportunity Site. Carry forward as opportunity site if car park considered surplus.	Not suitable
9	Opposite 8-12 Great Georges Street	0.1	No	Yes	Vacant commercial premises. Town centre location, redevelopment potential. HM 24464.	Potentially Suitable (W)
10	3-5 Osborne Parade	0.14	No	Yes	Former hotel. Town centre location. Redevelopment potential.	Potentially Suitable (W)

Table A5: Schedule and Assessment of Type 1 Character Areas in Kilkeel

Map Ref	Location	Area (Ha)	Housing Zoning	Previously Developed	Comments	Suitability Assessment
1	112 Newry Road	0.15	No	Yes	Derelict building, access via a protected route.	Potentially suitable(W)
2	Land surrounding and including no.87 Newry Rd	1.22	KL17	Partly	Good site with residential development potential.	Suitable
3	Lands adjacent to Brooklands Nursing Home	0.53	KL04	No	Good site with residential development potential	Suitable
4	Lands between 25-44 Churchview Close and Kilkeel Presbyterian Church	0.23	No	No	Open space, potential NIHE development.	Potentially suitable(W)
5	56 Newry Street	0.15	No	Yes	Vacant listed building	Potentially suitable(W)
6	Lands between 48 and 52 Newry Street	0.29	KL24	Yes	Zoned mixed use site.	Suitable
7	Between 43 and 47 Mountain Road	0.11	No	No	Small site with limited development yield. Foundations on site.	Committed residential
8	South of no.41 Mountain Road	0.11	No	No	Small site with limited development yield.	Not suitable
9	Between 32 & 38 Mountain Rd	0.15	No	No	Limited development due to topographical constraints. Potential flooding to rear.	Potentially Suitable(W)
10	Lands East of 25 Cromlech Park	0.14	No	No	Within a fluvial flood zone.	Not suitable
11	Lands between Church Vale and Mill Road	2.96	No	No	Northern end of site designated as LLPA, TPO, proximity to Crawtree Dolmen.	Suitable
12	Lands at Mill Road/ Kilmorey Crescent	0.73	KL16	No	Zoned housing site. Undeveloped grassland.	Suitable
13	Lands at Riverdale Drive	0.23	No	No	Site with development potential.	Suitable
14	Lands south of Newcastle Road and west of Moor Road	2.19	KL20	No	Zoned for economic development	Not suitable
15	Lands south of Newcastle Road	0.42	KL21	No	Zoned for economic development	Not suitable

	and east of Moor Road					
16	40 Greencastle Street		No	No	Warehouse storage	Not suitable
17	9-11 Newcastle Street	0.1	No	No	Narrow form, previous planning application.	Suitable
18	Rear of 47-49 Greencastle Street	0.1	No	No	Derelict building & commercial use	Potentially suitable(W)
19	3 Greencastle Road Kilkeel	0.2	No	No	Vacant building	Suitable
20	North of 39 Greencastle Road, Kilkeel	0.4	No	No	Part of LLPA KL36	Suitable
21	Lands to rear of Bridge Street and Newcastle Street	1.59	KL23	No	Zoned mixed use	Suitable
22	Lands to West of Rooney Park	0.49	KL23		Zoned mixed use.	Suitable
23	Lands east of 37 Rooney Road	0.45	No	Partly	Some storage containers on site.	Suitable
24	South of 37 Rooney Road	0.85	No		Site maybe constrained by proximity to waste water treatment works.	Suitable
25	114 Harbour Road	0.14	No	Yes	Derelict building and associated yard.	Potentially Suitable(W)
26	East of Kilkeel Nursery School Harbour Road	0.38	No	No	Open space associated with school.	Not suitable
27	Between 119 & 123 Harbour Road	0.1	No	No	Derelict site located between 2 existing dwellings	Potentially Suitable(W)
28	Lands south of Anchorage Cove	0.13	No	No	Overgrown site	Potentially Suitable(W)

Note: Some of the type 1 character areas that were not identified as urban capacity sites may still be developed for housing. An estimate of likely windfall on these sites has been made and they have been incorporated into the windfall figures for types 3 and 4.

Table A6: Schedule and Assessment of Type 1 Character Areas in Ballynahinch

Map Ref	Location	Area (Ha)	Housing Zoning	Previously Developed	Comments	Suitability
1	Junction of Magheraknock and Ballynahinch road	3.25	No	No	Flooding to portion of site and current application for PFS	Suitable
2	Land north of Assumption Grammar	3.46	No	No	LLPA10 – localised hilltop.	Not suitable
3	Lands to south east of Riverwalk	0.27	No	No	Protected route and power lines, adjacent to NIE infrastructure.	Potentially suitable for housing (W)
4	Land west of no. 36 Lisburn Road	0.81	No	No	Flooding and power lines along eastern boundary	Not Suitable
5	Land to the north of Clanwilliams Close and Clanwilliams Cottages	1.76	No	No	Loss of amenity and flooding	Not Suitable
6	Lands between Lisburn Road and Dromore Antrim Road	17.8	No	No	Visually prominent localised hill ,LLPA6.	Potentially suitable for housing (W)
7	Amenity Open Space north of Croob Park	0.24	No	No	Loss of amenity and topography	Not Suitable
8	Lands to the rear of Ballynahinch Leisure Centre	8.18	No	No	Loss of amenity open space. Within LLPA 3.	Not suitable
9	Land north of 1 and 2 Windmill Gardens	0.21	No	No	Loss of amenity open space	Not Suitable
10	Land immediately south of Windmill Hill open space area	0.59	No	No	Within LLPA and partly within designated amenity space	Suitable
11	Agricultural land between Church Rd, Carlisle Pk and Craigs Rd	4.93	No	No	Prominent Site / LLPA	Not suitable
12	Lands at, and north of, 62 Church Road	0.5	No	Yes	Listed Buildings / Flood Plain	Suitable
13	Lands west of 87a Belfast Road	0.51	No	Yes	Vacant commercial premises and part undeveloped land	Suitable
14	Lands north of 12 Church Sq	0.1	No	Yes	Previously developed site fronting Church Square	Suitable

Note: Some of the type 1 character areas that were not identified as urban capacity sites may still be developed for housing. An estimate of likely windfall on these sites has been made and they have been incorporated into the windfall figures for types 3 and 4.

Appendix B – Schedule of Types 2a, 2b, 3 and 4 Character Areas

Table B1: Character Area Schedule for Newry

Map Reference	Type	Description
X1	2a	Cemetery
X2	2a	Carnbane industrial estate/Norbrook factory/Damolly retail park/petrol filling station/Craigmore Road Business Park
X3	2a	Sewage works
X4	2a	Hotel/commercial premises/playing fields
X5	2a	Commercial premises/storage facilities
X6	2a	St Peter's Primary School/playing field/Church of the Good Shepherd
X7	2a	Play group/community centre/warehouse
X8	2a	Norbrook factory/Newry train station
X9	2a	St Patrick's Primary School/St Brigit's (RC) church
X10	2a	St Coleman's College/Bishop's House
X11	2a	Newry High School
X12	2a	Sacred Heart Grammar School/St. Ronan's Primary School/Convent/Abbey Christian Brother's Grammar School
X13	2a	Playing field/sewerage works/ambulance station
X14	2a	Daisy Hill Hospital/playing field
X15	2a	Jenning's Park/Newry Leisure Centre/playing fields/Frank Curran Park/Our Lady's Grammar School/St. John Bosco Youth Centre/Southern Regional College
X16	2a	Government office/garage/bus depot/fire station/factory/postal sorting office/Newry and Mourne Health and Social Services Trust
X17	2a	St Joseph's Primary School/Convent of Mercy/chapel/burial ground/car park
X18	2a	Telephone exchange/Downshire Presbyterian Church/garage/hall/Newry Baptist Church/First Newry Presbyterian Church/Windsor Primary School
X19	2a	WIN Business Park/St. Joseph's Boy's High School
X20	2a	Police station/Newry Hockey Club/commercial premises
X21	2a	Horticultural centre/Rathfriland Hill Special High School/nursing home
X22	2a	Vehicle Inspection and Driver Testing Centre
X23	2a	St. Malachy's Primary and Nursery Schools/parochial house
X24	2a	Southern Regional College/Newry Health Village
X25	2a	Hotel/retail premises/yard
X26	2a	Heather Park
X27	2a	St. Patrick's Church of Ireland
X28	2a	Chapel/NIE sub-station
X29	2a	St. Catherine's Church/Priory
X30	2a	Buttercrane Centre
X31	2a	Hospice/St Coleman's Abbey Primary School/Abbey Grammar School/Convent/Playing Field
X32	2a	Playing field/car park/basketball court
X33	2a	The Quays shopping centre
X34	2a	Factory/Newry Day Centre
X35	2a	Playing Fields/play area.

X36	2a	Bowling Green/Cemetery/St. Mary's Church/Sisters of Mercy Child and Family Centre/Convent of Mercy/Old Gasworks Business Park/School
X37	2a	St. Mary's Secondary School
X38	2a	Recycling plant
X39	2a	Cloghoge Primary School
X40	2a	Joinery workshop
X41	2a	Garden centre
X42	2a	Car sales
X43	2a	Church of the Sacred Heart
X44	2a	Cemetery
X45	2a	Petrol filling station/abattoir/sports ground/electricity-sub station/Newry Show Grounds/football stadium/Greenbank Industrial Estate/factory/Gerry Brown Park
X46	2a	B Wilson Steel Engineering
X47	2a	Rathore School Martin's Lane
X48	2a	Dennison Commercials Martin's Lane
RA1	2b	HM 5688 Approved housing at Dorans Hill/Watsons Road
RA2	2b	HM 5901 Approved housing at Derrymore Rd and McKnights Hill
RA3	2b	HM 5689 Approved housing at Watsons Rd/Chancellors Road
RA4	2b	HM 21040 Approved housing at Drumalane Road
RA5	2b	HM 22291 Approved housing at Warrenhill
RA6	2b	HM 22708 Approved housing at Forest Hills
RA7	2b	HM 22714 Approved housing at 88 Dublin Road
RA8	2b	HM 23326 Approved housing at Derrymore Road
RA9	2b	HM 23345 Approved housing at Ardfreelin, Hilltown Road
RA10	2b	HM 23346 Approved housing at Laurel Hill, Carnagat Road
RA11	2b	HM 23347 Approved housing at Chancellors Road
RA12	2b	HM 23908 Approved housing at Derrybeg Lane
RA13	2b	HM 23885 Approved housing at Drumalane Road
RA14	2b	HM 24597 Approved housing at Chancellors Road
RA15	2b	HM 24599 Approved housing south east of Craigmole Way
RA16	2b	HM 24617 Approved housing west of 34A to 34C Greenan Road
RA17	2b	HM 5681 Approved housing Forest Hills
RA18	2b	HM 21040 Approved housing site Drumalane Road
RA19	2b	HM 22304 Approved housing site west of Liska Avenue
RA20	2b	HM 23362 Approved housing site west of Watsons Road
RA21	2b	HM 22285? Approved housing Adjacent to 37 - 40 Ardmore
R1	3	High density housing at Riverside Crescent
R2	3	Suburban housing at Derramore Crescent
R3	3	Mixed density housing at Millvale Road/Derrymore Road/Camlough Road
R4	3	Suburban housing at Derrybeg Land
R5	3	Suburban housing at Carnbane Garden`s
R6	3	Suburban housing at Tandragee Road/Armagh Road
R7	3	Suburban housing at Ardmore Road/Cloghanranger Road
R8	3	Suburban housing at Castleowen/Ashbrook Mews/Kenard Villas/Cloverdale
R9	3	Mixed housing at Larchmont/Lisdarragh

R10	3	High density housing at Drumgullion Avenue and Lisgullion Park
R11	3	Suburban housing at Belfast Road and Ashgrove Road
R12	3	Suburban housing at Upper Damolly Road/Rathfriland Road/Crieve Road/Ardfreelin/Chestnut Grove/Willow Grove
R13	3	Suburban housing Rathfriland Road/Hilltown Road
R14	3	High density housing on Hospital Road/Carnagat Road
R15	3	High density housing on Camlough Road/First and Third Avenues
R16	3	Low density housing on Glenpatrick Lawns
R17	3	Mixed housing on Armagh Road/Vimy Terrace
R18	3	High density housing on Glensanda Crescent/Richmond Court/Erskine Street
R19	3	High density housing at Mourne View Park
R20	3	Low density housing at Windsor Avenue and Windsor Hill
R21	3	Mixed density housing at Castlekeel
R22	3	Medium density housing at Altnaveigh Park
R23	3	Terraced housing at Cecil Street/McGuinness Street
R24	3	High density housing at Sandy Street/Talbot Street/Greenfield Park/Cowan Street /Church Street/Strange Street/High Street
R25	3	Medium density housing at Pound Street/Monk Hill Road/The Blackthorns
R26	3	High density housing at Pound Road
R27	3	High density housing at John Martin Gardens and street/Eileen Terrade/Dorans Hill/Barcroft Park/Loanda Crescent
R28	3	Suburban housing at Windmill Road
R29	3	Low density housing at Windmill Road
R30	3	Medium density housing at Glenhill/Hawthorne Hill/Liska Road
R31	3	Mixed housing on Dublin Road
R32	3	Terraced housing at Drumalane Road
R33	3	High density housing at Drumalane Park/Fathom Park
R34	3	High density housing at O'Neill Avenue/Upper Chapel Street/Barley Lane
R35	3	Mixed density housing at Glenveigh/Chancellors Road
R36	3	Suburban housing at Chancellors Road/Dunbrae/Ashton Heights
R37	3	Mixed density housing at Edencrieve/Chancellors Road/Carrive Crescent/Carriffvale
R38	3	Mixed density housing at Highfields/Ardaveen
R39	3	Mixed Density housing at Kilvarragh/Cloghoge Heights
R40	3	Suburban housing at Flagstaff Road
R41	3	Suburban housing at Old Warrenpoint Road/Chapel Hill/Carlingford Park
R41	3	Suburban housing at Old Warrenpoint Road/Oaklands/Greenan Drive/Warren Hill
R42	3	Low density housing at Old Warrenpoint Road/Grennan Road
R43	3	Suburban housing at Old Warrenpoint Road/Maginnis Villas
R44	3	Suburban housing at Forest Hills
R45	3	Suburban housing Spring Martin
R46	3	Suburban housing The Demesne
R47	3	Suburban housing Corrinshigo Close

TC1	4	Town centre which incorporates a mixture of uses and includes Canal Street/Catherine Street/Sinclair Street and Canal Quay
TC2	4	Town centre which incorporates a mixture of uses and includes Edward Street/Corry's Square/Upper Edward Street/Monaghan Street/Lower Catherine Street
TC3	4	Town centre which incorporates a mixture of uses and includes Merchant's Quay/Sugar Island/Bank Parade/Basin Quay/Basin Walk
TC4	4	Town centre which incorporates a mixture of uses and includes Trevor Hill/Abbey Way
TC5	4	Town centre which incorporates a mixture of uses and includes Corn Market/part of Market Street
TC6	4	Town centre which incorporates a mixture of uses and includes Margaret Street/Margaret Square/Hill Street/Abbey Way/Water Street/Marcus Street/Marcus Square/O'Hagan Street/Mill Street
TC7	4	Town centre which incorporates a mixture of uses and includes St Mary's Square
TC8	4	Town centre which incorporates a mixture of uses and includes William Street/John Mitchel Place/part of Kilmorey Street/part of Abbey Way
TC9	4	Town centre which incorporates a mixture of uses and includes part of Bridge Street

Table B2: Character Area Schedule for Downpatrick

Map Reference	Type	Description
X1	2a	MNMDDC Offices and Strangford Care Home Strangford Road
X2	2a	Downpatrick Cricket Club and Blackwater Integrated College Strangford Road
X3	2a	St Brigid's Primary School & Church of St Brigid, Rathkeltair Road
X4	2a	Downpatrick Golf Club, Saul Road
X5	2a	Spar Saul Road, AC Auto Electrics and P Gardiner Carpet Sales, Saul Road
X6	2a	St Patrick's Grammar School and De La Salle High School, Saul Road
X7	2a	Downpatrick Presbyterian Church, Fountain Street
X8	2a	Our Lady & St Patrick Primary School, Edward Street
X9	2a	Patrician Youth Centre, John Street
X10	2a	Martin Philips Carpets, Fox Autospares, Bridge Street
X11	2a	High School, Downpatrick Primary School, Downpatrick Nursery School and Downpatrick Courthouse, English Street
X12	2a	Down Cathedral, St Patrick Centre, English Street
X13	2a	Omniplex Cinema, Dakota Bobs
X14	2a	Downshire Civic Centre, Downshire Hospital, Down Hospital, Ardglass Road
X15	2a	Finneston House (Health Trust), Ardglass Road
X16	2a	St Mary's High School, Ardglass Road
X17	2a	Russell Gaelic Union GAC & Struell Cemetery, Flying Horse Road
X18	2a	Industrial estate, Cloonagh Road and Brannish Road
X19	2a	Ballymote Centre
X20	2a	Ballymote Sports & Wellbeing Centre, Knockevin Special School, St. Colmcilles Primary School, St. Colmcille's Church and Mainstay DRP
X21	2a	Graveyard
X22	2a	Downpatrick and County Down Railway
X23	2a	Playing fields, Dunleath Park
RA1	2b	HM 13517 Approved housing 6 Saul Street
RA2	2b	HM 13527 Approved housing 3,5,7 Strangford Road
RA3	2b	HM 13885 Approved housing south of Strangford Road
RA4	2b	HM 13886 Approved housing north of Ardenlee Gardens
RA5	2b	HM 13950 Approved housing site opposite 2 Struell Avenue
RA6	2b	HM 14108 Approved housing site former Down hospital
RA7	2b	HM 14152 Approved housing site west of 17 Racecourse Road
RA8	2b	HM 14193 Approved housing site north of Pound Lane
RA9	2b	HM 14228 Approved housing site south of 26 Strangford Road
RA10	2b	HM 14253 Approved housing adjacent to 46 Lecale Park
RA11	2b	HM 14282 Approved housing west of 8-14 the Meadows
RA12	2b	HM 14291 Approved housing south of Saul Road
RA13	2b	HM 14292 Approved housing south and east of 18 Manobot Road
R1	3	Low density detached dwellings at Mearne Road, Strangford Road, Rathkeltair Road
R2	3	Low density detached dwellings at the Meadows, Lecale Park, Orchard Gardens, The Meadows, Meadow View,

R3	3	High density terrace dwellings Quoile Park/Crescent
R4	3	Detached dwellings Roughal Park/Strangford Road, Malone Close/Crescent/Way /Drive/Court, Terraced dwellings New Bridge Street
R5	3	Residential terrace, English Street
R6	3	Terraced dwellings Drumcloon Walk, Meadowlands, Meadowlands Close, Quoile Crescent, Saul Street, Rathkeltair Terrace, Clintons Park, Drumlea View, Scotch Street, Kennedy Square, Fountain Street, Fountain Court, Edwards Street
R7	3	Medium density detached and semi-detached dwellings Ardfarn Road/ Meadow/ Avenue/ Avenue/ Close/Crescent /Park/Manor Park, Saul Acre, Ardenlee Gardens/Park /Drive/Road/Avenue, Riverview Drive, Slaney Park, Monabot Road/Park, Ardbraccan, Drumderg Park, Saul Meadows, Drumlin Park
R8	3	Medium density detached and semi-detached dwellings Springhill Park/Drive, Brackenridge, Knockashinna Road, Ballyhornan Road, Benderg Avenue, Knockchree Road, Struell Road, Struell Park, Movilla Road, Nendrum Park, Iveagh Park, Dufferin Park, Rathmore Park, Kilbride Road, Ardmore Avenue,
R9	3	Mix of densities, St Patricks Drive, Folly Lane, Mourne View Court, Thomas Russell Park
R10	3	Ardglass Road, Demense Road/Hollow/Crescent/View/Link/Court /Avenue/Way/Heights, Lindisfarne Road, Kincora Drive, Dalriada Road, Shannaghan Park, Oriel Drive, St Dymphnas Avenue/Park
R11	3	Struelle Crescent/Avenue/Close/Heights, Ballymote Park/Walk, Colmcille Road, Colmcille Park, Tobarburr Park, Feadenach Park/Close, Glassheena Road
R12	3	Stream Street, Hunters Mill, Ardpatrik Avenue, Pemberton Park, Vianstown Park
R13	3	Ballynoe Close, Bishops Brae Avenue/Court/Gardens/Avenue/Drive, Vianstown Road/Heights/Lodge, Mallard Drive/Road, Arkle Park, Croob Close, Race Course Road/ View/Way/Close, Dunleath Avenue, Cathedral Park/Gardens/View, Kingsfield Avenue, Spelga Close, Greenacres
R14	3	High density terraced dwellings Killough Walk, Glebetown Drive, Ardilea Close/Park, Pegasus Walk
TC1	4	Market Street, St Patrick's Ave, Irish Street, Church Street

Table B3: Character Area Schedule for Newcastle

Map Reference	Type	Description
X1(30)	2a	Golf Links House restaurant and b&b, Dundrum Road
X2(31)	2a	Emo oil storage site, Dundrum Road
X3(32)	2a	Zoned industrial site - Dundrum Rd Industrial Estate & Supervalu/BP petrol filling station
X4(33)	2a	Tesco, Castlewellan Road
X5(34)	2a	Mourne Fresh Food & fuel sales, Southern Regional College (SRC), St Marry's Primary School & Bryansford GAC
X6(35)	2a	The Courtyard Business Centre & BT site, Dundrum Rd
X7(36)	2a	Slieve Donard Hotel, Percy French, NMDDC Promenade car park and commercial premises in Downs Road.
X8(37)	2a	Ardulian House, Outdoor Education Centre
X9(38)	2a	Enniskeen Hotel
X10(39)	2a	Islands Park, tennis courts
X11(40)	2a	Causeway Surgery, Health Centre
X12(41)	2a	Causeway Road car park, Orange Hall
X13(42)	2a	St Colman's Church of Ireland graveyard
X14(43)	2a	Donard playing fields and Donard car park
X15(44)	2a	Donard car park, O'Hares Bar and Restaurant, Niki Kitchen Café, Down Veterinary Clinic
X16(45)	2a	Newcastle Promenade from bridge over Shimna to Patton's bridge
X17(46)	2a	Shimna Integrated College
X18(47)	2a	St John's Church of Ireland Parish Church, NMDDC Rock Pool and car park and Annesley Hall.
X19(48)	2a	All Children's Integrated Primary school
X20(49)	2a	PSNI Station, open space and retail/hospitality 67-69 South Promenade
X21(50)	2a	Harbour House Bistro, Harbour
RA1	2b	HM 7045 Approved housing site adjacent to Burren Park
RA2	2b	HM 14269 Approved housing site adjacent to 85 Dundrum Road
RA3	2b	HM 13706 Approved housing site 113-115 Dundrum Road
RA4	2b	HM 13896 Approved housing site north west of Boulevard Park
RA5	2b	HM 13897 Approved Housing site south of Middle Tollymore Road
RA6	2b	HM 13700 Approved housing site 62 Bryansford Road
RA7	2b	HM 13911 Approved housing site 35 Central Promenade
R1	3	Low density housing fronting Dundrum Road and medium density Corrigs Ave, Warne View Court, Boulevard Park
R2	3	low density housing fronting Dundrum Rd and medium density housing at Golf Links View, Linkside Park, The fairways , Westland Ave and Braemar Ave.
R3	3	Merrion Ave and housing fronting Dundrum Rd
R4	3	Detached and semi-detached properties in Downs Road and Beach Ave
R5	3	Bryansford Gardens and Shimna Road
R6	3	Dundrum Road, Mourne Green, Mourne Park and Bernagh Green
R7	3	Dundrum Road, Mourne View Road and Mourne Rise

R8	3	Burrenview, Burren Meadow,
R9	3	Burren Park & Dunwellan Park
R10	3	Eliza Close, Marguerite Park and Larchfield Park
R11	3	Tollymore Road, Meadowvalle and Mountnorris
R12	3	Detached properties in the Bryansford Road, Ardualin Heights & Court and Bryansmore Park
R13	3	Detached properties south of the Bryansford Road, Rathcillan Park and Wood and The Corragh
R14	3	Kenway Drive, Tullybranigan Kinghill Avenue, Rowley Meadows
R15	3	Bryansford Road, Tullybrannigan Road, Grenhill Park, Ben Crom Park, Sunningdale Drive, Sunningdale Park.
R16	3	Shimna Road, Causeway Road, Bryansford Road
R17	3	Fold housing in Lawnfield, Donard Park
R18	3	Central Promenade
R19	3	Lawnfield Grove and South Promenade
R20	3	King Steet
R21	3	King Street and South Promenade
R22	3	King Street and South Promenade
TC1	4	Main Street

Table B4: Character Area Schedule for Warrenpoint

Map Reference	Type	Description
X1	2a	Warrenpoint Harbour and adjacent industrial/commercial uses
X2	2a	Cemetery/car park/service station
X3	2a	Cemetery
X4	2a	St. Mark's High School
X5	2a	Presbyterian Church/Fire Station
X6	2a	Ringmacilroy amenity area/PSNI Station
X7	2a	Dromore Road Primary School/NIE Electricity Sub-station
X8	2a	Warrenpoint First Presbyterian Church (Non-Subscribing)
X9	2a	St Dallan's Primary School/Clonallon Park/Church of Mary Queen of Peace (RC)/The Rectory/Clonallon Community Centre
X10	2a	Telephone Exchange/Health Centre and Library/Warrenpoint Baptist
X11	2a	Warrenpoint Parish Church (CoI)/Summerhill Surgery/Halls
X12	2a	Warrenpoint Methodist Church
X13	2a	St. Peter's Roman Catholic Church and hall
X14	2a	Warrenpoint Park
X15	2a	Car park and pier
RA1	2b	HM 23442 Approved housing at Lower Dromore Road
RA2	2b	HM 5912 Approved housing at Burren Road/Forth Road
RA3	2b	HM 22869 Approved Housing Well Road
RA4	2b	HM 22321 Approved housing Seafields
RA5	2b	HM 21038 Approved housing at Moygannon Road
R1	3	Mixed housing types fronting Lower Dromore Road/ detached dwellings in Woodlands/Villa Grove
R2	3	High density housing off Newry Street/Charlotte Street/Bridle Loanan
R3	3	Low density suburban housing off Upper Dromore Road/Bridle Loanan/Fairview
R4	3	Low density suburban housing fronting Burren Road, Mountainview
R5	3	Low density suburban housing off Small's Road/Dallan Road/Forth Road/ Burren Road and high density housing in Forth Avenue/Iveagh Avenue/Lisieux Avenue/Lisieux Court.
R6	3	Low density suburban housing off Clonallon Road/Well Road/Rath Road
R7	3	Predominately high density terrace development between Burren Road and Clonallon Road.
R8	3	Mixed Housing types both fronting and off Seaview/Springfield Road/ Clonallon Road/Summer Hill/East Street
R9	3	Low density suburban housing off Springfield Road/Rostrevor Road/Well Road
R10	3	Low density suburban housing off Rostrevor Road which includes Seafields/Rowallon/Rathgannon
TC1	4	Town centre which incorporates a mixture of uses and includes The Square/Duke Street/part of Charlotte Street/part of Newry Street/part of Church Street/Dock Street
TC2	4	Town centre which incorporates a mixture of uses and includes part of Church Street/Queen Street/Seaview/Osborne Promenade/Havelock

		Place/Marine Parade/Great George's Street (South)/Mary Street/St. Peter's Street/Thomas Street/Prince's Street
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Table B5: Character Area Schedule for Kilkeel

Map Reference	Type	Description
X1	2a	Clanrye Vet centre/Mace and Circle K filling station
X2	2a	Mountain Road Gospel Hall
X3	2a	DfC Jobs and Benefits Office and car park
X4	2a	Police Station/Mourne Surgery
X5	2a	Christ Church (Church of Ireland) and associated hall.
X6	2a	Church ruins/grave yard
X7	2a	Mourne Presbyterian Church/grave yard/hall/car park
X8	2a	Mourne Granite Ltd
X9	2a	Kilkeel Baptist Tabernacle, Hilltop Variety Store
X10	2a	Mourne Free Presbyterian Church/Mourne Independent Christian School
X11	2a	Collins Aerospace/ RTA Supply Chain Solutions aerospace components factory/Filling station
X12	2a	St. Columban's Secondary School
X13	2a	Kilkeel Garden Centre
X14	2a	Donnelly's of Mourne hardware
X15	2a	St. Colman's Primary School/youth club/Our Lady of the Angels Oratory Catholic Church/Carol Ann's Hair and Beauty
X16	2a	Our Lady of the Angels Oratory (RC)
X17	2a	Kilkeel Health Centre/Slieve Roe House (Care Centre)
X18	2a	Kilkeel Presbyterian Church and associated hall
X19	2a	Factory/sewage works/garage/joinery works/cattle market
X20	2a	Dock/seafood factories/Aircraft Furnishing factory
X21	2a	Kilkeel High School/Kilkeel Primary School/Kilkeel Nursery School/ Recreation centre and swimming pool/Factory/car park/playground/ Playing Field/Bowling green.
RA1	2b	HM 23408 Approved housing lands to the rear of 2 Maghery Way
RA2	2b	HM 24067 Approved housing North of Mourne Gospel Hall
RA3	2b	HM 23903 Approved housing Adjacent to 18 Mill Road
RA4	2b	HM 5852 Approved housing Adjacent to 26 Lisnavale
RA5	2b	HM 23839 Approved housing adjacent to 47 Moor Road
RA6	2b	HM 5838 Approved housing Kittys Road/Greencastle Road
RA7	2b	HM 5839 Approved housing Greencastle Road north
RA8	2b	HM 24339 Approved housing 55 and 59 Newry Road
R1	3	Suburban housing fronting Newry Road and including Randall Heights/Grange Manor
R2	3	Mixed housing types in Grove Hill/Scrogg Road/Mossvale Park/Abbey Park
R3	3	Predominately social housing in Hillside Drive/Seaview Avenue/Hillside Crescent/Churchview Close/Part of Newry Street

R4	3	Mixed housing types in part of Mountain Road/Church Meadow/Comlech Park
R5	3	Suburban housing fronting Mill Road
R6	3	Suburban housing in Millvale/Kilmorey Crescent
R7	3	Predominately suburban housing in part of Newcastle Street/Alexandra Drive/part of Rooney Road
R8	3	Mixed housing types in part of Riverside Park/Riverdale Drive/part of Carrigenagh Road/Kilmorey Court/Mourneview Park
R9	3	Suburban housing fronting part of Newcastle Road
R10	3	Suburban housing fronting Moor Road
R11	3	Mixed housing types in Sheemore Crescent/Council Road/Hawood Crescent/Hawood Way
R12	3	Mixed housing types in Derryogue Park/Stream Park/Grahamville Estate
R13	3	Mixed housing types in part of Kitty's Road/McGoldrick Villas/Casement Park
R14	3	Mixed housing type in part of Manse Road/Bayview Park
R15	3	Predominately suburban housing in part of Manse Road/Melrose Park/Irvington Avenue/Needham Court/Meadowlands/Eleaston Park/part of Mourne Esplanade/part of Knockchree Avenue
R16	3	High density housing in part of Knockchree Avenue/Spelga Place/Donard Place/Finlieve Place
R17	3	Mixed housing types fronting Harbour Road/suburban housing types in Anchorage Cove
R18	3	Predominately social housing in Rooney Park/fronting part of Rooney Road
TC1	4	Town centre which incorporates a mixture of uses and includes Greencastle Street/part of Newry Street/part of Harbour Road
TC2	4	Town centre which incorporates a mixture of uses and includes The Square/Bridge Street/part of Newcastle Street/Manor Court.

Table B6: Character Area Schedule for Ballynahinch

Map Reference	Type	Description
X1	2A	Ballykine Structural Engineers & JB Brown, Ballynahinch Road, Council Recycling Centre.
X2	2A	Pinewick Business Park & Langley Road Playing Fields
X3	2A	Ballynahinch Building Supplies
X4	2A	Lough Inch Cemetery
X5	2A	Ballynahinch Baptist Church & Kennedy Agri Sales
X6	2A	Edengrove Presbyterian Church / Ballynahinch Congregational / Ballynahinch Free Presbyterian / Grove House / Nitronica / Medical Centre / Ballynahinch Primary School
X7	2A	Ballynahinch High School / GlassSeal / Filling Station
X8	2A	Asumption Grammer School
X9	2A	Windmill Hill Park
X10	2A	St Patricks RC Church / Magherdroll Church of Ireland / Police Station
X11	2A	Ballynahinch Community Centre / Gordons Electrical Supplies / Parkland
X12	2A	Drumlins Integrated Primary School
X13(14)	2A	St Colmans High School
X14(15)	2A	Waste Water Treatment Plant
X15(16)	2A	SERC
X16(17)	2A	Flyvv Vets, DT Fitness
RA1	2b	HM 14222 Approved housing 58 Crossgar Road
RA2	2b	HM 7034 Approved housing Lisburn Road, adjacent to Edengrove
RA3	2b	HM 13894 Approved housing North of 7 and 9 Saintfield Road
R1	3	Lime Trees, Edengrove Park, Kindale Park, Lord Moira Park
R2	3	Riverside Meadows, Chestnutt Meadows, Clanwilliams Court
R3	3	Annavale Banks, The Drumlins, Beechgrove, Woodridge, Croob Park
R4	3	Oakland Grove, Knockdene Park, Magheraknock Park, Langley Road, Riverview Heights, Drian Drive, Quoile Terrace
R5	3	Rivercroft, Church View
R6	3	High density housing along Antrim Road
R7	3	Moss Road, Drumhill Park, Drumhill Avenue, Redburn Heights, terraces along Belfast Road, Mourne View
R8	3	Pinegrove, the Sidings, Cedar Hill
R9	3	Hillcreast Drive
R10	3	Loughside Drive
R11	3	Low density off Crossgar Road
R12	3	Windmill Gardens, Windmill Drive
R13	3	High Density Housing Hillfoot Drive, Millbrook Drive, Carlisle Avenue, Tudor Oaks, Glen Lough
R14	3	Tullybeg Fort, Church Road
TC11	4	Main Street, Windmill Street, High Street, Lisburn Street, Church Street

Appendix C - Windfall Assessment Matrices of Type 3 and Type 4 Character Areas

Each of the potential yield categories was considered and assessed as to whether there was a likelihood of windfall housing yield during the period to 2035. The results were defined as none, low, medium or high.

The total windfall potential for character area is assessed and determined with reference to the individual yield categories and the size of the area. The overall yield for each area was determined by attributing the following yield to each character area:

0 = None = 0 dwellings
 L = low = 2 dwellings
 M = medium = 5 dwellings
 H = High = 8 dwellings

CA Ref	Sub-Division of Existing Housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Small areas of vacant or underutilised land	other	Assessment of windfall potential
R2				L					2
R3			M						5
R4							L		2
R9							L		2
R11				L					2
R12				M			M		10
R13							H		8
R14				L			H		10
R15							M		5
R20			L	M			L		9
R25							M		5
R31			L						2
R34			M						5
R35							M		5
R38				L					2
R39							M		5
R41				M					5
R41							L		2
R42							L		2
R43							M		5
Total Windfall Potential									93

Table C2: Newry – Type 4 Areas with a high propensity for change Character Assessment

CA Ref	Sub-Division of Existing Housing	Redevelopment potential (existing housing)	Redevelopment potential (non-residential)	Intensification of existing residential (use of private open space)	Infill	Conversion from non-residential	Vacant non-residential	Car park redevelopment	Flats over shops	Opportunity Sites (with residential option)	Smaller areas of vacant/under-utilised land	Ancillary space associated with established/ committed uses	Assessment of overall windfall potential
TC1			H										8
TC3			H										8
TC6			M				H						13
TC7								M					5
Total Windfall Potential													33

Table C3: Downpatrick – Type 3 Established Residential Areas Character Assessment

CA Ref	Sub-Division of Existing Housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Small areas of vacant or underutilised land	other	Assessment of windfall potential
R1	0	0	0	M	0	0	0	0	5
R2	0	0	0	H	0	0	H	0	16
R4	0	0	0	L	0	0	0	0	2
R5	0	0	0	0	0	L	0	0	2
R6	0	0	0	0	0	0	H	0	8
R10	0	0	0	L	0	0	0	0	2
R44	0	0	0	0	0	0	H	0	8
Total Windfall Potential									43

Table C4: Downpatrick – Type 4 Areas with a high propensity for change Character Assessment

CA Ref	Sub-Division of Existing Housing	Redevelopment potential (existing housing)	Redevelopment potential (non-residential)	Intensification of existing residential (use of private open space)	Infill	Conversion from non-residential	Vacant non-residential	Car park redevelopment	Flats over shops	Opportunity Sites (with residential option)	Smaller areas of vacant/under-utilised land	Ancillary space associated with established/ committed uses	Assessment of overall windfall potential
TC1	0	0	L	0	0	M	0	L	L		0	0	11
Total Windfall Potential													11

Table C5: Newcastle – Type 3 Established Residential Areas Character Assessment

CA Ref	Sub-Division of Existing Housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Small areas of vacant or underutilised land	other	Assessment of windfall potential
R1	0	0	0	L	0	0	0	0	2
R2	0	0	0	0	0	0	L	0	2
R3	0	0	0	0	0	0	L	0	2
R7	0	0	0	0	0	0	L	0	2
R8	0	0	0	0	0	0	L	0	2
R12	0	0	0	0	0	0	L	0	2
R14	0	0	0	0	0	0	H	0	8
R17	0	0	0	0	0	0	L	0	2
R19	0	0	0	0	0	0	L	0	2
R21	0	0	0	0	M	0	L	0	7
R22	0	0	0	0	0	0	H	0	8
Total Windfall Potential									39

Table C6: Newcastle – Type 4 Areas with a high propensity for change Character Assessment

CA Ref	Sub-Division of Existing Housing	Redevelopment potential (existing housing)	Redevelopment potential (non-residential)	Intensification of existing residential (use of private open space)	Infill	Conversion from non-residential	Vacant non-residential	Car park redevelopment	Flats over shops	Opportunity Sites (with residential option)	Smaller areas of vacant/under-utilised land	Ancillary space associated with established/ committed uses	Assessment of overall windfall potential
	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Windfall Potential													0

Table C7: Warrenpoint – Type 3 Established Residential Areas Character Assessment

CA Ref	Sub-Division of Existing Housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Small areas of vacant or underutilised land	other	Assessment of windfall potential
R1	0	0	0	0	0	0	L	0	2
R3	0	0	0	0	0	0	M	0	5
R5	0	0	0	L	0	0	L	0	4
R6	0	0	0	0	0	0	H	0	8
R8	0	0	0	0	0	0	M	0	5
R9	0	0	0	0	0	0	L	0	2
Total Windfall Potential									26

Table C8: Warrenpoint – Type 4 Areas with a high propensity for change Character Assessment

CA Ref	Sub-Division of Existing Housing	Redevelopment potential (existing housing)	Redevelopment potential (non-residential)	Intensification of existing residential (use of private open space)	Infill	Conversion from non-residential	Vacant non-residential	Car park redevelopment	Flats over shops	Opportunity Sites (with residential option)	Smaller areas of vacant/ under-utilised land	Ancillary space associated with established/ committed uses	Assessment of overall windfall potential
TC2		L	H			L	H	L			L		24
Total Windfall Potential													24

Table C9: Kilkeel – Type 3 Established Residential Areas Character Assessment

CA Ref	Sub-Division of Existing Housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Small areas of vacant or underutilised land	other	Assessment of windfall potential
34	0	0	0	0	0	0	M		5
53	0	0	M	L	0	0	L		9
56	0	0	0	0	0	0	M		5
67	0	0	M	0	0	0	L		7
69	0	0	H	0	0	0	H		16
Total Windfall Potential									42

Table C10: Kilkeel – Type 4 Areas with a high propensity for change Character Assessment

CA Ref	Sub-Division of Existing Housing	Redevelopment potential (existing housing)	Redevelopment potential (non-residential)	Intensification of existing residential (use of private open space)	Infill	Conversion from non-residential	Vacant non-residential	Car park redevelopment	Flats over shops	Opportunity Sites (with residential option)	Smaller areas of vacant/ under-utilised land	Ancillary space associated with established/ committed uses	Assessment of overall windfall potential
TC1		M				M							10
Total Windfall Potential													10

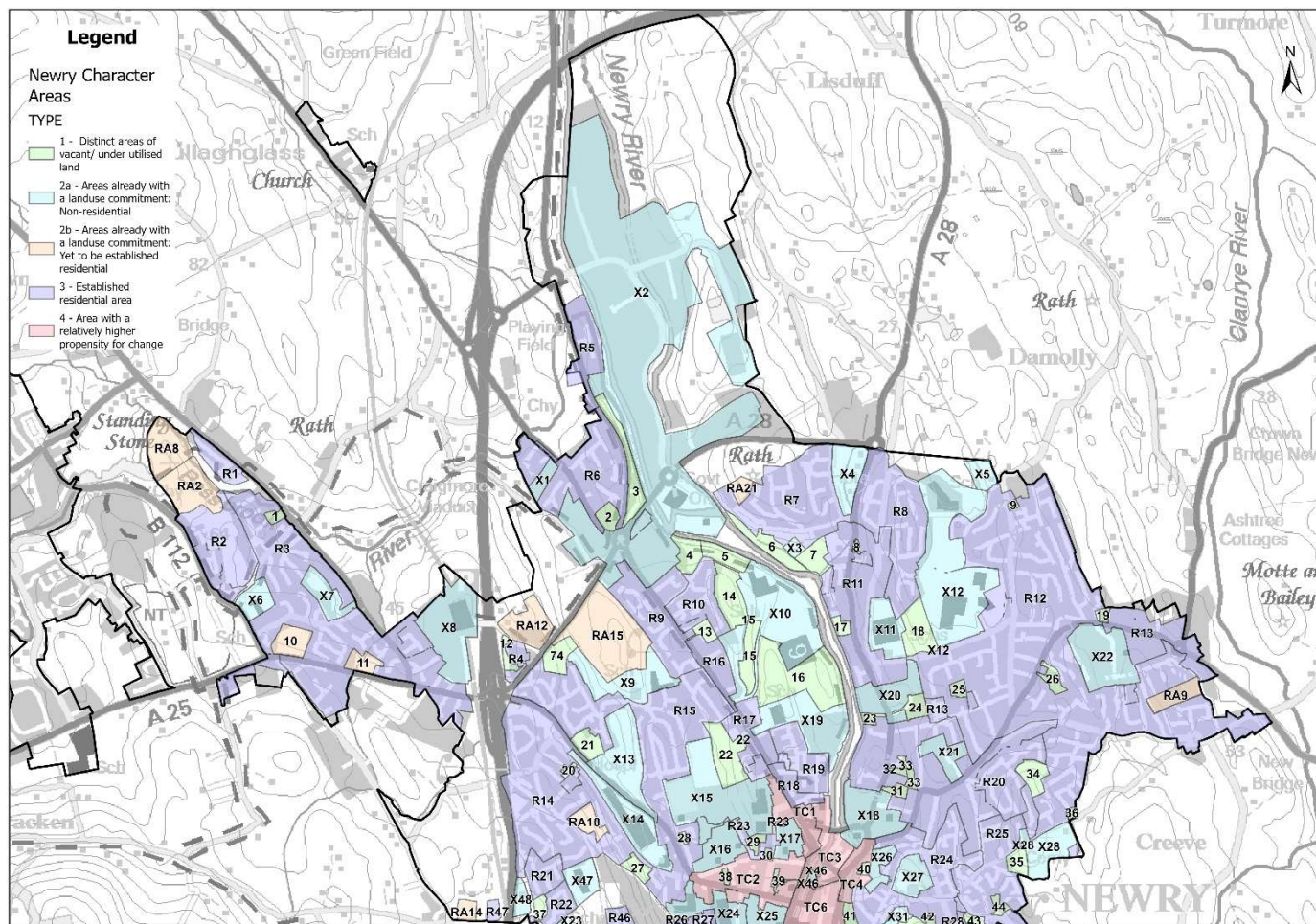
Table C11: Ballynahinch – Type 3 Established Residential Areas Character Assessment

CA Ref	Sub-Division of Existing Housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Small areas of vacant or underutilised land	other	Assessment of windfall potential
R4	0	0	0	0	0	0	M	0	5
R7	0	0	0	M	0	0	0	0	5
R9	0	0	0	0	0	0	M	0	5
R10	0	0	0	0	0	0	M	0	5
R11	0	0	0	L	0	0	0	0	2
R12	0	0	0	0	0	0	M	0	5
Total Windfall Potential									27

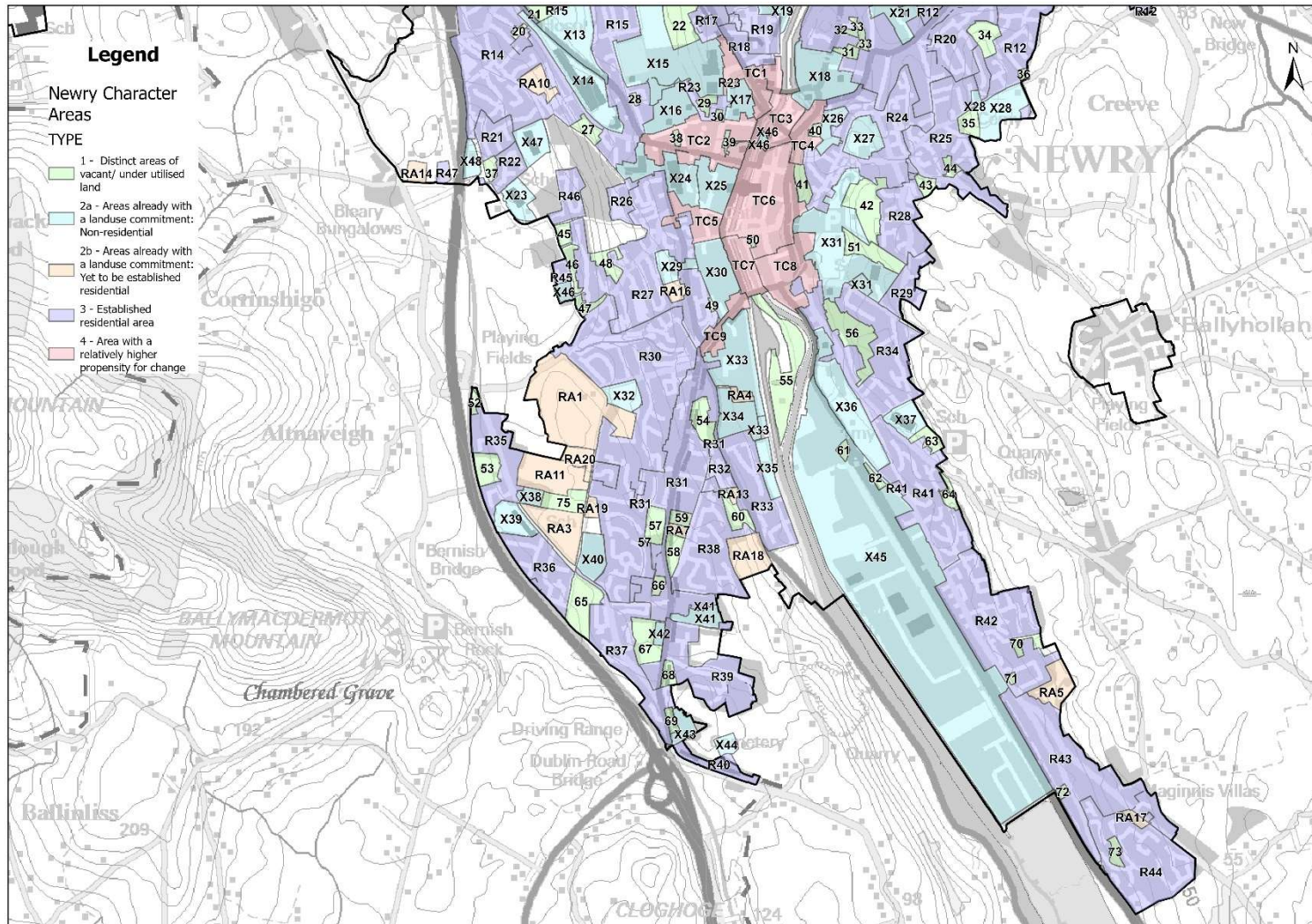
Table C12: Ballynahinch – Type 4 Areas with a high propensity for change Character Assessment

CA Ref	Sub-Division of Existing Housing	Redevelopment potential (existing housing)	Redevelopment potential (non-residential)	Intensification of existing residential (use of private open space)	Infill	Conversion from non-residential	Vacant non-residential	Car park redevelopment	Flats over shops	Opportunity Sites (with residential option)	Smaller areas of vacant/under-utilised land	Ancillary space associated with established/ committed uses	Assessment of overall windfall potential
TC1	0	0	0	0	0	0	0	H	0	0	H	0	16
Total Windfall Potential													16

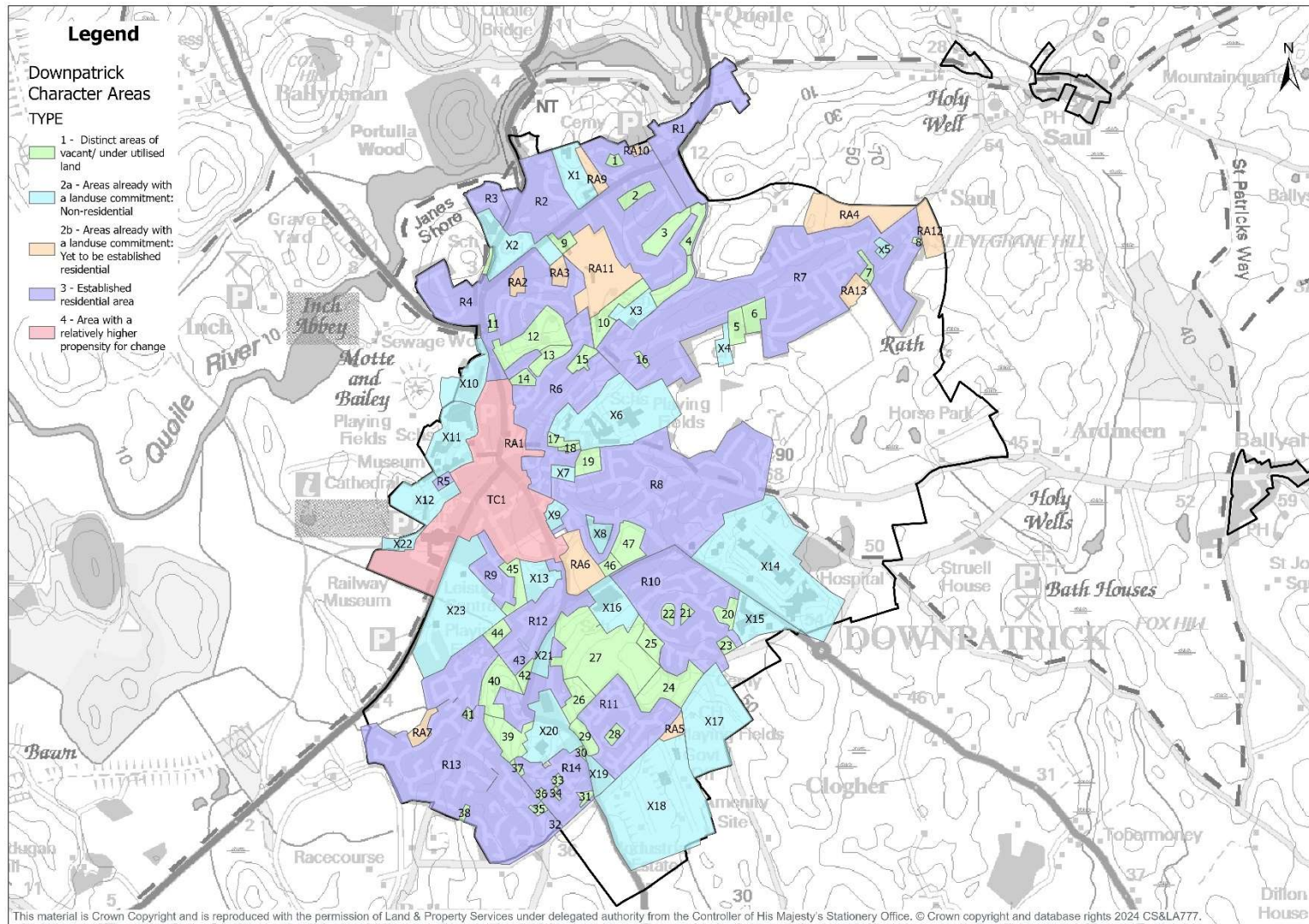
Map D1a: Newry North Urban Capacity Character Areas



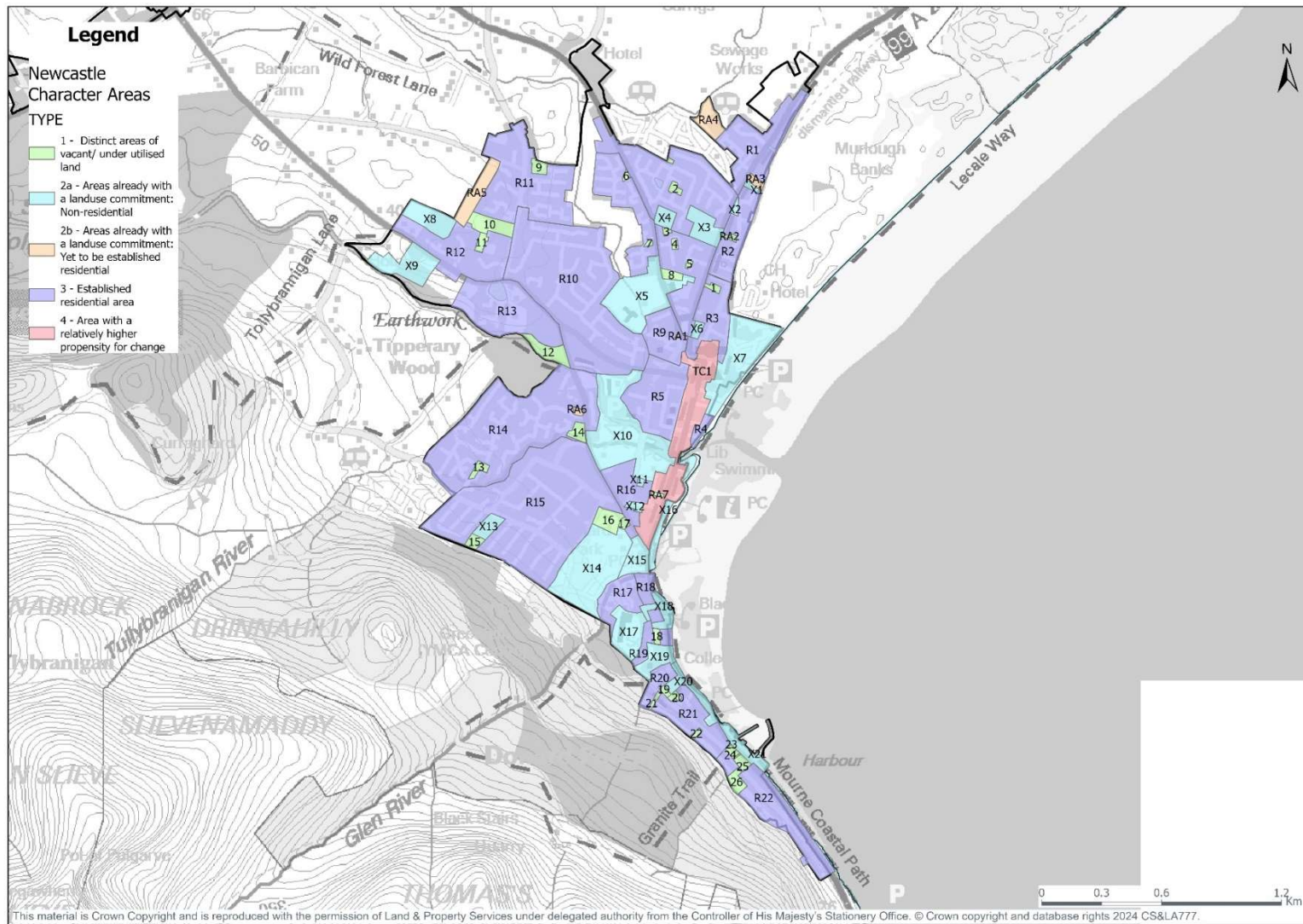
Map D1b: Newry South Urban Capacity Character Areas



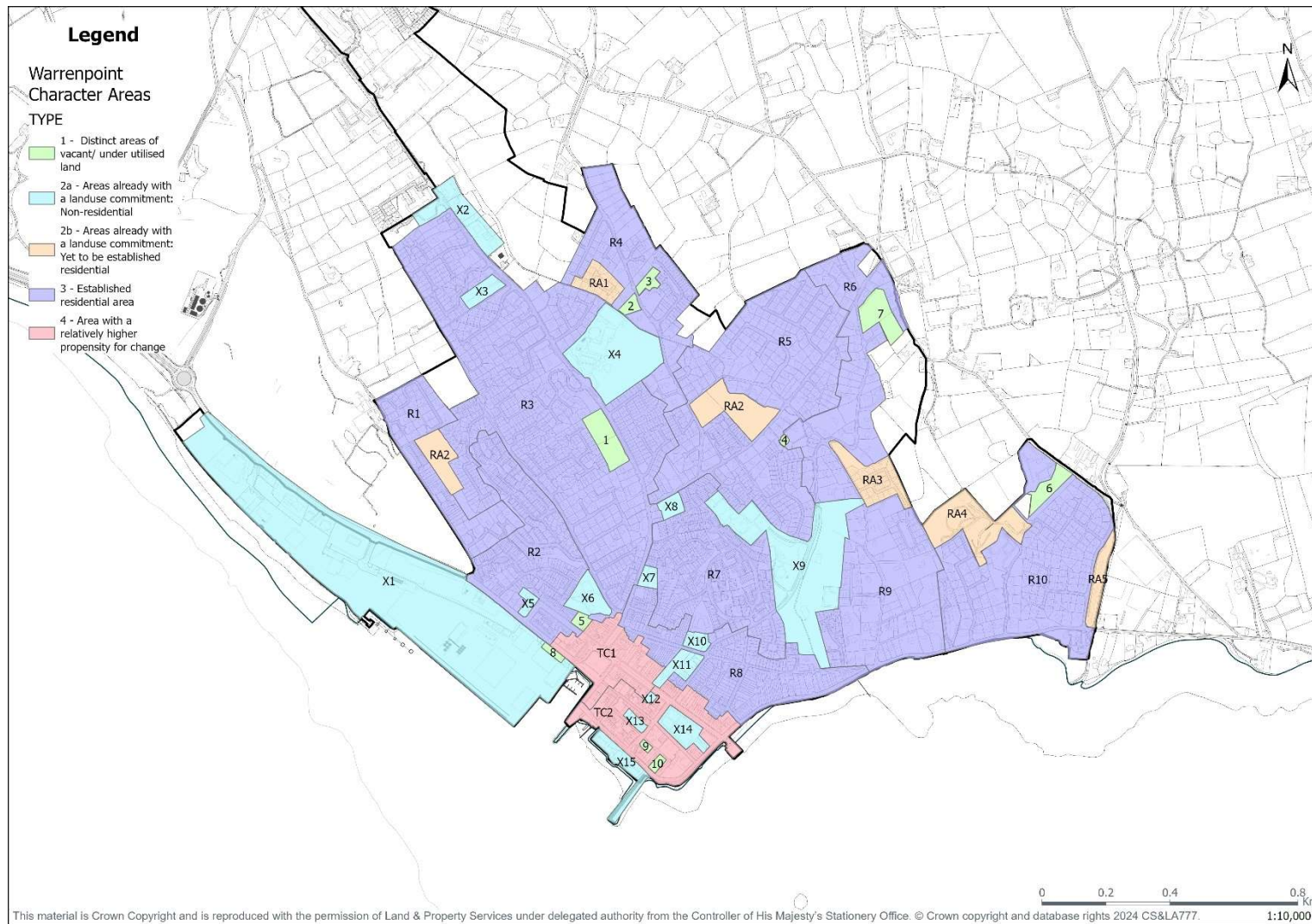
Map D2a: Downpatrick Urban Capacity Character Areas



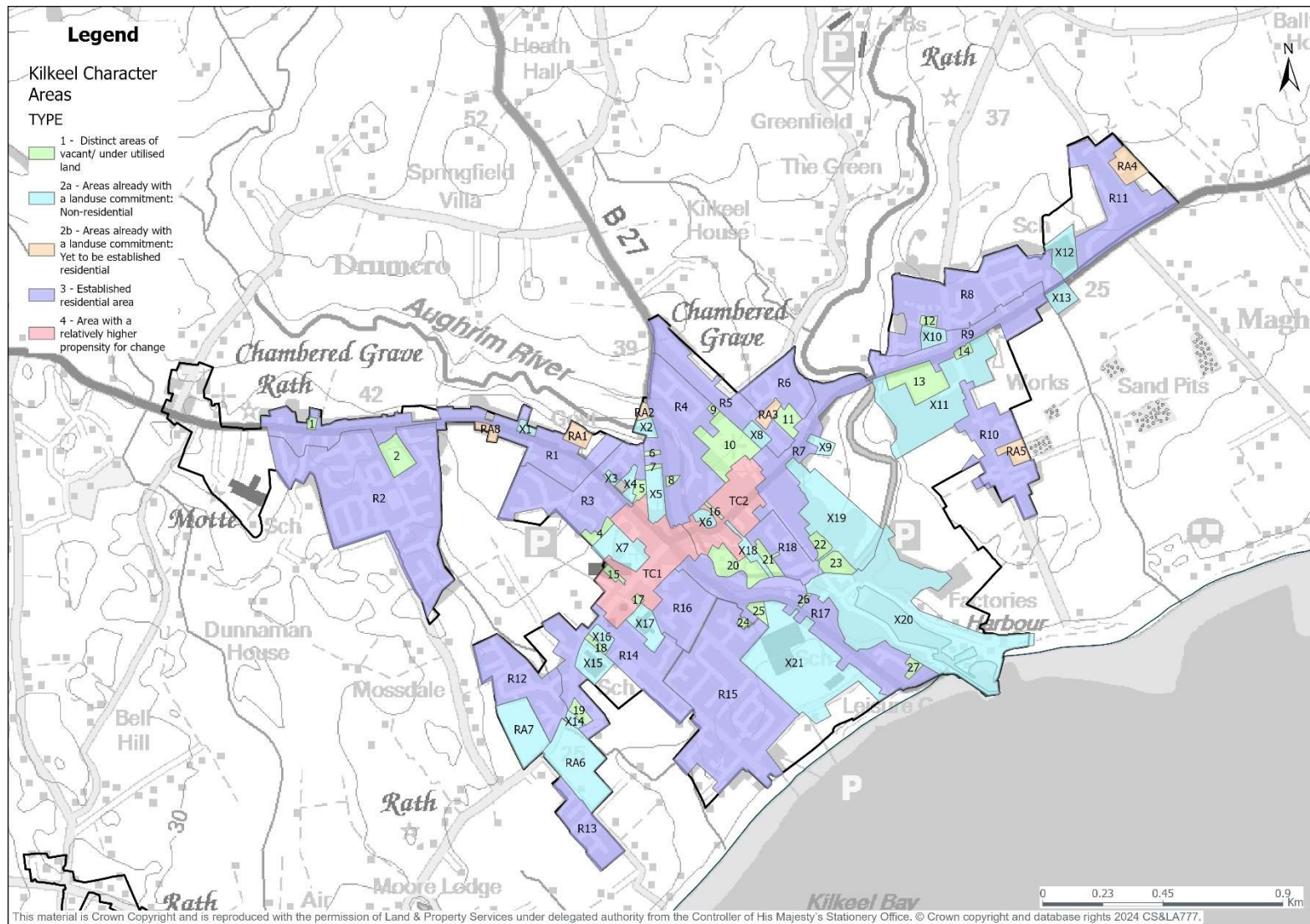
Map D3a: Newcastle Urban Capacity Character Areas



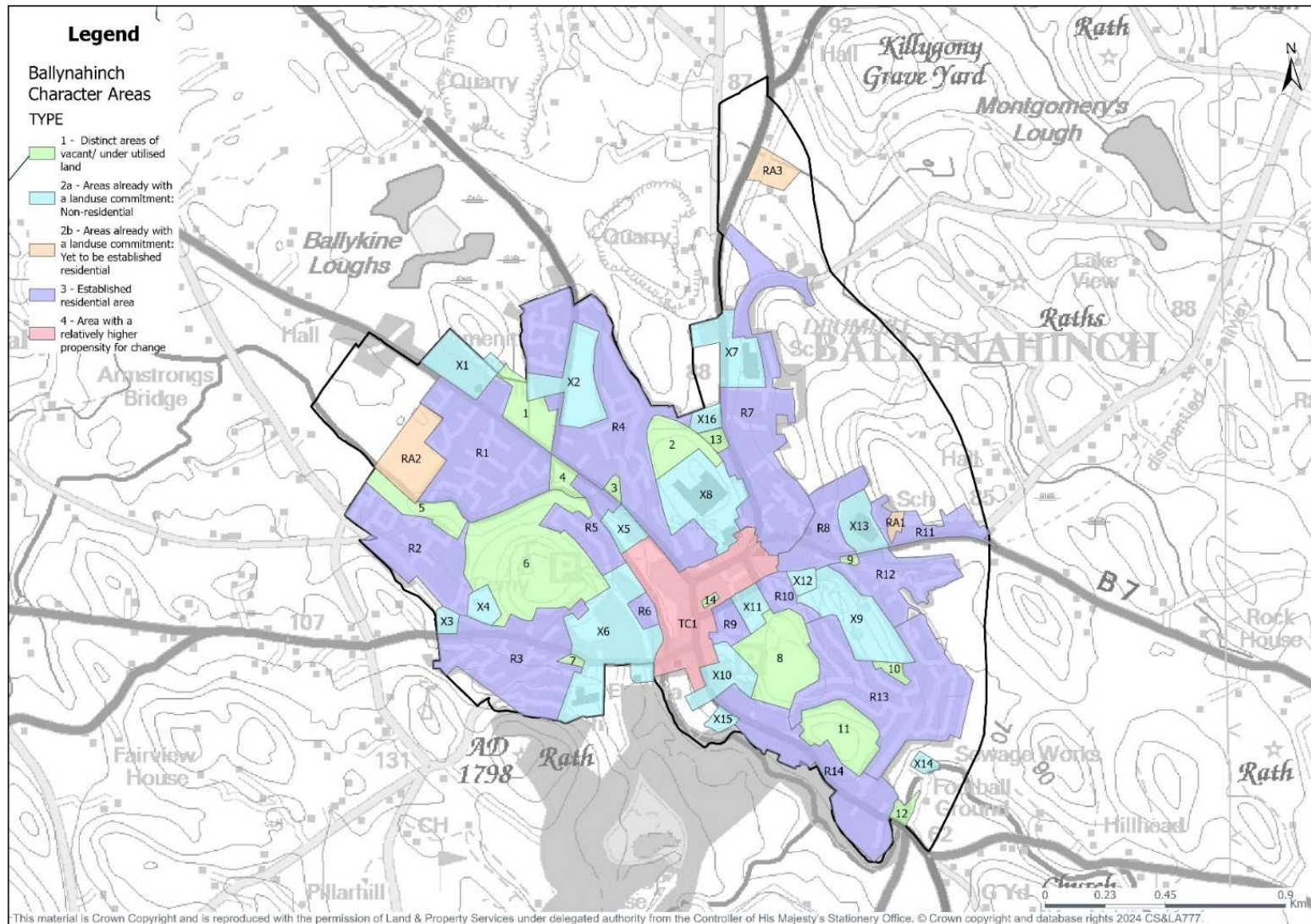
Map D4: Warrenpoint Urban Capacity Study Character Areas



Map D5: Kilkeel Urban Capacity Study Character Areas




Map D6: Ballynahinch Urban Capacity Study Character Areas



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