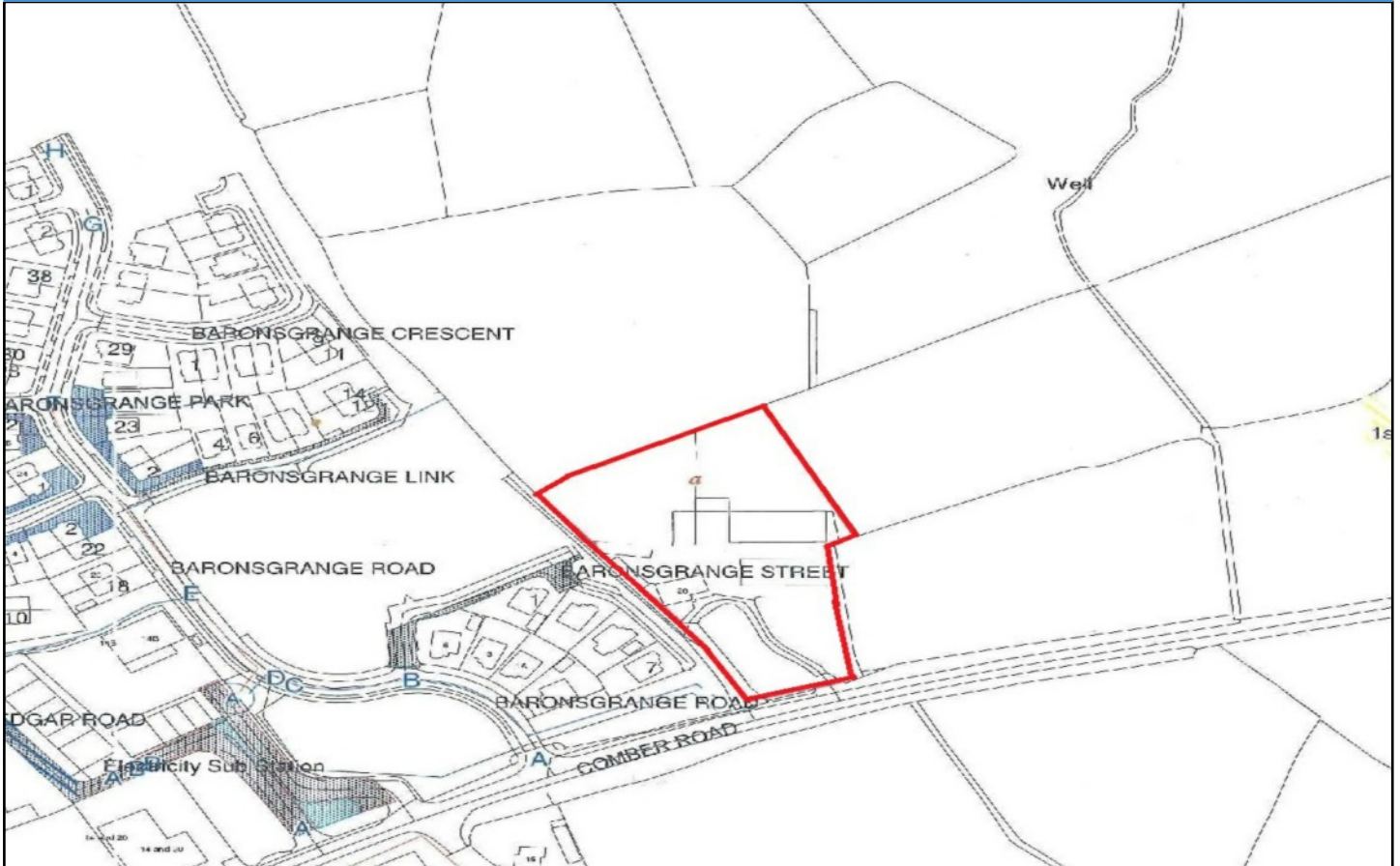


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The site provides an ideal opportunity to develop a range of homes to suite the first time buyer families and/or the more mature, with shops, schools, public transport and local amenities all close at hand. A large secure portal framed building extending to circa 4,800 Sqft is situated on the site and provides quality storage during construction.

The site is one of the last development sites currently available in Carryduff.

**VIEWING:- Strictly By Appointment With The Agents, please contact Tim Martin or Owen Gunning.**



Date: 28<sup>th</sup> September 2022  
Ref: COR-0084-2022

Planning Unit  
Lisburn & Castlereagh  
City Council  
Lagan Valley Island  
Lisburn  
BT27 4RL

Contact: LDP Team  
Tel: 028 92 447580

Dear Madam

**Lands at No. 20 Comber Road, Carryduff, BT8 8AN**

Thank you for your letter of the 9<sup>th</sup> September 2022 regarding No. 20 Comber Road, Carryduff (the property).

Lisburn & Castlereagh City Council is currently preparing its local development plan which will guide future development in the council area up to 2035. Until such times as its local development plan is adopted the council relies on existing area plans published by the former Department of the Environment, one of which is the Belfast Metropolitan Area Plan (BMAP) 2015.

I attach a map extract from BMAP (Map No. 3/001) showing the locality and landuse zonings within the Carryduff settlement limit. The brown shading on this map indicates the property is within lands zoned for residential development, as are those immediately to its east and west where construction of housing is currently ongoing.

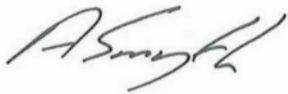
The council is required to undertake a review of all existing zonings to determine whether their status remains necessary in the emerging local development plan. This review is yet to be undertaken however, given the location of the property between two ongoing residential schemes its residential landuse status would be a material consideration for any future development proposal, particularly as it will remain inside the Carryduff settlement limit.

Although the council can give no surety on its future status, and I would emphasize that the detail of this letter is given without prejudice to the final outcome of the review of landuse zonings, there is no basis to the information you have been given that the property will cease to be zoned for housing in January 2023.

I note you have also been told that the property is zoned as employment rather than housing land. I would advise that it was zoned for employment use, along with those lands to its east in the previous, draft version of BMAP. Whilst both housing and employment are technically possible, the ongoing housing development on the adjacent lands suggest it prudent to consider the property would remain more appropriate as zoned housing land.

I trust this addresses the points raised in your letter and gives some surety, rather than that information and timeframes provided to you by other parties.

Your sincerely

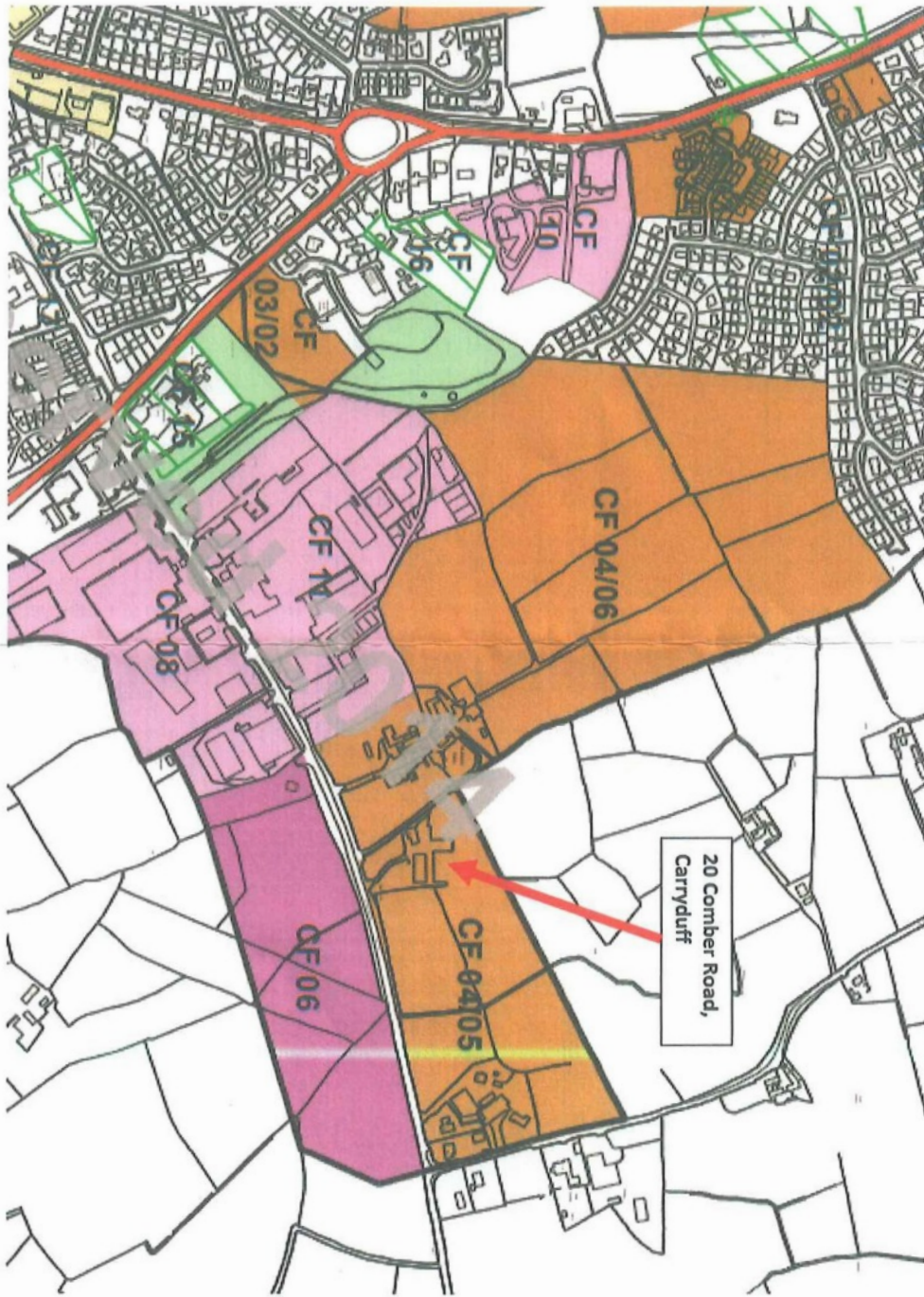


Adam Smyth  
Senior Planning Officer

On behalf of;  
Conor Hughes,  
Head of Planning  
Lisburn & Castlereagh City Council

Enc: Map Extract, Carryduff, BMAP 2015





Belfast Metropolitan Area Plan (BMAP) 2015, extract from Map 3/001 – Carryduff



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