



Northern Ireland Housing Land Availability Summary Report 2012

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1.0 Introduction

- 1.1 The Northern Ireland Housing Land Availability Summary Report 2012 (NIHLASR) has been prepared by the Development Plan/GIS Support and Guidance Team (DPSGT) within the Strategic Planning Division (SPD) of the Department of the Environment (DOE) using Housing Land Availability Monitor information.¹
- 1.2 This report uses the housing baseline established by the Regional Development Strategy for Northern Ireland 2025 (RDS), ie the end of December 1998 and shows housing land availability across Northern Ireland for those settlements designated in Development Plans.
- 1.3 The Report comprises tabular information extracted from Housing Monitor data compiled by Area Plan Offices (APOs) within the Local Planning Division (LPD) of DOE and with the assistance of Land and Property Services (LPS). More detailed information by site and settlement is available from the relevant APO. A list of the relevant contacts for each Council Area / District is attached to this report at Annex 1. A charge for the production of detailed information may be levied to cover necessary administrative costs.

2.0 Purpose

- 2.1 The purpose of the annual Housing Monitor is: -
- (a) To monitor the course of housing development in settlements with regard to the RDS.²

¹ The SPD functions are under the Planning & Local Government Group within the DOE and the websites are www.planningni.gov.uk and <http://www.doeni.gov.uk/>.

² The Department for Regional Development published the revised RDS 2035 in March 2012. The purpose of the revised RDS is to provide an overarching spatial framework to influence the future distribution of activities throughout the Region to 2035. It aims to provide context and evidence, as well as a framework and guidance, for where development should happen.

- (b) To monitor progress of housing development in settlements in accordance with the provisions of prevailing Development Plans.
 - (c) To inform the preparation of Development Plans with regard to the allocation of land for housing.
 - (d) To provide information on the available potential for further housing development in settlements.
- 2.2 The Housing Land Availability Monitor (HLAM) does not interpret the information gathered which is assessed as necessary and appropriate by Area Plan Teams during the preparation of development plans.

3.0 Methodology – A New Approach

- 3.1 Prior to the de-agentisation of Planning Service in April 2011, the Housing Monitor assessment was based on an annual survey of housing monitor sites carried out during the summer months of each year by each Divisional Planning Office (DPO). The detailed housing information by settlement and site was compiled by the DPOs for the district councils within their respective operational areas. The NIHLASR summarised the housing monitor data compiled by each DPO.
- 3.2 In 2011, the Department reviewed the methodology of previous Housing Monitors in order to establish if a more cost-effective approach could be devised for future use. Accordingly, LPS were asked by the Department to undertake a pilot study using a Geographical Information System (GIS) based solution to deliver a reliable estimate of housing completions across Northern Ireland over a specified period and housing land availability at a given point in time. This GIS based solution was based upon information derived from building control completion certificates provided by District Councils. Following the encouraging results of the pilot study, the department decided to roll this new methodology out to cover all twenty-six District Councils areas and to complete the 2011 NIHLASR.

- 3.3 The 2012 NIHLASR is the second summary report based upon this new methodology. In terms of the output tables, LPS supplied housing monitor information for each of the monitorable sites for the period 1st Aug 2011 to 31st July 2012 as well as the completed 26 district summary tables in the format which they have traditionally appeared in the annual NIHLASR.
- 3.4 The use of the new methodology may give rise to discrepancies when its outputs are compared with those of previous reports. Nevertheless, it is considered that such discrepancies will reduce as the methodology evolves and DPSGT will work with LPS to quality proof the study and check the robustness of the data.
- 3.5 The Monitor covers all settlements as defined in prevailing development plans but excludes dwellings in the open countryside. It identifies the number of dwelling units completed and the area of land developed and assesses the available potential of land and dwellings that remains undeveloped on monitored sites within settlements in all Council Areas. It should be noted that apartments are included in the Housing Monitor as dwellings.

4.0 **Monitored Sites**

- 4.1 The monitor sites are those identified as potentially suitable for residential development in prevailing development plans through zonings and any other urban sites that have been granted planning permission for residential development by means of a planning application. Sites where planning approval has expired will continue to be monitored where it is considered that potential for residential development still exists ie, through renewal of a planning approval. Other land within settlements that is not included in the housing monitor will become a monitored site once identified as suitable for residential development as set out above.

4.2 The NIHLASR sets out the cumulative number of dwellings on monitored sites which include:

- new sites identified as suitable for residential development;
- incomplete sites carried forward from the previous year;
- completed sites to date.

4.3 A previously monitored site will be removed from the Monitor where any non-residential development commences or where a new or replacement development plan removes its potential for residential development. There may also be instances where land that has a potential for housing development is not currently available, for example, zoned Phase Two housing land in development plans or unresolved Article 31 applications. These sites will not be considered for monitoring until they become available for development.

4.4 In recent years, the HLAM has taken account of Draft Plan settlement limits and, therefore, new sites for monitoring may be identified from housing zonings in such plans. The inclusion of these sites in the HLAM will depend upon APO judgement on the likelihood of planning permission being granted for residential development. However, it should be noted that most, if not all, housing zonings in draft development plans are subject to objection and scrutiny at independent examination. Therefore, these sites will only become available for development if planning permission is granted, following the adoption of the plan.

4.5 In order to calculate the number of dwellings available in situations where only the site area is known, an estimate of likely density is used. This is based, where possible, on characteristics such as site location, landform or adjacent development form and density. Where this approach has not been considered reasonable, an average density has been applied to the site depending on the location and other relevant

planning considerations specific to the wider area. Where actual development densities vary from that assumed, adjustments will be made and reflected in the next annual Housing Monitor.

- 4.6 The Housing Monitor records net housing gain for each site. This involves taking account of fit housing that is lost to make way for new housing. It is acknowledged that there may be instances where the gross total may not have taken account of fit housing which was replaced. Where this is identified, appropriate adjustment will be made in the following Housing Monitor.
- 4.7 The Housing Monitor takes into account infrastructure constraints such as roads for access or sewerage and these are indicated in the supplementary text that accompanies the Summary Tables. Such sites are included in the total potential but it is accepted that they may only become available over time. It is also acknowledged that some of the potential for housing development in settlements might not be realised due to other constraints, including the refusal of landowners to release their land for development.
- 4.8 In addition, it is also current practice to keep within the Housing Monitor those sites that have received planning approval for housing but has expired, unless a known change in circumstances arises such as;
- (a) a subsequent refusal of planning permission for residential development; or
 - (b) development for non-residential use having taken place; or
 - (c) where a development plan revises this potential.

5.0 Summary Tables, Graphs and Comments

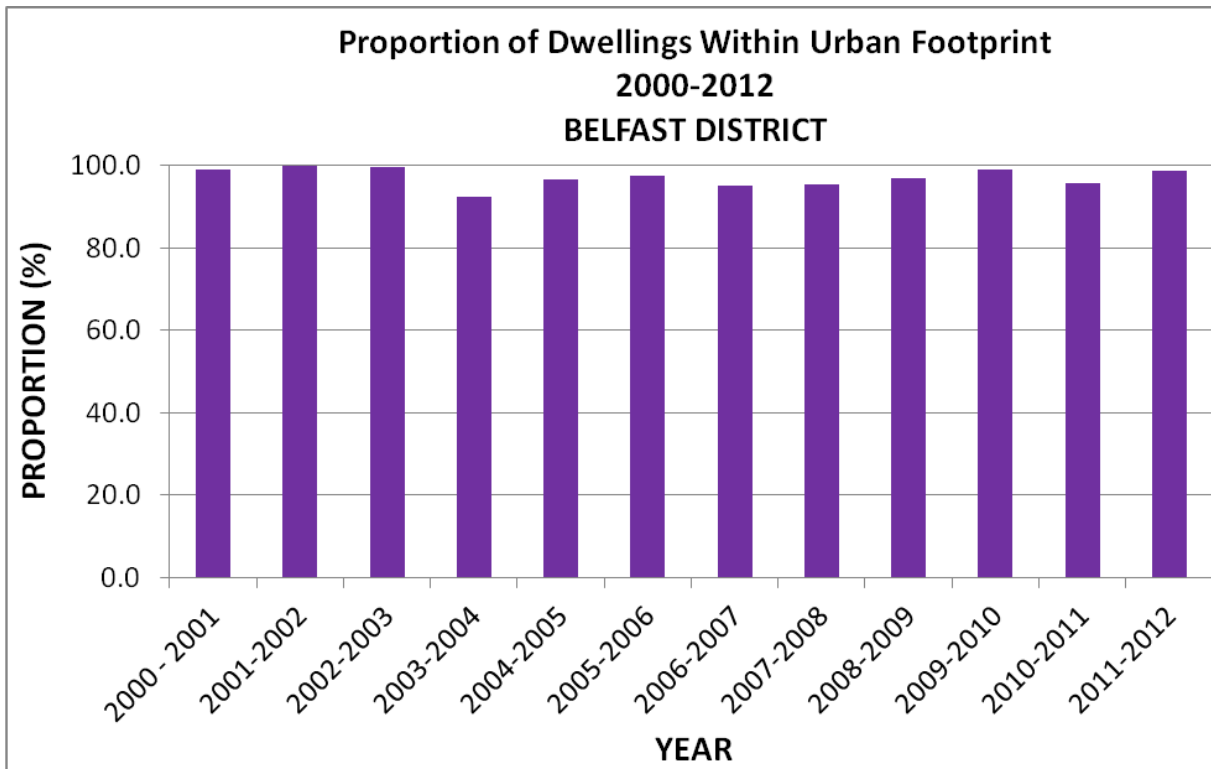
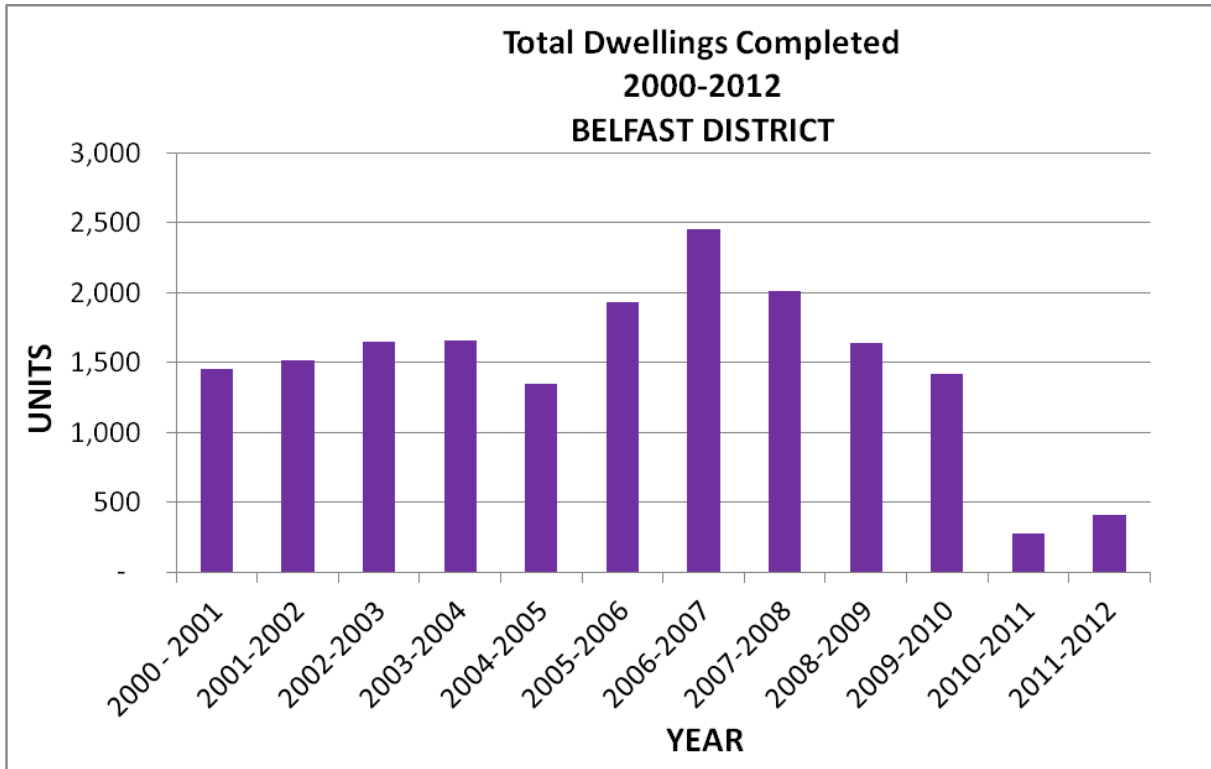
- 5.1 In the following Summary Tables the potential housing supply information as at 2012 is set out by **District** (Council area) within the Belfast Metropolitan Area. Elsewhere, the District is grouped in accordance with the Divisional Planning Office that has Housing Monitor responsibility for specific Council areas.

- 5.2 The Belfast Metropolitan Area comprises Belfast, Carrickfergus, Castlereagh, Lisburn, Newtownabbey and North Down Councils.
- 5.3 The **Sector** column further sub-divides the District into the main and other settlements. The main settlements are also further categorized where appropriate into either the identified 'Urban Footprint' at the year 2001 or 'Greenfield'. Under the revised RDS 2035, the urban footprint is defined as the continuous built up area of the settlement. Housing built in the open countryside is not included.
- 5.4 The **Units Complete 31st December 1998 to 31st July 2012** column shows the cumulative total of dwellings completed to date from 31st December 1998 (the start of the Regional Development Strategy Housing Allocation period).
- 5.5 The **Units Complete 1st August 2011 to 31st July 2012** column shows the number of dwellings completed between Summer 2011 and Summer 2012 by Sector and District.
- 5.6 The **Area Developed 31-12-98 to 31-07-12** column shows the area of land developed to date from 31st December 1998 (the start of the Regional Development Strategy Housing Allocation period).
- 5.7 The **Area Developed 01-08-11 to 31-07-12** shows the area of land developed between Summer 2011 and Summer 2012 by Sector and District.
- 5.8 The **Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12** column shows the portion of land developed within the urban footprint between Summer 2011 and Summer 2012 expressed as a percentage of the total land developed by Sector. (See 5.14)
- 5.9 The **Available Potential (Hectares)** column shows the area of land estimated as available for additional dwelling completions within the monitored sites by Sector and District as at 1st August 2012.

- 5.10 The **Available Potential (Dwelling Units)** column shows the respective estimated number of dwellings that could be accommodated on the available potential land by Sector and District.
- 5.11 The available potential figures in the tables relate to all the land within the monitored sites where development is not complete at the time of survey. This includes zoned and other land that has received planning permission for housing development until such times as the permission is implemented.
- 5.12 In addition, there are tables showing the proportion of dwellings potential situated on currently zoned land for the main settlements.
- 5.13 The format of the NIHLASR 2008 was altered to include three additional columns (see paragraphs 5.6 – 5.8). These were minor amendments to assist in improving the information available in the report and it has been decided to continue with these.
- 5.14 There are bar graphs showing the total dwellings completed and the proportion of dwellings within Urban Footprint for each district between 2000 – 2012 as well as graphs for Northern Ireland totals. Please note that the Urban Footprint Proportion represented in these graphs only applies to settlements with a population of 5,000 or greater.

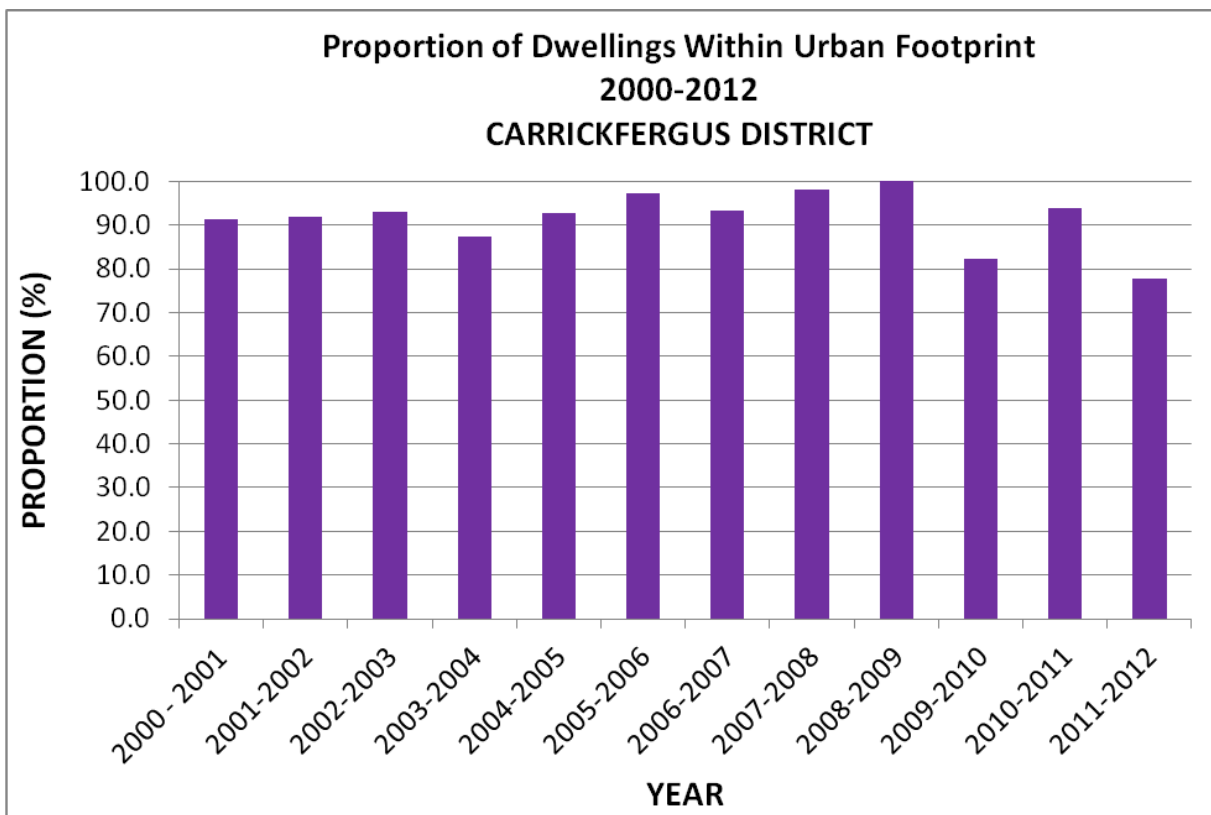
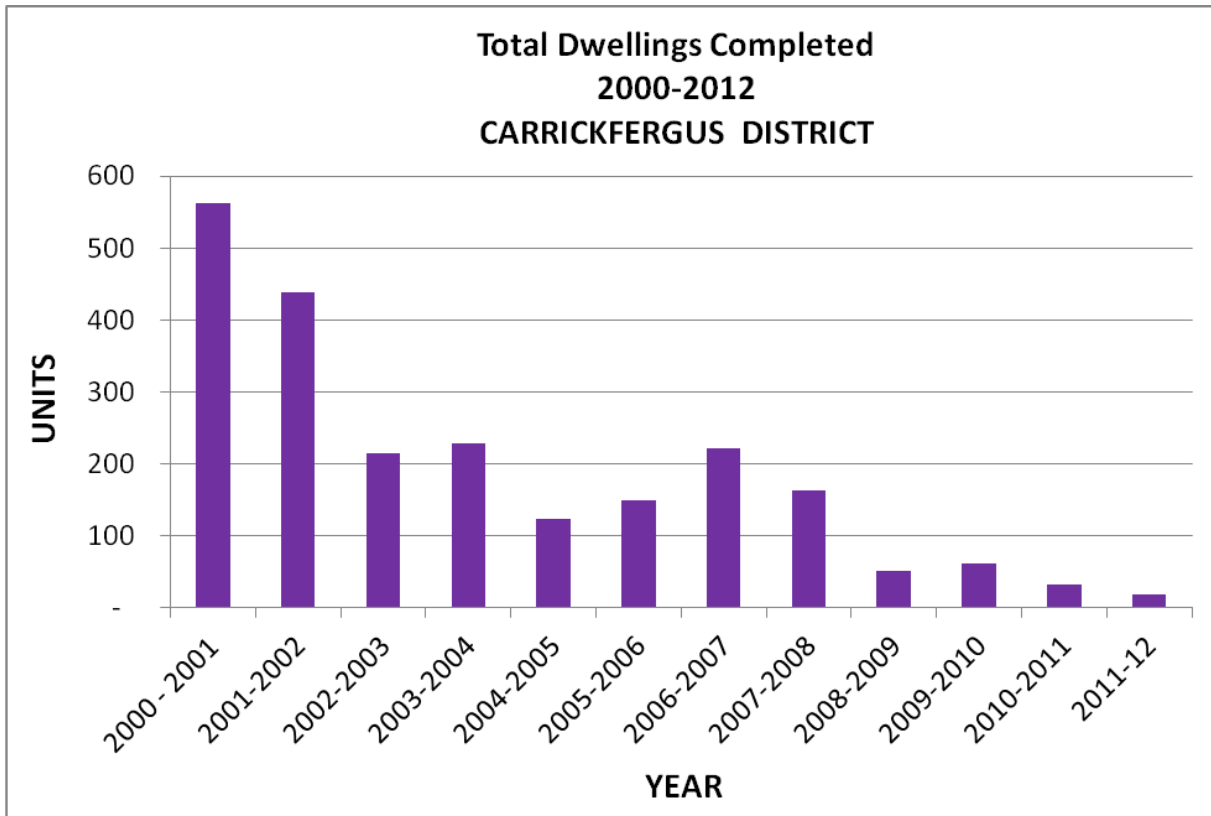
BELFAST METROPOLITAN AREA (BMA)

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-121	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST	Belfast							
	Urban Footprint		401		8.1		268.4	18160
	Greenfield		5		0.3		37.1	931
	TOTAL	18935	406	359.5	8.4	98.8	305.5	19091
	Other Settlements	3	0	0.5	0.0		1.3	23
DISTRICT TOTAL	18938	406	360.0	8.4	98.8	306.8	19114	



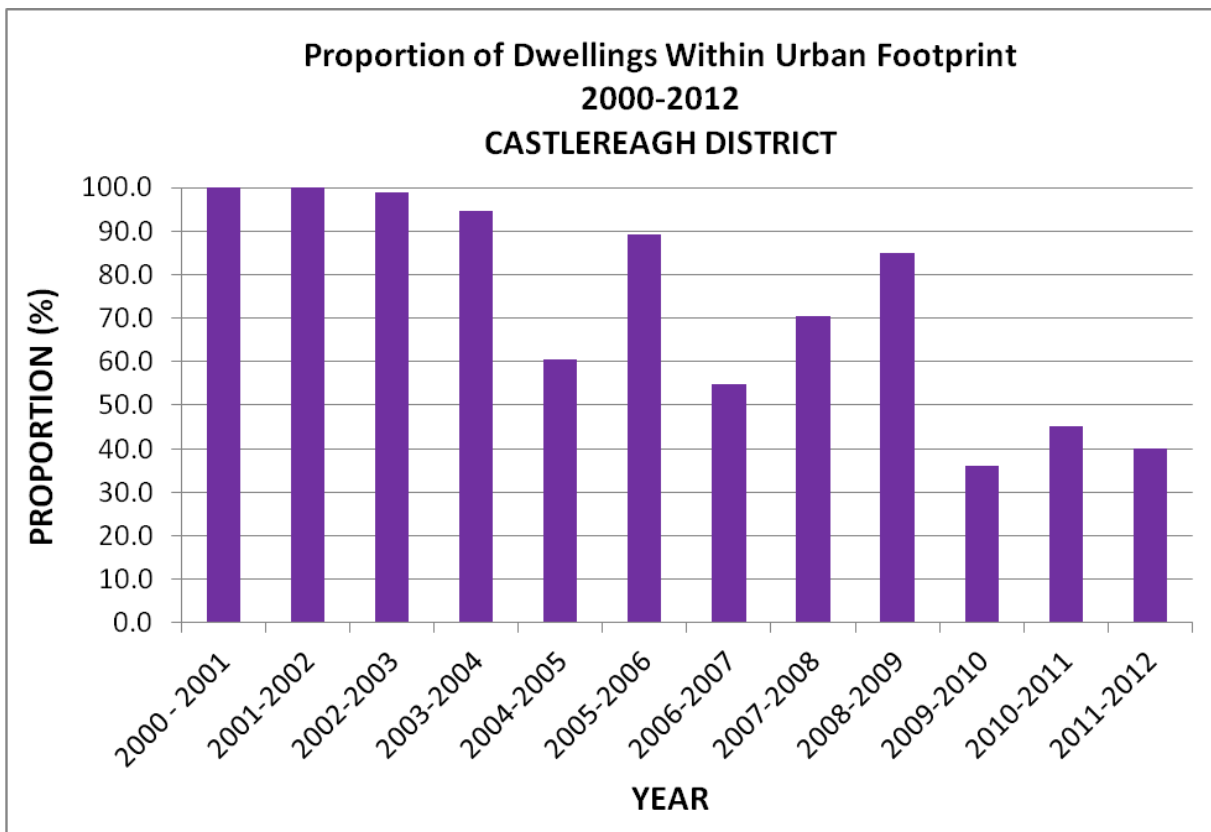
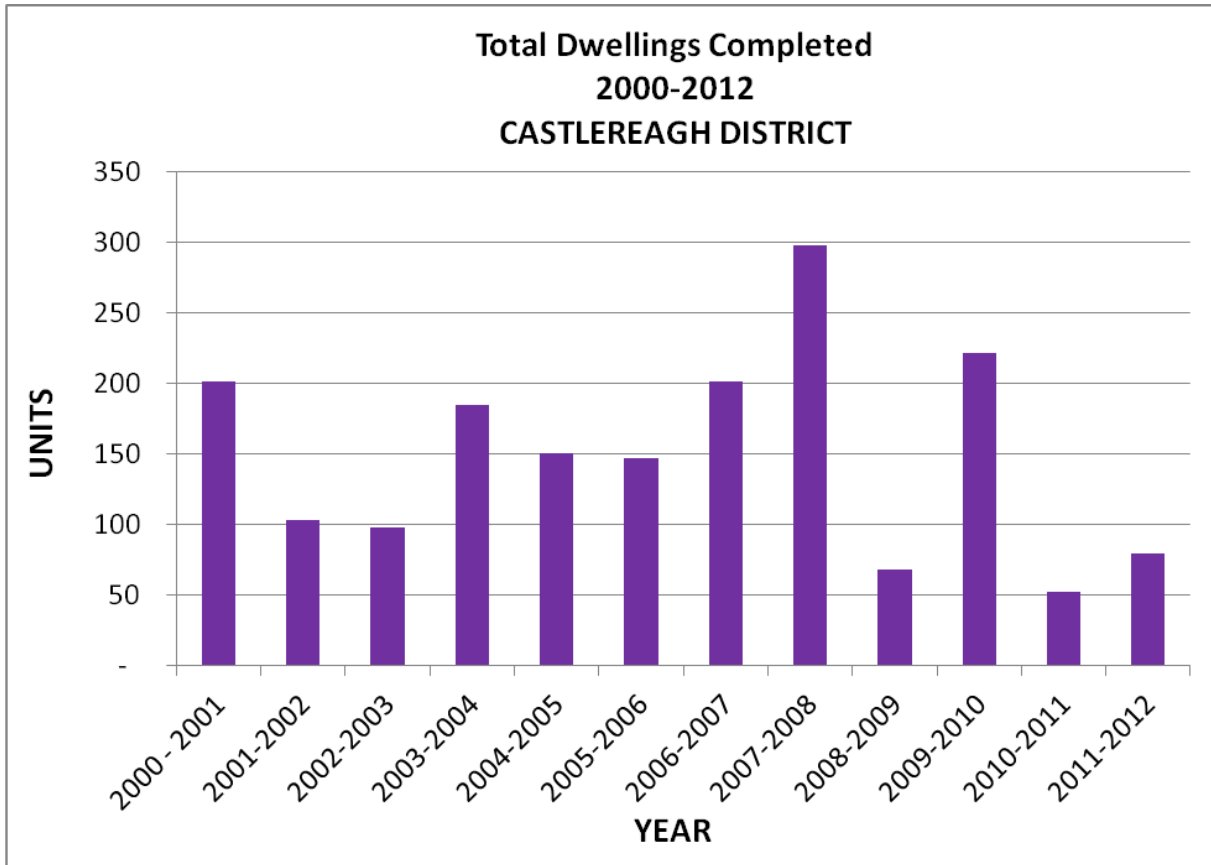
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District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
CARRICKFERGUS	Carrickfergus (town)							
	Urban Footprint		13		0.9		98.2	2973
	Greenfield		0		0.0		1.9	36
	TOTAL	1813	13	77.4	0.9	100.0	100.1	3009
	Greenisland							
	Urban Footprint		1		0.1		28.9	715
	Greenfield		4		0.2		11.7	250
	TOTAL	418	5	19.4	0.3	20.0	40.6	965
	Whitehead							
	Urban Footprint		0		0.0		3.6	72
Greenfield		0		0.0		0.0	0	
TOTAL	248	0	11.3	0.0	0.0	3.6	72	
Other Settlements	5	1	0.7	0.1		0.5	11	
DISTRICT TOTAL	2484	19	108.8	1.3	77.8	144.8	4057	



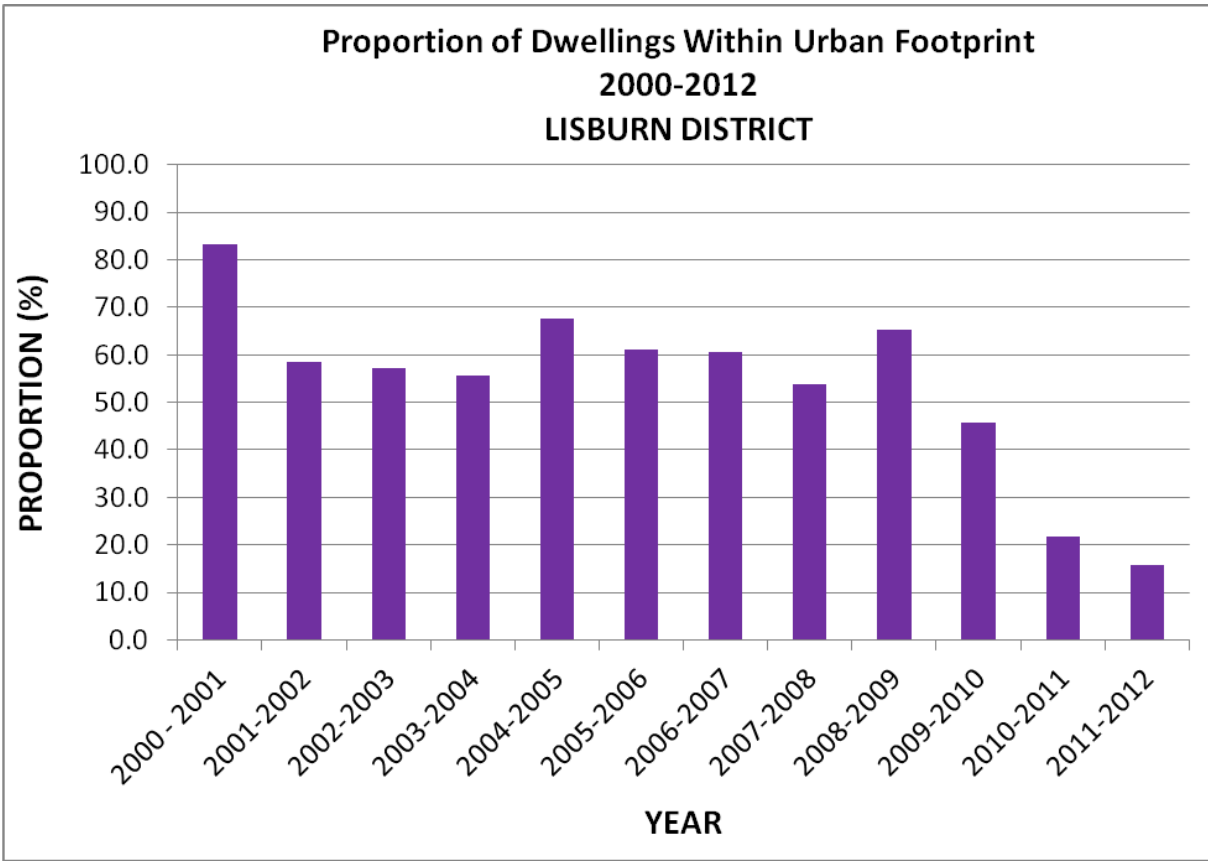
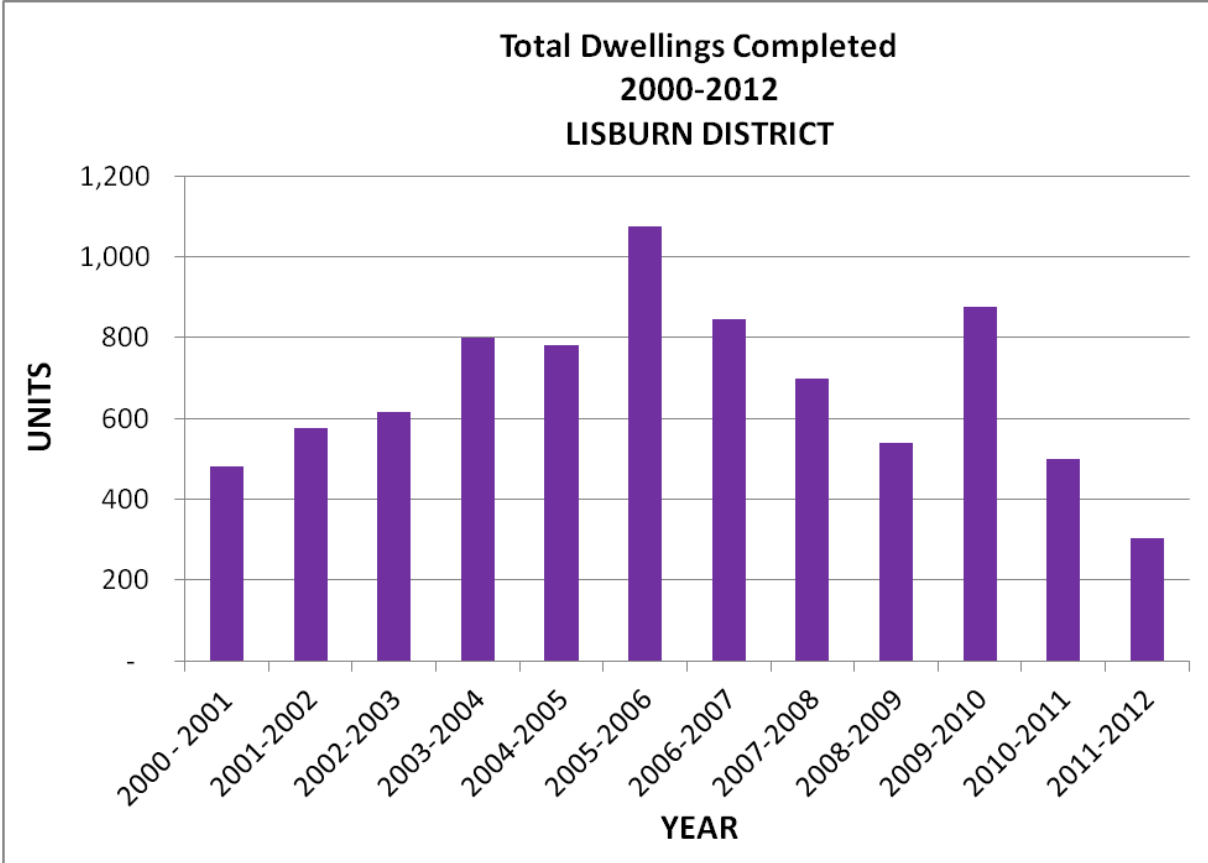
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District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
CASTLEREAGH	Castlereagh (BUA)							
	Urban Footprint		22		0.8		42.4	1519
	Greenfield		48		3.6		121.1	1844
	TOTAL	1855	70	79.1	4.4	31.4	163.5	3363
	Carryduff							
	Urban Footprint		10		0.4		7.4	240
	Greenfield		0		0.0		47.0	1136
	TOTAL	341	10	13.7	0.4	100.0	54.4	1376
	Other Settlements	38	0	1.1	0.0		8.1	147
	DISTRICT TOTAL	2234	80	93.9	4.8	40.0	226.0	4886



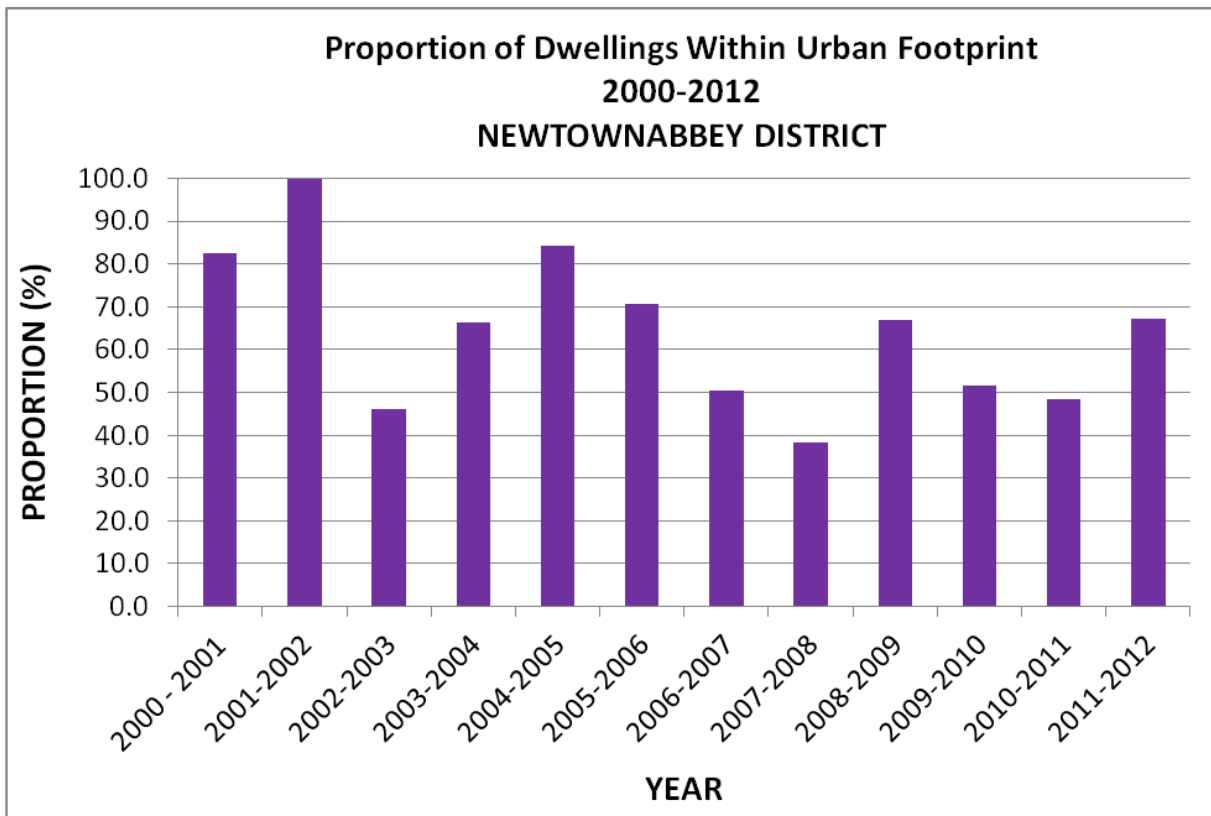
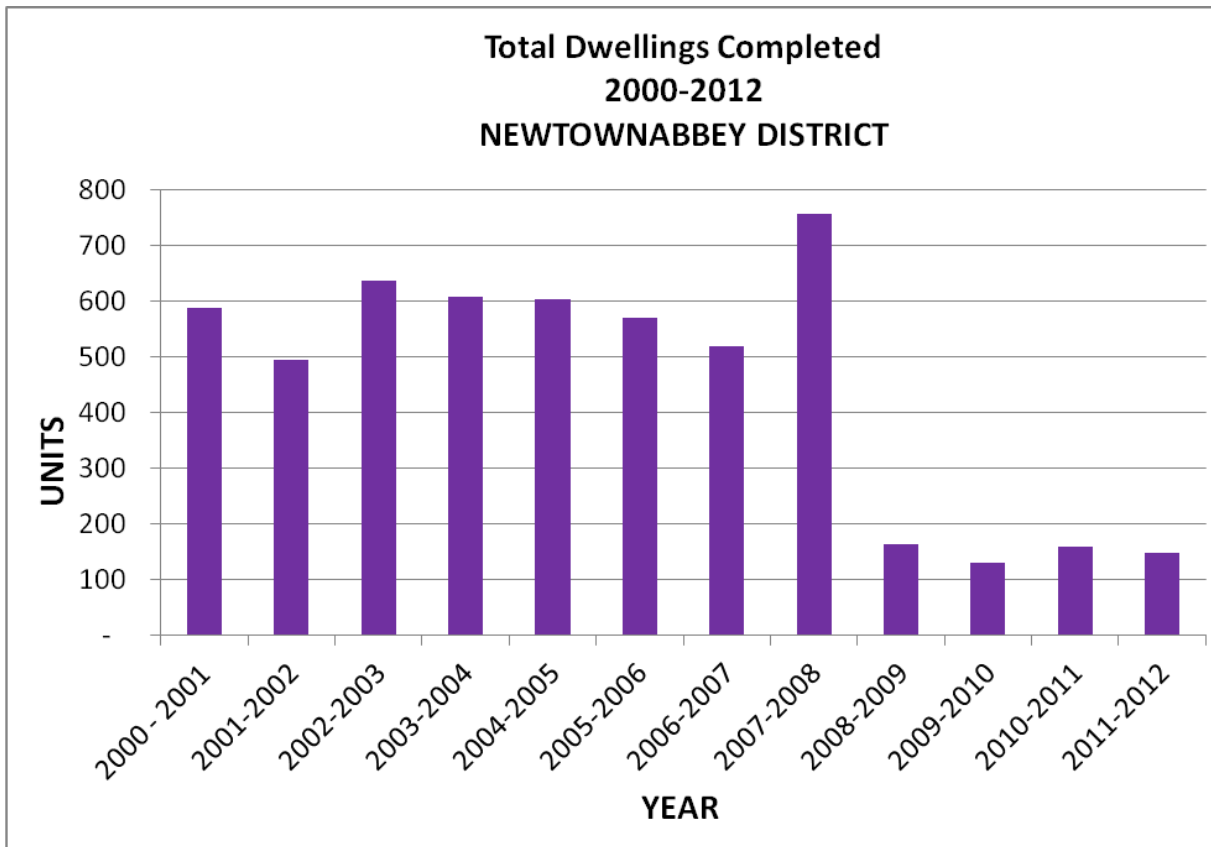
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District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
LISBURN	Lisburn (BUA)							
	Urban Footprint		2		0.1		32.7	1053
	Greenfield		63		4.1		9.8	157
	TOTAL	2581	65	124.6	4.2	3.1	42.5	1210
	Lisburn City (Non BUA)							
	Urban Footprint		34		0.9		58.1	2280
	Greenfield		121		4.8		147.9	3594
	TOTAL	3128	155	123.7	5.7	21.9	206.0	5874
	Hillsborough							
	Urban Footprint		1		0.1		7.9	164
	Greenfield		8		0.3		16.9	413
	TOTAL	389	9	20.0	0.4	11.1	24.8	577
	Moira							
Urban Footprint		1		0.1		10.8	210	
Greenfield		12		0.8		9.3	228	
TOTAL	454	13	30.2	0.9	7.7	20.1	438	
Other Settlements		1944	61	95.7	2.9	66.4	1448	
DISTRICT TOTAL		8496	303	394.2	14.1	15.7	359.8	9547



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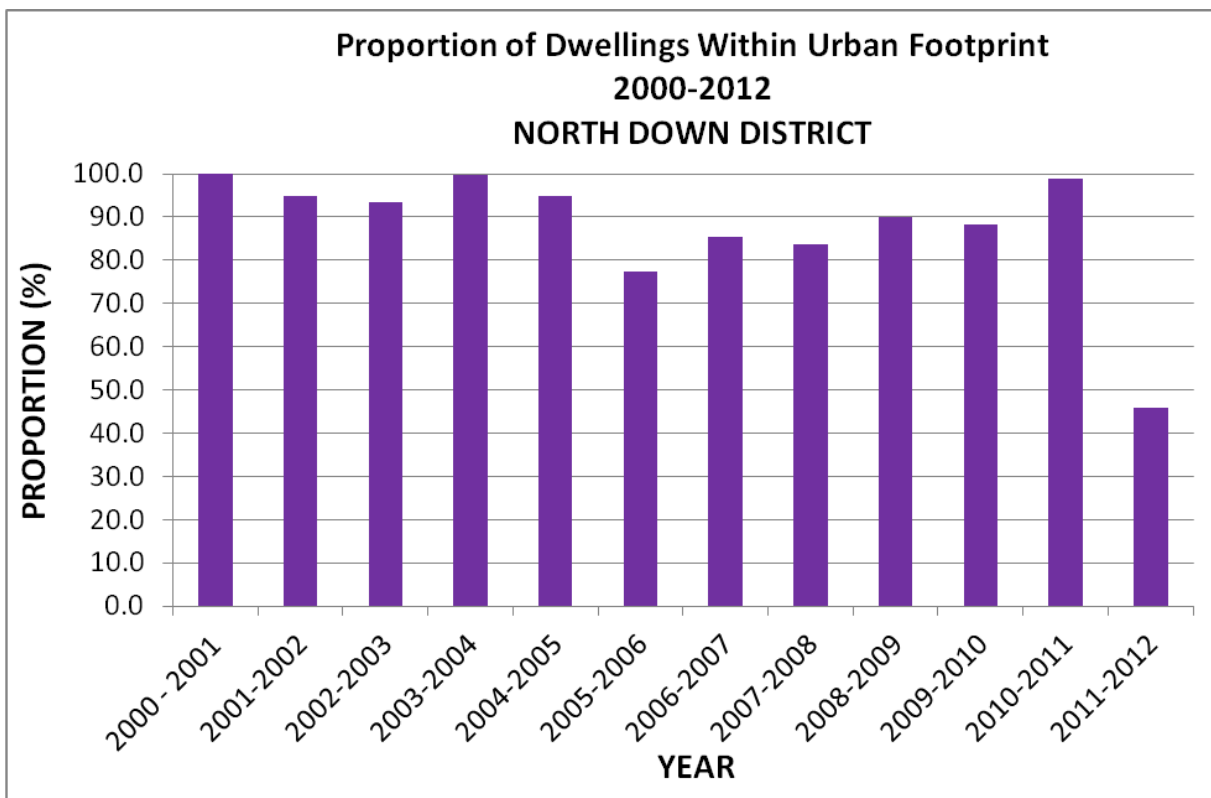
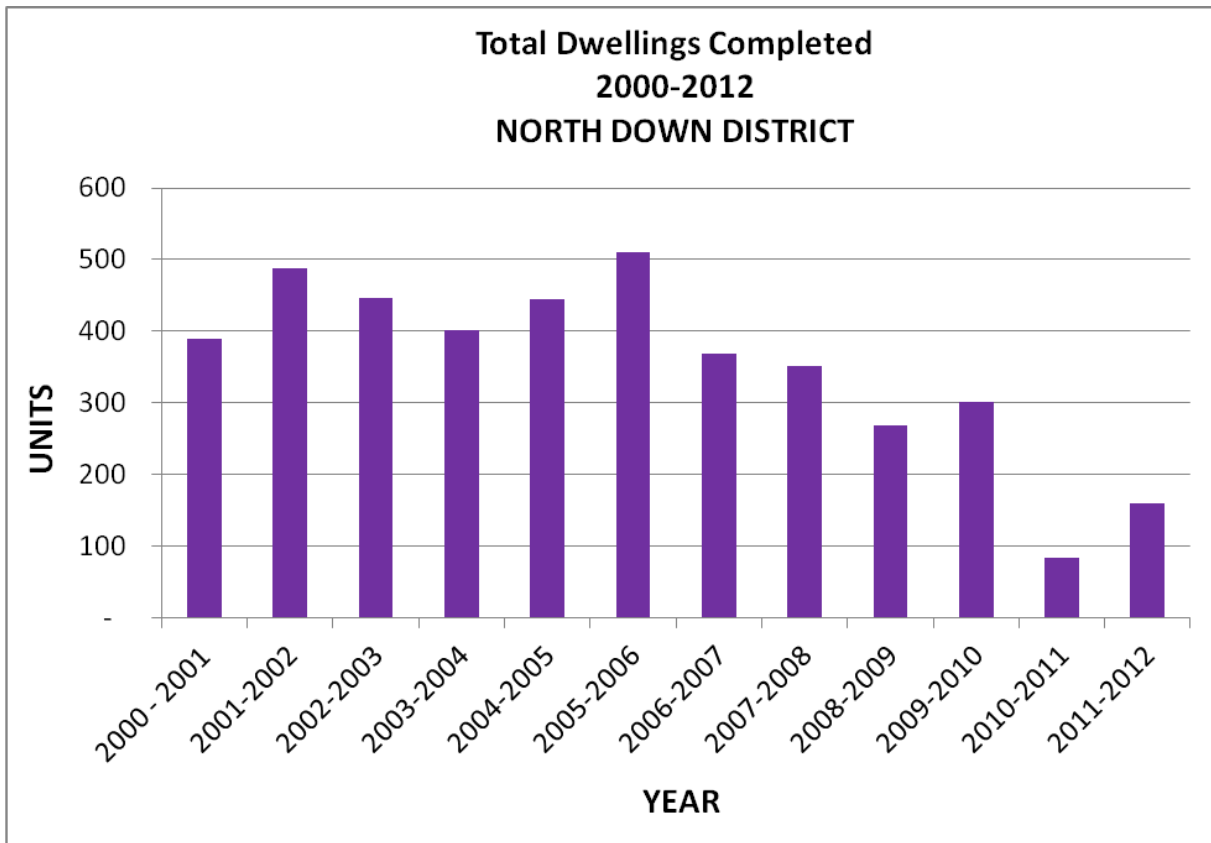
District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWTOWNABBEY	Newtownabbey (BUA)							
	Urban Footprint		56		1.8		86.4	2686
	Greenfield		37		1.5		29.5	725
	TOTAL	4461	93	206.2	3.3	60.2	115.9	3411
	Ballyclare							
	Urban Footprint		36		1.4		48.8	835
	Greenfield		8		0.3		117.9	2739
	TOTAL	979	44	36.3	1.7	81.8	166.7	3574
	Other Settlements	716	11	39.0	0.3		29.1	620
	DISTRICT TOTAL	6156	148	281.5	5.3	67.2	311.7	7605



BMA...cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
NORTH DOWN	Bangor							
	Urban Footprint		69		3.4		84.5	3339
	Greenfield		85		2.9		29.5	653
	TOTAL	4327	154	152.9	6.3	44.8	114.0	3992
	Hollywood							
	Urban Footprint		3		0.4		30.4	468
	Greenfield		0		0.0		0.0	0
TOTAL	371	3	23.1	0.4	100.0	30.4	468	
Other Settlements	297	2	14.8	0.0		11.5	166	
DISTRICT TOTAL	4995	159	190.8	6.7	45.9	155.9	4626	

NB: Figures for these six districts have been adjusted to take account of the draft Belfast Metropolitan Area Plan 2015.



BMA...cont'd.

BMA Main Settlements & Other Settlements Summary

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST METROPOLITAN AREA (BMA)	Main Settlements							
	Urban Footprint		649		18.5		808.5	34714
	Greenfield		391		18.8		579.6	12706
	TOTAL	40300	1040	1277.3	37.3	62.4	1388.1	47420
	Other Settlements	3003	75	151.9	3.3		116.9	2415
DISTRICT TOTAL		43303	1115	1429.2	40.6	62.4	1505.0	49835

BMA...cont'd.

BMA District Summary

District	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
Belfast	18938	406	360.0	8.4	98.8	306.8	19114
Carrickfergus	2484	19	108.8	1.3	77.8	144.8	4057
Castlereagh	2234	80	93.9	4.8	40.0	226.0	4886
Lisburn	8496	303	394.2	14.1	15.7	359.8	9547
Newtownabbey	6156	148	281.5	5.3	67.2	311.7	7605
North Down	4995	159	190.8	6.7	45.9	155.9	4626
BMA Total	43303	1115	1429.2	40.6	62.4	1505.0	49835

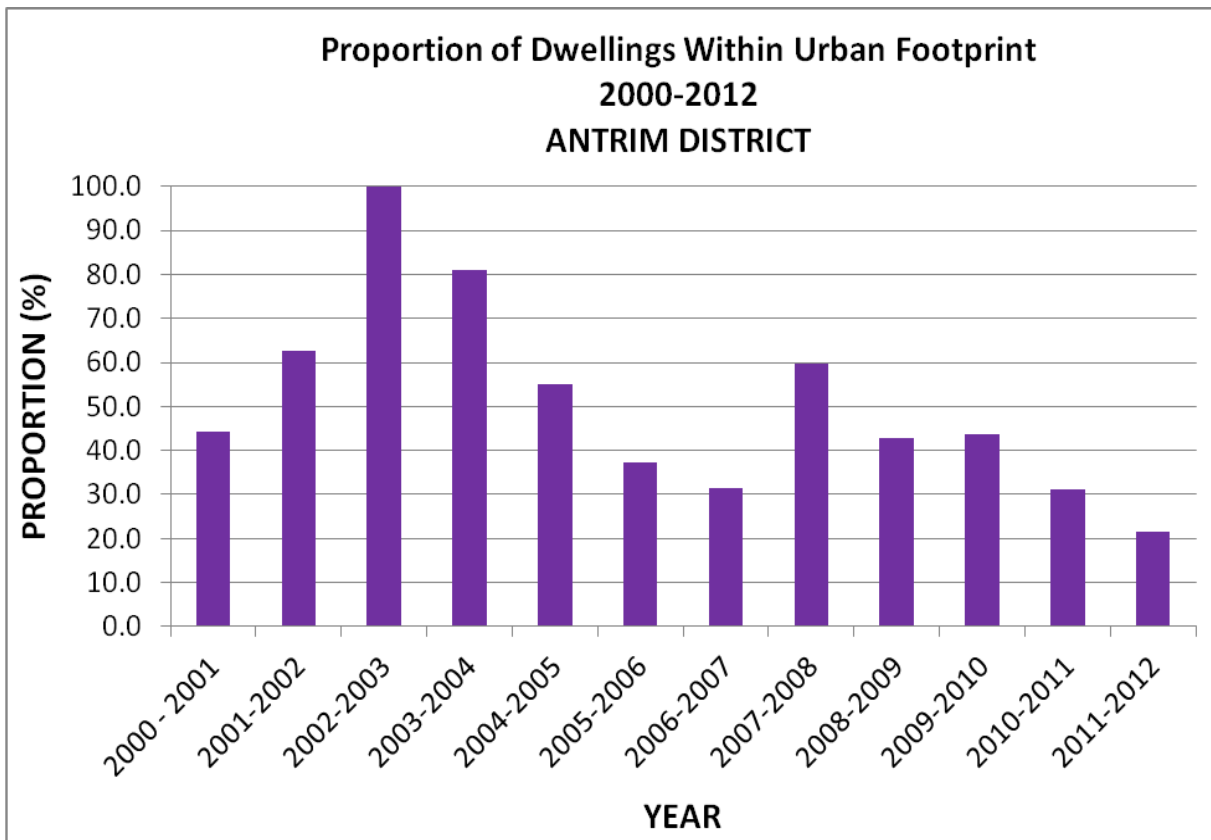
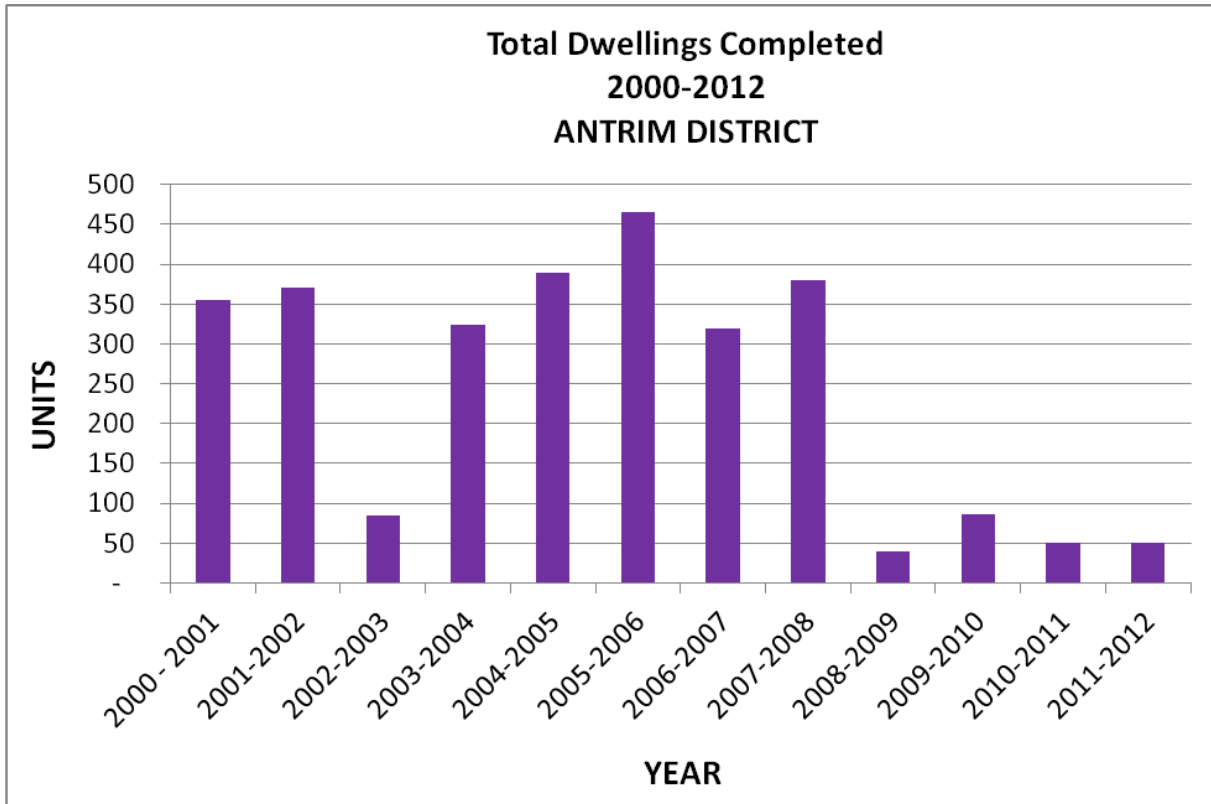
BMA...Cont'd.

Proportion of Dwellings Potential Situated on Currently Zoned Land Within Main Settlements of BMA

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Belfast	19,091	4,305
Carrickfergus (Town)	3,009	2,197
Castlereagh (BUA)	3,363	2,158
Lisburn (BUA)	1,210	619
Lisburn City (Non BUA)	5,874	3,660
Hillsborough	577	472
Moira	438	368
Newtownabbey	3,411	1,873
Ballyclare	3,574	1,681
Bangor	3,992	2,014
Holywood	468	85

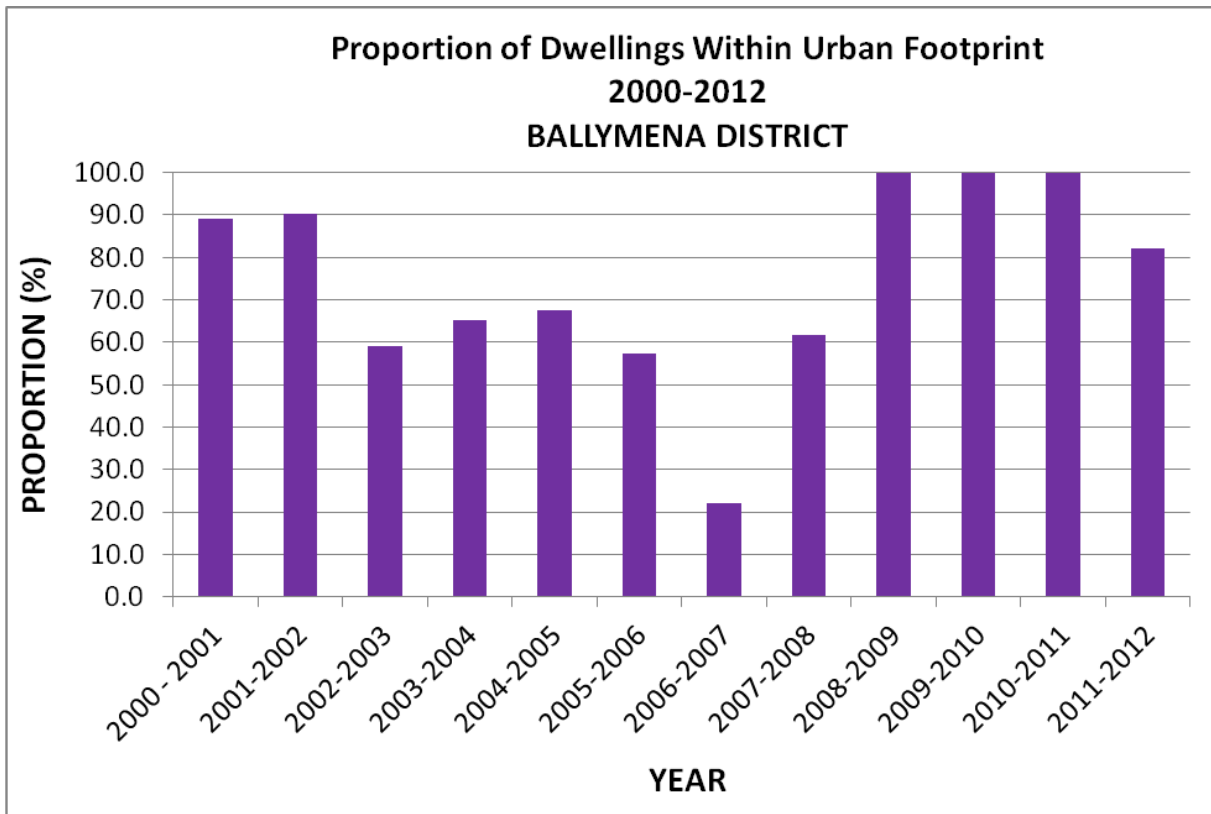
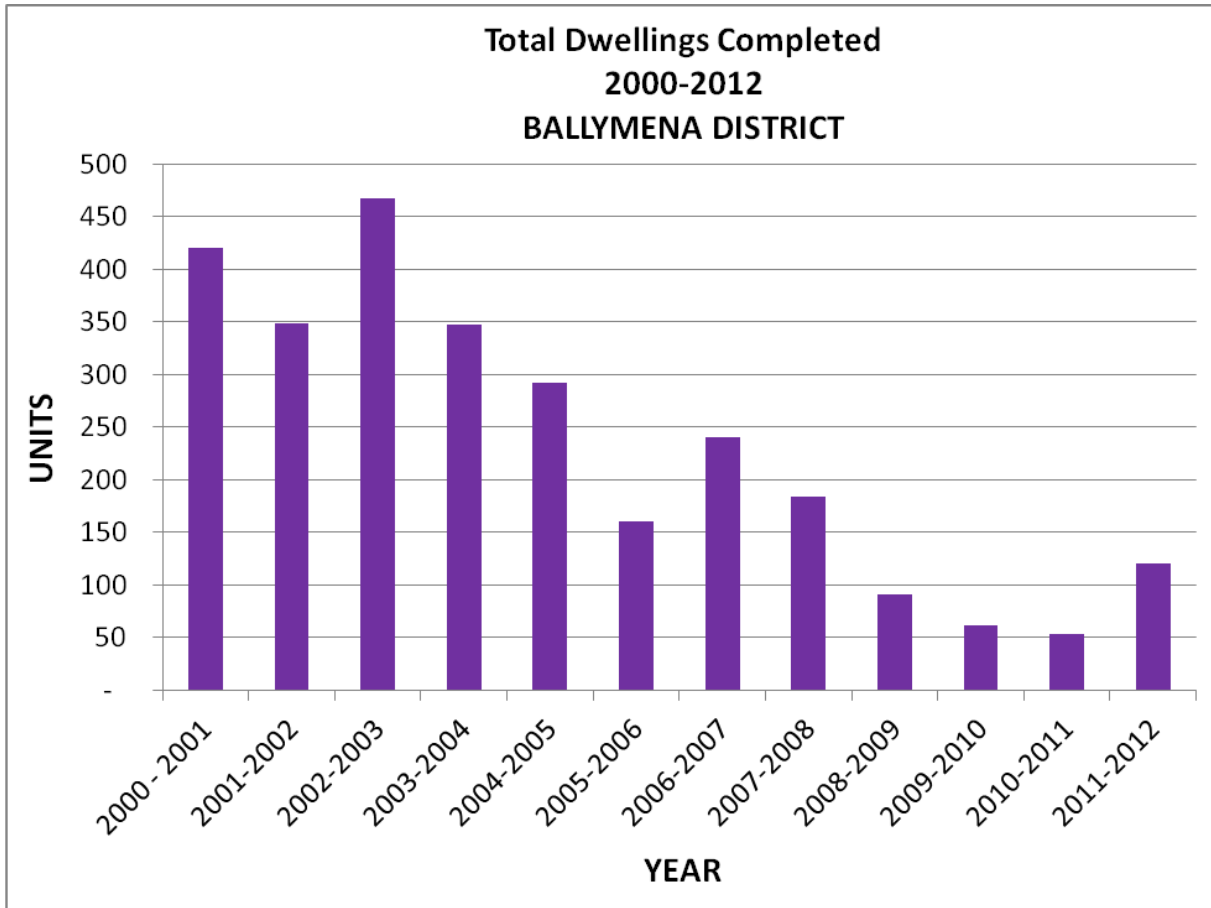
BALLYMENA DIVISION (excluding Carrickfergus)

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
ANTRIM	Antrim (Town)							
	Urban Footprint		4		0.1		42.2	1220
	Greenfield		30		1.0		23.4	803
	TOTAL	2213	34	89.9	1.1	11.8	65.6	2023
	Crumlin							
	Urban Footprint		0		0.0		9.5	315
	Greenfield		3		0.1		5.9	154
	TOTAL	398	3	14.8	0.1	0.0	15.4	469
	Randalstown							
	Urban Footprint		5		0.1		13.3	362
	Greenfield		0		0.0		13.6	229
	TOTAL	336	5	14.9	0.1	100.0	26.9	591
	Other Settlements	284	9	14.9	0.5		40.5	956
DISTRICT TOTAL	3231	51	134.5	1.8	21.4	148.4	4039	



Ballymena Division ... cont'd.

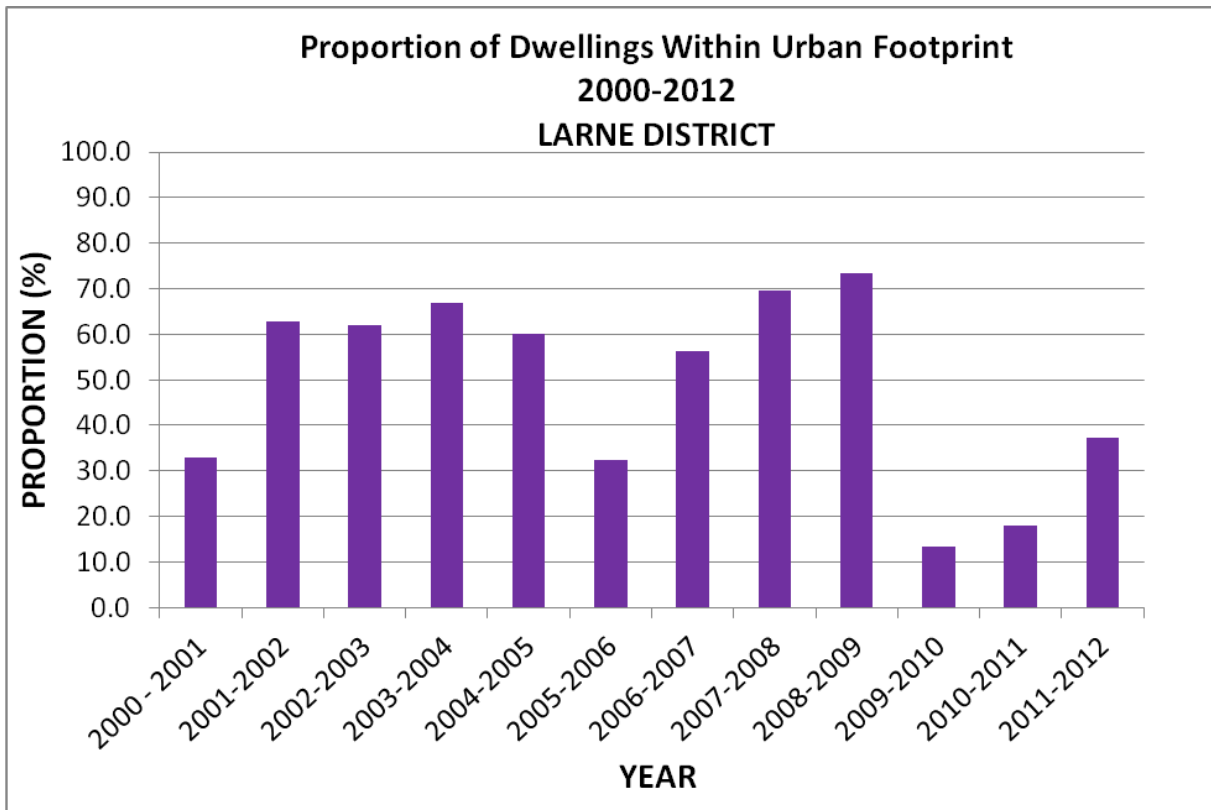
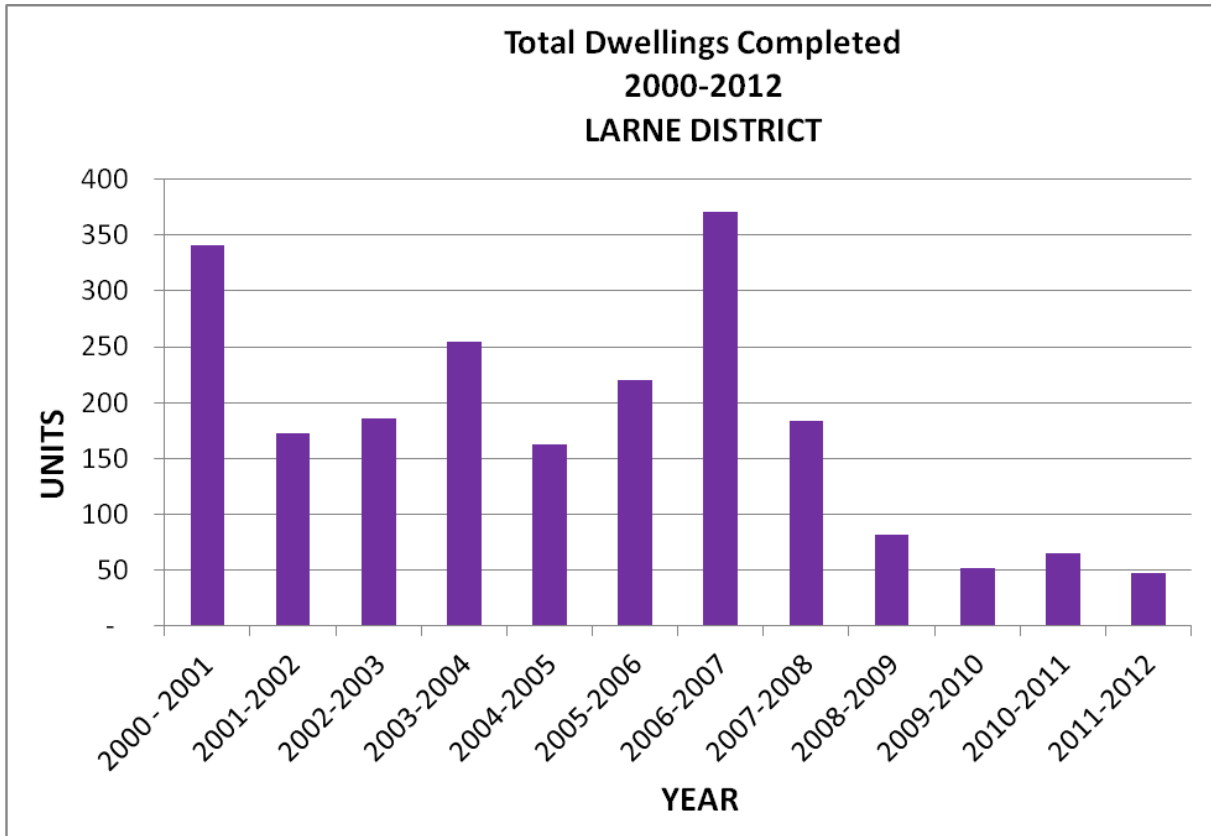
District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
BALLYMENA	Ballymena (Town)							
	Urban Footprint		32		1.4		68.7	1958
	Greenfield		7		0.2		66.4	1682
	TOTAL	1596	39	75.4	1.6	82.1	135.1	3640
	Other Settlements	1471	82	68.1	2.9		60.2	1667
DISTRICT TOTAL	3067	121	143.5	4.5	82.1	195.3	5307	



Ballymena Division ... cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
LARNE	Larne (Town)							
	Urban Footprint		16		0.2		37.9	1337
	Greenfield		27		1.2		57.8	1615
	TOTAL	1569	43	65.5	1.4	37.2	95.7	2952
	Other Settlements	776	4	37.0	0.4		53.5	1284
DISTRICT TOTAL	2345	47	102.5	1.8	37.2	149.2	4236	

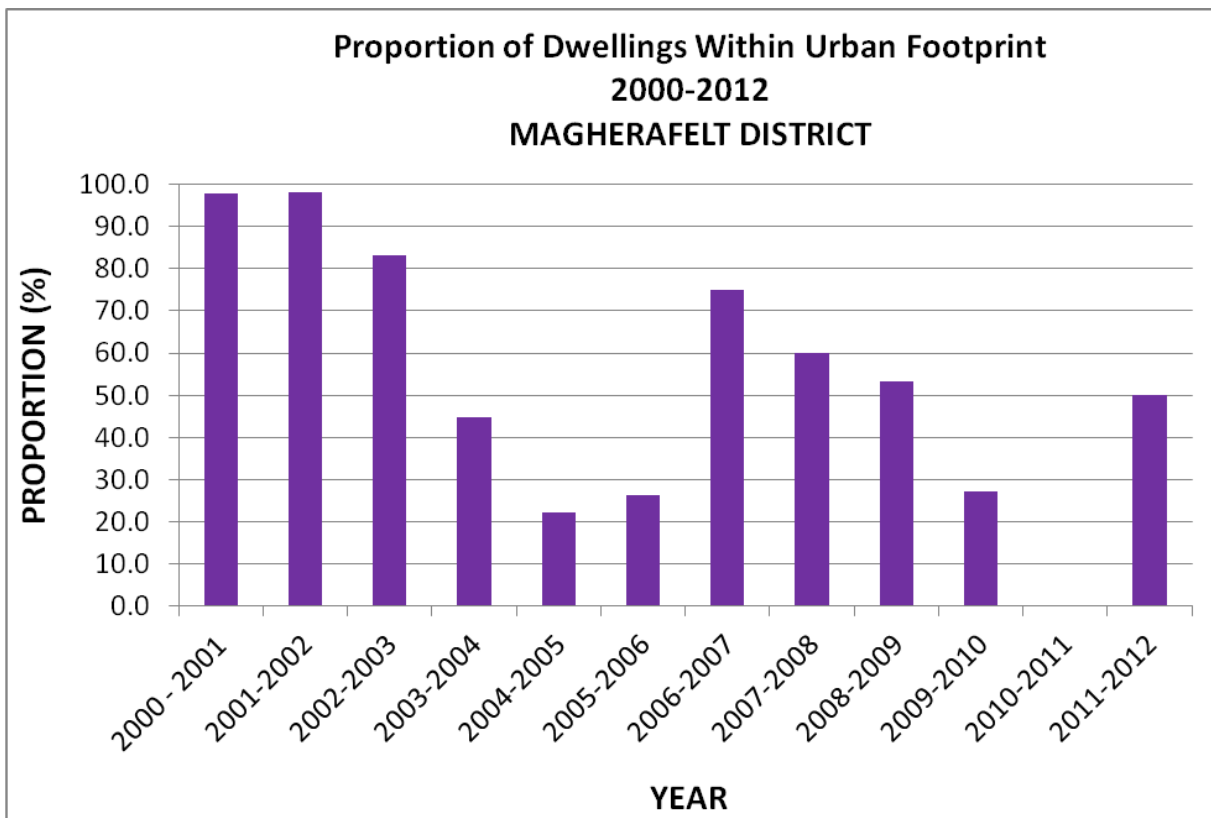
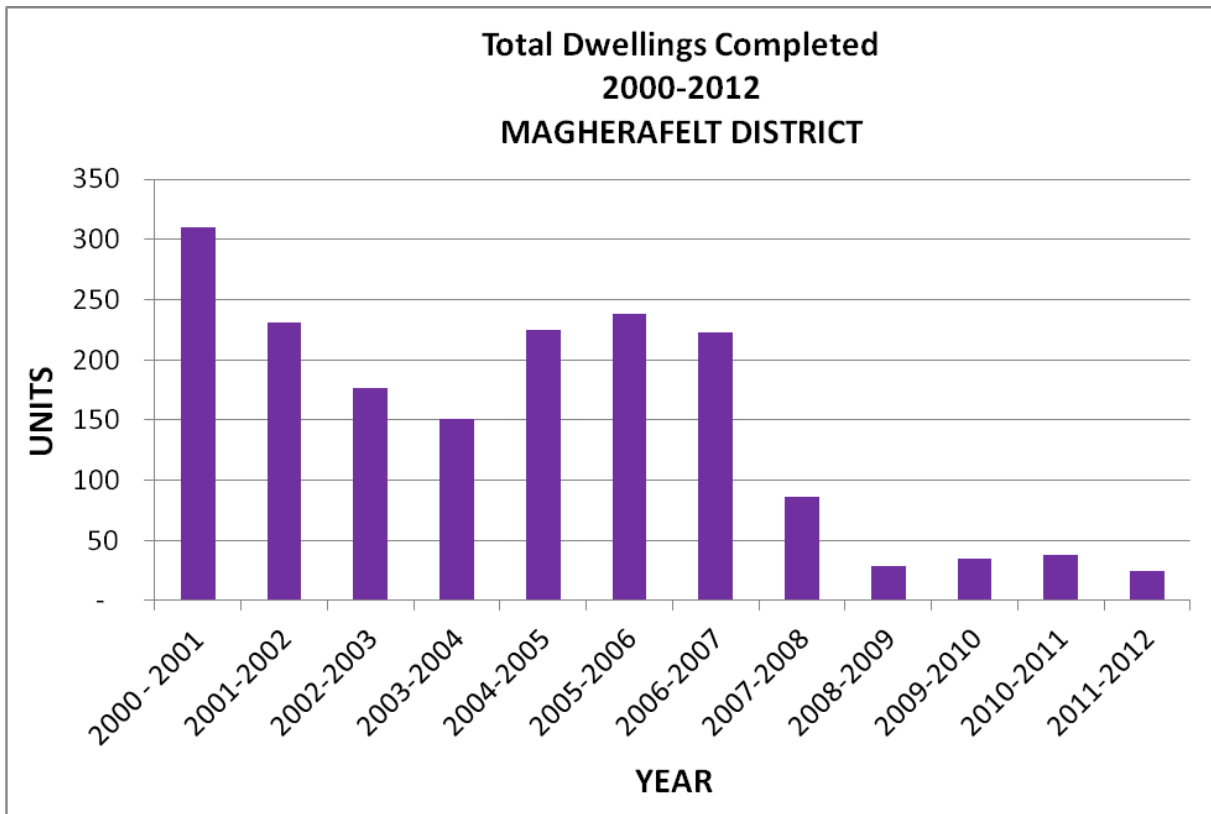
*(Excludes 450 no. dwellings approved at Magheramourne Quarry (F/2006/0131/O)



Ballymena Division ... cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
MAGHERAFELT*	Magherafelt (Town)							
	Urban Footprint		5		0.2		28.7	721
	Greenfield		0		0.0		44.9	1013
	TOTAL	374	5	22.1	0.2	100.0	73.6	1734
	Maghera							
	Urban Footprint		0		0.0		13.6	298
	Greenfield		5		0.4		11.3	243
TOTAL	330	5	18.6	0.4	0.0	24.9	541	
Other Settlements	1048	15	58.5	0.6		104.4	2184	
DISTRICT TOTAL	1752	25	99.2	1.2	50.0	202.9	4459	

* Figures for this district have been adjusted to take account of the Magherafelt Area Plan 2015



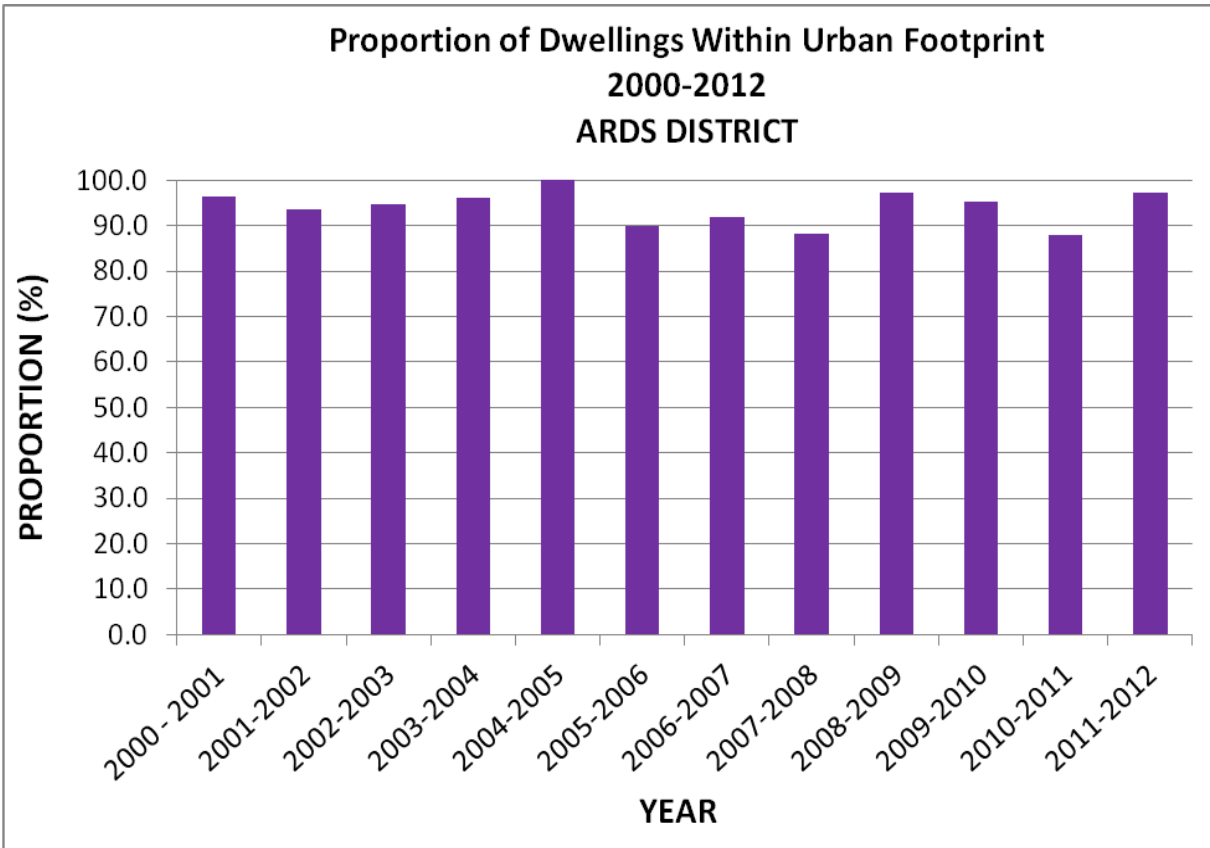
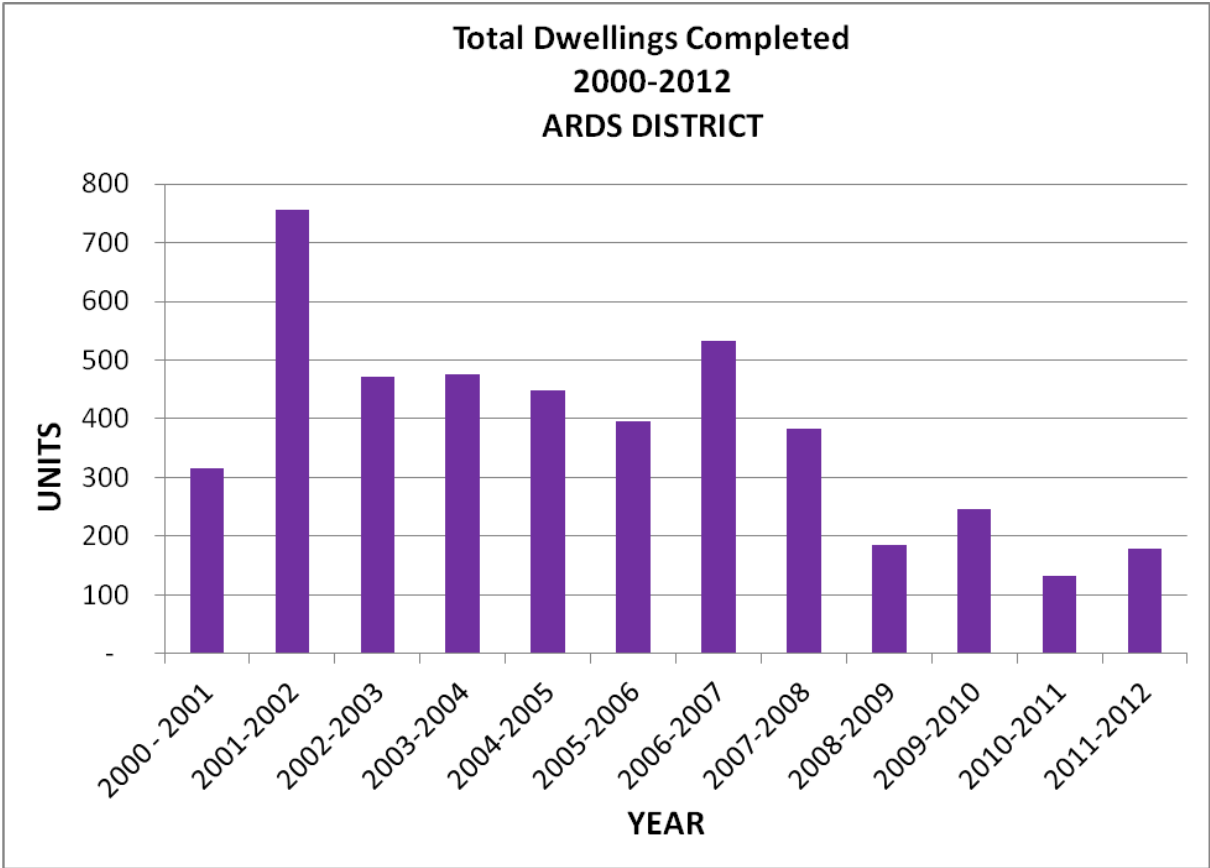
Ballymena Division ... cont'd.

**Proportion of Dwellings Potential Situated on Currently Zoned Land
within Main Settlements of Ballymena Division** (excluding Carrickfergus District)

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Antrim (Town)	2,023	725
Crumlin	469	173
Randalstown	591	229
Ballymena (Town)	3,640	2,103
Larne (Town)	2,952	1,879
Magherafelt (Town)	1,734	1,067
Maghera	541	311

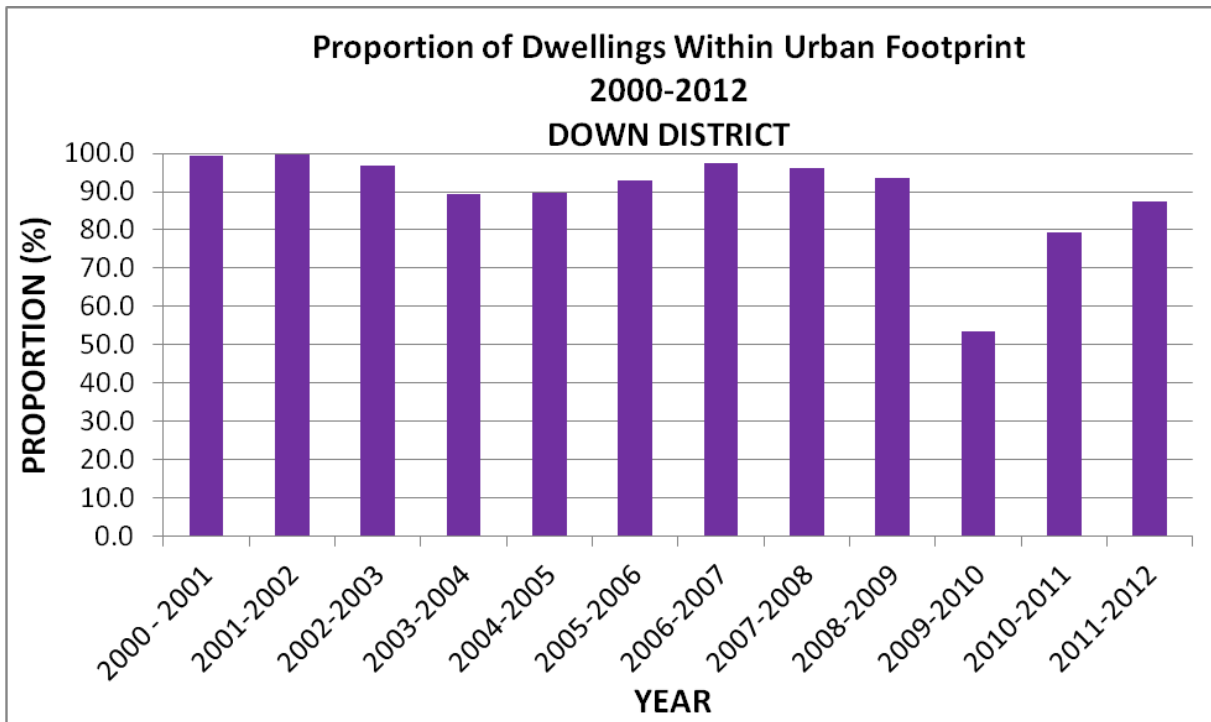
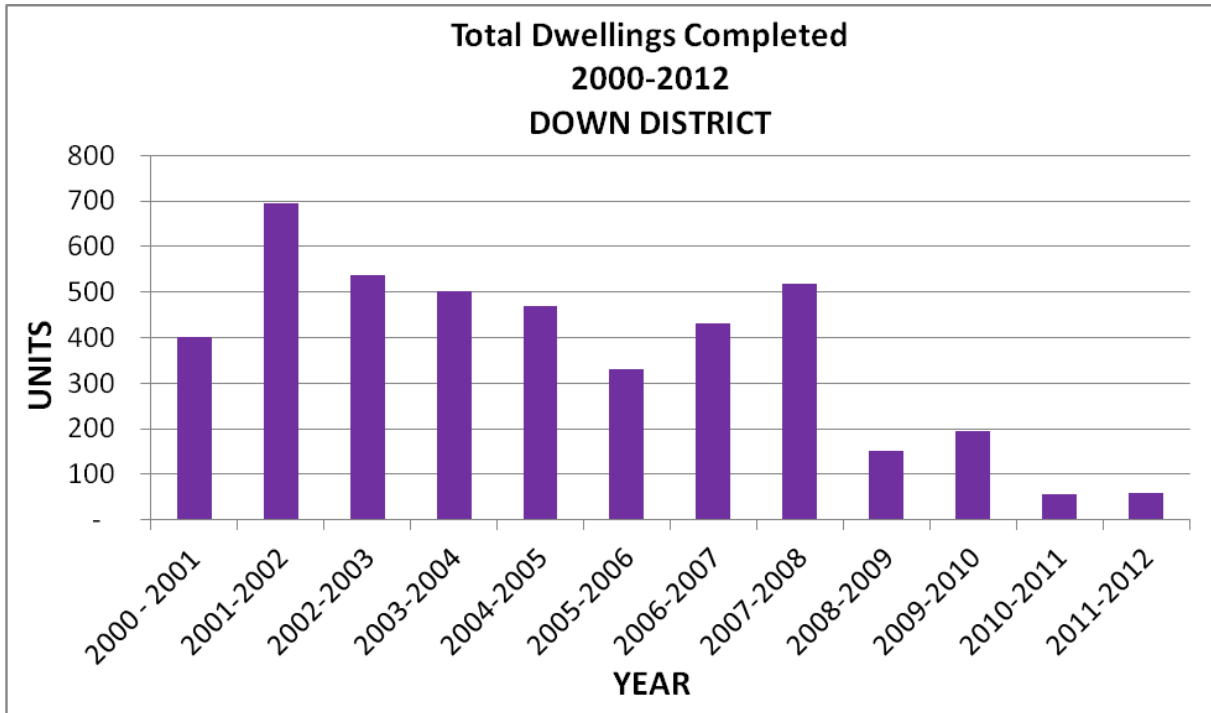
DOWNPATRICK DIVISION (excluding LISBURN and NORTH DOWN districts)

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
ARDS	Newtownards							
	Urban Footprint		120		1.7		60.3	1325
	Greenfield		3		0.1		146.4	2844
	TOTAL	1436	123	55.4	1.8	97.6	206.7	4169
	Comber							
	Urban Footprint		10		0.6		20.5	605
	Greenfield		0		0.0		49.5	991
	TOTAL	579	10	24.6	0.6	100.0	70.0	1596
	Donaghadee							
	Urban Footprint		2		0.1		18.7	389
Greenfield		1		0.2		25.1	328	
TOTAL	544	3	28.7	0.3	66.7	43.8	717	
Other Settlements		2331	43	121.4	1.9	109.9	2256	
DISTRICT TOTAL		4890	179	230.1	4.6	97.1	430.4	8738



Downpatrick Division...cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
DOWN	Downpatrick							
	Urban Footprint		12		1.4		42.4	662
	Greenfield		3		0.2		76.2	1551
	TOTAL	860	15	58.5	1.6	80.0	118.6	2213
	Ballynahinch							
	Urban Footprint		3		0.1		5.5	213
	Greenfield		0		0.0		53.0	1066
	TOTAL	465	3	21.0	0.1	100.0	58.5	1279
	Newcastle							
	Urban Footprint		6		0.3		15.2	333
Greenfield		0		0.0		15.9	468	
TOTAL	659	6	26.9	0.3	100.0	31.1	801	
Other Settlements	2776	36	122.5	1.6		117.3	2289	
DISTRICT TOTAL	4760	60	228.9	3.6	87.5	325.5	6582	



Figures for 2000 – 2001 do not include completions for Downpatrick Town.

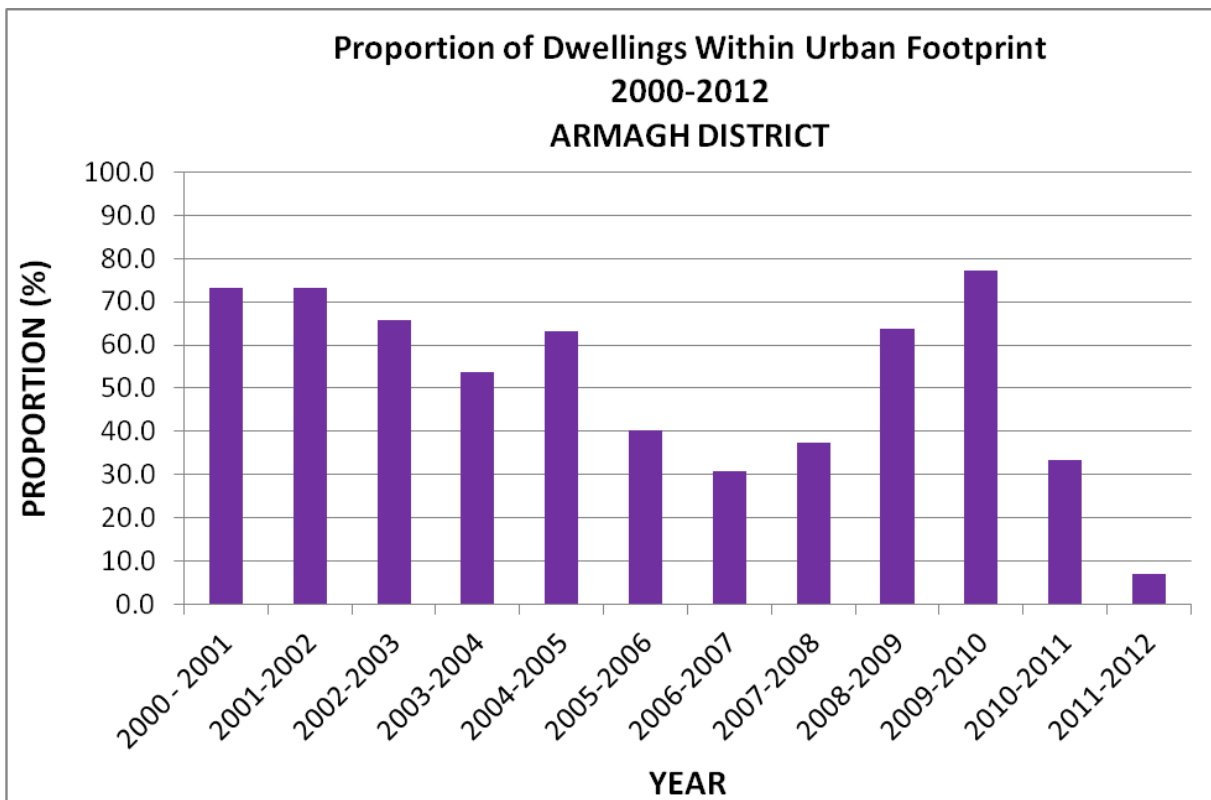
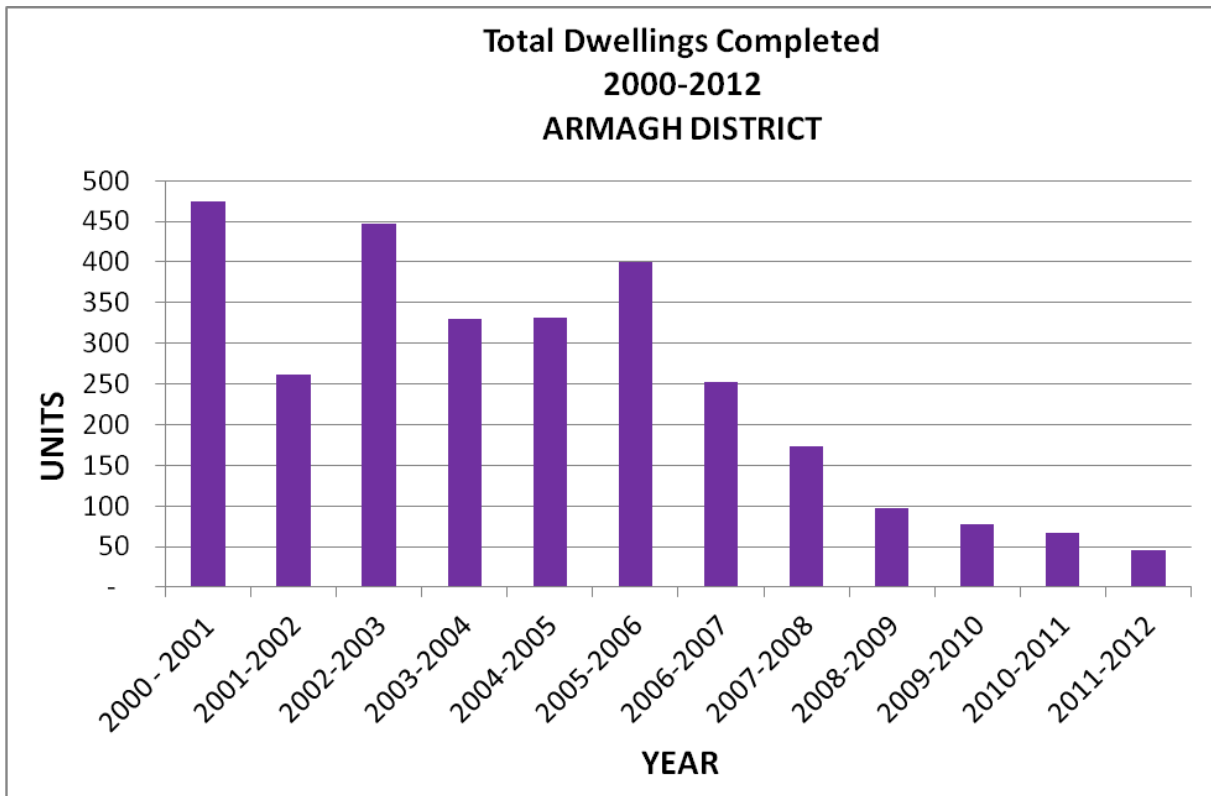
Downpatrick Division...cont'd.

Proportion of Dwellings Potential Sited on Currently Zoned Land Within Main Settlements of Downpatrick Division (excluding Lisburn and North Down districts)

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Newtownards	4,169	3,254
Comber	1,596	1,278
Donaghadee	717	328
Downpatrick	2,213	1,760
Ballynahinch	1,279	1,118
Newcastle	801	256

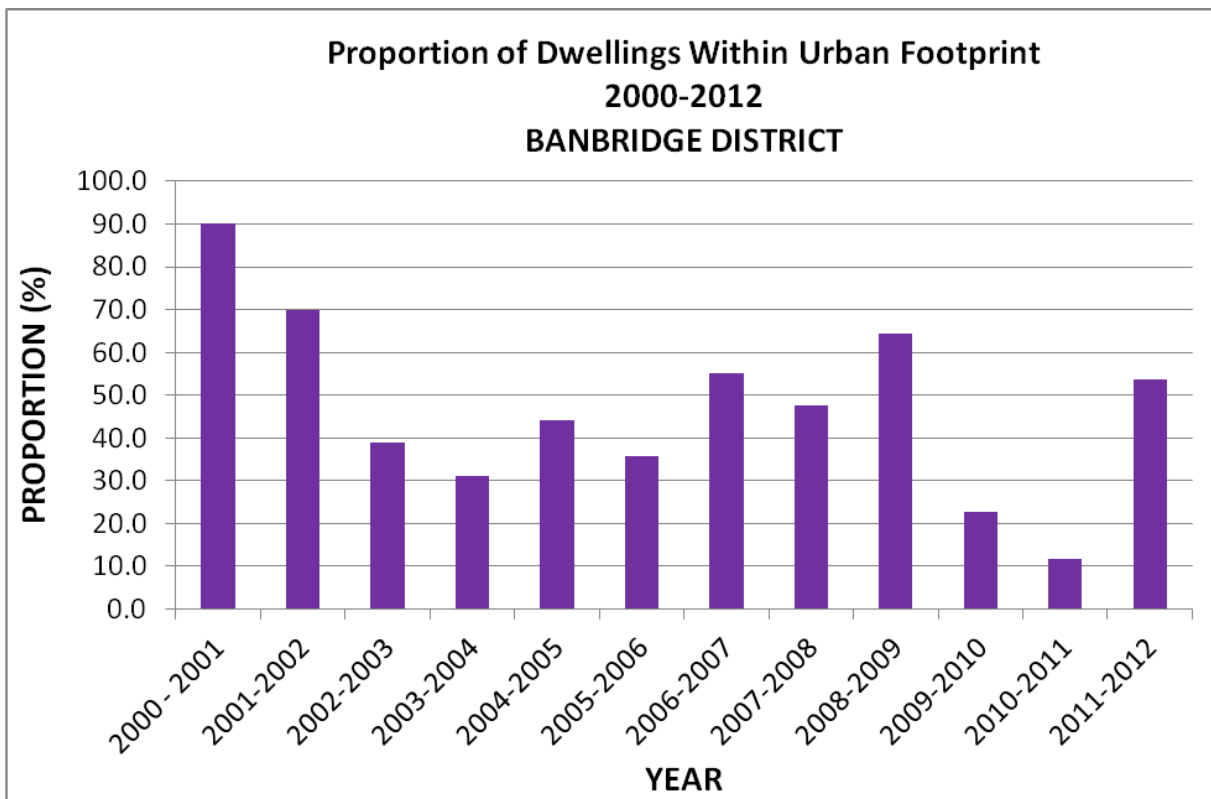
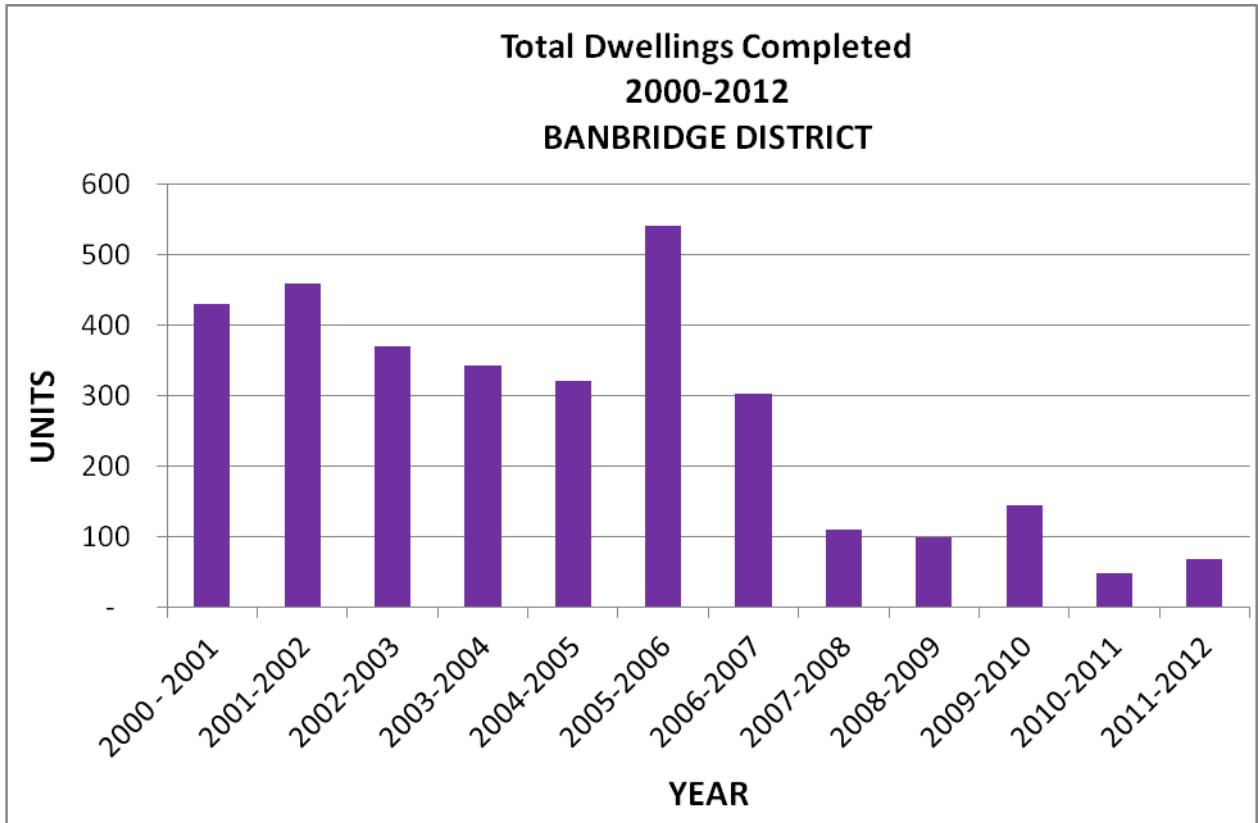
CRAIGAVON DIVISION

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
ARMAGH	Armagh City							
	Urban Footprint		3		0.1		19.9	604
	Greenfield		29		1.2		86.9	1930
	TOTAL	1051	32	59.1	1.3	9.4	106.8	2534
	Keady							
	Urban Footprint		0		0.0		5.9	157
	Greenfield		3		0.1		17.6	406
	TOTAL	350	3	18.3	0.1	0.0	23.5	563
	Markethill							
	Urban Footprint		0		0.0		3.9	97
	Greenfield		6		0.2		14.9	379
	TOTAL	204	6	10.3	0.2	0.0	18.8	476
	Tandragee							
Urban Footprint		0		0.0		3.4	107	
Greenfield		2		0.1		16.1	555	
TOTAL	328	2	17.1	0.1	0.0	19.5	662	
Other Settlements	1377	3	81.3	0.2		107.3	2142	
DISTRICT TOTAL	3310	46	186.1	1.9	7.0	275.9	6377	



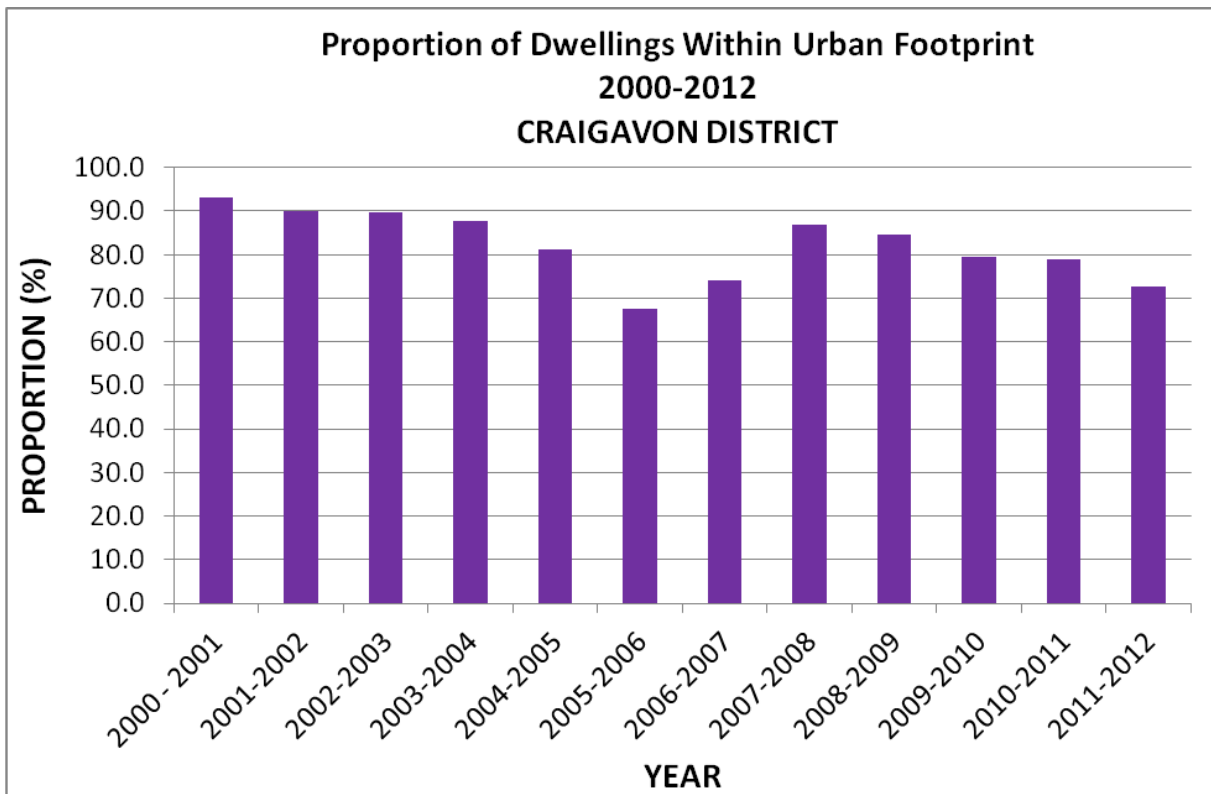
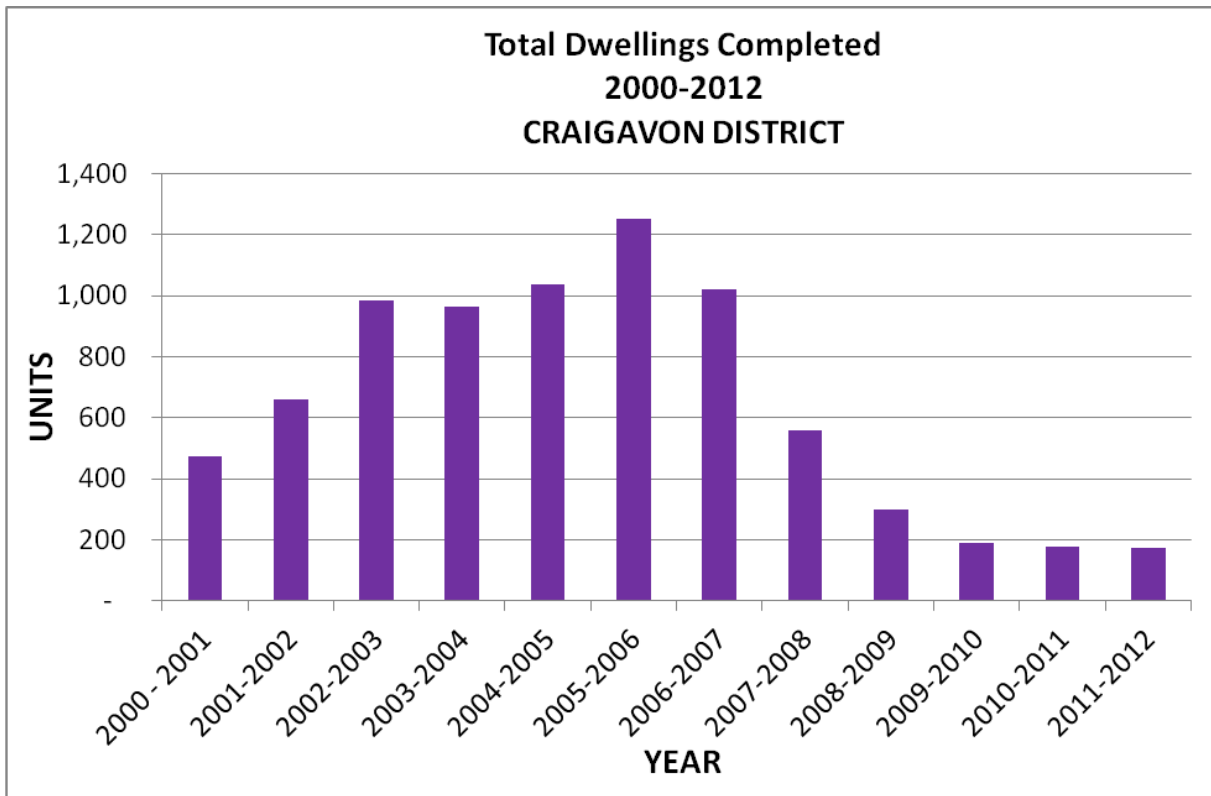
Craigavon Division...cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
BANBRIDGE*	Banbridge (Town)							
	Urban Footprint		8		0.3		35.0	877
	Greenfield		6		0.2		23.3	527
	TOTAL	1589	14	70.7	0.5	57.1	58.3	1404
	Dromore							
	Urban Footprint		6		0.3		20.4	575
	Greenfield		1		0.1		10.9	210
	TOTAL	706	7	33.9	0.4	85.7	31.3	785
	Gilford							
	Urban Footprint		0		0.0		2.8	73
	Greenfield		3		0.1		17.1	254
	TOTAL	158	3	8.2	0.1	0.0	19.9	327
	Rathfriland							
Urban Footprint		0		0.0		3.1	99	
Greenfield		2		0.1		6.4	146	
TOTAL	224	2	10.6	0.1	0.0	9.5	245	
Other Settlements		799	43	37.9	2.2		42.5	769
DISTRICT TOTAL		3476	69	161.3	3.3	53.8	161.5	3530



Craigavon Division...cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
CRAIGAVON	Craigavon Urban Area							
	Urban Footprint		93		3.8		282.7	7574
	Greenfield		35		1.5		131.6	3074
	TOTAL	6598	128	289.7	5.3	72.7	414.3	10648
	Other Settlements	2381	46	127.5	2.3		100.7	2130
DISTRICT TOTAL	8979	174	417.2	7.6	72.7	515.0	12778	



Craigavon Division...cont'd.

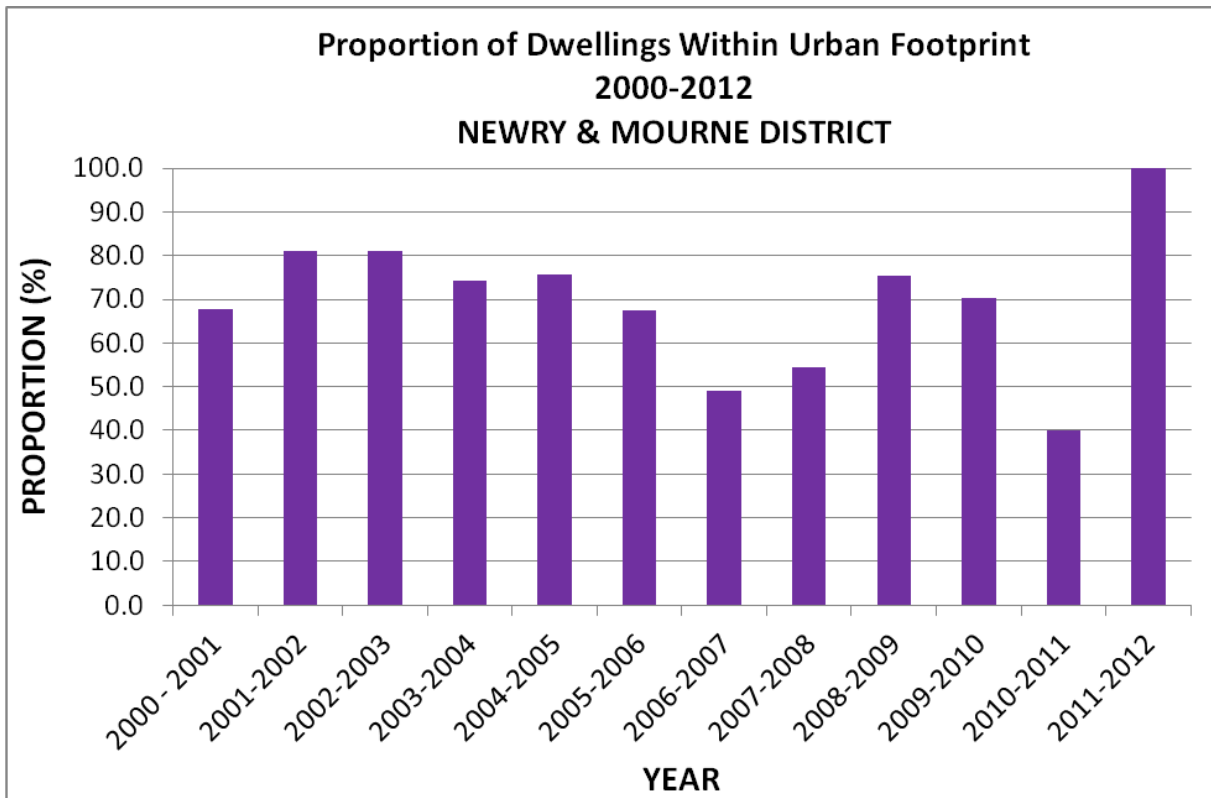
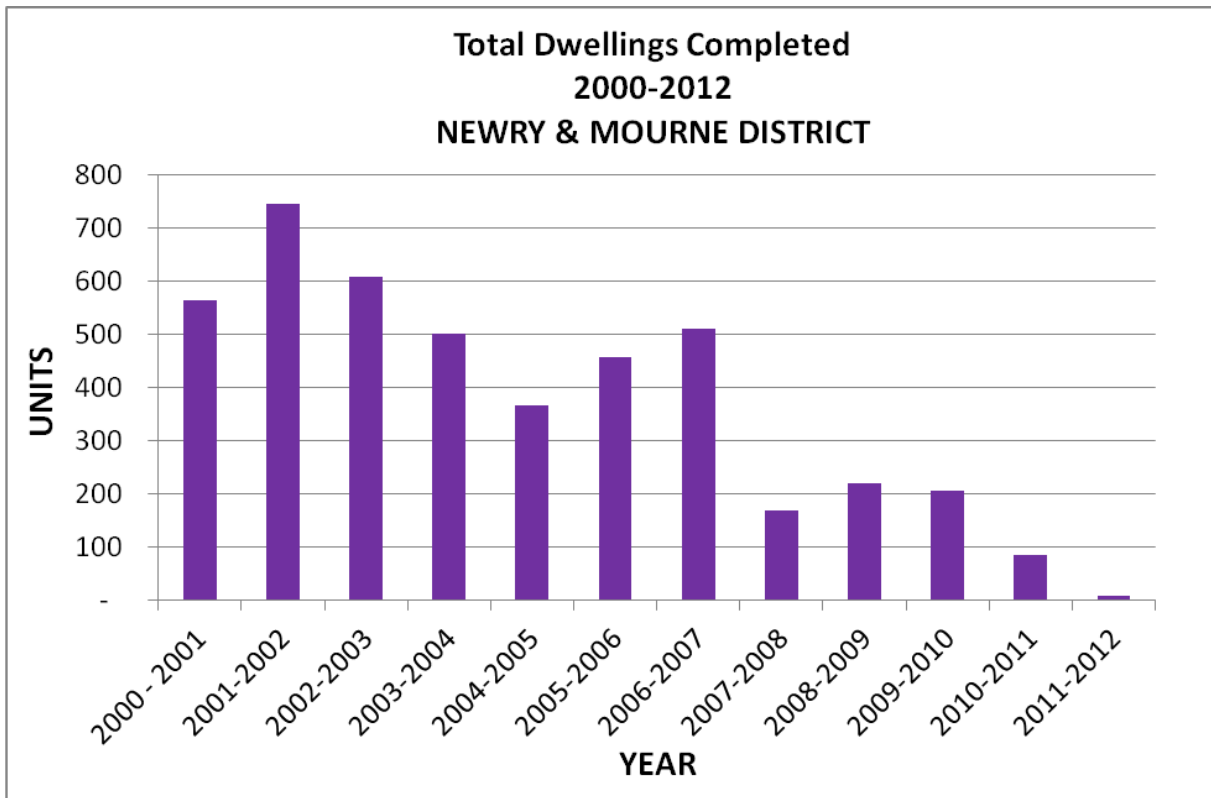
District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWRY and MOURNE*	Newry City							
	Urban Footprint		4		0.1		60.1	1667
	Greenfield		0		0.0		72.1	1446
	TOTAL	1986	4	93.1	0.1	100.0	132.2	3113
	Warrenpoint							
	Urban Footprint		0		0.0		13.3	283
	Greenfield		0		0.0		11.9	271
	TOTAL	520	0	25.4	0.0	0.0	25.2	554
	Kilkeel							
	Urban Footprint		0		0.0		11.6	283
	Greenfield		0		0.0		25.8	502
	TOTAL	435	0	21.7	0.0	0.0	37.4	785
	Newtownhamilton							
	Urban Footprint		0		0.0		2.6	79
Greenfield		0		0.0		2.4	54	
TOTAL	85	0	4.3	0.0	0.0	5.0	133	

see over ...

Craigavon Division...cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
Newry and Mourne...cont'd.	Rostrevor							
	Urban Footprint		0		0.0		3.1	31
	Greenfield		0		0.0		4.6	83
	TOTAL	250	0	8.7	0.0	0.0	7.7	114
	Crossmaglen							
	Urban Footprint		0		0.0		2.0	34
	Greenfield		0		0.0		13.6	273
	TOTAL	135	0	6.7	0.0	0.0	15.6	307
	Other Settlements	1944	4	98.3	0.1		104.3	2152
	DISTRICT TOTAL	5355	8	258.2	0.2	100.0	327.4	7158

* Figures for these two districts have been adjusted to take account of the draft Banbridge / Newry & Mourne Area Plan 2015



Craigavon Division...cont'd.

Proportion of Dwellings Potential Sited on Currently Zoned Land Within Main Settlements of Craigavon Division

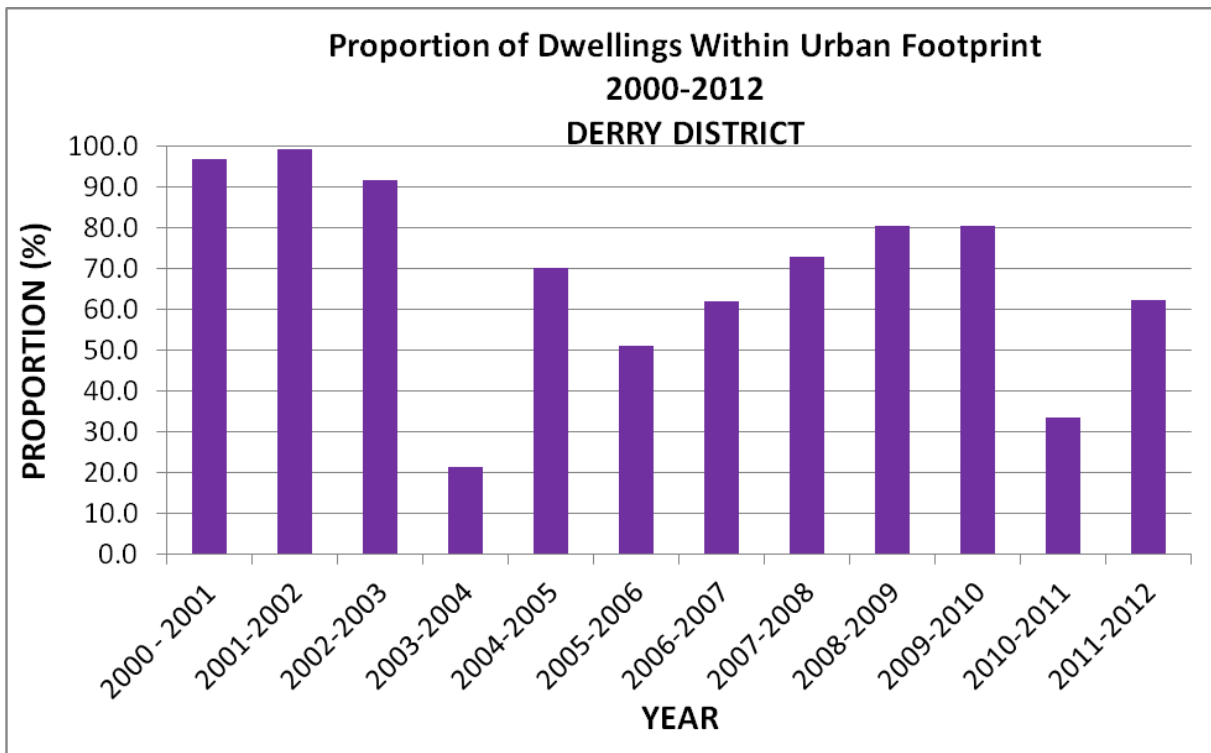
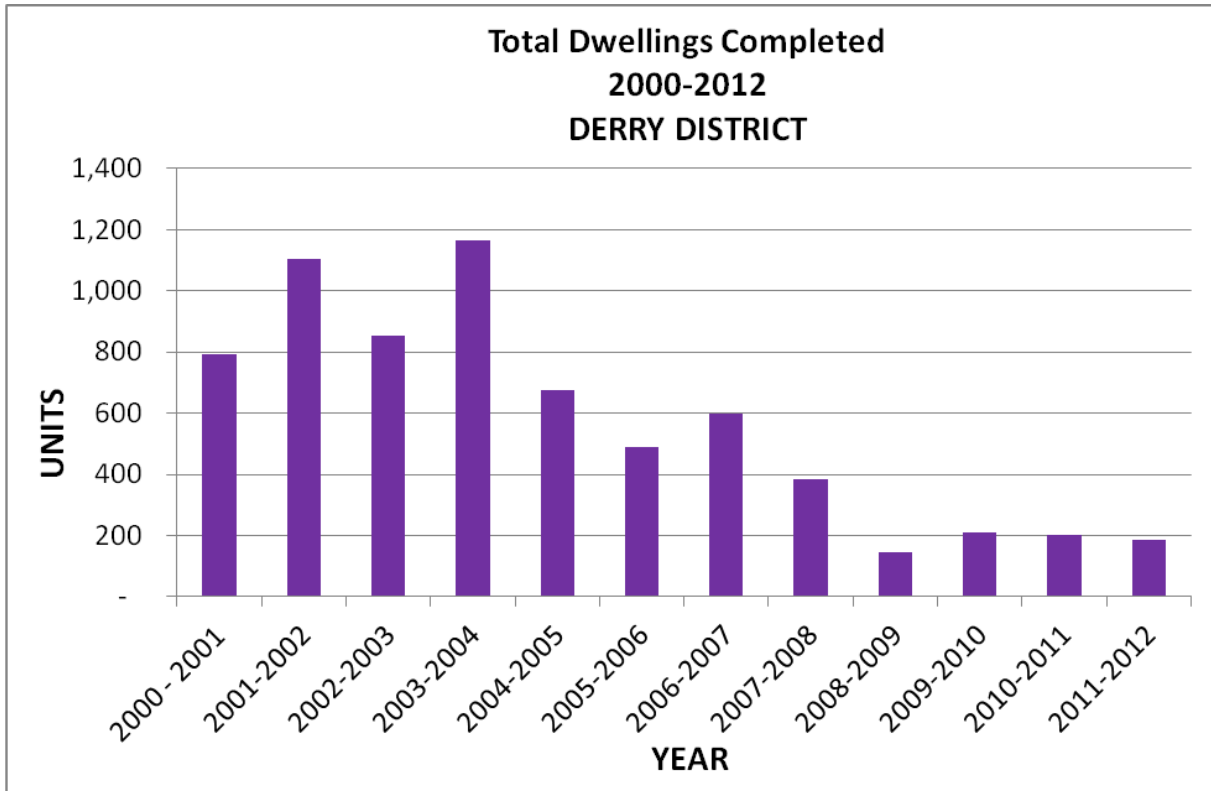
Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Armagh City	2,534	1,291
Banbridge (Town)	1,404	894
Dromore	785	488
Craigavon Urban Area	10,648	6,032
Newry City	3,113	1,934
Warrenpoint	554	410
Kilkeel	785	543

Note:

The potential identified for Craigavon Urban Area zoned land relates to the Craigavon Area Plan Phase 1 housing lands only

LONDONDERRY DIVISION (excluding LIMAVADY district)

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
DERRY	Londonderry							
	Urban Footprint		90		4.1		77.1	1944
	Greenfield		54		2.1		396.3	8318
	TOTAL	5986	144	223.7	6.2	62.5	473.4	10262
	Other Settlements	1857	41	85.4	1.7		48.0	952
DISTRICT TOTAL	7843	185	309.1	7.9	62.5	521.4	11214	



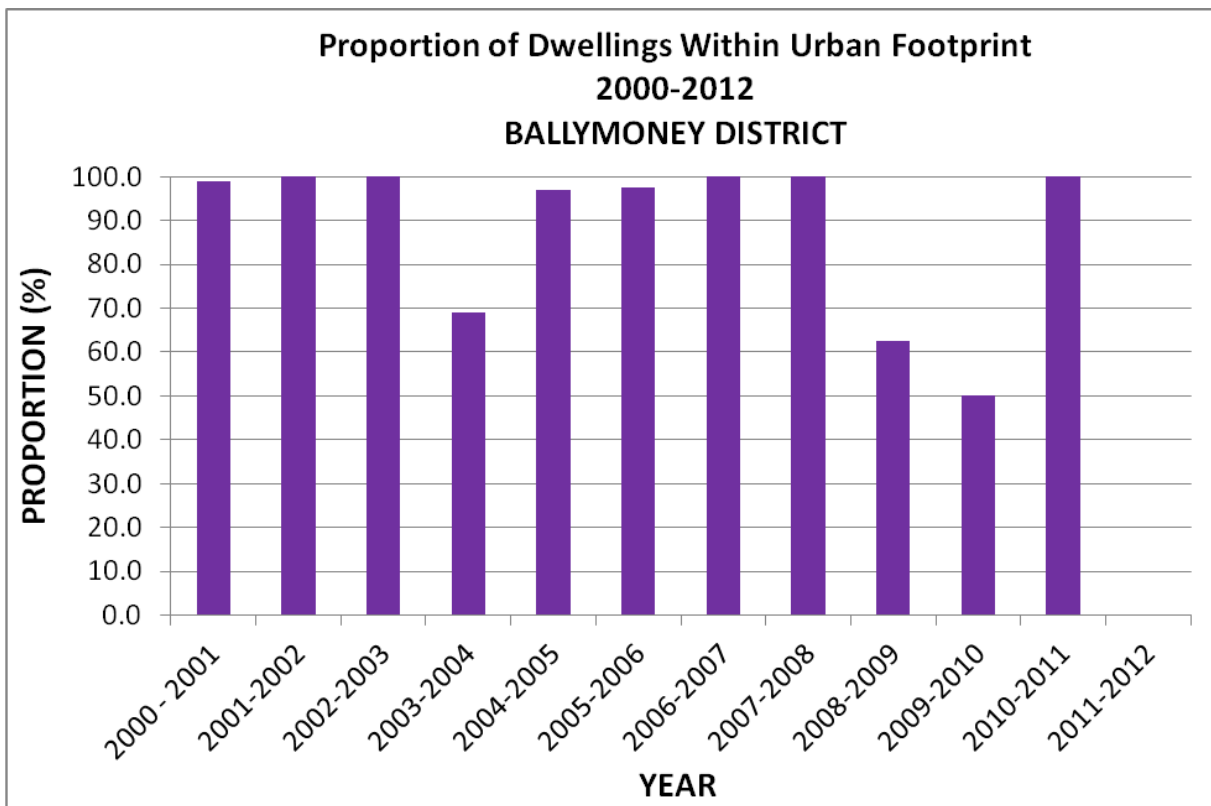
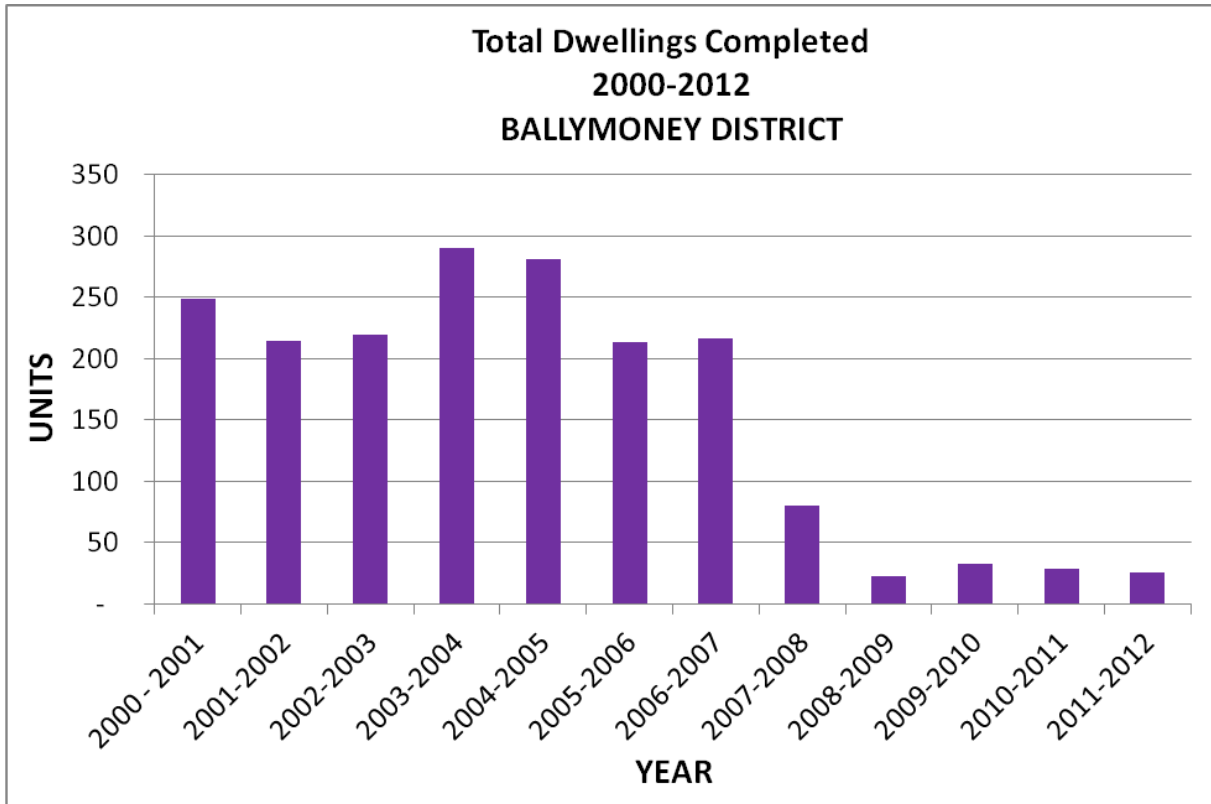
Londonderry Division ... cont'd

Proportion of Dwellings Potential Sited on Currently Zoned Land Within Main Settlement of Londonderry Division (excluding Limavady district)

Sector (Main Settlement)	Total Potential	Potential on Zoned Land
Londonderry	10,262	8,378

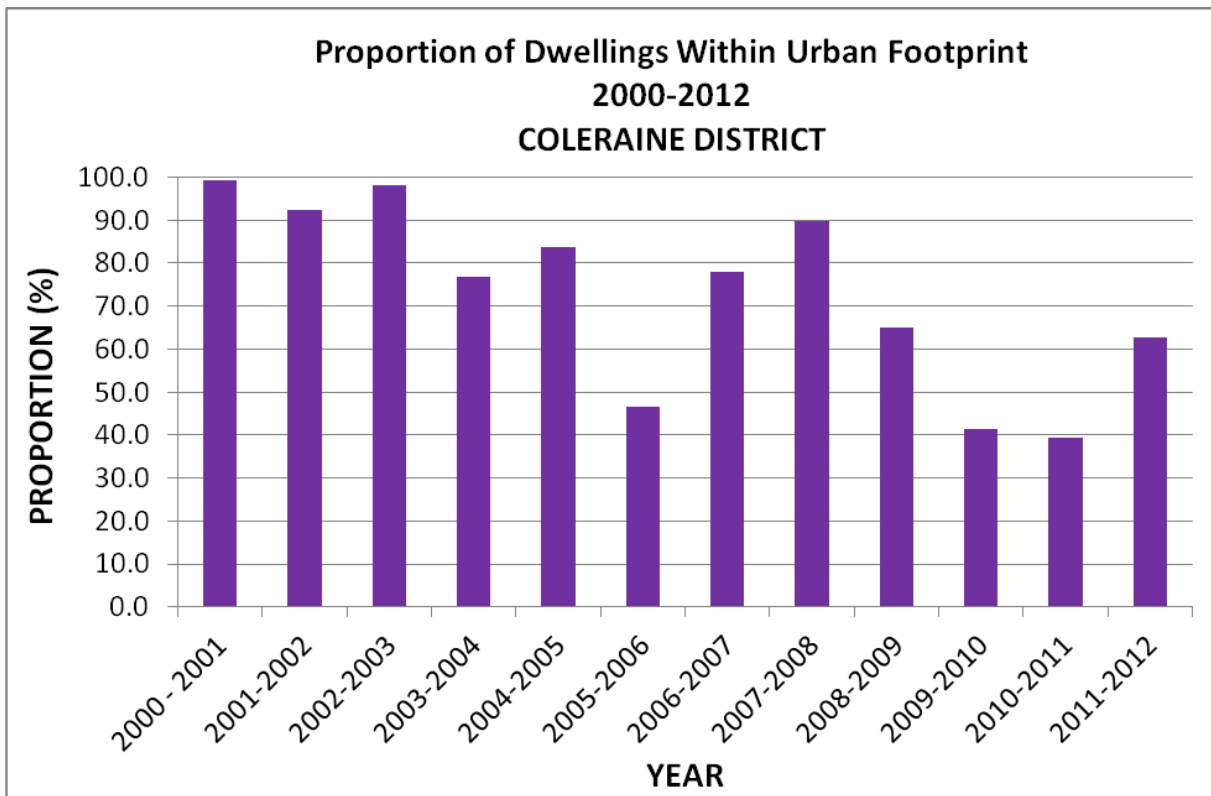
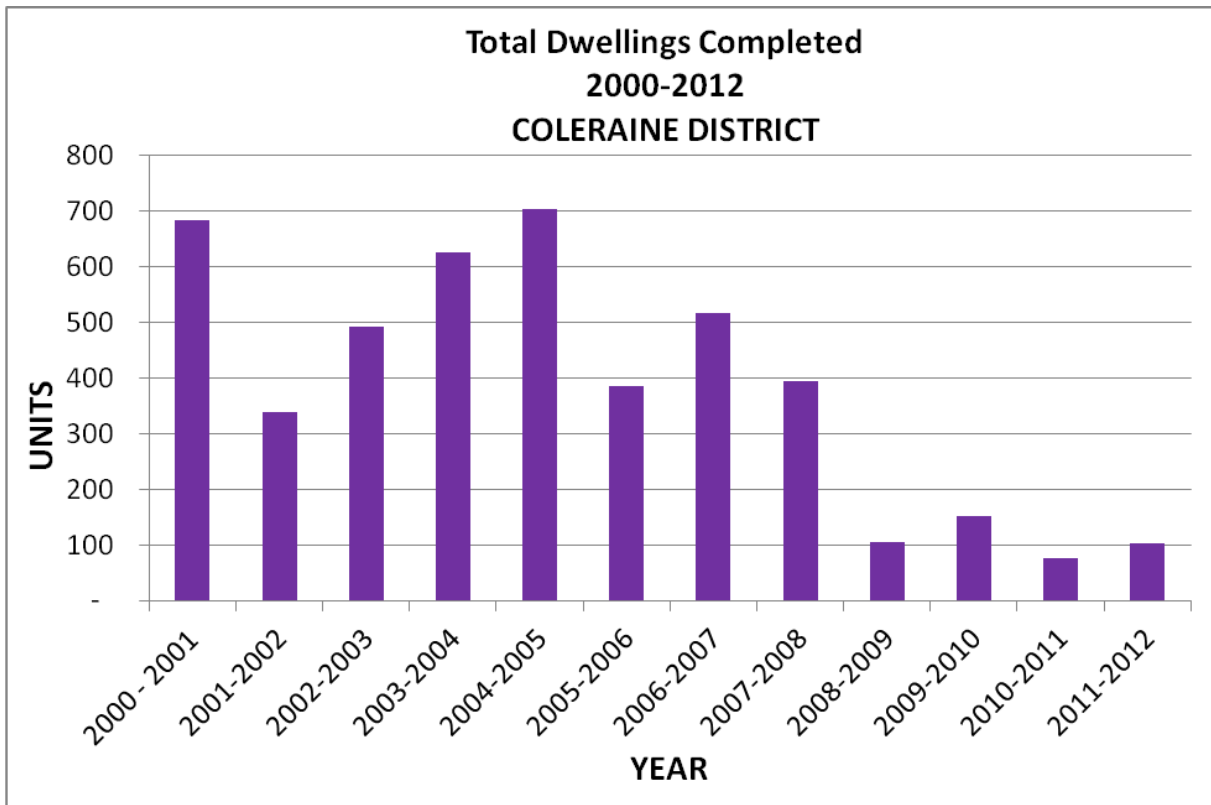
COLERAINE SUB-DIVISION

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
BALLYMONEY*	Ballymoney (Town)							
	Urban Footprint		0		0.0		54.6	1629
	Greenfield		0		0.0		3.0	48
	TOTAL	1160	0	51.9	0.0	0.0	57.6	1677
	Other Settlements	946	26	46.8	1.1		52.9	1119
DISTRICT TOTAL	2106	26	98.7	1.1	0.0	110.5	2796	



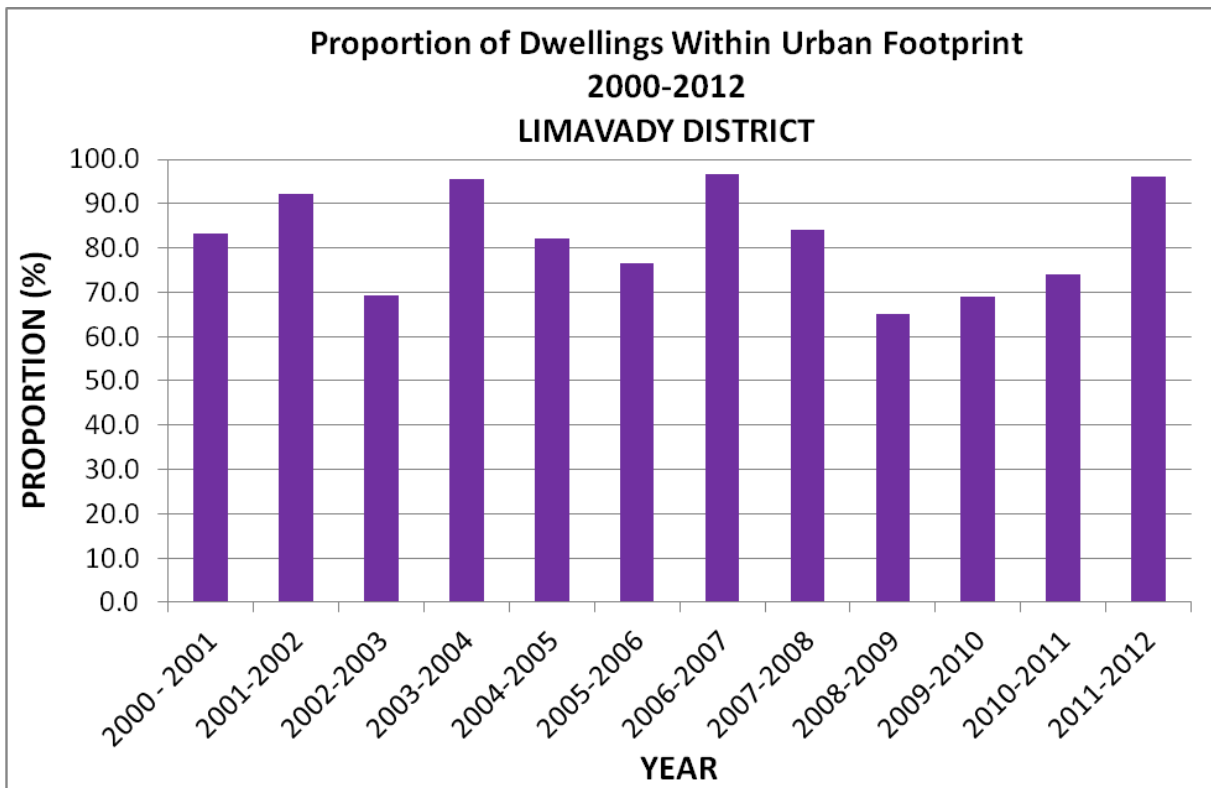
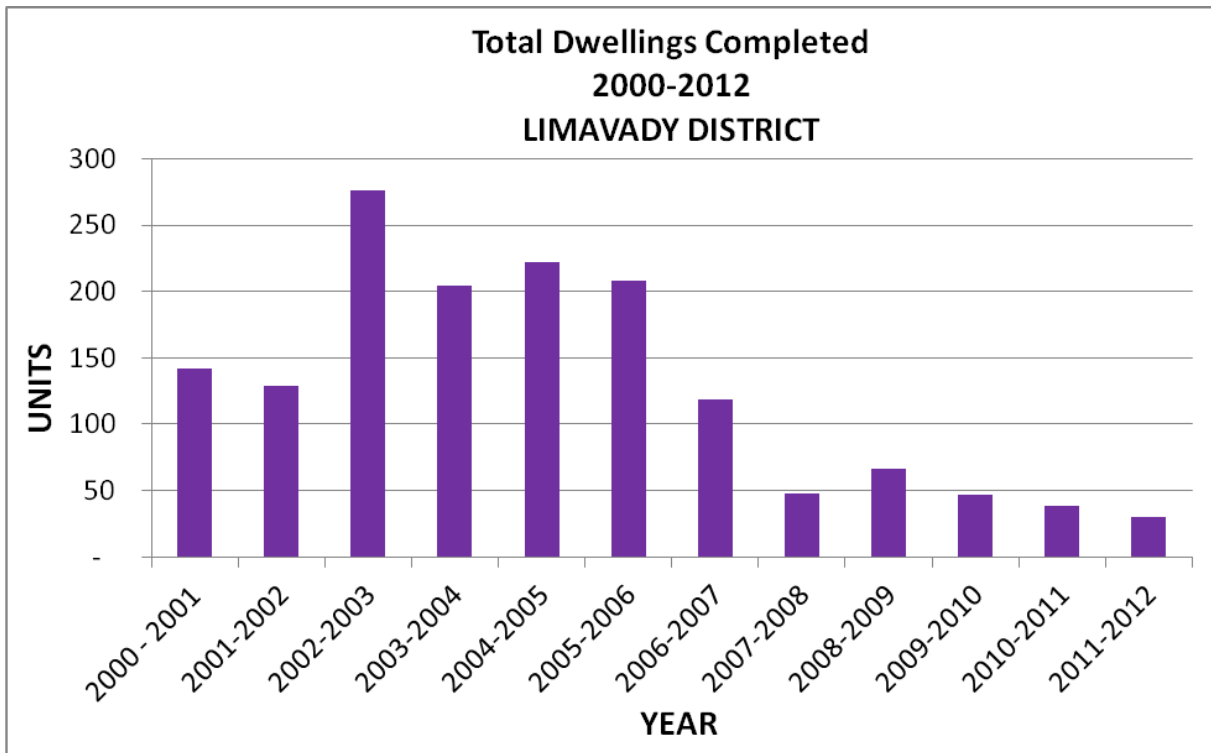
Coleraine Sub-Division...cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
COLERAINE*	Coleraine (Town)							
	Urban Footprint		11		0.8		89.9	2718
	Greenfield		13		0.5		33.8	827
	TOTAL	1722	24	66.6	1.3	45.8	123.7	3545
	Portrush							
	Urban Footprint		6		0.2		13.7	805
	Greenfield		6		0.1		1.2	58
	TOTAL	1348	12	44.1	0.3	50.0	14.9	863
	Portstewart							
	Urban Footprint		35		1.0		17.4	698
Greenfield		12		0.4		6.3	202	
TOTAL	1185	47	41.4	1.4	74.5	23.7	900	
Other Settlements	1045	20	49.4	0.8		75.8	1545	
DISTRICT TOTAL	5300	103	201.5	3.8	62.7	238.1	6853	



Coleraine Sub-Division...cont'd.

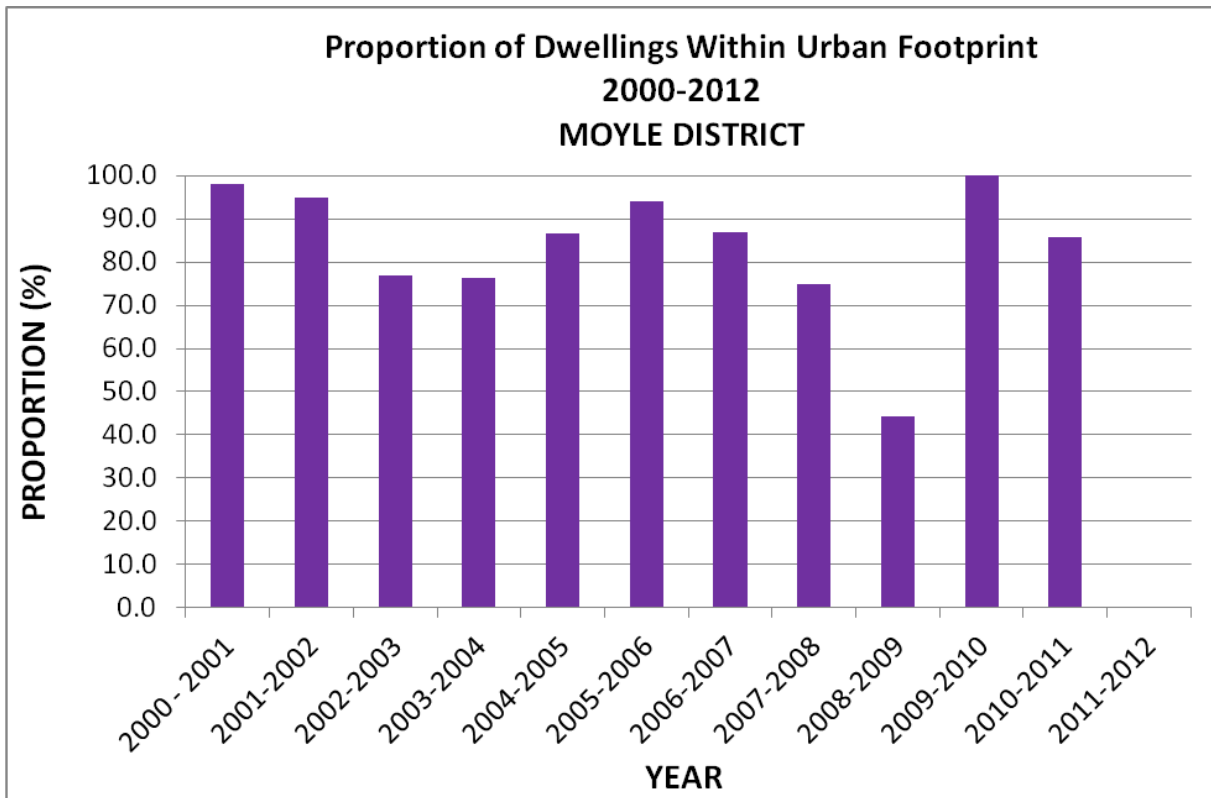
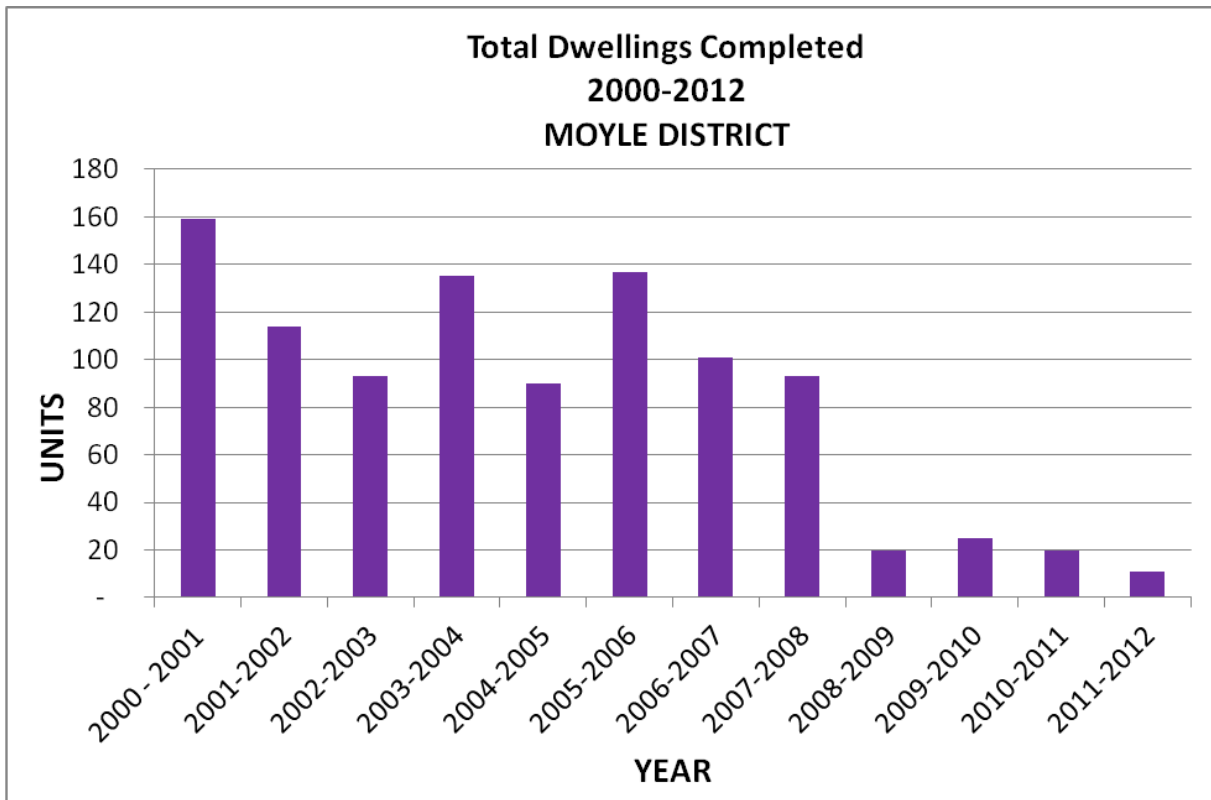
District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
LIMAVADY*	Limavady (Town)							
	Urban Footprint		24		0.7		12.7	406
	Greenfield		1		0.1		40.0	802
	TOTAL	842	25	41.1	0.8	96.0	52.7	1208
	Other Settlements	1021	5	54.6	0.6		72.8	1598
	DISTRICT TOTAL	1863	30	95.7	1.4	96.0	125.5	2806



Coleraine Sub-Division...cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
MOYLE*	Ballycastle							
	Urban Footprint		0		0.0		20.9	594
	Greenfield		8		0.4		2.6	48
	TOTAL	760	8	35.3	0.4	0.0	23.5	642
	Other Settlements	604	3	24.1	0.2		28.4	738
DISTRICT TOTAL	1364	11	59.4	0.6	0.0	51.9	1380	

* Figures for these four districts have been adjusted to take account of the draft Northern Area Plan 2016



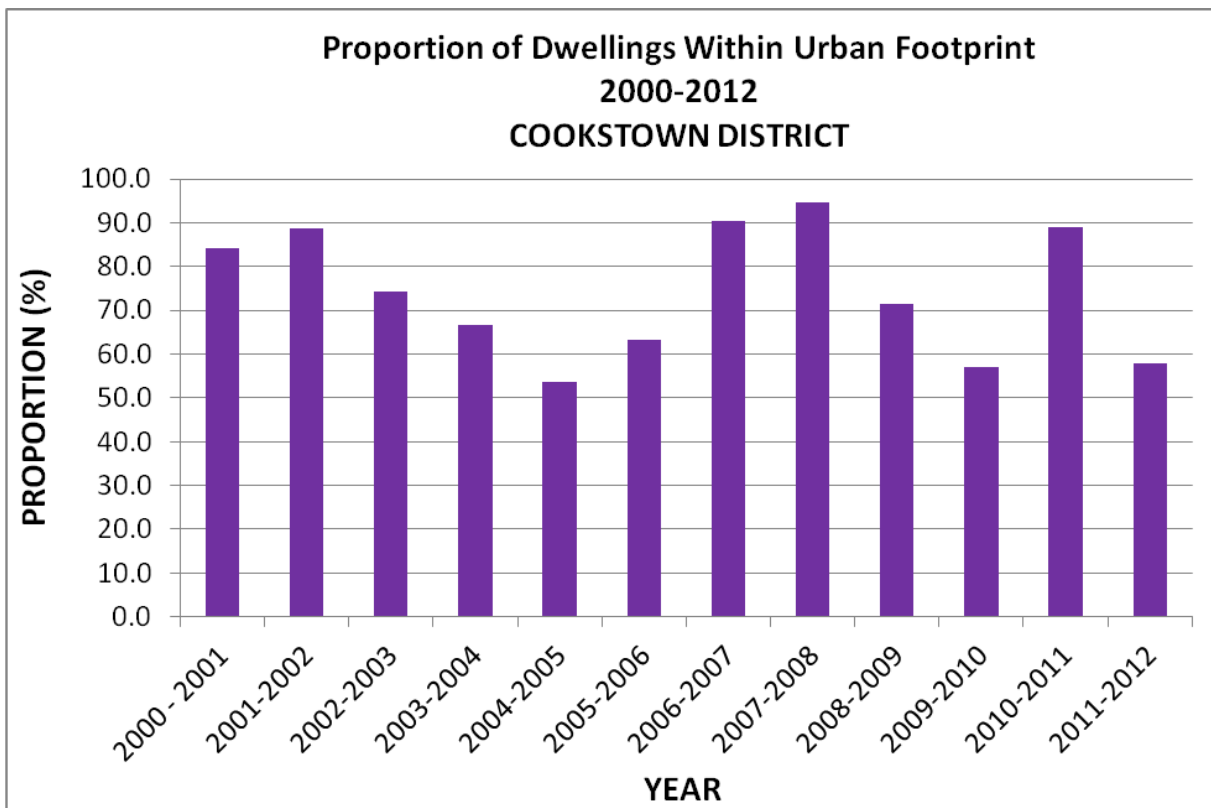
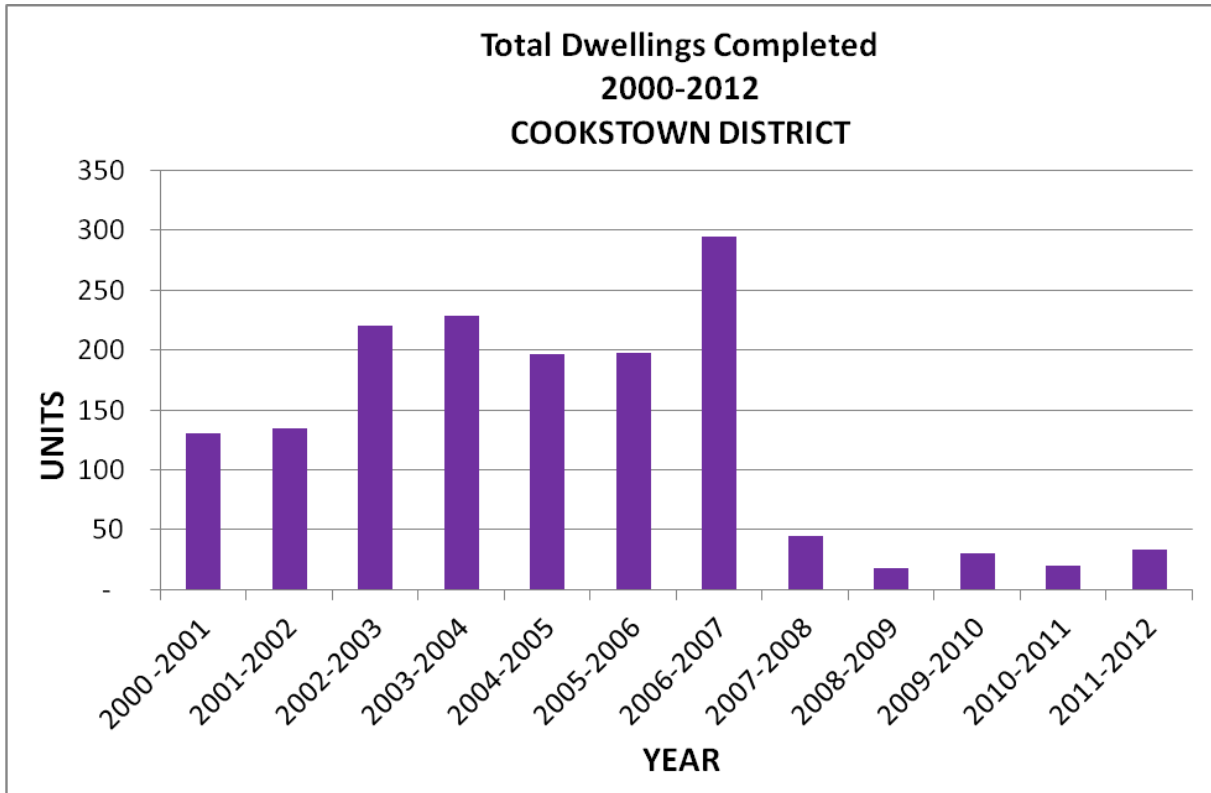
Coleraine Sub-Division...cont'd.

Proportion of Dwellings Potential Sited on Currently Zoned Land Within Main Settlements of Coleraine Sub-Division

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Ballymoney (Town)	1,677	1,109
Coleraine (Town)	3,545	2,422
Portrush	863	260
Portstewart	900	545
Limavady (Town)	1,208	351
Ballycastle	642	433

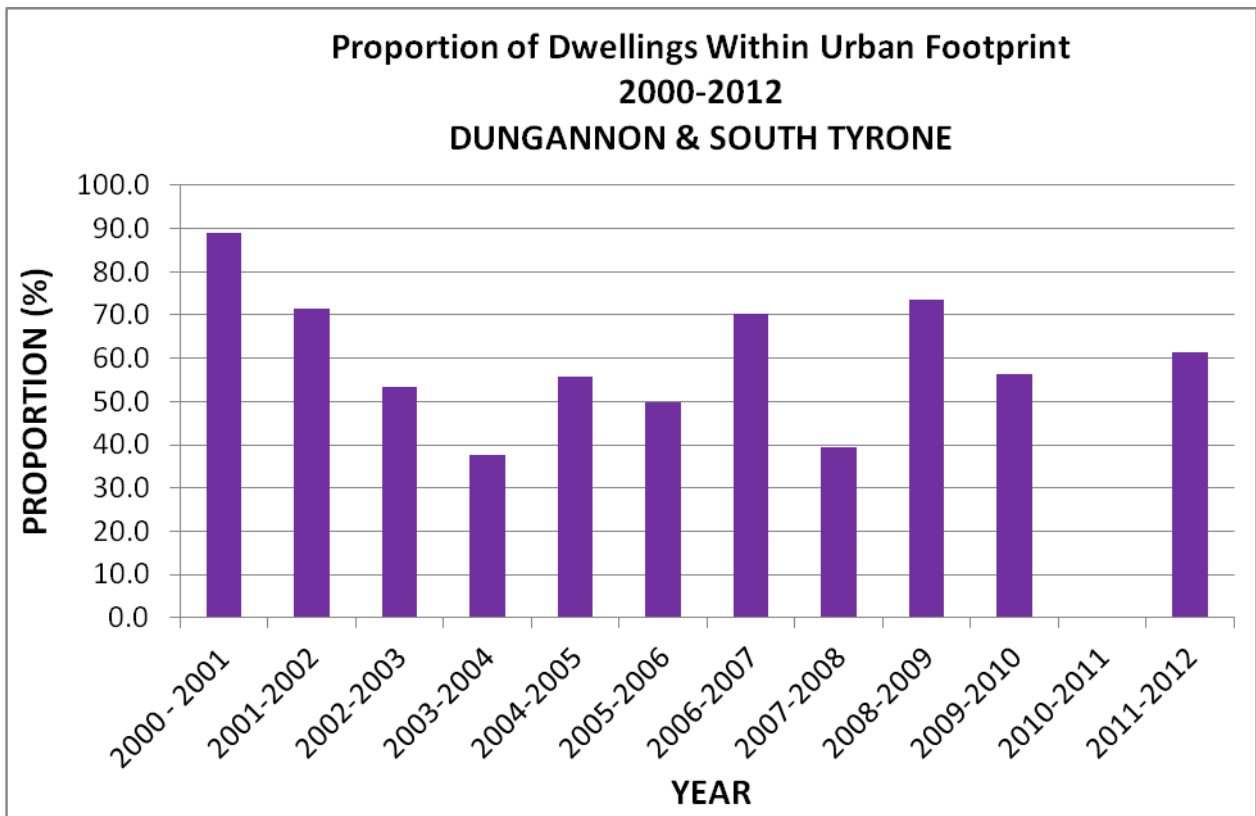
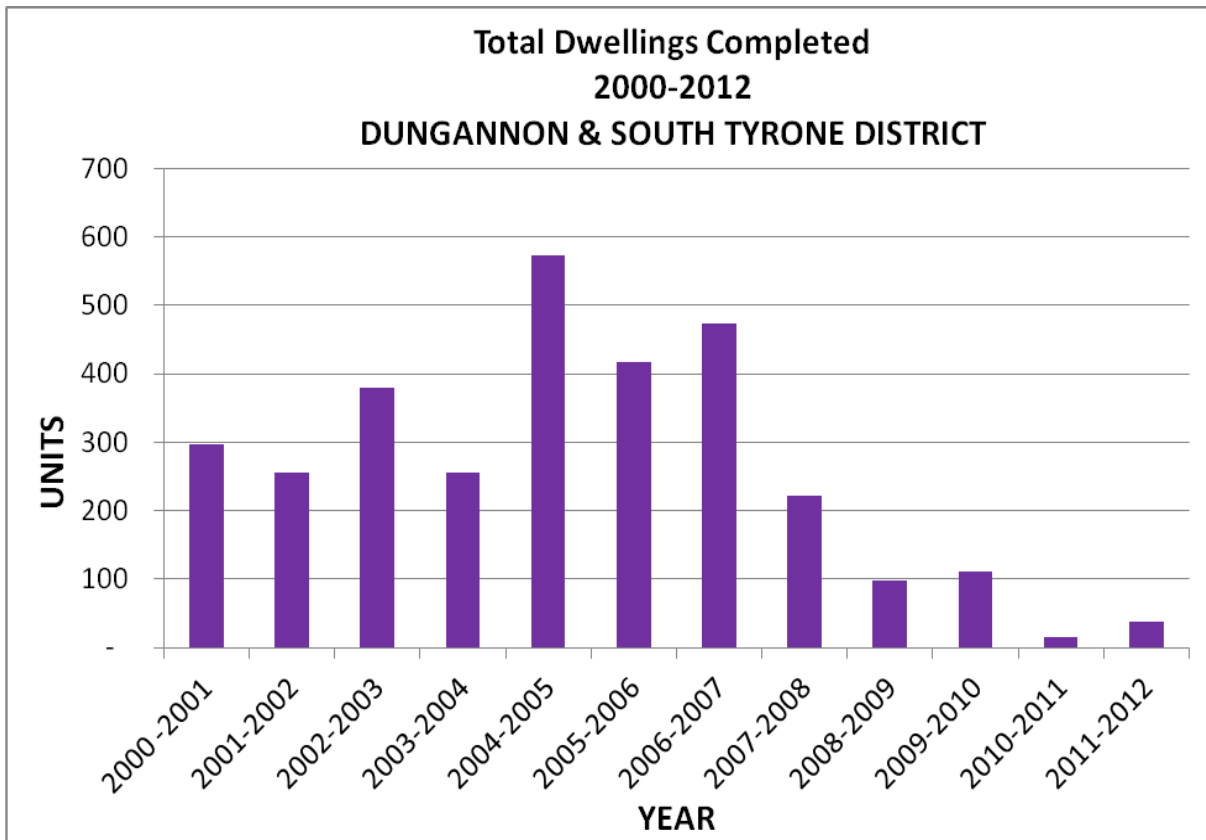
OMAGH DIVISION

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
COOKSTOWN	Cookstown (Town)							
	Urban Footprint		11		0.6		43.6	812
	Greenfield		8		0.5		38.5	787
	TOTAL	770	19	34.8	1.1	57.9	82.1	1599
	Other Settlements	949	14	53.2	0.9		112.3	2060
	DISTRICT TOTAL	1719	33	88.0	2.0	57.9	194.4	3659



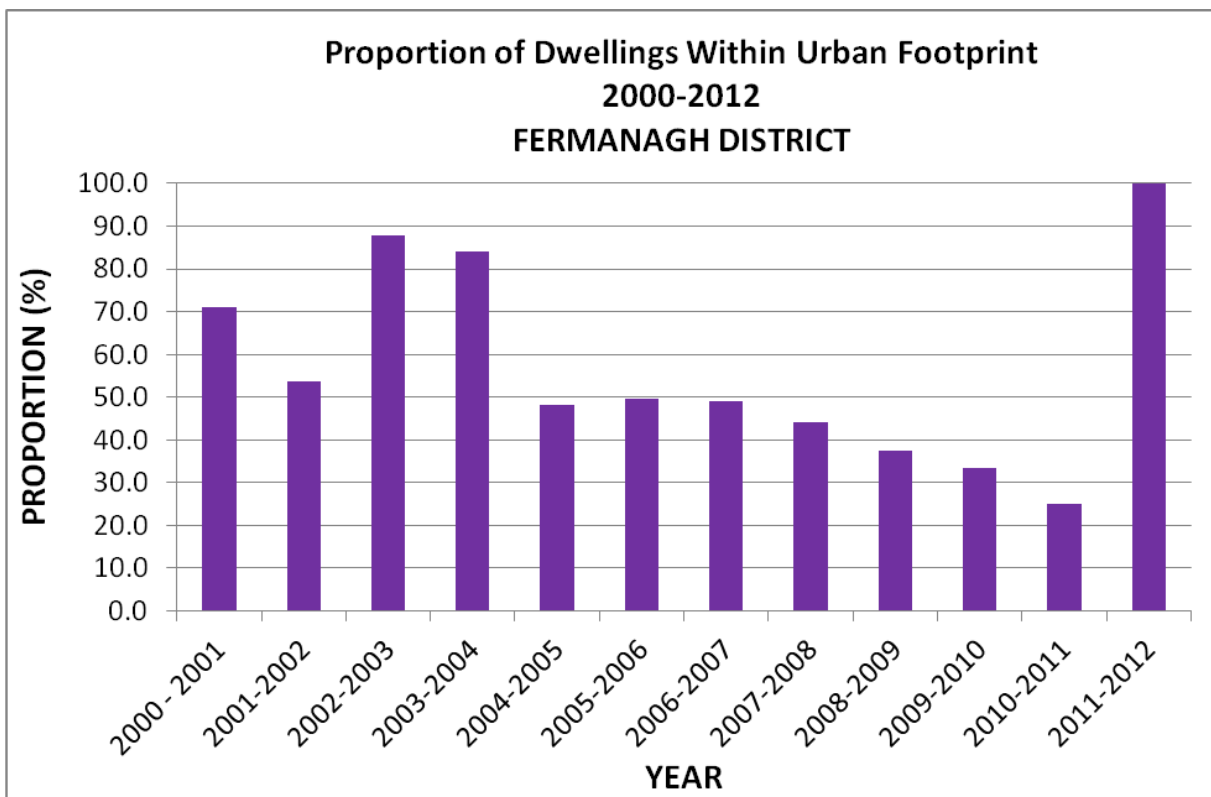
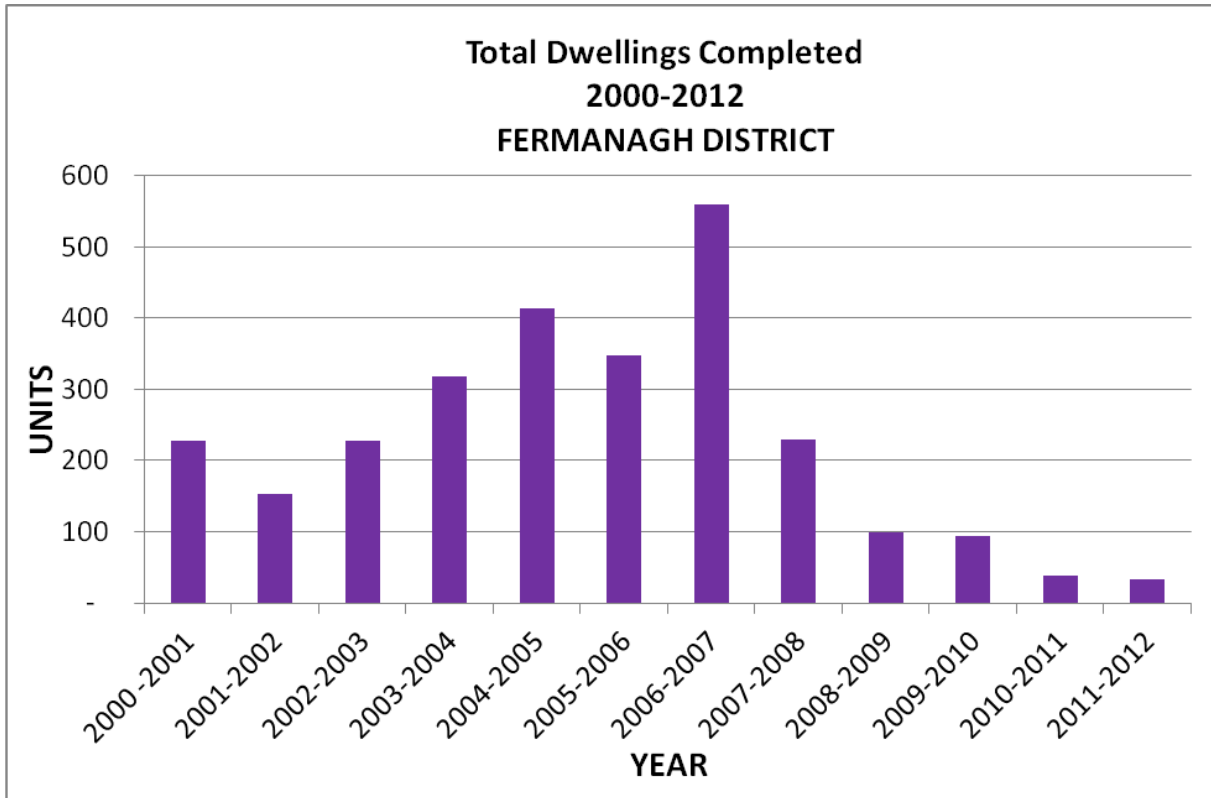
Omagh Division ... cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
DUNGANNON AND SOUTH TYRONE	Dungannon (Town)							
	Urban Footprint		8		0.4		51.2	1366
	Greenfield		5		0.4		77.9	1271
	TOTAL	1222	13	58.6	0.8	61.5	129.1	2637
	Coalisland							
	Urban Footprint		0		0.0		7.3	178
	Greenfield		0		0.0		70.7	1104
	TOTAL	520	0	29.5	0.0	0.0	78.0	1282
	Other Settlements	1841	25	107.8	1.4		211.5	3313
	DISTRICT TOTAL	3583	38	195.9	2.2	61.5	418.6	7232



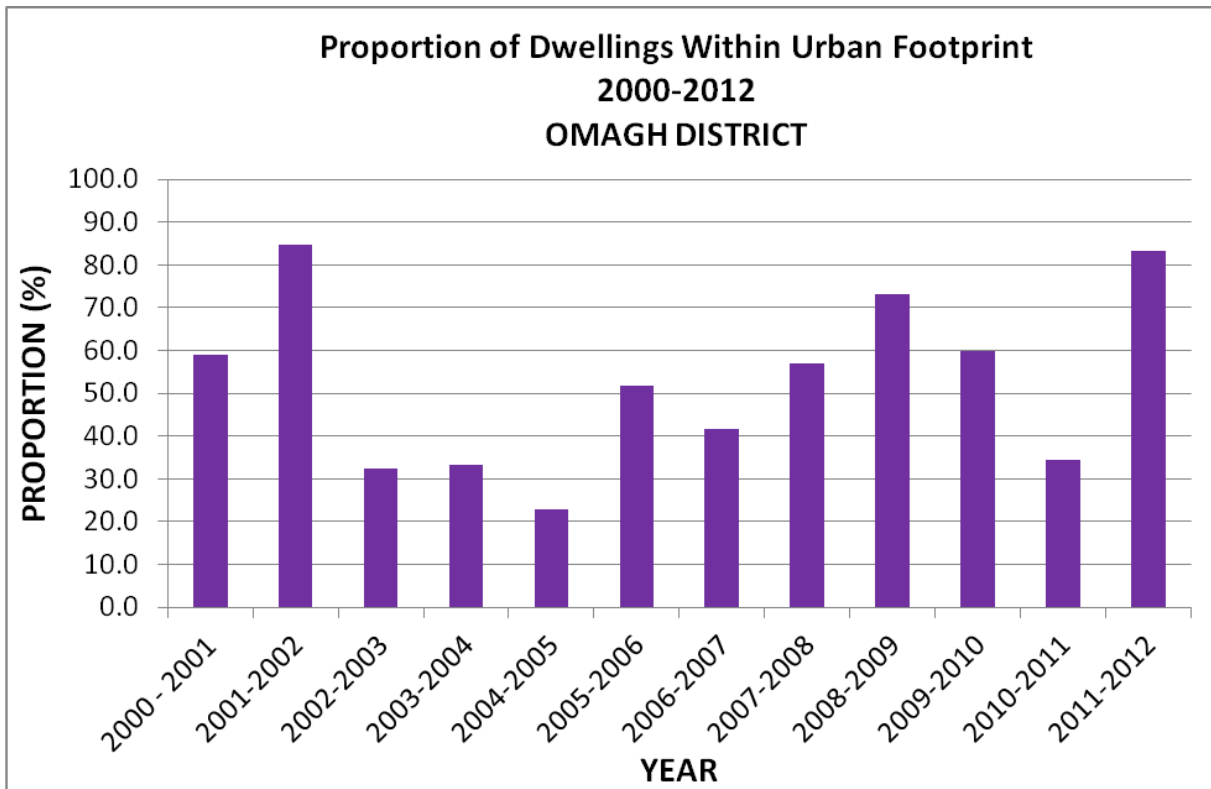
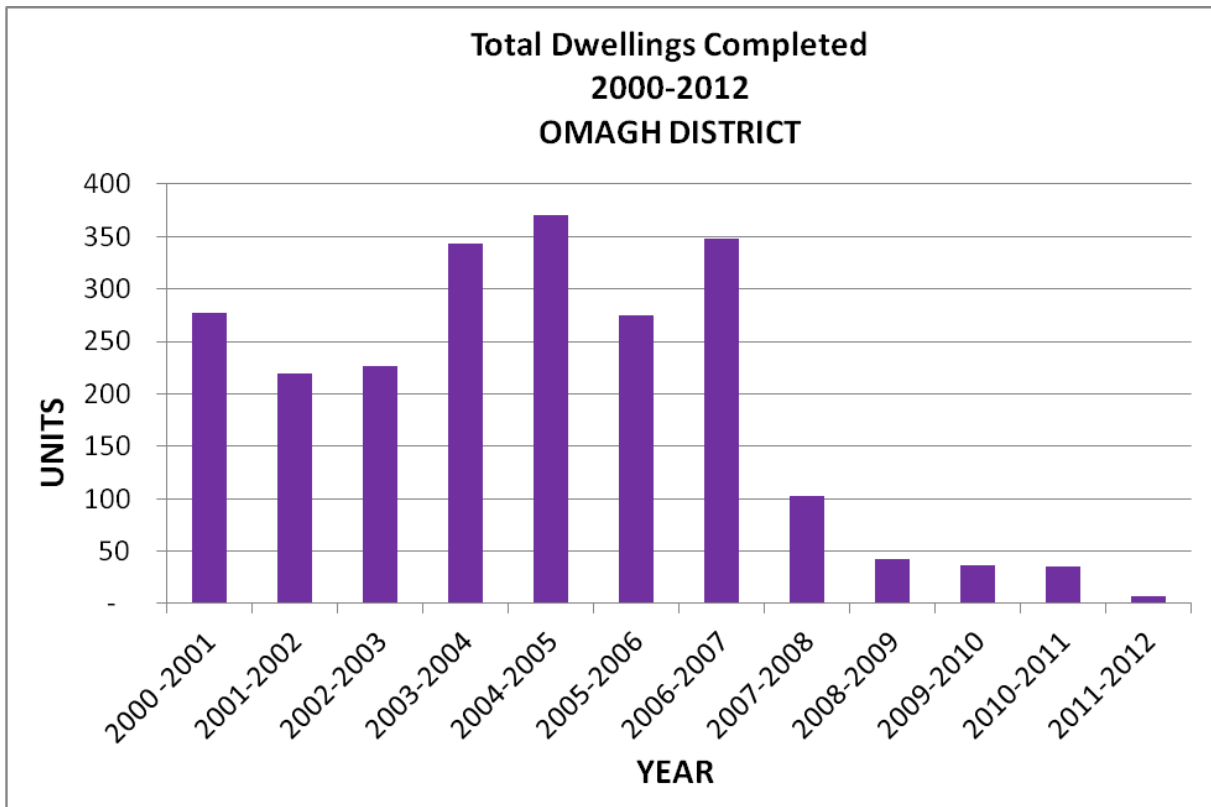
Omagh Division ... cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
Fermanagh	Enniskillen							
	Urban Footprint		4		0.3		59.0	1243
	Greenfield		0		0.0		118.7	1837
	TOTAL	974	4	46.1	0.3	100.0	177.7	3080
	Other Settlements	2244	29	155.3	2.8		332.7	5773
DISTRICT TOTAL	3218	33	201.4	3.1	100.0	510.4	8853	



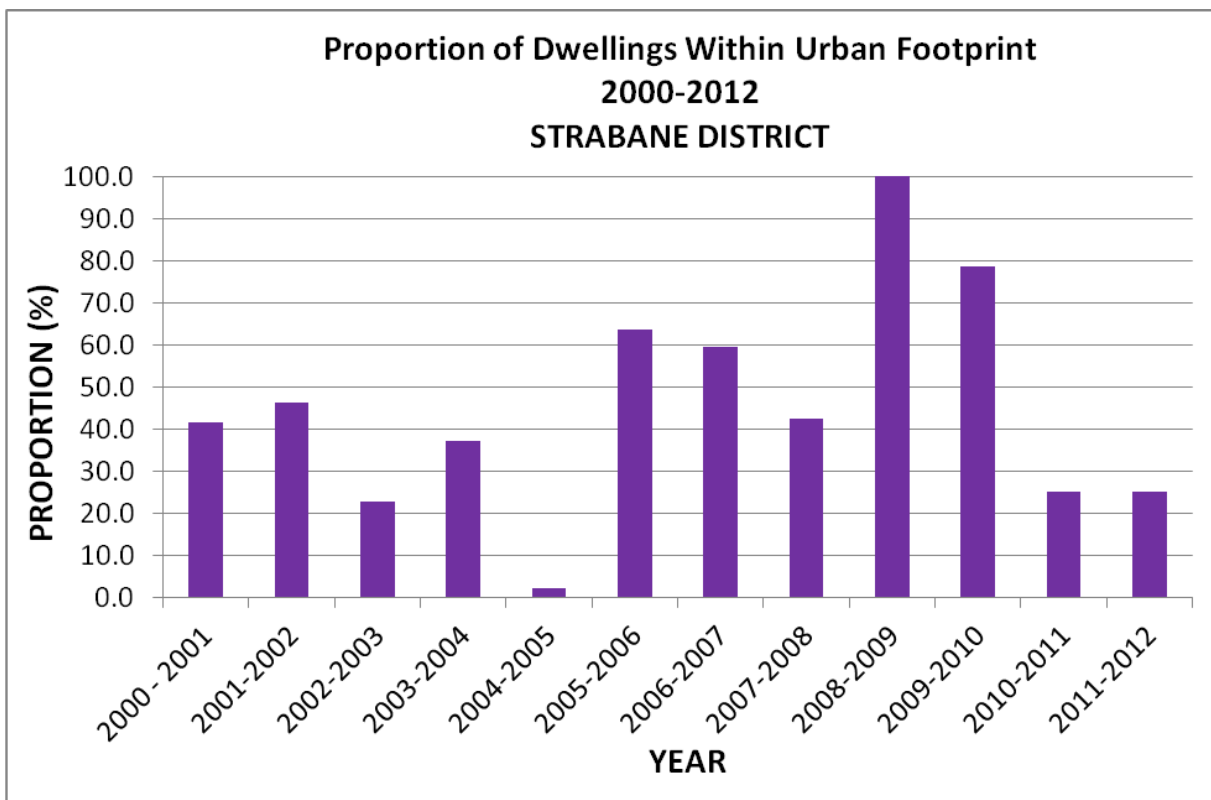
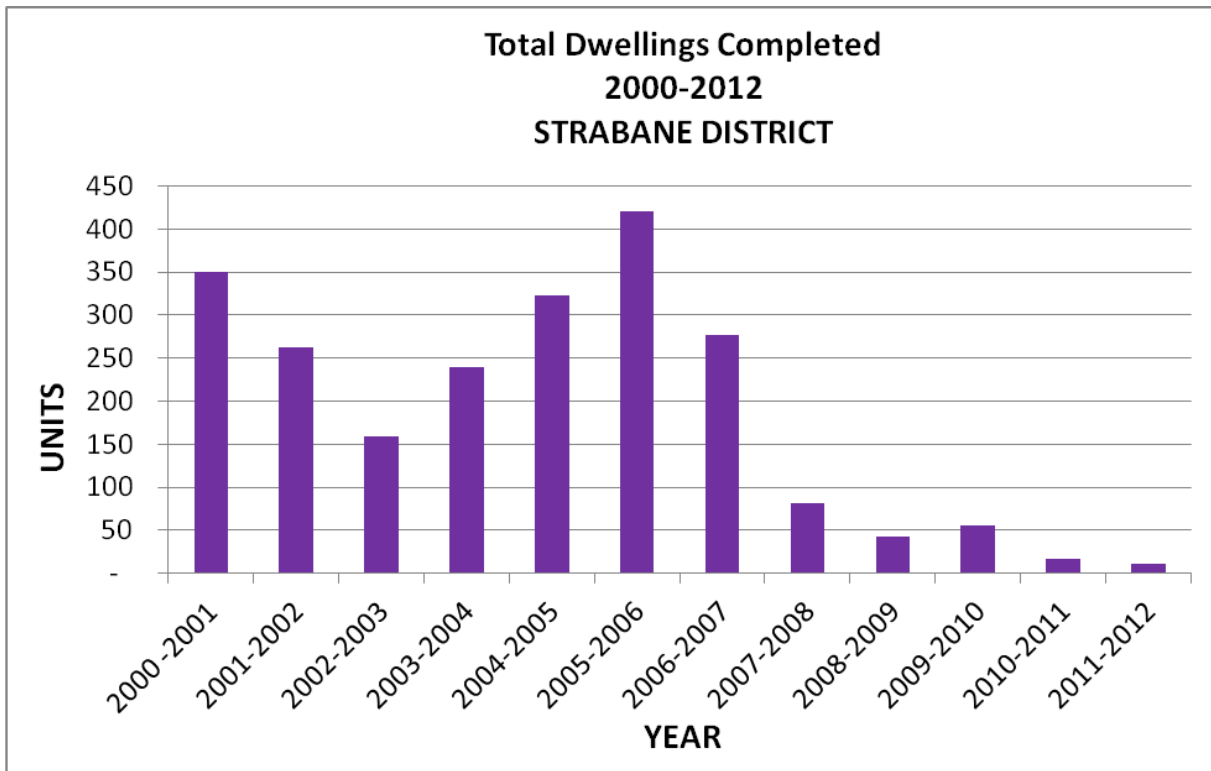
Omagh Division ... cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
OMAGH	Omagh (Town)							
	Urban Footprint		5		0.3		105.7	2287
	Greenfield		1		0.1		93.5	1582
	TOTAL	1843	6	99.2	0.4	83.3	199.2	3869
	Other Settlements	793	1	57.9	0.1		194.7	2625
DISTRICT TOTAL	2636	7	157.1	0.5	83.3	393.9	6494	



Omagh Division ... cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
STRABANE	Strabane (Town)							
	Urban Footprint		1		0.1		14.3	345
	Greenfield		3		0.2		20.8	302
	TOTAL	1234	4	53.8	0.3	25.0	35.1	647
	Other Settlements	1440	7	79.1	0.7		192.8	3099
DISTRICT TOTAL		2674	11	132.9	1.0	25.0	227.9	3746



Omagh Division ... cont'd.

Proportion of Dwellings Potential Sited on Currently Zoned Land Within Main Settlements of Omagh Division

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Cookstown (Town)	1,599	965
Dungannon (Town)	2,637	1,301
Coalisland	1,282	1,047
Enniskillen	3,080	1,765
Omagh (Town)	3,869	1,591
Strabane (Town)	647	345

Note:

Some land in Omagh may be constrained by the inadequate local roads network.

Some land in Strabane may be constrained due to the possibility of flooding.

The Cookstown Area Plan 2010 includes a protected line for the proposed Eastern Distributor Road. Whilst the need for this road may act as a constraint on the development of unzoned 'whiteland' and one Phase 2 site, it does not constrain any currently zoned housing land.

No specific road lines are protected within the Dungannon and South Tyrone Area Plan 2010, so no housing land is constrained by proposed roads.

In Coalisland, a proportion of potential may be constrained by abandoned mine shafts. The extent of this constraint is not known.

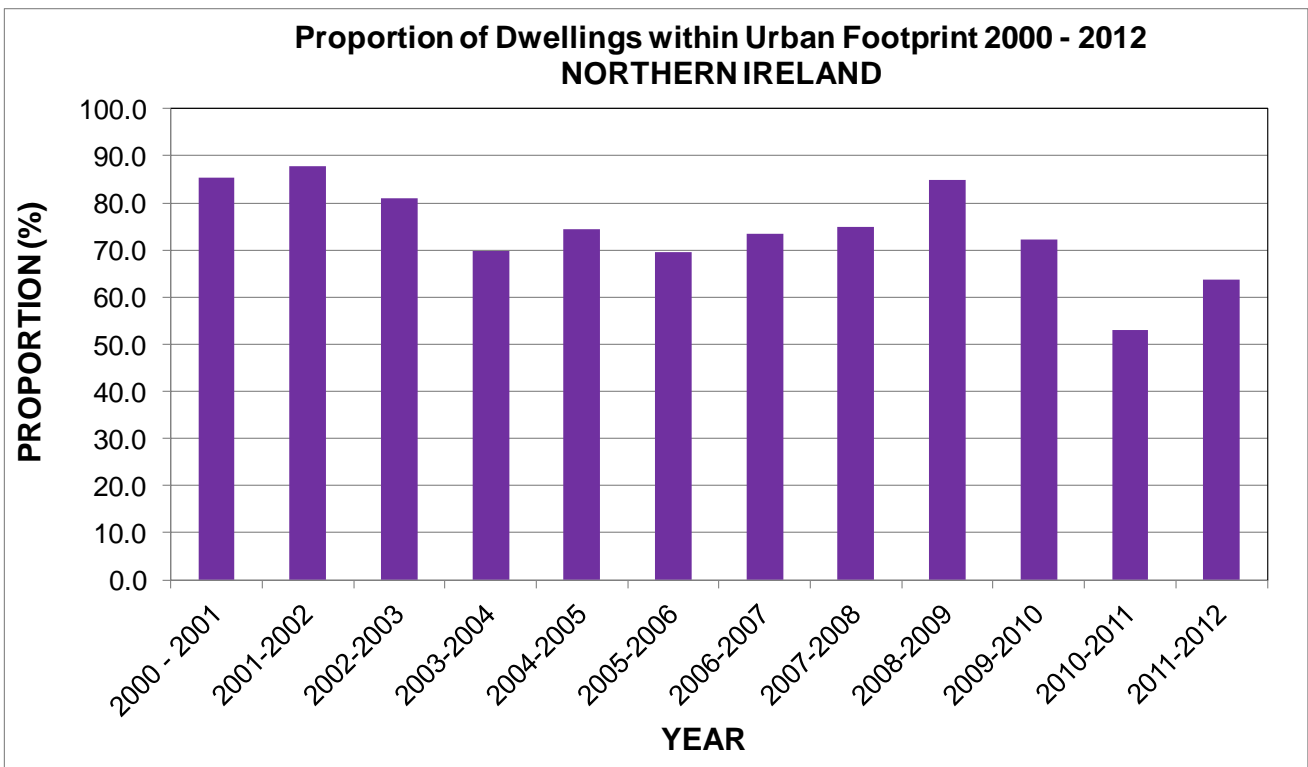
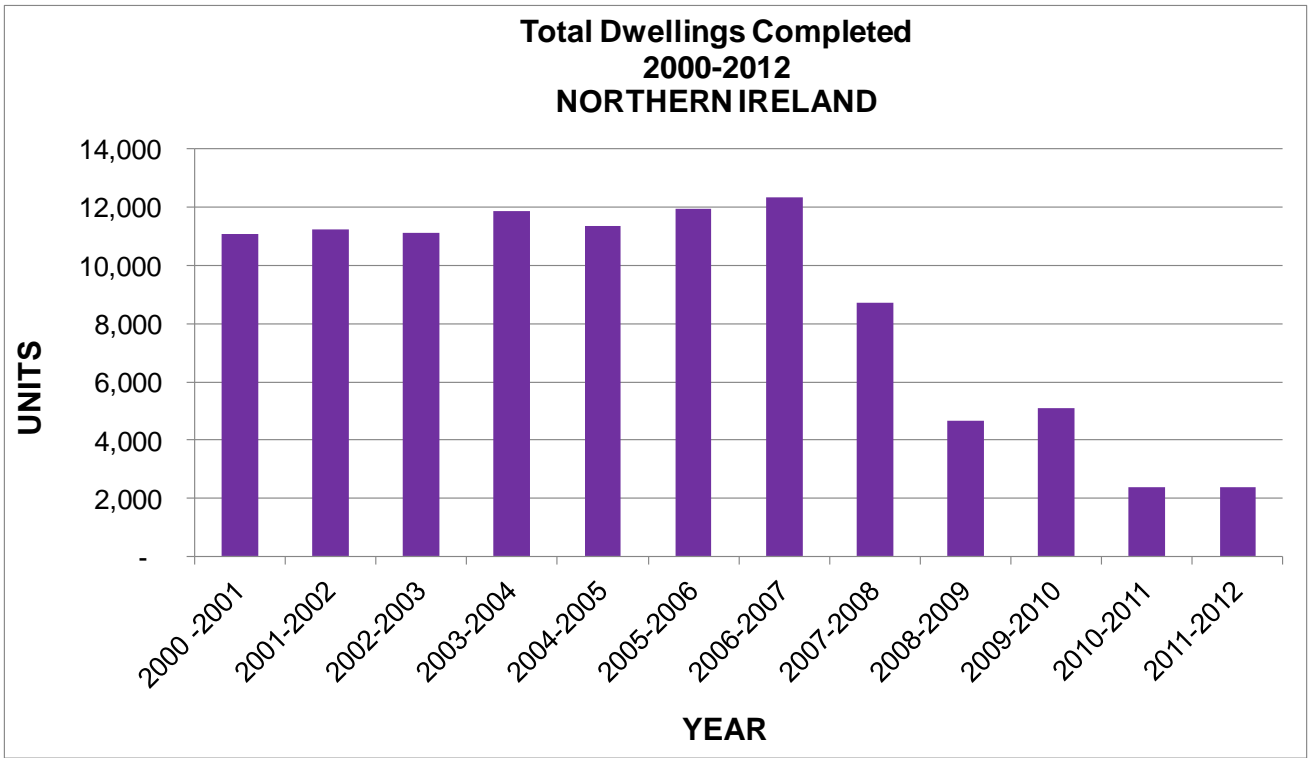
Omagh Division ... cont'd

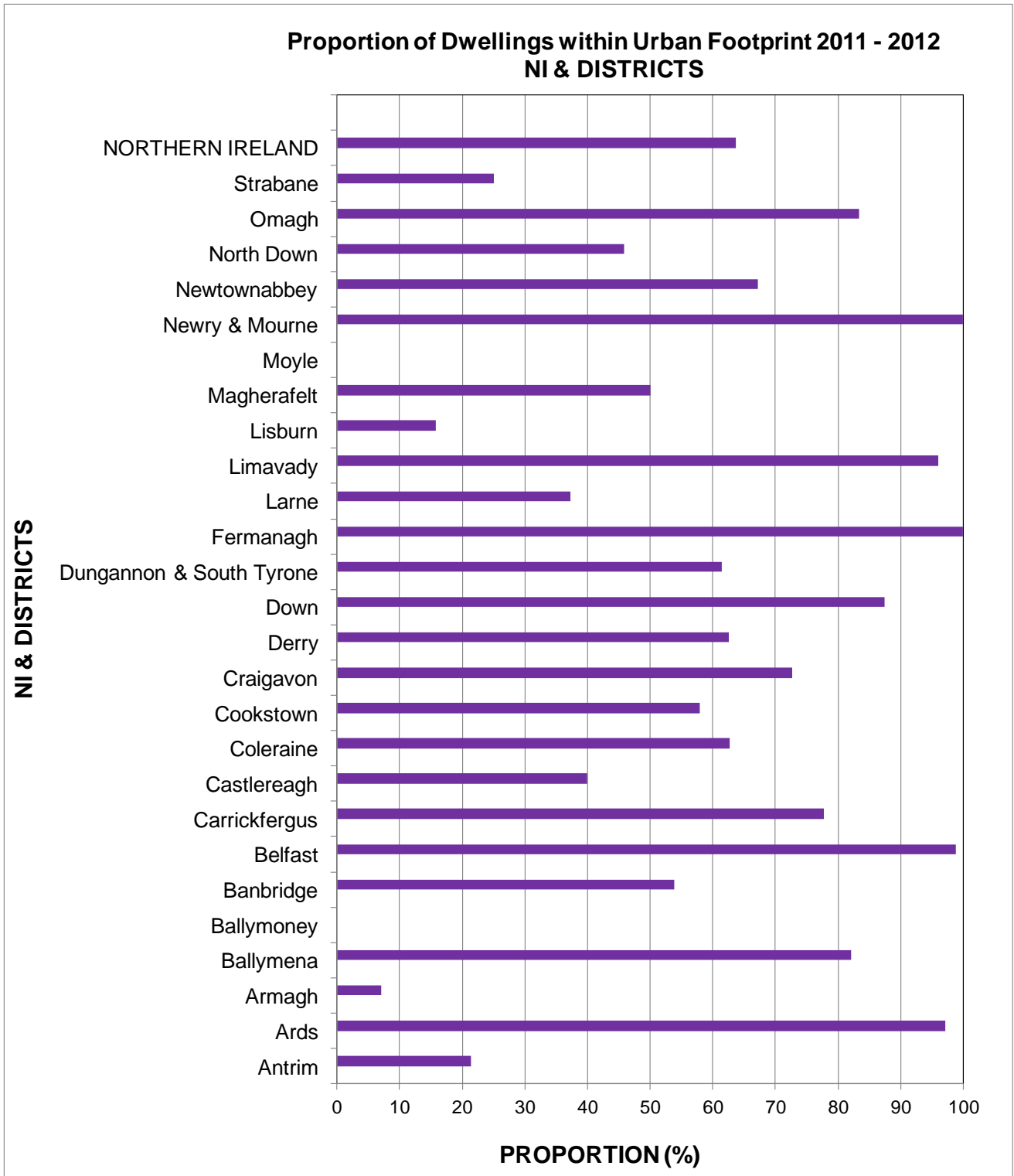
In Enniskillen, the development of some housing land (H17-H19, Fermanagh Area Plan 2007) is constrained pending the extension of the Cherrymount Link Road. This scheme commenced in October 2011 and is due to be completed by Summer 2013. Some 'whiteland' that may have potential for housing will be constrained until the Derrychara Development Road is completed.

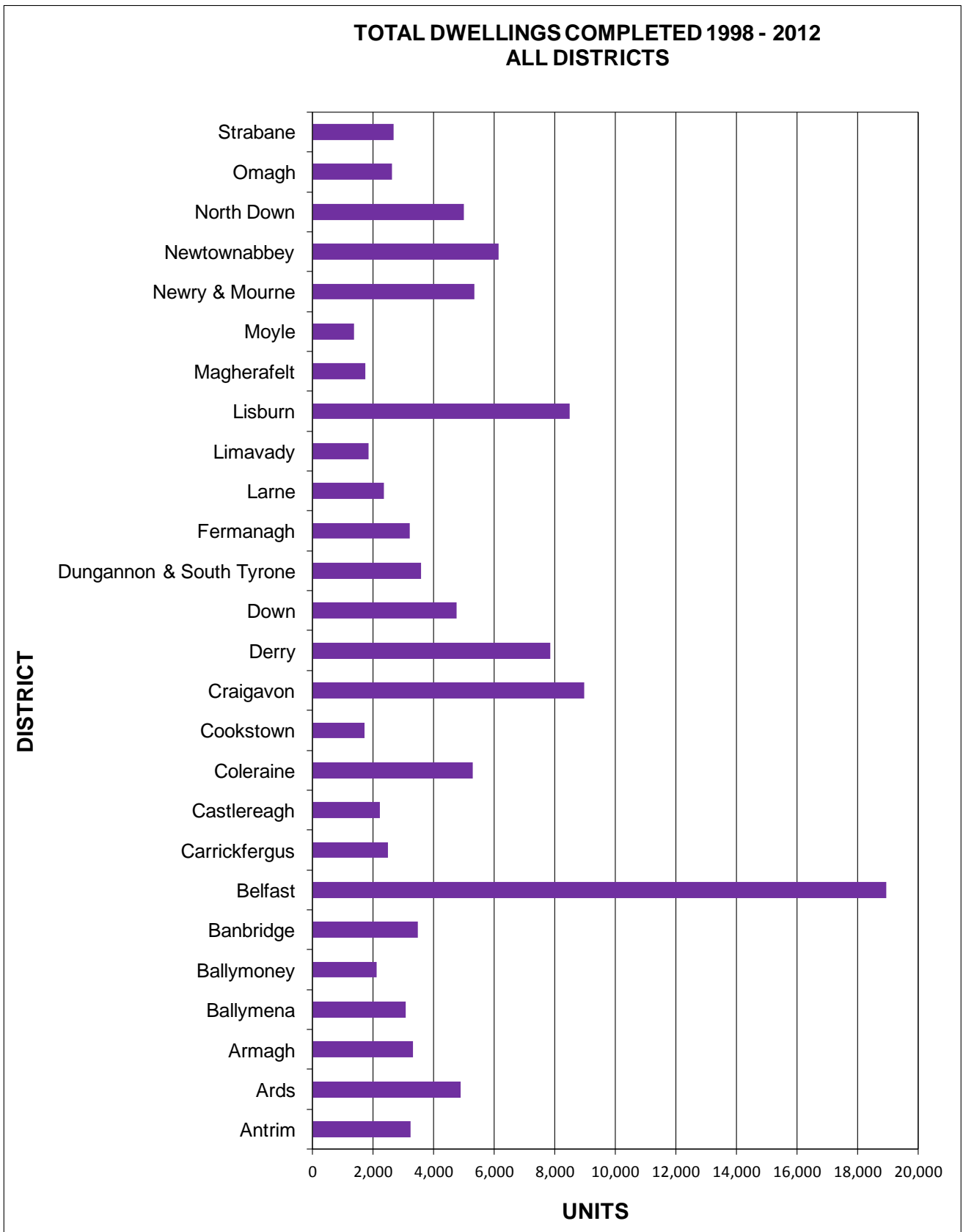
NORTHERN IRELAND TOTALS

District	Units Complete 31-12-98 to 31-07-12	Units Complete 01-08-11 to 31-07-12	Area Developed (Hectares) 31-12-98 to 31-07-12	Area Developed (Hectares) 01-08-11 to 31-07-12	Units Dev. Within the Urban Footprint (%) 01-08-11 to 31-07-12	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST	18938	406	360.0	8.4	98.8	306.8	19114
CARRICKFERGUS	2484	19	108.8	1.3	77.8	144.8	4057
CASTLEREAGH	2234	80	93.9	4.8	40.0	226.0	4886
LISBURN	8496	303	394.2	14.1	15.7	359.8	9547
NEWTOWNABBEY	6156	148	281.5	5.3	67.2	311.7	7605
NORTH DOWN	4995	159	190.8	6.7	45.9	155.9	4626
ANTRIM	3231	51	134.5	1.8	21.4	148.4	4039
BALLYMENA	3067	121	143.5	4.5	82.1	195.3	5307
LARNE	2345	47	102.5	1.8	37.2	149.2	4236
MAGHERAFELT	1752	25	99.2	1.2	50.0	202.9	4459
ARDS	4890	179	230.1	4.6	97.1	430.4	8738
DOWN	4760	60	228.9	3.6	87.5	325.5	6582
ARMAGH	3310	46	186.1	1.9	7.0	275.9	6377
BANBRIDGE	3476	69	161.3	3.3	53.8	161.5	3530
CRAIGAVON	8979	174	417.2	7.6	72.7	515.0	12778
NEWRY & MOURNE	5355	8	258.2	0.2	100.0	327.4	7158
DERRY	7843	185	309.1	7.9	62.5	521.4	11214
BALLYMONEY	2106	26	98.7	1.1	0.0	110.5	2796
COLERAINE	5300	103	201.5	3.8	62.7	238.1	6853
LIMAVADY	1863	30	95.7	1.4	96.0	125.5	2806
MOYLE	1364	11	59.4	0.6	0.0	51.9	1380
COOKSTOWN	1719	33	88.0	2.0	57.9	194.4	3659
DUNGANNON & SOUTH TYRONE	3583	38	195.9	2.2	61.5	418.6	7232
FERMANAGH	3218	33	201.4	3.1	100.0	510.4	8853
OMAGH	2636	7	157.1	0.5	83.3	393.9	6494
STRABANE	2674	11	132.9	1.0	25.0	227.9	3746
NI TOTALS	116774	2372	4930.4	94.7	63.7	7029.1	168072

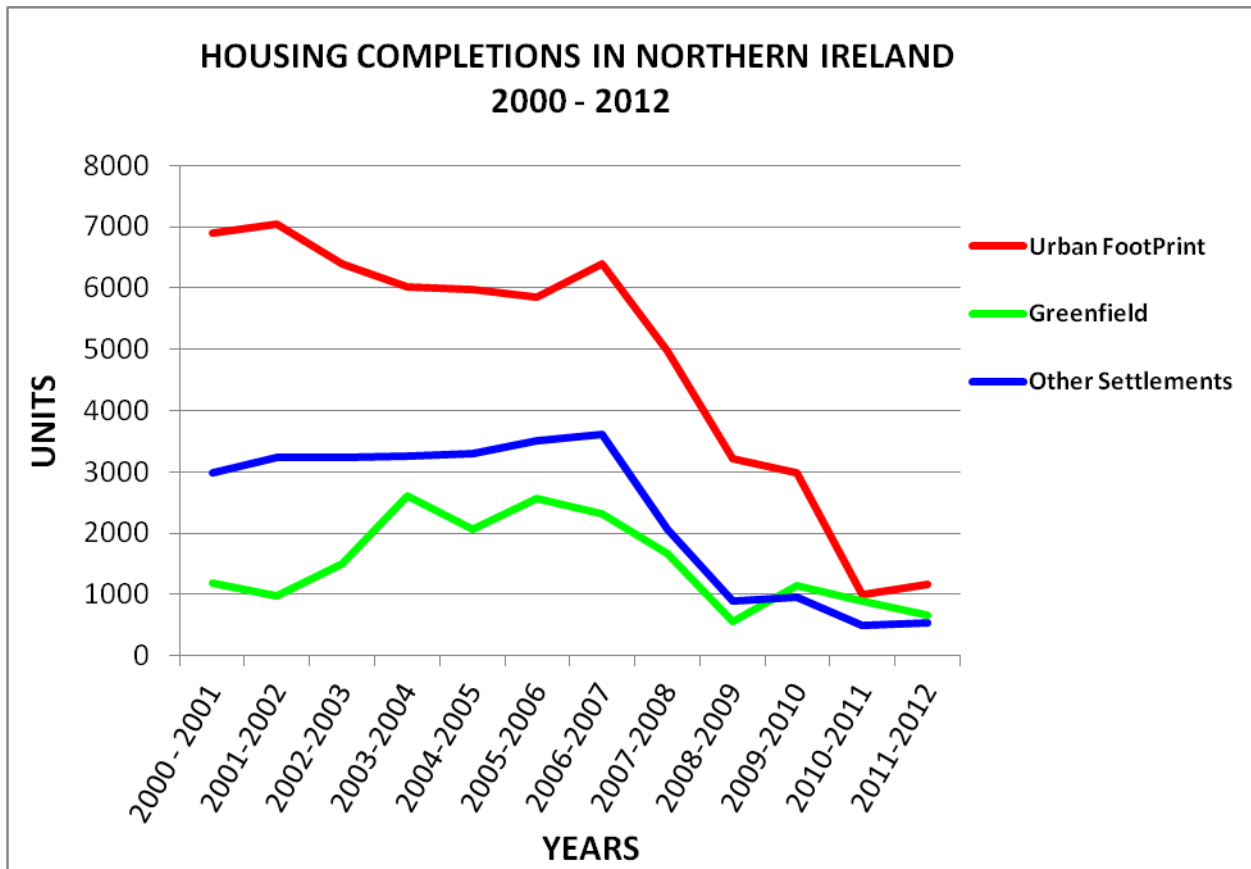
Northern Ireland Totals ... cont'd.







Northern Ireland Totals ... cont'd.



Total Housing Completions in Northern Ireland 2000 - 2012.

YEAR	URBAN FOOTPRINT	GREENFIELD	OTHER SETTLEMENTS	TOTAL
2000 - 2001	6894	1182	2994	11070
2001 - 2002	7043	973	3226	11242
2002 - 2003	6403	1505	3232	11140
2003 - 2004	6009	2604	3262	11875
2004 - 2005	5978	2061	3305	11344
2005 - 2006	5858	2563	3515	11936
2006 - 2007	6401	2306	3617	12324
2007 - 2008	4977	1675	2056	8708
2008 - 2009	3213	565	904	4682
2009 - 2010	2992	1152	951	5095
2010 - 2011	999	884	491	2374
2011 - 2012	1173	668	531	2372

Figures for 2000 – 2001 do not include completions for Downpatrick Town.

HOUSING MONITOR CONTACTS

The following are the main housing monitor contacts for the respective council areas.

<u>Council Area</u>	<u>Contact Name and Address</u>
Belfast	Belfast Metropolitan Area Planning Team Bedford House 16-22 Bedford Street BELFAST BT2 7FD
Castlereagh	
Newtownabbey	
Carrickfergus	Tel: (028) 101
Lisburn	Contact: Liz McPeake
North Down	
<hr/>	
Antrim	Ballymena Divisional Planning Office County Hall 182 Galgorm Road BALLYMENA BT42 1QF
Ballymena	
Larne	
Magherafelt	Tel: (028) 101 Contact: Steven McQuillan
<hr/>	
Ards	Downpatrick Divisional Planning Office Rathkeltair House Market Street DOWNPATRICK BT30 6EA
Down	
	Tel: (028) 101 Contact: Andrew Davidson (DPSGT)
<hr/>	

Council Area**Contact Name and Address**

Armagh

Craigavon Divisional Planning Office

Banbridge

Marlborough House

Craigavon

Central Way

CRAIGAVON

Newry & Mourne

BT64 1AD

Tel: (028) 101

Contact: Andrew Davidson (DPSGT)

Derry

Londonderry Divisional Planning Office

Orchard House

40 Foyle Street

DERRY

BT48 6AT

Tel: (028) 101

Contact: Elaine Anderson

or: Claire Higgins

Ballymoney

Coleraine Sub-Divisional Planning Office

Coleraine

County Hall

Moyle

Castlerock Road

COLERAINE

Limavady

BT51 3HS

Tel: (028) 101

Contact: Elaine Anderson

Cookstown

Omagh Divisional Planning Office

Dungannon & South Tyrone

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Omagh

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Tel: (028) 101

Strabane

Contact: Hilda Clements

or: John Corry

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Millennium House
17-25 Great Victoria Street
Belfast
BT2 7BN

Tel: (028) 101

Contact: Andrew Davidson

or: Nigel Downey

(End of report)