

 Gary  
Dodds

**MAIN QUESTION**

**Name:**  
Mr Gary Dodds

+ ADD TO ANALYSIS

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**Are you responding as an individual?**

No

+ ADD TO ANALYSIS

**Are you responding on behalf of an organisation?**

Yes

+ ADD TO ANALYSIS

**Organisation and Job Title (if applicable):**  
Turley, Associate Director

Are you an Agent responding on behalf of a client?

Yes

**Client Name , address (if applicable):**

Clandeboye Estate

**Please indicate how you would like your representation to be dealt with at Independent Examination (please select one item only): Please note that the Independent Examiner will be expected to give the same careful consideration to written representations as to those dealt with by oral hearing.**

Oral Hearing (Choose this procedure to present your representation orally at the public hearing) Unless you specially request a hearing, the Independent Examiner will proceed on the basis that you are content to have your representation considered in written form only.



**Soundness of the Plan**

No

**If you believe the strategy is unsound, please indicate which tests of soundness it fails and provide your reasoning below.**

Please see submitted Representation Statement

**Test P1 Comments**

No answer

+ ADD TO ANALYSIS

### Test P2 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

### Test P3 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

### Test P4 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

### Test C1 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

### Test C2 Comments

No answer

+ ADD TO ANALYSIS

**C3 Did the Council take account of policy and guidance issued by the Department?**

No

+ ADD TO ANALYSIS

### Test C3 Comments

No answer

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+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

### Test C4 Comments

No answer

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+ ADD TO ANALYSIS

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### Test CE 1 Comments

No answer

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+ ADD TO ANALYSIS

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### Test CE 2 Comments

No answer

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### Test CE 3 Comments

No answer

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+ ADD TO ANALYSIS

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### Test CE 4 Comments

No answer

No answer

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+ ADD TO ANALYSIS

**If you consider the draft Plan Strategy to be unsound please provide details of changes you suggest to make the draft Plan Strategy sound.**

No answer

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+ ADD TO ANALYSIS

**Do you have any comments on the Implementation and Monitoring of the draft Plan Strategy?**

No answer

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+ ADD TO ANALYSIS

**Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA)**

No answer

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+ ADD TO ANALYSIS

**draft Habitats Regulations Assessment(HRA)**

No answer

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+ ADD TO ANALYSIS

**Equality Impact Screening Report**

No answer

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+ ADD TO ANALYSIS

**Rural Needs Impact Assessment**

No answer

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+ ADD TO ANALYSIS

**Please add any additional comments**

No answer

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Example tag 1 -

Example tag 2 +

# Representation to Ards and North Down Borough Council Draft Plan Strategy

Clandeboyne Estate

March 2026

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Appendix 1: Approximate extent of Clandeboye Estate

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Appendix 2: Maps of Heritage Assets within Clandeboye Estate

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Appendix 3: Schedule of Heritage Assets within Clandeboye Estate

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Appendix 4: North Down and Ards Area Plan 1984-1995

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Appendix 5: Extract from Map No. 1 (dBMAP) – North Down Countryside

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Appendix 6: BMAP 2015 – Crawfordsburn and Helen’s Bay Maps

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Appendix 7: DfI Flood Mapping

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**Client**  
Clandeboye Estate

**Our reference**  
01904

March 2026

# 1. Introduction

- 1.1 This representation is submitted by Turley, on behalf of the Clandeboye Estate, in response to the consultation on the Ards and North Down Borough Council draft Plan Strategy (dPS).
- 1.2 Clandeboye Estate welcomes the opportunity to submit comments on the dPS and this representation focuses on the interests of the Estate within Ards and North Down Borough.
- 1.3 The representation is confined to the policy within the dPS relating to Enabling Development – draft Policy HE14: *Enabling Development for the Conservation of Significant Places* – and the importance of the policy in supporting the conservation of Clandeboye Estate.
- 1.4 This representation does not engage with any other strategic or operational policies of the dPS or make comment on the soundness of any other elements of the dPS.
- 1.5 Clandeboye Estate is a 2,000-acre estate located approximately 3.5km west of Bangor City Centre and to the south of the Belfast Road, the main road between Belfast and Bangor, from which it is accessed. The estate comprises Clandeboye House and courtyard, working dairy farm and extensive wider farmland, woodlands, walled gardens and a lake. In recent years the estate has become a wedding venue and has established a very successful on-site yogurt production business.
- 1.6 In addition to those referenced above, the Estate is a custodian of an extensive number of built heritage assets across the extent of the estate. These are discussed in more detail at section 3 of the representation.
- 1.7 The extent of Clandeboye Estate is illustrated at **Appendix 1**.
- 1.8 The structure of the submission is as follows:
  - **Section 2:** Details our representation to draft Policy HE14: *Enabling Development for the Conservation of Significant Places*;
  - **Section 3:** Provides an overview of lands at Clandeboye Estate and how draft Policy HE14 will support the continued retention and restoration of Clandeboye Estate;
  - **Section 4:** Sets out our conclusions.
- 1.9 We look forward to participating in the Independent Examination in due course.

## 2. Representation to draft Policy HE14

2.1 The Estate strongly welcomes the inclusion of an enabling development policy which closely reflects that of Policy ED1 Enabling Development of Planning Policy Statement 23: Enabling Development for the Conservation of Significant Places.

2.2 Policy HE14: *Enabling Development for the Conservation of Significant Places*. The policy states that:

*“Planning permission will only be granted for enabling development relating to the conservation, refurbishment and re-use of a significant place, where it will not materially harm its heritage value or setting. It must be demonstrated through a ‘Statement of Justification’ that all of the following criteria are met:*

- (a) The heritage asset to be subsidised by the proposed enabling development will bring significant long-term benefits according to its site and location;*
- (b) The conservation of the heritage asset would otherwise be financially and operationally unviable;*
- (c) The impact of the enabling development is precisely defined at the outset;*
- (d) The scale of the proposed enabling development does not exceed what is necessary to support the conservation of the heritage asset;*
- (e) Sufficient subsidy is not available from any other source;*
- (f) The public benefit decisively outweighs the disbenefits of departing from other planning policies;*
- (g) It will not materially harm the heritage values of the heritage asset or its setting;*
- (h) It avoids detrimental fragmentation of the management of the asset;*
- (i) It will secure the long-term future of the heritage asset and, where applicable, its long-term use for a sympathetic purpose; and*
- (j) It is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid.*

*The benefits to be derived from the conservation of the significant place will be secured either by conditional grant of planning permission or conditional grant of planning permission, accompanied by a planning agreement.*

*All development proposals will also be required to comply with General Principles Policy GP 1 and accord with all other relevant policy provisions of the LDP. “*

2.3 Having reviewed the draft wording of Policy HE14 against Policy ED 1 of PPS23 we note that the thrust of the policy remains consistent and the criteria for justification of

enabling development is generally unchanged with the exception of minor alterations to the terms of reference i.e. the use of the term 'heritage asset' in place of 'significant place' within the 10 guiding criteria.

- 2.4 There does however need to be clarity over the use of terms. The policy shifts to referring to 'heritage assets' rather than 'significant places'. Significant Places are defined at para. 15.93. The J&A text also uses the term 'heritage assets'. This is imprecise and is not consistent with the SPPS which defines the term 'significant place'. The policy requires the use of a consistent term in order to meet soundness test C3 and we would recommend that the term 'significant place' is employed in accordance with the SPPS.
- 2.5 The definition of a 'significant place' being "*any part of the historic environment that has heritage value, including Scheduled Monuments, archaeological remains and historic buildings (together with any historic contents), industrial heritage, Conservation Areas and Historic Parks, Gardens and Demesnes,*" is consistent with the current regional policy definition.
- 2.6 The general thrust of approach proposed by the Council in the dPS will ensure continuity of operational policy to support the long-term future of significant places.
- 2.7 Importantly the policy, along with its justification and amplification, acknowledges the planning policy hurdles and financial burden faced by owners of landed estates in discharging their duties for the care and upkeep of important heritage assets which are recognised as being of exceptional local and regional significance.
- 2.8 The policy requirements set out a fair and balanced approach to ensuring that proposed development is proportionate, appropriate and sensitive to the historic environment whilst affording sufficient flexibility in development form and uses in order to allow each significant place to bring forward innovative development which can be both sensitive to the setting and provide funding for the long-term conservation of the significant place.
- 2.9 We note the final paragraph of the policy which requires development proposals '*to comply with General Principles Policy GP 1 and accord with other relevant policy provisions of the LDP.*' The amplification of Policy HE1 recognises that enabling development is defined as development that conflicts with other policies in the LDP and would normally be considered unacceptable in its own right.
- 2.10 Whilst we accept that this will include policy around detailed design, ecological matters etc, the premise of an enabling case is that it will conflict with other policies (as confirmed by para. 15.93 of the dPS). This requires amendment to make the proposed policy sound, as currently it fails soundness test C3. We would recommend that the Council amend the wording of the final paragraph of draft Policy HE14 to read, '*All development proposals will also be required to comply with General Principles Policy GP 1 and accord with all other relevant policy provisions of the LDP, **where appropriate** (our emphasis).*' This will facilitate a proportionate approach to weighing other policy considerations in the context of an enabling case under Policy HE14.

- 2.11 The J&A text includes reference to the current Best Practice Guide by DoE remaining the relevant guidance to guide applicants and support the determination of planning applications.
- 2.12
- 2.13 We would also note that PPS23 is supplemented by the Best Practice Guidance to PPS 23 '*Assessing Enabling Development for the Conservation of Significant Places*' published by the then Department of the Environment (now Department for Infrastructure).
- 2.14 The Best Practice Guide provides critical guidance for Planning Authorities to inform the decision-making process in respect to enabling development and in turn provides clarity to the owners of significant places on the factors to be weighed in the determination of enabling development proposals to help shape such proposals.
- 2.15 Upon adoption of the Council's Plan Strategy, the suite of Planning Policy Statements will be superseded by the policy provisions of the Plan Strategy and as such the Guidance Note aligned with PPS23 will become obsolete. We would strongly encourage the Council to prepare Supplementary Planning Guidance (SPG) for Enabling Development to replace the Best Practice Guidance to PPS 23 '*Assessing Enabling Development for the Conservation of Significant Places*' and ensure there is continuity in clarity for those bringing forward Enabling Development in the future.
- 2.16 Should the preparation of such SPG extend beyond the adoption of the Plan Strategy, we would recommend that the Council makes clear provision in the Plan Strategy that the Best Practice Guidance to PPS 23 '*Assessing Enabling Development for the Conservation of Significant Places*' will remain a material consideration of any Enabling Development proposal until such times as a new SPG is adopted. This will again provide important continuity and clarity for such proposals.
- 2.17 We do however note that the position in the guidance outlines how, fundamentally, the case for enabling development rests on there being a conservation deficit and this being the basis for the financial case to be made by applicants. This includes a developers profit forming part of the calculations. Paragraph 15.93 of the J&A text suggests a different basis for the financial case, one based on the profit generated from development. This differs from the position outlined at paragraph 15.95. This places the policy at odds with itself, making the policy incoherent and contrary to the SPPS. It therefore fails to meet soundness tests C3.
- 2.18 The Best Practice Guidance also supports exploration by an applicant and the Council of sufficient information on which to fully understand a case before making a decision. This would be grounded in the public interest and the basis for the policy. Paragraph 15.94 of the J&A text suggests that the Council can make an early decision on a case without full consideration, which may or may not involve relevant expertise to assess information. This would not be in the public interest and would serve to undermine the basis for the policy. It would also be contrary to the SPPS. The J&A text needs amended to ensure it is coherent and in accordance with regional policy as currently it fails soundness tests C3.



### 3. Site and Surrounding Context

- 3.1 Clondeboye Estate is one of the few great, private estates of Northern Ireland that still remain in the ownership of the original family.
- 3.2 The Clondeboye Estate is located on the outskirts of Bangor, County Down, 12 miles (19 km) outside Belfast. Covering 2,000 acres the estate comprises Clondeboye House and courtyard, woodlands, walled gardens, a lake, 250 hectares (620 acres) of farmland and has established an on-site yogurt production business. In recent years the estate has also become a popular wedding venue.
- 3.3 Clondeboye is most famous for the legacy of the 1st Marquess (1826-1902), who laid out the historic parklands under the guidance of James Frazer. The project was so extensive that the estate still boasts the largest area of broadleaved woodland in Northern Ireland. To honour the inspiration of the 1st Marquess, the Dufferin Foundation now acts as a focus for environmental projects throughout Northern Ireland and works closely with the Woodland Trust which is based at Clondeboye.
- 3.4 Lady Dufferin was responsible for encouraging both the Conservation Volunteers and more latterly the Woodland Trust to set up their Northern Ireland base within the estate. The present Clondeboye House, still known as Ballyleidy (Grade B+ listed), was built to the designs of Robert Woodgate between 1801 and 1804. The plans used by Woodgate cleverly utilised the previous building as the core of his grand design. Today the exterior of the house appears very much as he built it, despite the numerous additions to accommodate the extensive historic and museum quality collections of the 1st Marquess.
- 3.5 The Estate extends from the coastline of Belfast Lough inland and comprises lands within Helen's Bay, Crawfordsburn and Ballyrobert, as well as extensive lands to the west and southwest of the current development limit of Bangor.
- 3.6 The estate incorporates a range of uses including housing, golf courses, woodlands, historic monuments and agricultural farmland. Both the A2 Bangor Road and the Belfast to Bangor railway line traverse the Estate.
- 3.7 There are an extensive number of listed buildings, scheduled monuments, historic records and parks and gardens across the Clondeboye Estate, as identified within the built heritage maps and schedule at **Appendices 2 and 3**, which contribute to its rich heritage value and public interest. The following registered built heritage are present within the subject lands:
  - Sites and Monuments
  - Historic Buildings (including record only, Grade B2, Grade B1 and Grade A listings)
  - Industrial Heritage
  - Heritage at Risk

- Defence Heritage
- Scheduled Zones
- Areas of Archaeological Potential

3.8 In consideration of the above, it is clear that Clandeboye Estate can be defined as a significant place for the purposes of draft Policy HE14. The extent of built and environmental heritage to which the estate is a custodian, underlines the critical importance of enabling development policy to facilitate and secure the long-term future of this significant place and its development in the public interest.

## 4. Planning History

4.1 The following planning history was identified from a search of the Department's planning portal.

Reference	Address	Proposal	Applicant	Decision	Date
LA06/2020/0939/F	Clandeboyne Courtyard, Clandeboyne Estate Bangor	Change of use from a training conference centre and function room to mixed use to include children's after school and day care facilities (class D1) and a training conference centre and function room	NIFSA and Clandeboyne Estate Northern Ireland Forest Sch Ass	Granted	17.05.2021
LA06/2018/0762/F	The Saw Mill and Log Shop, Clandeboyne Estate, 495 Belfast Road, Bangor	Change of use of the existing building and extension to provide toilet for use as a children's day care facility that will be registered with the Northern Ireland Forest School Association	Clandeboyne Estate Co Ltd	Granted	27.02.2020
LA06/2016/0854/F	Lands 67m NE of the rear of No. 10 Estate Road and 100m NE of Clandeboyne Estate Dairy Farm	Dairy yoghurt production facility, with associated accommodation and product testing lab	Clandeboyne Estate Co Ltd	Granted	10.05.2018
LA06/2015/0389/F	Lands located south-west of junction of A2 Belfast Road and B170 Ballysallagh Road Bangor (bounded by Belfast Road Ballysallagh Road and Clandeboyne Avenue)	Proposed solar farm and ancillary development	RAD Energy Two Ltd	Withdrawn	15.09.2016
LA06/2015/0668/O	Clandeboyne Lodge Hotel, Crawfordsburn Road	Expansion of existing hotel complex to enable associated spa and wellbeing facilities.	Clandeboyne Lodge Hotel	Granted	18.05.2016
LA06/2015/0095/F	Clandeboyne Estate Dairy (immediately adjacent and to the south of Clandeboyne Lodge Hotel), Crawfordsburn Road	Dairy yoghurt production facility and associated accommodation. (In addition to the building this proposal provides for vehicular access and parking at the building as well as realignment of an existing farm lane and an underground pipe connection to the existing dairy)	Clandeboyne Estate Co Ltd	Withdrawn	20.06.2018
W/2014/0014/F	To rear of the dairy Clandeboyne Estate, Estate Road, Bangor	Proposed anaerobic digester with combined heat & power plant and silage clamp	Clandeboyne Estate Co Ltd	Granted	18.06.2014

W/2007/0941/F	Clandeboyne Courtyard, Clandeboyne Estate	Change of use to art gallery as replacement for existing Ava Gallery	Clandeboyne Estate	Granted	08.06.2009
W/2007/0863/F	Clandeboyne Lodge Hotel, Estate Road Clandeboyne	Conversion of existing store and offices into 3 hotel bedrooms and ensuite bathrooms and new office	Country Inns (Ulster) LTD	Granted	20.03.2008
W/2007/0188/F	Clandeboyne Lodge Hotel, Estate Road Clandeboyne	Replacement and extension to hotel kitchen. Additional facilities include a staff room, glass wash area, chair store, office, toilets, lockers and store cupboards.	Country Inns (Ulster) Ltd	Granted	15.09.2007
W/2006/0923/F	Clandeboyne Estate, (adjacent to Clandeboyne Lodge hotel) Crawfordsburn Road	Proposed dairy production facility and offices	Clandeboyne Estate Co Ltd	Granted	21.03.2008
W/2002/0247/F	Land in the Townland of Ballyvarnet at Estate Office, Clandeboyne Estate	Use of forest tracks for 4x4 vehicle driver training	Clandeboyne Estate Company Limited	Granted	31.10.2022
W/1993/0661	Blackwood Golf Course, Clandeboyne	Conversion of portion of approved golf clubhouse to public bar	Not Available	Refused	01.06.1994
W/1993/0146	Lands bounded by Ballysallagh Road, Crawfordsburn Road and Westland Wood, Clandeboyne Estate	Ground staff and security guard's office	Not Available	Granted	06.06.1993
W/1991/0521	Lands bounded by Ballysallagh Road, Crawfordsburn Road and Westland Wood, Clandeboyne Estate	Golf course development with ancillary facilities	Not Available	Granted	31.03.1992
W/1992/0293	Lands bounded by Ballysallagh Road, Crawfordsburn Road and Westland Wood, Clandeboyne Estate	Golf course layout and landscaping scheme	Not Available	Granted	03.11.1993
W/1990/0288	The George, 10 Estate Road, Clandeboyne	Addition of a 60-bedroom hotel block, with residents Bar residents lounge, kitchen and laundry to existing function and conference facility (to be carried out in 2 phases)	Not Available	Granted	15.04.1991
W/1990/0151	The George, 10 Estate Road, Clandeboyne	Addition of an 80-bedroom hotel block, with residents' bar and restaurant/kitchen/laundry, to existing functions and conference facility – 2 phase project	Not Available	Withdrawn	10.05.1990

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**Other Applications**

LA06/2021/1130/F	Ross Jord Trout Fishery, Upper Conlig Reservoir, Bangor Road	Fishery Business including 3 portacabins, CCTV cameras, extension of car park and other ancillary works (retrospective) and one proposed steel storage container	Kevin Magill	Under Consideration	N/A
LA06/2021/0506/F	Cairn Wood, Craigantlet Road	Sustainable energy system consisting of an array of 26 no. ground mounted solar panels, a containerised battery building (total battery storage capacity of 28 kWh), backup generator, fuel tank and associated site works.	Ards and North Down Borough Council	Granted	13.04.2023
LA06/2019/1291/F	Cairn Wood, Craigantlet Road	Extension and enhancement of existing trails comprising new walking trails, multi-use family cycle trail, upgrades to existing trails and associated information panels, waymarkers and seating	Ards and North Down Borough Council	Granted	09.12.2020
LA06/2019/0848/PAN	Cairn Wood, Craigantlet Road	Improvement of existing walking trails within forest and creation of additional walking trails, creation of separate family cycle and mountain bike trail networks, and creation of a wildflower meadow --- the proposal will also include seating, way-making, interpretation panels and a feature trail heads information hub	Ards and North Down Borough Council	Acceptable	20.08.2019

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## 5. Enabling Development Opportunities for Clandeboye Estate

### North Down and Ards Area Plan 1984-1995

- 5.1 The entirety of Clandeboye Estate lies within the Ards and North Down Borough Council area within the North Down and Ards Area Plan 1984-1995, the Estate is largely within the Green Belt, whilst also partially including the settlements of Crawfordsburn and Helen's Bay. See **Appendix 4** for Proposals Map 2 from the NDAAP, which identifies this area.

### Draft Belfast Metropolitan Area Plan 2015

- 5.2 The Draft Belfast Metropolitan Area Plan identified the area to be within the countryside (see extract from Proposals Map at **Appendix 5**). Within the ownership boundary are areas both within and outside the settlement limits.
- 5.3 **Appendix 6** contains maps for the settlements of Crawfordsburn and Helen's Bay, and the extent of the settlement development limit of each.

### Enabling Development

- 5.4 It is recognised that there are many planning policy hurdles and financial burdens faced by owners of landed estates in discharging their duties for the care and upkeep of important heritage assets. Like almost all owners of heritage assets, Clandeboye Estate faces these challenges, but more acutely because in not leaving Clandeboye to a beneficiary but to a Trust, Lady Dufferin specifically wanted to encourage greater public benefit.
- 5.5 The inclusion of Policy HE14 in the Council's Plan Strategy, subject to the proposed amendments set out in Section 2 above, is an important mechanism to provide continuity in the approach to Enabling Development once the suite of Planning Policy Statements has been superseded by the Plan Strategy.
- 5.6 In line with Lady Dufferin's wishes and as a custodian of significant and extensive heritage assets, not only for the Estate but in the public interest for the wider province, Clandeboye Estate is committed to the long-term maintenance, upkeep and conservation of its important heritage and environmental assets and welcomes the opportunity to secure the long-term future of this significant place through appropriate and proportionate enabling development.
- 5.7 Whilst specific proposals are not set out within this representation, we confirm that the estate will need to avail of this policy provision in the near future. It is simply unviable for the estate to maintain, restore and where necessary convert existing built heritage at risk to a long-term sustainable use including built heritage which is not listed at risk presently but in need of restoration. If the Council and Department for Communities are serious about securing the future of significant places of this calibre then a robust approach to this policy recognising the capital value necessary to

conserve, refurbish and re-use heritage assets to secure a long term future is necessary.

### Environmental Designations

5.8 In addition to heritage assets, Clondeboye Estate also comprises a number of environmental designations and protected areas within the Estate that fall to be protected through a future enabling case but also provide opportunity in the public interest to consider greater public access to estate lands. See Figure 5.1 below.



**Figure 5.1: Environmental Designations (NIEA Map Viewer)**

5.9 The area along the coast is designated as an Area of Special Scientific Interest (ASSI), the 'Outer Belfast Lough ASSI', and 'Outer Ards ASSI'. The Whitespots ASSI is further south of the Clondeboye Estate. There are a number of priority habitats within the area, namely Woodland.

5.10 A number of Local Wildlife Sites are identified in the area, including:

- Clondeboye Estate Wildlife Site
- Clondeboye Avenue
- Rathgael

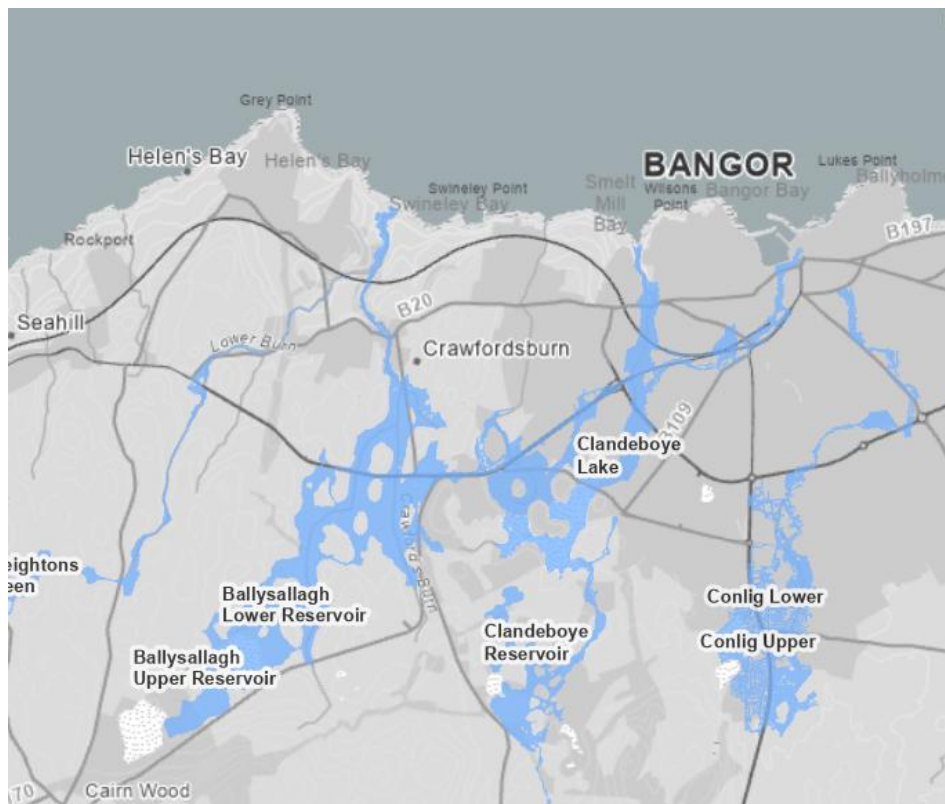
- Crawfordsburn
- Carnalea Glen and Slopes
- Cairn Wood and Reservoir
- Ballysallagh Reservoir, and
- Ladies Drive to Westland Wood.

5.11 The area falls largely within the Holywood Hills Landscape Character Area, with the northern portion of the site falling within the Bangor Coastline Landscape Character Area.

5.12 Along the coast, the Belfast Lough RAMSAR site continues into the Outer Ards RAMSAR site. The water at this point is designated as a Special Protection Area (SPA) – Belfast Lough Open Water. Special Protection Areas (SPAs) are designated under the European Commission Directive on the Conservation of Wild Birds.

### Clandeboy Lake

5.13 Clandeboy Lake, which lies centrally within the estate, does not presently benefit from Controlled Reservoir Status and as illustrated in **Figure 5.2** below, has an extensive inundation area which extends into the urban area of Bangor. The extent of the inundation area indicates risk to a significant number of homes, properties and businesses should a catastrophic failure of the reservoir occur.



**Figure 5.2: Reservoir Inundation Mapping (source: DfI Flood Maps)**

- 5.14 The financial cost to implement the necessary safety measures to achieve Controlled Reservoir Status will be significant, a capital sum that the estate simply cannot generate by its own means. The provisions of draft Policy HE14 will be critical to ensuring that enabling development can be delivered to fund these works which can be considered development relating to the conservation of a significant place. This development is strongly in the public interest given the risks associated with a catastrophic failure of the lake and inundation of homes, businesses and community infrastructure.
- 5.15 **Appendix 7** provides extracts of the DfI Flood Mapping which identifies all flooding risks across the Estate.

## 6. Summary

- 6.1 In summary, Clandeboye Estate strongly supports the inclusion of Policy HE14: Enabling Development for the Conservation of Significant Places within the dPS. Indeed, without its inclusion the future aspiration of preservation, development and improvement for the public benefit will simply not be achievable.
- 6.2 The proposed inclusion of this policy and the definition of a 'significant place' is welcomed by Clandeboye Estate and the consistent approach taken by the Council in carrying forward the provisions of Policy ED1 of PPS 23 will continue to provide an important policy mechanism to support the conservation, refurbishment and re-use of significant places.
- 6.3 The policy requirements set out a fair and balanced approach to ensuring that proposed enabling development is proportionate, appropriate and sensitive to the historic environment whilst affording sufficient flexibility in the development and uses in order to allow each significant place to bring forward innovative, yet sensitive solutions for the long-term conservation of the significant place. Those aspirations accord entirely with the objectives of the Estate and the late Lady Dufferin.
- 6.4 Clandeboye Estate looks forward to continuing engagement with the Council throughout the stages of the Local Development Plan process to ensure this significant place, as defined in draft Policy HE14, is given due consideration to ensure its long-term sustainability in the public interest.

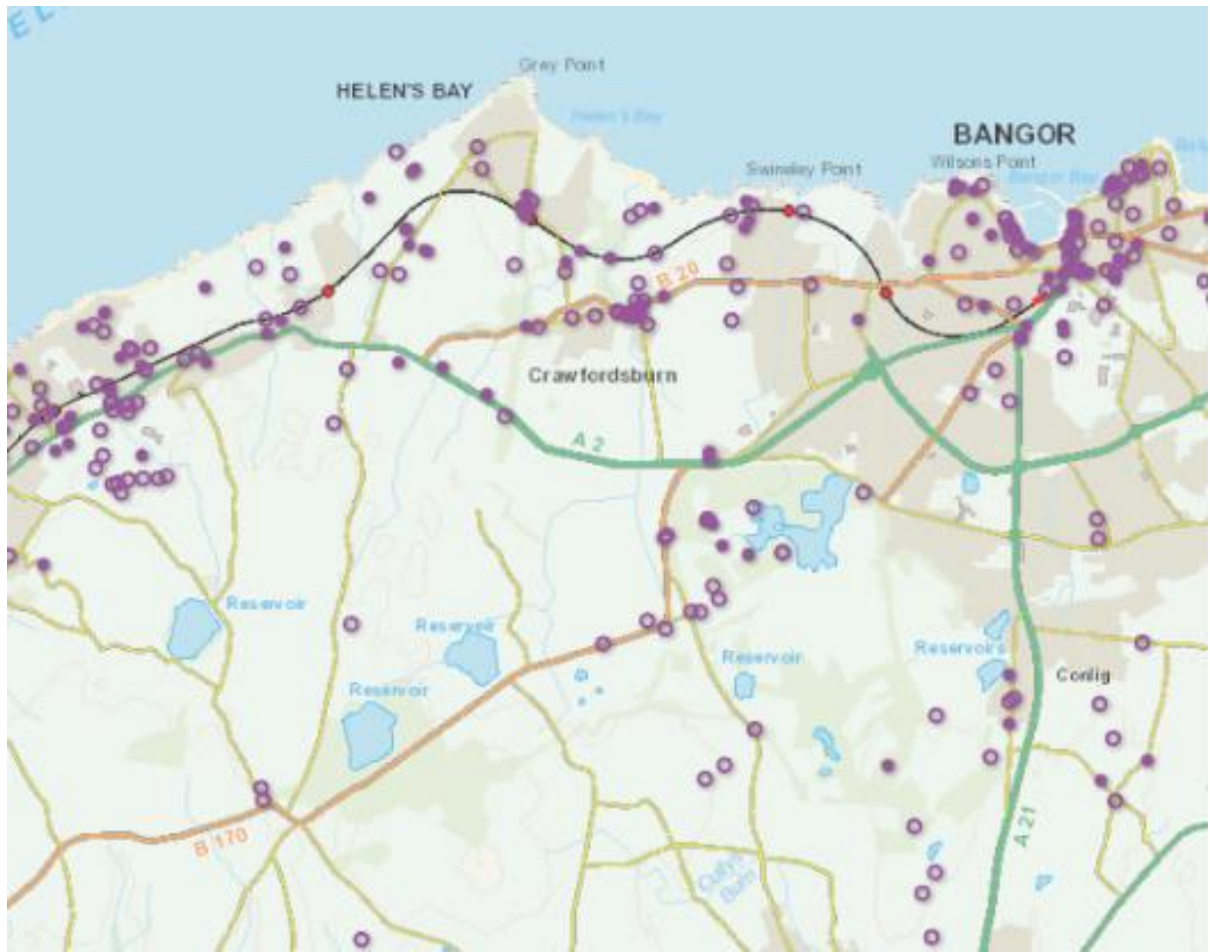


## Appendix 2: Maps of Heritage Assets within Clandeboye Estate

Historic Designations (source: DfC Map Viewer)



Historic Buildings within subject lands (source: DfC Map Viewer)



## Appendix 3: Schedule of Heritage Assets within Clandeboye Estate

### Sites and Monuments

OBJECT ID	Details	General Period	Grid Reference	Located	Protection	Site Type	SMRNo	Townland	x	y
22496	RATH	E.CHRIST.	J4515081 360	Located		RATH	DOW001:012	BALLYGROT	345150	381360
22497	ENCLOSURE	UNCERTAIN	J4498081 810	Located		ENCLOSURE	DOW001:013	BALLYROBERT	344980	381810
22498	ENCLOSURE	UNCERTAIN	J4521081 830	Located		ENCLOSURE	DOW001:014	BALLYGROT	345210	381830
22499	CHURCH & HOLY WELL	UNCERTAIN	J4546082 540	Located		ECCLESIASTICAL SITE	DOW001:015	BALLYGROT	345460	382540
22500	ENCLOSURE	UNCERTAIN	J4548082 960	Located		ENCLOSURE	DOW001:016	BALLYGROT	345480	382960
22501	TREE RING: TENNYSON'S CLUMP	UNCERTAIN	J4593081 880	Located		ENCLOSURE	DOW001:017	BALLYGROT	345930	381880
22503	TREE RING: JAN MAYEN CLUMP	MODERN	J4607080 510	Located		DESIGNED LANDSCAPE FEATURE	DOW001:019	BALLYMULLAN	346070	380510
22504	TREE RING: MONTREAL CLUMP	UNCERTAIN	J4555080 340	Located		DESIGNED LANDSCAPE FEATURE	DOW001:020	BALLYGILBERT	345550	380340
22505	TREE RING: TORONTO CLUMP	UNCERTAIN	J4550080 040	Located		DESIGNED LANDSCAPE FEATURE	DOW001:021	BALLYGILBERT	345500	380040
22506	ENCLOSURE: GLENCAIRN	UNCERTAIN	J4660079 870	Located		ENCLOSURE	DOW001:022	BALLYMULLAN	346600	379870
22507	ENCLOSURE: URSULA'S FORT	UNCERTAIN	J4725079 820	Located		ENCLOSURE	DOW001:023	BALLYLEIDY	347250	379820

22508	TREE RING	UNCERTAIN	J4690079 600	Located		DESIGNED LANDSCAPE FEATURE	DOW001:024	BALLYLEIDY	346900	379600
22509	ENCLOSURE	UNCERTAIN	J4714079 210	Located		ENCLOSURE	DOW001:025	BALLYVARNET	347140	379210
22510	possible RATH, reused as GRAVEYARD: CAMPO SANTO	E.CHRIST.; UNCERTAIN	J4804079 230	Located		RATH	DOW001:026	BALLYVARNET	348040	379230
22511	TREE RING: MACFERRAN'S CLUMP	MODERN	J4730078 170	Located		DESIGNED LANDSCAPE FEATURE	DOW001:027	BALLYLEIDY	347300	378170
22512	RATH	E.CHRIST.	J4627078 730	Located		RATH	DOW001:028	BALLYSALLAGH MINOR	346270	378730
22513	ENCLOSURE	UNCERTAIN	J4577078 950	Located		ENCLOSURE	DOW001:029	BALLYSALLAGH MAJOR	345770	378950
22514	MESOLITHIC OCCUPATION SITE: GREY POINT	PREHISTORIC; MESOLITHIC	J4569083 340	Located		OCCUPATION SITE	DOW001:030	BALLYGROT	345690	383340
22515	CROSS	E.CHRIST.; UNCERTAIN	J4732079 520	Located		CROSS	DOW001:031	BALLYLEIDY	347320	379520
22516	TREE RING: ARCHBISHOP'S CLUMP	UNCERTAIN	J4617079 120	Located		DESIGNED LANDSCAPE FEATURE	DOW001:032	BALLYSALLAGH MINOR	346170	379120
22520	TRIANGULAR ENCLOSURE	UNCERTAIN	J4457082 620	Located		FORTIFICATION	DOW001:037	BALLYGROT	344570	382620
22521	CROSS	UNCERTAIN	J4490080 940	Located		CROSS	DOW001:038	BALLYROBERT	344900	380940
22523	A.P. SITE - tree ring?	UNCERTAIN	J4512082 000	Located		A.P. SITE	DOW001:040	BALLYGROT	345120	382000
22524	A.P. SITE - enclosure	UNCERTAIN	J4526081 970	Located		A.P. SITE	DOW001:041	BALLYGROT	345260	381970
22548	TREE RING: SPURS & ROSES CLUMP	MODERN	J4930078 760	Located		DESIGNED LANDSCAPE FEATURE	DOW002:023	LISBANE	349300	378760

22549	RATH: THORA'S FORT	E.CHRIST.	J4866078 350	Located		RATH	DOW002:024	LISBANE	348660	378350
22550	TREE RING: BURMA CLUMP	UNCERTAIN	J4873079 790	Located		LANDSCAPE FEATURE	DOW002:025	BALLYVARNET	348730	379790
22612	TREE RING	UNCERTAIN	J4560077 140	Located		ENCLOSURE	DOW005:016	BALLYSALLAGH MINOR	345600	377140
22697	LEAD MINE; ENGINE HOUSE; SHAFTS etc (IHR SITE - c.f. IHR 2631 for details)	C19TH	J4918077 090	Located	Scheduled	LEAD MINE	DOW006:501	CONLIG	349180	377090
22698	LEAD MINE - CHIMNEY (IHR site - c.f. IHR 2632 for details)	C19TH	J4918076 890	Located	Scheduled	LEAD MINE	DOW006:502	WHITESPOTS	349180	376890
32427	STANDING STONE: RUNESTONE HILL	UNCERTAIN	J4936977 832	Located	Scheduled	STANDING STONE	DOW006:001	CONLIG	349368.6	377832.5
32936	COASTAL BATTERY	C20TH	J4576283 268	Located	State Care	BATTERY	DOW001:044	BALLYGROT	345762	383268
32981	House	POST-MED; C17TH	J4660078 700	Located		HOUSE	DOW001:046	BALLYSALLAGH MINOR	346600	378700
32983	MILL	POST-MED; C17TH	J4725079 820	Located		MILL	DOW001:047	BALLYLEIDY	347250	379820
32998	HOUSE	POST-MED; C17TH	J4560079 200	Located		HOUSE	DOW001:049	BALLYSALLAGH MAJOR	345600	379200
34957	Historic Settlement Crawfordsburn	POST-MED	J 46692 81310	Located		SETTLEMENT	DOW001:051	BALLYMULLAN	346692	381310

## Historic Buildings

OBJECT ID	HB Reference	Current Grade	Address	Date Constructed	Current Use	Former Use	Vernacular	Thatched	Derelict	Townland	Irish Grid Ref	x	y
507	HB23/15/041	Listed	Helen's Bay Presbyterian Church Church Road Helen's Bay	1880 - 1899	Church	Church	No	No	No	Ballygrot	J45828233	345824.397	382333.789
1292	HB23/06/006 B	Listed	The Gate Lodge 70 Main Street Conlig Newtownards	1840 - 1859	Gates/ Screens / Lodges	Gates/ Screens / Lodges	No	No	No	Conlig	J50007776	349999.234	377758.954
1293	HB23/06/009	Listed	Helen's Tower Clandeboye Estate Bangor	1840 - 1859	Tower	Tower	No	No	No	Conlig	J48947739	348950.441	377395.751
1308	HB23/10/001 A	Listed	1 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J47428004	347419.097	380049.782
1309	HB23/10/001 B	Listed	2 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J47418004	347413.487	380047.545
1310	HB23/10/001 C	Listed	3 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J47408005	347408.983	380052.514
1311	HB23/10/001 D	Listed	4 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J47408005	347409.216	380057.514
1312	HB23/10/001 E	Listed	5 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J47408006	347408.945	380063.042
1313	HB23/10/001 F	Listed	6 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J47408006	347408.72	380068.613

1314	HB23/10/00 1 G	Listed	7 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J4740 8007	347408. 402	38007 4.15
1315	HB23/10/00 1 H	Listed	8 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J4740 8007	347408. 163	38007 9.691
1316	HB23/10/00 1 I	Listed	9 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J4740 8008	347407. 902	38008 5.333
1317	HB23/10/00 1 J	Listed	10 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	ballyleidy	J4740 8009	347407. 623	38009 1.043
1318	HB23/10/00 1 K	Listed	11 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J4740 8009	347407. 376	38009 6.762
1319	HB23/10/00 1 L	Listed	12 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J4740 8010	347407. 009	38010 2.392
1320	HB23/10/00 1 M	Listed	13 Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J4740 8010	347406. 754	38010 8.126
1321	HB23/10/00 1 N	Listed	Reading Room 2A Clandeboye Cottages Belfast Road Clandeboye Bangor	1840 - 1859	House - Terrace	House - Terrace	No	No	No	Ballyleidy	J4740 8004	347406. 25	38004 5.699
1322	HB23/10/00 2 C	Listed	Dovecote Clandeboye Courtyard Bangor Co Down	1780 - 1799	Estate Related Structur es	Dove/ Pigeon House	No	No	No	Ballyleidy	J4742 7953	347409. 594	37952 5.528

1323	HB23/10/00 2 E	Listed	Ava Gallery Clandeboye Estate Clandeboye Bangor	1860 - 1879	Gallery/ Museum	Gas Works	No	No	No	Ballyleidy	J4738 7951	347380. 994	37951 7.449
1324	HB23/10/00 2 I	Listed	Bridge Clandeboye Estate Clandeboye Bangor	1800 - 1819	Bridge	Bridge	No	No	No	Ballyleidy	J4751 7930	347517. 294	37930 1.351
1346	HB23/15/01 2 A	Listed	Glen House 212 Crawfordsburn Road Ballymullan Crawfordsburn Bangor	1820 - 1839	House	House	No	No	No	Ballymullan	J4676 8136	346765. 567	38135 9.053
1347	HB23/15/02 2	Listed	Railway Viaduct Crawfordsburn Country Park Crawfordsburn	1860 - 1879	Viaduct	Viaduct	No	No	No	Ballymullan	J4654 8178	346548. 556	38178 8.523
1348	HB23/15/02 3	Listed	Red Bridge Ballyrobert Road Crawfordsburn Bangor	1840 - 1859	Bridge	Bridge	No	No	No	Ballygilbert/ Ballymullan	J4580 8119	345823. 977	38119 8.037
1349	HB23/15/03 0	Listed	Railway Bridge Crawfordsburn Country Park Crawfordsburn	1860 - 1879	Bridge	Bridge	No	No	No	Ballygrot	J4628 8185	346291. 431	38185 1.692
1350	HB23/15/03 9 A	Listed	The Station Station Square Helen's Bay Bangor	1860 - 1879	Railway Station Structur es	Railway Station Structur es	No	No	No	Ballygrot	J4579 8218	345792. 559	38218 1.288
1351	HB23/15/03 9 B	Listed	Station Platforms Helen's Bay Railway Station Helen's Bay Bangor	1860 - 1879	Railway Station Structur es	Railway Station Structur es	No	No	No	Ballygrot	J4581 8215	345825. 117	38214 6.692
1352	HB23/15/03 9 C	Listed	3 Station Square Helen's Bay Bangor	1860 - 1879	House	Railway Station Structur es	No	No	No	Ballygrot	J4581 8218	345814. 114	38218 7.551

1353	HB23/15/03 9 D	Listed	Railway Bridge Helen's Bay Railway Station Helen's Bay Bangor	1860 - 1879	Bridge	Bridge	No	No	No	Ballygrot	J4577 8217	345806. 929	38215 8.828
1354	HB23/15/03 9 E	Listed	Coach Yard Helen's Bay Railway Station Helen's Bay Bangor	1860 - 1879		Railway Station Structur es	No	No	Yes	Ballygrot	J4578 8220	345779. 711	38220 8.559
1355	HB23/15/03 9 F	Listed	Road Bridge Bridge Road Helen's Bay Bangor Co Down	1840 - 1859	Bridge	Bridge	No	No	No	Ballygrot	J4577 8223	345779. 98	38223 8.207
1360	HB23/16/01 7	Listed	St Columbanus 57 Craigdarraugh Road Helens Bay Bangor	1840 - 1859	Residen tial Home	House	No	No	No	Ballyrobert	J4440 8236	344463. 989	38231 2.085
1361	HB23/16/01 8 A	Listed	45 Craigdarraugh Road Helens Bay	1880 - 1899	House	House	No	No	No	Ballyrobert	J4474 8208	344786. 453	38202 6.623
1362	HB23/16/01 8 B	Listed	Fairholme House 41 Craigdarraugh Road Helens Bay	1880 - 1899	House	House	No	No	No	Ballyrobert	J4474 8208	344794. 882	38203 6.225
1363	HB23/16/01 8 D	Listed	Old Mill House 47 Craigdarraugh Road Helen's Bay Bangor	1840 - 1859	House	Mill	No	No	No	Ballyrobert	J4474 8208	344773. 209	38204 2.505
1364	HB23/16/02 4	Listed	Gulladuff 573 Belfast Road Bangor	1800 - 1819	House	House	No	No	No	Ballygilbert	J4472 8089	344718. 315	38088 7.607
1365	HB23/16/03 0 A	Listed	Rathmoyle 40 Craigdarraugh Road Helen's Bay Co Down BT19 1UB	1900 - 1919	Office	House	No	No	No	Ballyrobert	J4492 8185	344943. 634	38185 8.08
1366	HB23/16/03 0 B	Listed	House Keeper Lodgings Rathmoyle 40 Craigdarraugh Road Helen's Bay	1900 - 1919	Office	House	No	No	No	Ballyrobert	J4497 8185	344970. 232	38184 5.3

1367	HB23/16/03 0 C	Listed	Gate Lodge Rathmoyle 40 Craigdarragh Road Helen's Bay	1900 - 1919	Office	Gates/ Screens / Lodges	No	No	No	Ballyrobert	J4481 8190	344811. 096	38190 1.052
4632	HB23/15/00 7 C	Listed	Gate Lodge, 20 Bridge Road South, Helens Bay, Bangor	1860 - 1879	House	Gates/ Screens / Lodges	No	No	No			346169. 847	38175 6.581
7797	HB23/10/00 2 D	Listed	Private Chapel Clandeboye Estate Bangor	1860 - 1879	Church	Church	No	No	No	Ballyleidy	J4737 7950	347374. 761	37950 6.171
7798	HB23/10/00 2 O	Listed	Memorial Tomb Wood Clandeboye Estate Bangor	1820 - 1839	Memori al	Memori al	No	No	No	Ballyvarnet / Ballyleidy	J4774 7922	347744. 805	37922 2.583
7799	HB23/15/02 5 A	Listed	Ballygilbert Presbyterian Church 376 Belfast Road Bangor	1840 - 1859	Church	Church	No	No	No	Ballygilbert	J4549 8062	345480. 143	38061 0.409
7800	HB23/15/02 5 B	Listed	The Old Manse Belfast Road Bangor	1840 - 1859	House	Rectorie s/ Manses etc	No	No	No	Ballygilbert	J4510 8084	345101. 693	38084 2.514
7801	HB23/15/04 4 A	Listed	1 Coastguard Cottages Helen's Bay Bangor	1840 - 1859	House - Terrace	Coastgu ard House - Terrace	No	No	No	Ballygrot	J4483 8252	344832. 312	38253 1.004
7802	HB23/15/04 4 B	Listed	3 Coastguard Cottages Helen's Bay Bangor	1840 - 1859	House - Terrace	Coastgu ard House - Terrace	No	No	No	Ballygrot	J4483 8253	344837. 31	38253 5.607
7803	HB23/15/04 4 C	Listed	4 Coastguard Cottages Helen's Bay Bangor	1840 - 1859	House - Terrace	Coastgu ard House - Terrace	No	No	No	Ballygrot	J4484 8253	344841. 282	38253 8.685

7804	HB23/15/04 4 D	Listed	5 Coastguard Cottages Helen's Bay Bangor	1840 - 1859	House - Terrace	Coastgu ard House - Terrace	No	No	No	Ballygrot	J4484 8254	344847. 492	38254 4.73
7805	HB23/15/04 4 F	Listed	7 Coastguard Cottages Helen's Bay Bangor	1840 - 1859	House - Terrace	Coastgu ard House - Terrace	No	No	No	Ballygrot	J4485 8254	344853. 593	38255 0.69
7806	HB23/15/04 4 G	Listed	8 Coastguard Cottages Helen's Bay Bangor	1840 - 1859	House - Terrace	Coastgu ard House - Terrace	No	No	No	Ballygrot	J4485 8255	344857. 621	38255 4.596
7807	HB23/15/04 4 H	Listed	9 Coastguard Cottages Helen's Bay Bangor	1840 - 1859	House - Terrace	Coastgu ard House - Terrace	No	No	No	Ballygrot	J4486 8255	344861. 742	38255 8.626
7812	HB23/16/01 8 C	Listed	Mill Cottage 49 Craigdarragh Road Helen's Bay	1840 - 1859	House	Mill	No	No	No	Ballyrobert	J4474 8208	344786. 004	38204 3.471
9198	HB23/10/01 6	Listed	MEMORIAL TOMB WOOD CLANDEBOY		MEMOR IAL	MEMOR IAL		No			J4774 7922	347745. 75	37922 1.275
9804	HB23/10/00 2 A	Listed	Clandeboy House, Clandeboy Estate, Ballyleidy, Bangor	1800 - 1819	Country House	Country House	No	No	No	Ballyleidy	J4744 7949	347436. 1	37948 6.574
12354	HB23/06/00 5	Record Only	The Manse 63 Main Street Conlig								J5004 7798	350040	37798 0
12355	HB23/06/00 7	Record Only	Little Clandeboy Main Street Conlig								J4984 7747	349840	37747 0

12356	HB23/06/00 8	Record Only	Standing Stone Clandeboye Golf Club Tower Rd Conlig								J4937 7783	349370	37783 0
12359	HB23/06/01 4	Record Only	40, 42 Main Street Conlig Bangor								J5000 7795	350000	37795 0
12370	HB23/10/00 2 B	Record Only	Stable & Coach Yards, Clandeboye Estate Ballyleidy								J4739 7953	347390	37953 0
12371	HB23/10/00 2 F	Record Only	Demesne Bridge Clandeboye Estate Bangor								J4702 7937	347020	37937 0
12372	HB23/10/00 2 G	Record Only	Lodge Demesne Bridge Clandeboye Estate Bangor								J4704 7939	347040	37939 0
12373	HB23/10/00 2 H	Record Only	Boat House Clandeboye Estate Ballyleidy Bangor								J4779 7963	347790	37963 0
12374	HB23/10/00 2 J	Record Only	Cottage Clandeboye Estate Bangor	1820 - 1839	House		No	No	No	Ballyleidy	J4744 7895	347440	37895 0
12375	HB23/10/00 2 K	Record Only	Lodge Clandeboye Estate Bangor								J4749 7884	347490	37884 0
12376	HB23/10/00 2 L	Record Only	Lodge Clandeboye Estate Bangor									347328	37872 5
12377	HB23/10/00 2 N	Record Only	Ava Cottage 70 Rathgael Road Ballyvarnet Bangor								J4874 7976	348740	37976 0
12378	HB23/10/00 2 P	Record Only	Campo Santo Clandeboye Estate Bangor								J4804 7924	348040	37924 0
12379	HB23/10/00 2 Q	Record Only	Blackwood Mausoleum Clandeboye Estate Bangor								J4804 7924	348040	37924 0
12380	HB23/10/00 2 R	Record Only	Gate Lodge Clandeboye Estate Bangor								J4780 7781	347800	37770 8

12381	HB23/10/01 3	Record Only	Clandeboy Lodge Hotel (The George) (Former Ballysallagh Primary School) 10 Estate Road Clandeboy Bangor	1840 - 1859	Hotel		No	No	No	Ballyleidy	J4725 7873	347250	37873 0
12382	HB23/10/01 4	Record Only	Riverside Ballysallagh Road Ballyleidy Bangor								J4703 7858	347030	37858 0
12401	HB23/15/01 0	Record Only	Glendore House 210 Crawfordsburn Road Crawfordsburn Bangor	1860 - 1879	House		No	No	No	Ballymullan	J4684 8142	346840	38142 0
12403	HB23/15/01 3	Record Only	212B Crawfordsburn Road Crawfordsburn								J4677 8142	346770	38142 0
12404	HB23/15/01 4	Record Only	Burn Cottage 2 Main Street Crawfordsburn								J4680 8130	346800	38130 0
12405	HB23/15/01 5 A	Record Only	Old Mill House Main Street Crawfordsburn								J4676 8129	346760	38129 0
12406	HB23/15/01 5 B	Record Only	The Watermill Main Street Crawfordsburn Bangor	1940 - 1959	House		No	No	No	Ballymullan	J4673 8131	346730	38131 0
12407	HB23/15/01 6	Record Only	1, 3, 5, 7, 9 Main Street Crawfordsburn Bangor								J4671 8129	346710	38129 0
12408	HB23/15/01 7	Record Only	11 Main Street Crawfordsburn Bangor								J4669 8131	346690	38131 0
12410	HB23/15/02 0	Record Only	22-24 Main Street Crawfordsburn								J4662 8131	346620	38131 0
12411	HB23/15/02 1	Record Only	The Old Inn 15-19 Main Street Crawfordsburn								J4661 8133	346610	38133 0
12412	HB23/15/02 4	Record Only	Ava Cottage 535 Belfast Road Ballygilbert Bangor	1840 - 1859	House		No	No	No	Ballymullan	J4564 8042	345640	38042 0

12413	HB23/15/02 7	Record Only	16 Ballymullan Road Ballygilbert TD Crawfordsburn Bangor								J4642 8129	346420	38129 0
12414	HB23/15/02 8	Record Only	Road Bridge Ballygrat Crawfordsburn Co Down								J4616 8167	346160	38167 0
12416	HB23/15/03 2	Record Only	Sunnybrook Farm Cottages Ballyrobert Road Crawfordsburn								J4572 8173	345720	38173 0
12417	HB23/15/04 0	Record Only	Myrtle Villa 28 Bridge Road Helen's Bay Co Down								J4584 8222	345840	38222 0
12418	HB23/15/04 3	Record Only	The Cottage Fort Road Helen's Bay Co Down								J4540 8275	345400	38275 0
12419	HB23/15/04 5	Record Only	Boat House off Craigdarragh Road Helen's Bay Bangor Co Down		Store		No	No	No	Ballygrot	J4470 8271	344700	38271 0
12421	HB23/15/04 8	Record Only	Glass House Crawfordsburn County Park Co Down									346815. 765	38136 6.945
12423	HB23/15/05 0	Record Only	Lowburn Ballyrobert Road Crawfordsburn Co Down									345926	38119 2
12425	HB23/15/05 4	Record Only	Crawfordsburn Primary School 4 Cootehall Road Crawfordsburn Bangor								J4687 8122	346870	38122 0
12427	HB23/15/05 8	Record Only	Carrig Gorm Carrig Dene 27 Bridge Road Helens Bay Bangor	1880 - 1899	House		No	No	No	Ballygrot	J4544 8256	345440	38256 0
12428	HB23/15/05 9	Record Only	Innisfail 5 Church Road Helens Bay Bangor	1880 - 1899	House		No	No	No	Ballygrot	J4587 8228	345870	38228 0

12429	HB23/15/06 0	Record Only	Guincho 69 Craigdarragh Road Helens Bay Bangor	1940 - 1959	House		No	No	No	Ballyrobert	J4456 8168	344560	38168 0
12430	HB23/15/06 1	Record Only	25 Ballymullan Road Crawfordsburn Bangor	1920 - 1939	House		No	No	No	Ballygilbert	J4622 8127	346220	38127 0
12442	HB23/16/02 6	Record Only	Ballysallagh House 51 Ballysallagh Road Bangor	1820 - 1839	House		No	No	No	Ballysallagh Minor	J4687 7865	346870	37865 0
12443	HB23/16/02 7	Record Only	Ballysallagh Cottages 1-6 Ballysallagh Road Bangor								J4649 7845	346490	37845 0
12451	HB23/16/03 8	Record Only	Whitehill Cottage 54 Craigdarragh Road Helen's Bay Bangor	1840 - 1859	House		Yes	No	No	Ballyrobert	J4472 8165	344720	38165 0
12942	HB24/09/02 8	Record Only	Ruined winding engine house and chimney Old lead mine Whitespots Newtownards Co. Down	1820 - 1839	Demolis hed	Pump house	No	No	Demolis hed	Whitespots	J4918 7687	349180	37687 0
12956	HB24/10/00 9	Record Only	112 Crawfordsburn Road Ballyskeagh Low Newtownards	1820 - 1839	Demolis hed	House	Yes	No	Demolis hed	Ballyskeagh Low	J4754 7740	347540	37740 0
12957	HB24/10/01 0	Record Only	Castle Topy 114 Crawfordsburn Road Ballyskeagh Low Newtownards	1860 - 1879	House	House	Yes	No	No	Ballyskeagh	J4737 7728	347370	37728 0

## Industrial Heritage

OBJECTID	IHR Reference	TYPE	TD	LOCATION	GRIDREF	x	y
3286	02504:000:00	Coastguard Station	Ballygrot	Near Clandeboye Station	J44848254	344840	382540
3297	02516:000:00	Mill - Corn - Saw Mill site	Ballymullan	Crawfordsburn	J46748131	346740	381310
3298	02517:000:00	Bridge / Viaduct	Ballygilbert		J45828119	345820	381190
3299	02518:000:00	Bridge	Ballygrot		J45108108	345100	381080
3300	02519:000:00	Mill	Ballydavey		J44838035	344830	380350
3303	02522:000:00	Flax Mill site	Ballysallagh Minor		J46447966	346440	379660
3304	02523:000:00	Windmill Stump	Ballysallagh Minor	S of Crawfordsburn	J46157950	346150	379500
3305	02524:000:00	Bridge	Ballyleidy		J47017937	347010	379370
3306	02525:000:00	Flax Mill site	Ballysallagh Major	Millbrooke	J45567866	345560	378660
3307	02526:000:00	Waterworks Reservoir	Ballysallagh Major		J45377834	345370	378340
3308	02527:000:00	2 Reservoirs	Ballyleidy / allyvarnet		J47717806	347710	378060
3366	02590:000:00	Bridge	Ballyskeagh Low / Tullynagardy		J47867658	347860	376580
3390	02510:019:00	Milepost	Ballyrobert	BCDR Branch Line, Ballymacarrett Junction - Bangor	J44808215	344800	382150
3391	02510:020:00	Bridge	Ballygrot	BCDR Branch Line, Ballymacarrett Junction - Bangor	J45078234	345070	382340
3392	02510:021:00	Clandeboye / Helens Bay Station, Avenue Crossing & Milepost	Ballygrot	BCDR Branch Line, Ballymacarrett Junction - Bangor	J45798217	345790	382170
3393	02510:022:00	Road Crosses Railway	Ballygrot	BCDR Branch Line, Ballymacarrett Junction - Bangor	J46098196	346090	381960

3394	02510:023:00	Bridge	Ballygrot / Ballymullan	BCDR Branch Line, Ballymacarrett Junction - Bangor	J46308184	346300	381840
3395	02510:024:00	Viaduct	Down	Ballymullan	BCDR Branch Line, Ballymacarrett Junction - Bangor	J46578178	346570
3418	02568:032:00	Station - Level Crossing	Down	Drumhirik	BCDR Branch Line, Comber - Donaghadee	J50337753	350330
3455	02629:000:00	Windmill Stump	Down	Conlig		J49697773	349690
3456	02630:000:00	Former Mine - Lead Mine	Down	Conlig		J49687721	349680
3457	02631:000:00	Lead Mine, Engine House, Chimney Shaft	Down	Conlig		J49187707	349180
3458	02632:000:00	Lead Mine Chimney	Down	Whitespots		J49197687	349190
7780	07543:000:00	Road Bridge	Down	Ballygilbert		J45668044	345660
24641	02516:001:00	Mill Buildings	Down	BALLYMULLAN	Mill - Corn Mill - Saw Mill	J4672581298	346725
24642	02516:002:00	Millrace	Down	BALLYMULLAN	Millrace	J4672581232	346725
24643	02516:003:00	Dam	Down	BALLYMULLAN	Dam - Mill Pond	J4673681151	346736
24644	02522:001:00	Flax Mill	Down	BALLYSALLAGH	Flax Mill	J4652779674	346527
24645	02522:002:00	Millrace	Down	BALLYSALLAGH	Millrace	J4616679604	346166
24646	02522:003:00	Dam	Down	BALLYSALLAGH	Mill Pond	J4643879660	346438
24647	02525:001:00	Flax Mill	Down	BALLYSALLAGH	Flax Mill	J4556978668	345569
24648	02525:002:00	Millrace	Down	BALLYSALLAGH	Millrace	J4546678551	345466
24649	02525:003:00	Dam	Down	BALLYSALLAGH	Mill Pond	J4553478654	345534

## Heritage at Risk

OBJECTID	BHARNI Reference	Address	HB Ref	SMR	Category	x	y
322	23/16/002	St. Columbanus, Helen's Bay	HB23/16/017		Heritage at Risk	344460.854	382316.344
724	24/09/001	Lead Mine, Engine House, Shafts, etc		DOW006:501	Heritage at Risk	349175.334	377089.702
1012	23/15/001	Red Bridge Ballyrobert Road Crawfordsburn Bangor Co Down BT19	HB23/15/023		Heritage at Risk	345825.079	381202.698
1625	24/09/003	Ruined winding engine house and chimney, Old Lead Mine, Whitespots, Newtownards		DOW006:502	Saved	349179.274	376895.064

## Scheduled Zones

OBJECTID	COUNTY	SMNO	TOWNLAND	EDITED_TYP	DC
4953	DOW	006:001	CONLIG	Standing Stone	Ards and North Down
6178	DOW	006:501	WHITESPOTS	Lead Mine: engine-house, shaft etc.	Ards and North Down
6179	DOW	006:502	WHITESPOTS	Lead Mine: Chimney	Ards and North Down

## Defence Heritage

OBJECT ID	DHR Number	Site Name	Townland	Site Type	Period	Condition	Condition Further Details	Protection Already in Place	Irish Grid Ref
36	00315:019	Grey Point Fort	BALLYGROT	Ablutions and Latrines	ww1, WW2, cold war	1. Substantial Remains	Remains in good condition. The ablution's room has been repurposed as a women's lavatory; the latrine retains its original purpose.		J4579183256
155	00315:016	Grey Point Fort	BALLYGROT	Strongpoint	WW2	2. Some Remains	Sections of the pentagonal concrete wall survive though it is now heavily overgrown. The site was excavated by the Centre for Archaeological Fieldwork (QUB) in 2014.		J4577983309
248	00345:005		BALLYSALLAGH MINOR	Military Structure	WW2	4. No Visible Remains	Extant until 2001, removed by 2009	None	J 46192 79464
331	00587:001	Clandeboyne Estate	BALLYVARNET	Military Structure	WW2	1. Substantial Remains	Structure appears relatively intact.	None	J 48102 77958
530	00315:014	Grey Point Fort	BALLYGROT	Battery Engine House	ww2, cold war	1. Substantial Remains	The site is in good condition. It is used as a store.		J4576283182
765	00315:017	Grey Point Fort	BALLYGROT	Perimeter Wall	ww2, cold war	1. Substantial Remains	The wall and railings are in good condition.		J4570783259
919	00345:003		BALLYSALLAGH MINOR	Army Camp	WW2	4. No Visible Remains		None	J 46079 79505
1520	00315:002	Grey Point Fort	BALLYGROT	Battery Observation Post	ww2, cold war	1. Substantial Remains	Site remains in good condition and is currently used as a museum exhibit. The searchlight direction station currently houses Greypoint Fort Amateur Radio Society.		J4578083236
1806	00315:015	Grey Point Fort	BALLYGROT	Barracks	WW2	3. Traces Only	The site is heavily overgrown but map evidence suggest the footings of the structure remain.		J4569983216
1822	00461:000		BALLYGROT	Military Camp	WW2	4. No Visible Remains		None	J 45621 81871
1851	00345:000		BALLYSALLAGH MINOR	Heavy Anti-Aircraft Battery	WW2	2. Some Remains	Only two gun positions remain in situ. The ammunition lockers have been removed from both and the hardstanding for telephone tower built inside one.		J4624979409
1911	00315:020	Grey Point Fort	BALLYGROT	Guard House	ww1, WW2	3. Traces Only	Only traces of footings remain.		J4572783200

1954	00587:002	Clandeboyce Estate	BALLYVARNET	Military Structure	WW2	2. Some Remains	Sections intact though large parts replaced with modern blockwork.	None	J 48138 77910
2101	00315:010	Grey Point Fort	BALLYGROT	Coast Artillery Searchlight	ww2, cold war	1. Substantial Remains	Site remains in good condition. It is secured by a steel door and grilles on the windows. It is currently undergoing conservation works.		J4565483294
2231	00345:004		BALLYSALLAGH MINOR	Ammunition Store	WW2	4. No Visible Remains	Site was extant until 2012, removed sometime after.	None	J 46161 79446
2280	00344:000		BALLYGROT	Home Guard Store	WW2	1. Substantial Remains	Site is intact but overgrown.		J4573181705
2342	00315:000	Grey Point Fort	BALLYGROT	Coast Artillery Battery	ww1, WW2, cold war	1. Substantial Remains	The site is in excellent condition retain most of its original structures.		J4577283285
2356	00345:001		BALLYSALLAGH MINOR	Anti-aircraft Gun Emplacement	WW2	2. Some Remains	Only the perimeter wall remains. Traces of the ammunition lockers can be discerned on the platform inside the position, as can the hole in the walls where the wooden ammunition rack were fitted.		J4627279380
2383	00587:004	Clandeboyce Estate	BALLYVARNET	Military Structure	WW2	3. Traces Only	Only concrete base remains.	None	J 47936 77975
2409	00346:000		CONLIG	Home Guard Store	WW2	1. Substantial Remains	Site appears intact and in good condition		J4998077845
2543	00315:013	Grey Point Fort	BALLYGROT	Barracks	ww1, WW2, cold war	1. Substantial Remains	Site remains in good condition.		J4572583177
2595	00315:018	Grey Point Fort	BALLYGROT	Machine Gun Emplacement	WW1	2. Some Remains	The site is overgrown but relatively intact. The structure was excavated by the Centre for Archaeological Fieldwork (QUB) in 2014. Sections of the galvanised steel roof were found in the position during the excavation, and eight .22 cartridge cases were located within the site, though no other dating evidence was found.		J4586883220
2603	00587:000	Clandeboyce Estate	BALLYVARNET	Army Camp	ww1, WW2	2. Some Remains	At least two structures and several hut bases remain on site, also the road network remains as an outline of the original WW1 camp.	None	J 48007 77886
2768	00344:002		BALLYGROT	Home Guard Store	WW2	1. Substantial Remains	Site is intact and in good condition if somewhat overgrown.		J4572581705
2830	00436:000		BALLYROBERT	Prisoner of War Camp	WW2	3. Traces Only	The camp was demolished post war leaving only the concrete hut bases. Site heavily overgrown,	None	J 44264 82223

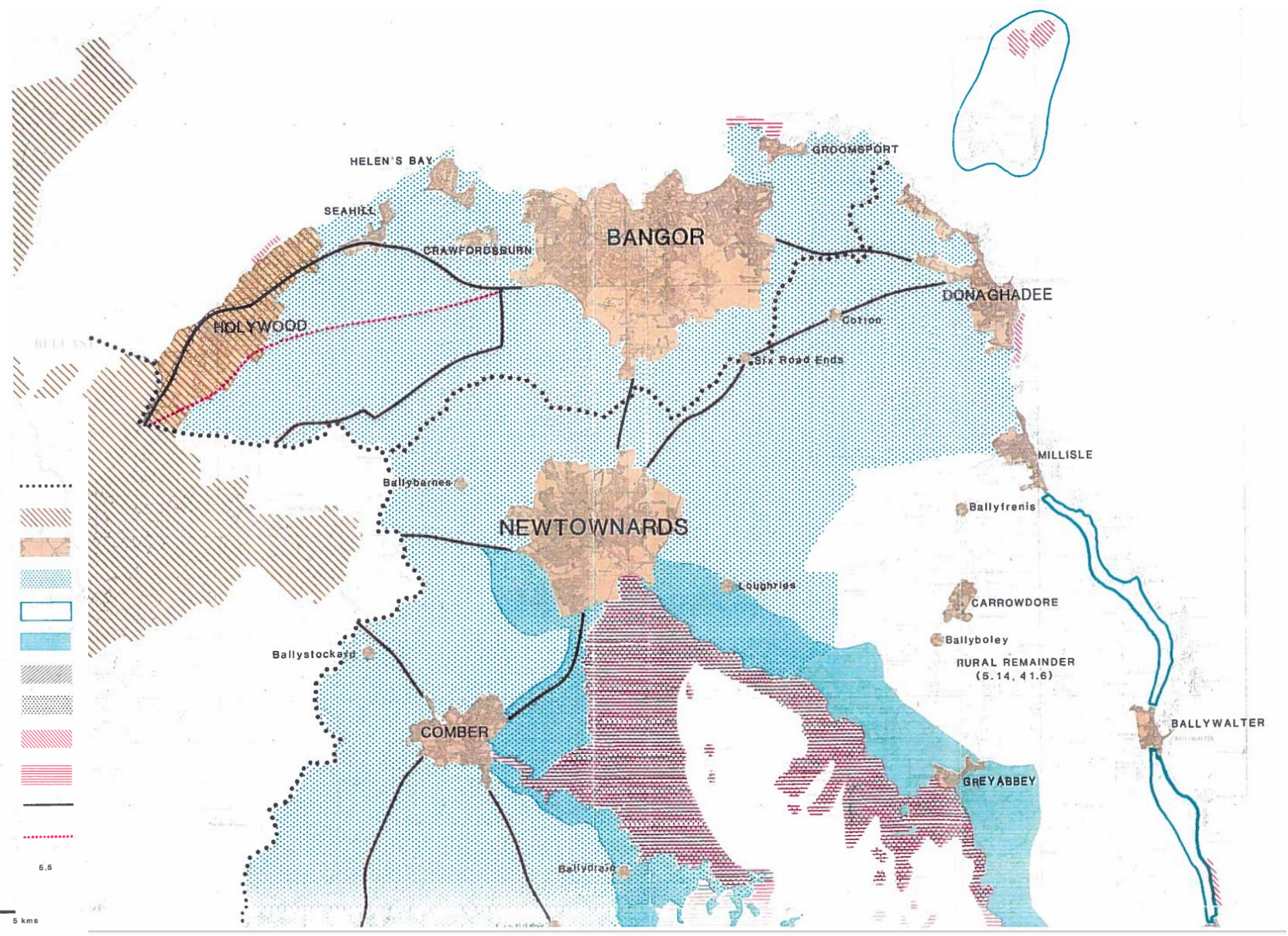
							likely more hut bases remains in the undergrowth.		
2913	00587:005	Clandeboyne Estate	BALLYVARNET	Military Structure	WW2	4. No Visible Remains	Structure was relatively intact until recently, appears to have been demolished sometime between 2019 and 2020.	None	J 48017 77737
2924	00315:004	Grey Point Fort	BALLYGROT	Coast Battery Gun Site	ww1, ww2, cold war	1. Substantial Remains	The site is in good condition. It was re-armed with a Mk VII gun in 1993.		J4577683264
3103	00315:022	Grey Point Fort	BALLYGROT	Trench	ww1, ww2	2. Some Remains	This shallow trench runs for 64 metres and runs behind by the machine gun emplacement (DHR 315:018).		J4587183235
3445	00315:001	Grey Point Fort	BALLYGROT	Coastal Battery Command Post	ww1, WW2, cold war	1. Substantial Remains	The site remains in good condition. it is well-maintained and currently used as a small museum.		J4575283247
3515	00315:007	Grey Point Fort	BALLYGROT	Crew Shelter	ww1, WW2, cold war	1. Substantial Remains	Site is in good condition. It is used as a storeroom.		J4578483261
3520	00315:003	Grey Point Fort	BALLYGROT	Coast Battery Gun Site	ww1, WW2, cold war	1. Substantial Remains	The site is in excellent condition. It was re-armed in 1999.		J4575083277
3604	00344:001		BALLYGROT	Home Guard Store	WW2	1. Substantial Remains	Site is intact and in good condition.		J4572781702
3615	00315:005	Grey Point Fort	BALLYGROT	Magazine	ww1, WW2, cold war	1. Substantial Remains	The site is in good condition; it is currently used as a military museum.		J4576183270
3822	00345:002		BALLYSALLAGH MINOR	Anti-aircraft Gun Emplacement	WW2	2. Some Remains	Only the perimeter wall remains, all internal lockers have been removed and the platform for a telephone mast has been constructed on the interior.		J4622779434
3953	00315:009	Grey Point Fort	BALLYGROT	Gun Store	ww1, WW2, cold war	1. Substantial Remains	The structure remains in good condition.		J4573983224
4036	00587:003	Clandeboyne Estate	BALLYVARNET	Military Structure	WW2	3. Traces Only	Only concrete base remains	None	J 47950 77985
4145	00460:000		BALLYGILBERT	Military Camp	WW2	4. No Visible Remains	Removed post-war.	None	J 45367 81017

4219	00315: 006	Grey Point Fort	BALLYGROT	Crew Shelter	ww1, WW2, cold war	1. Substantial Remains	Site is in good condition; it is use as a storeroom.		J4573883277
4234	00315: 008	Grey Point Fort	BALLYGROT	Gun Laying Radar Platform	Cold War	1. Substantial Remains	The ramp remains in good condition. It is used as a viewing platform with clear lines of sight across the battery.		J4574083254
4485	00345: 006		BALLYSALLAGH MINOR	Military Structure	WW2	2. Some Remains	Overgrown on day of survey and cattle prevented closer examination, structure may remain in situ.	None	J 46346 79400

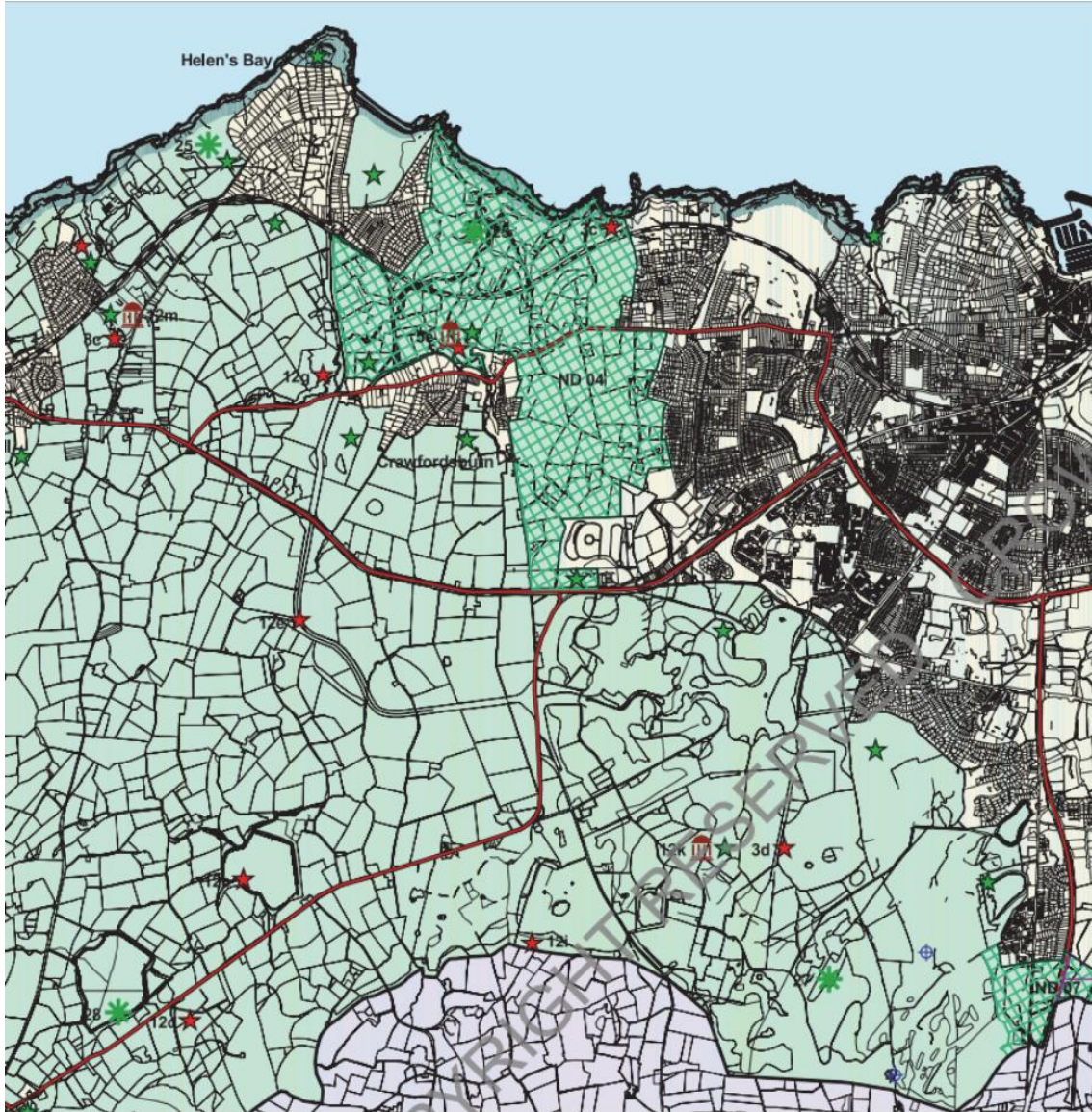
# Appendix 4: North Down and Ards Area Plan 1984-1995

## PROPOSALS MAP 2 PLAN STRATEGY MAP

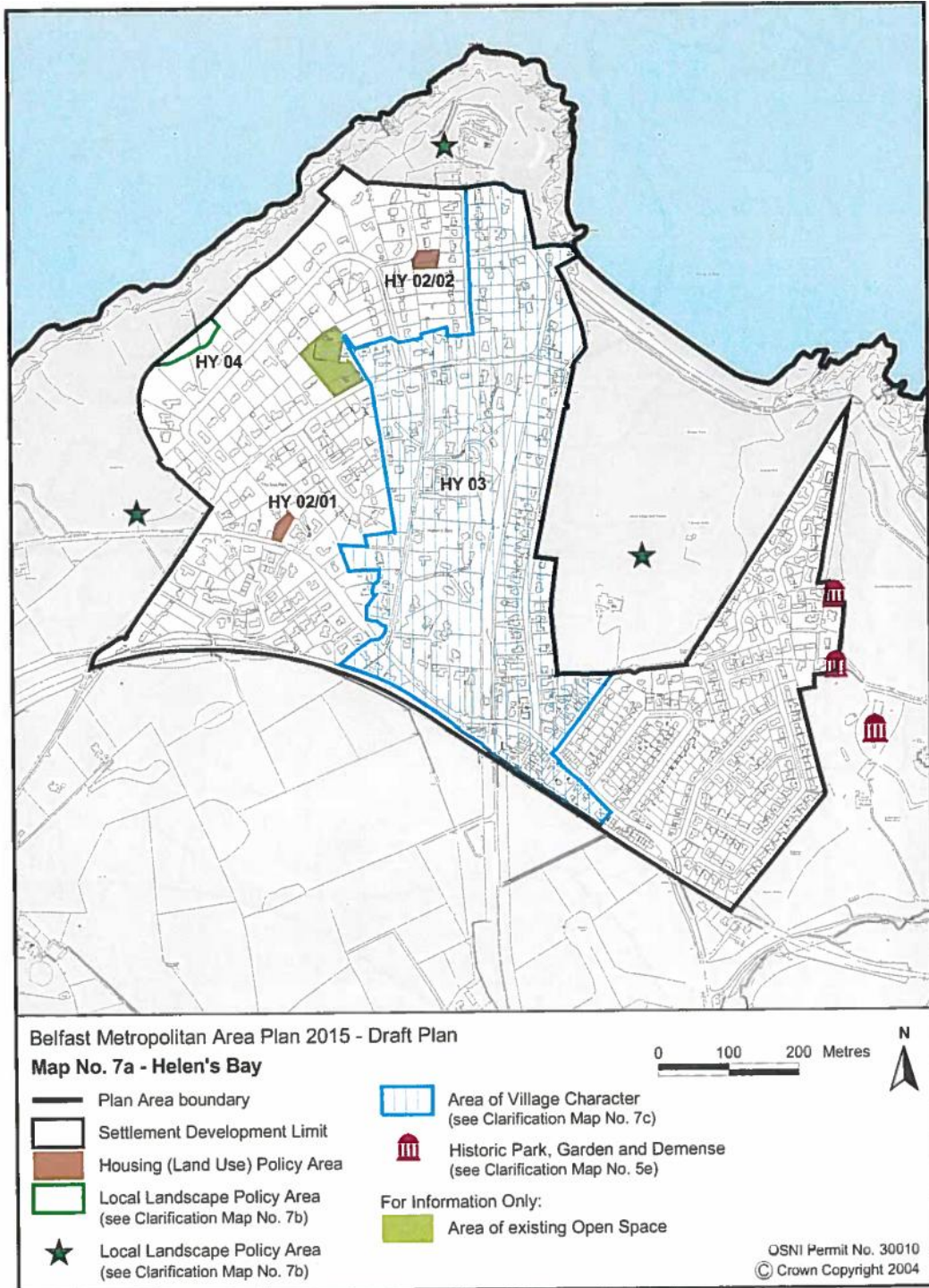
- District Council Boundary .....
- Belfast Urban Area (1.4, 18.1) [Diagonal Hatching]
- Settlement [Orange]
- Green Belt (5.10, 41.3-41.6) [Blue Dotted]
- Rural Policy Zone (5.12, 41.3-41.6) [Blue Outline]
- Area of Outstanding Natural Beauty (5.11, 15.7, 41.3-41.5) [Light Blue]
- Existing National Nature Reserve (13.2, 15.6) [Diagonal Hatching]
- Proposed National Nature Reserve (15.5) [Dotted]
- Existing Area of Scientific Interest (13.2, 15.6) [Red Diagonal Hatching]
- Proposed Area of Special Scientific Interest (13.2, 15.6) [Red Horizontal Hatching]
- Main Traffic Route (5.16-5.17, 41.7-41.8) [Solid Black Line]
- Special Road (subject to further study - 11.4) [Dotted Red Line]
- Written Statement Reference 5.5

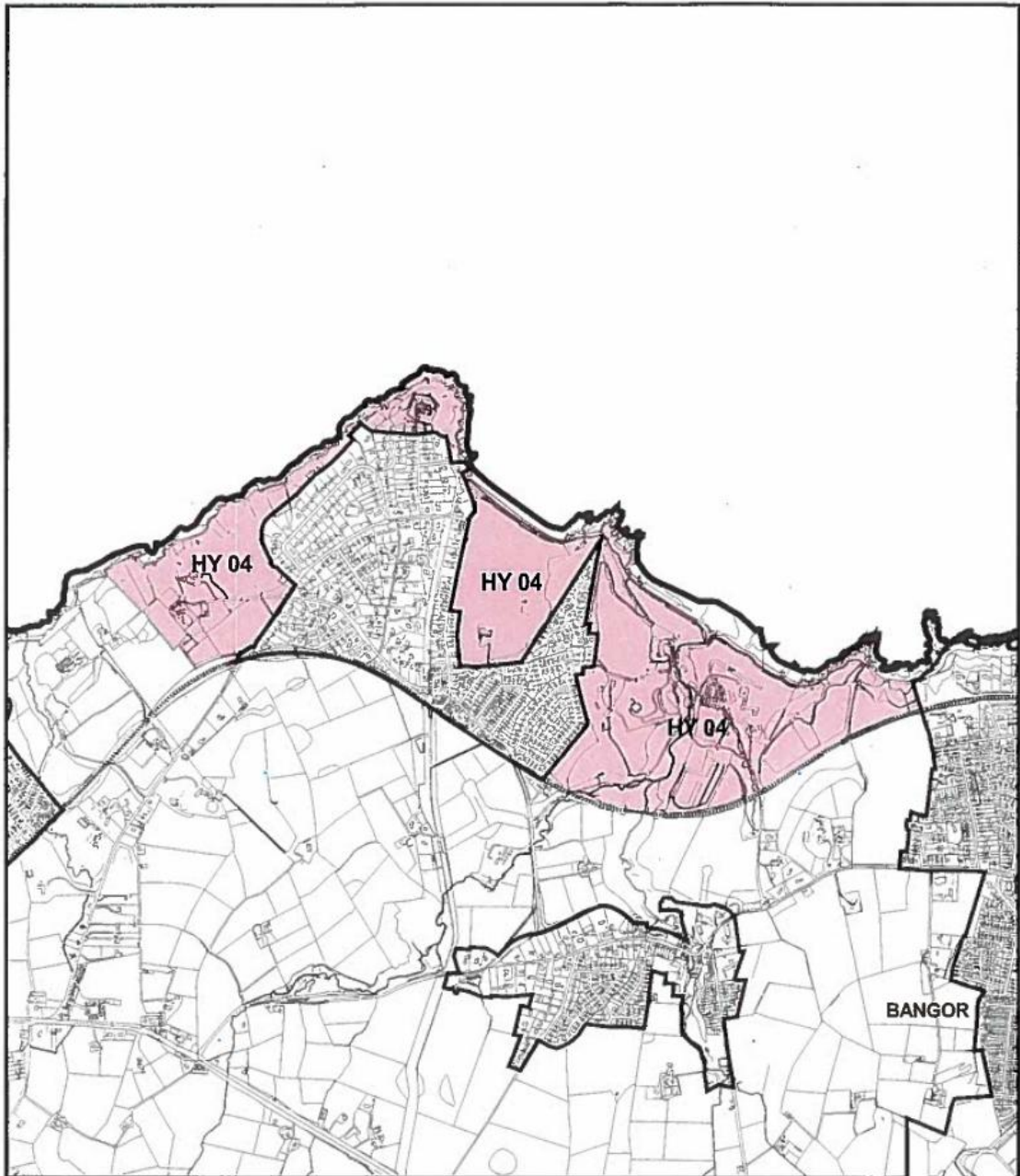


## Appendix 5: Extract from Map No. 1 (dBMAP) – North Down Countryside






# Appendix 6: BMAP 2015 – Crawfordsburn and Helen’s Bay Maps



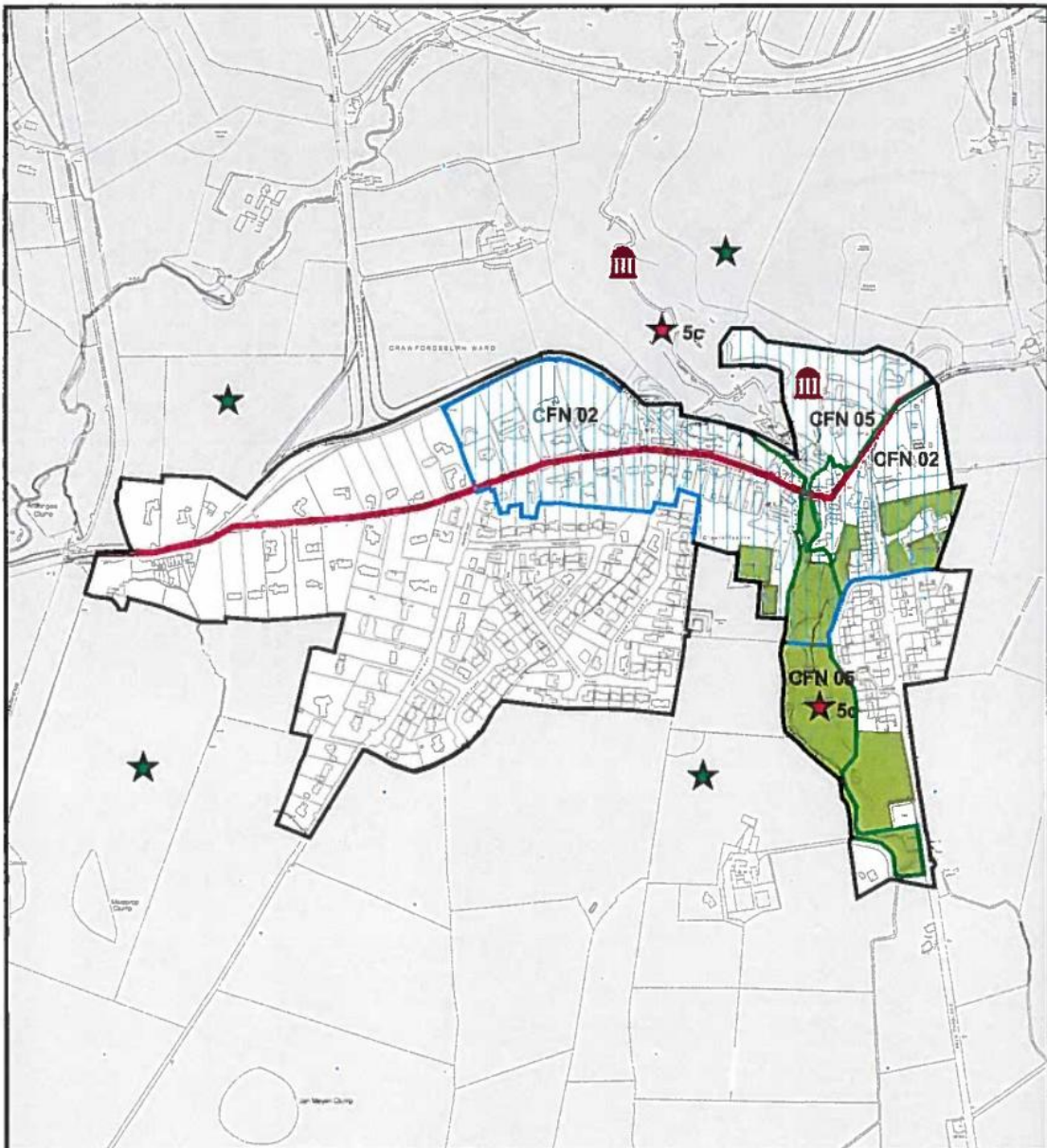


Belfast Metropolitan Area Plan 2015 - Draft Plan  
 Map No. 7b - Helen's Bay Local Landscape Policy Area



-  Plan Area boundary
-  Settlement Development Limit
-  Local Landscape Policy Area



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Belfast Metropolitan Area Plan 2015 - Draft Plan

Map No. 5a - Crawfordsburn

-  Settlement Development Limit
-  Local Landscape Policy Area (see Clarification Map No. 5b)
-  Local Landscape Policy Area (see Clarification Map No. 5b)
-  Site of Local Nature Conservation Importance (see Clarification Map No. 5c)

-  Area of Village Character (see Clarification Map No. 5d)
-  Historic Park, Garden and Demense (see Clarification Map No. 5e)

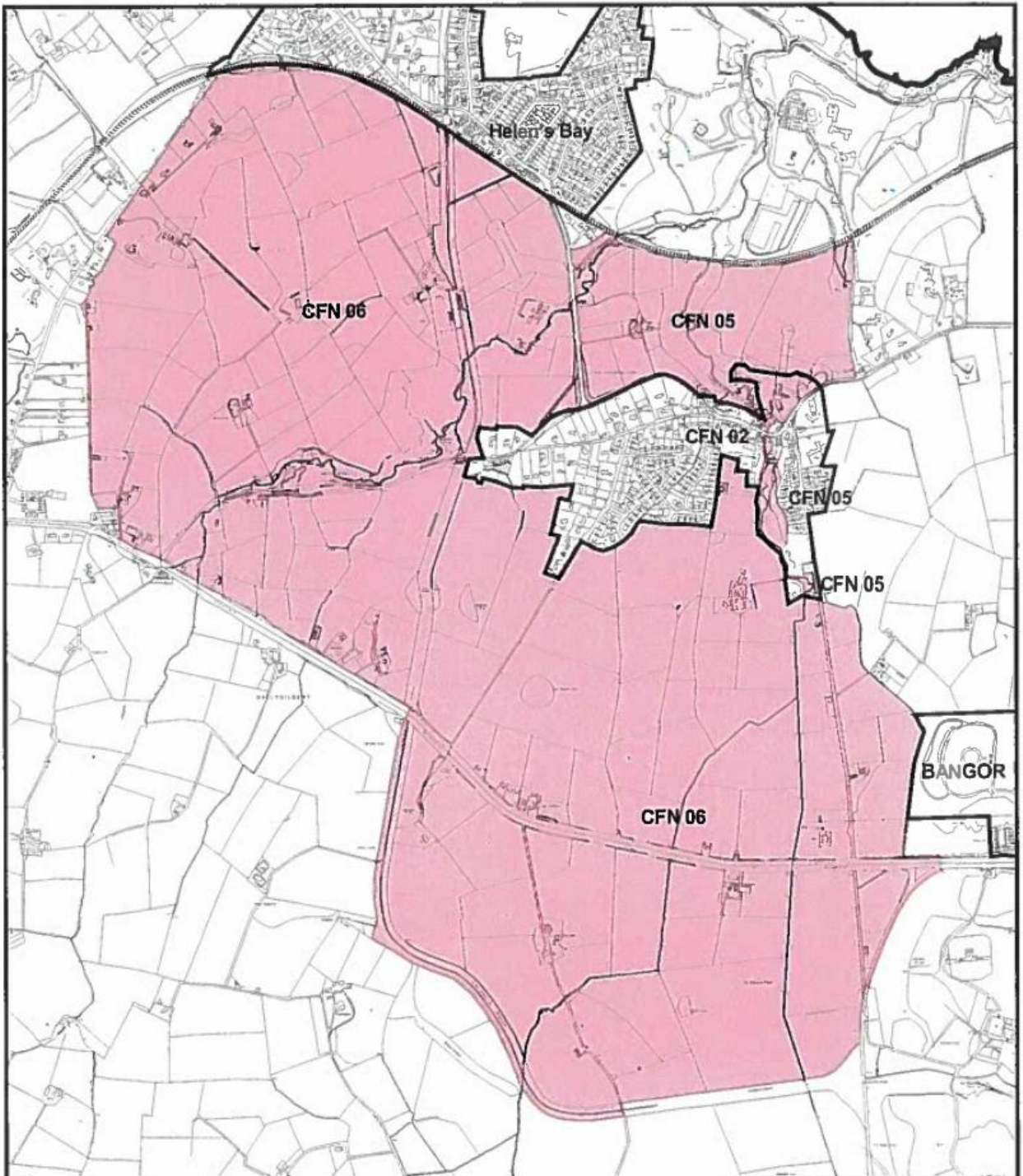
For Information Only:

-  Area of existing Open Space
-  Protected Route




0 100 200 Metres



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Belfast Metropolitan Area Plan 2015 - Draft Plan  
 Map No. 5b - Crawfordsburn Local Landscape Policy Areas

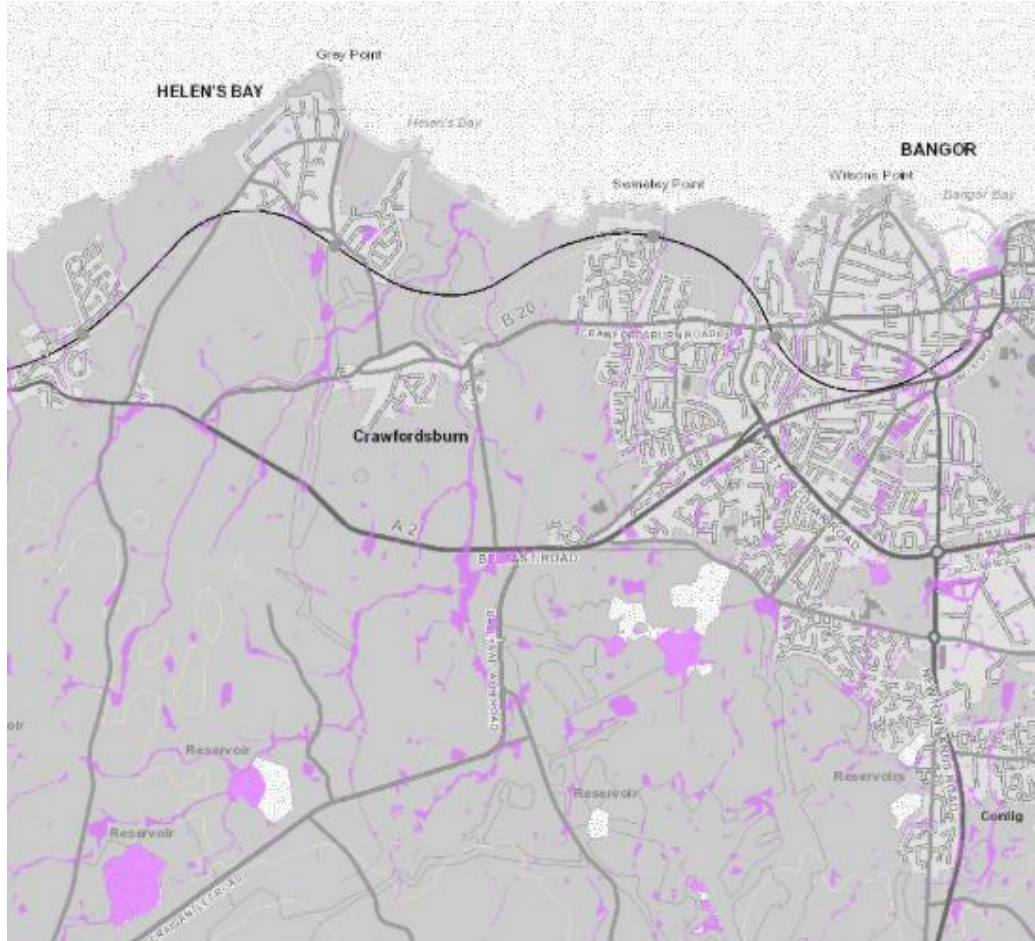
-  Plan Area boundary
-  Settlement Development Limit
-  Local Landscape Policy Area



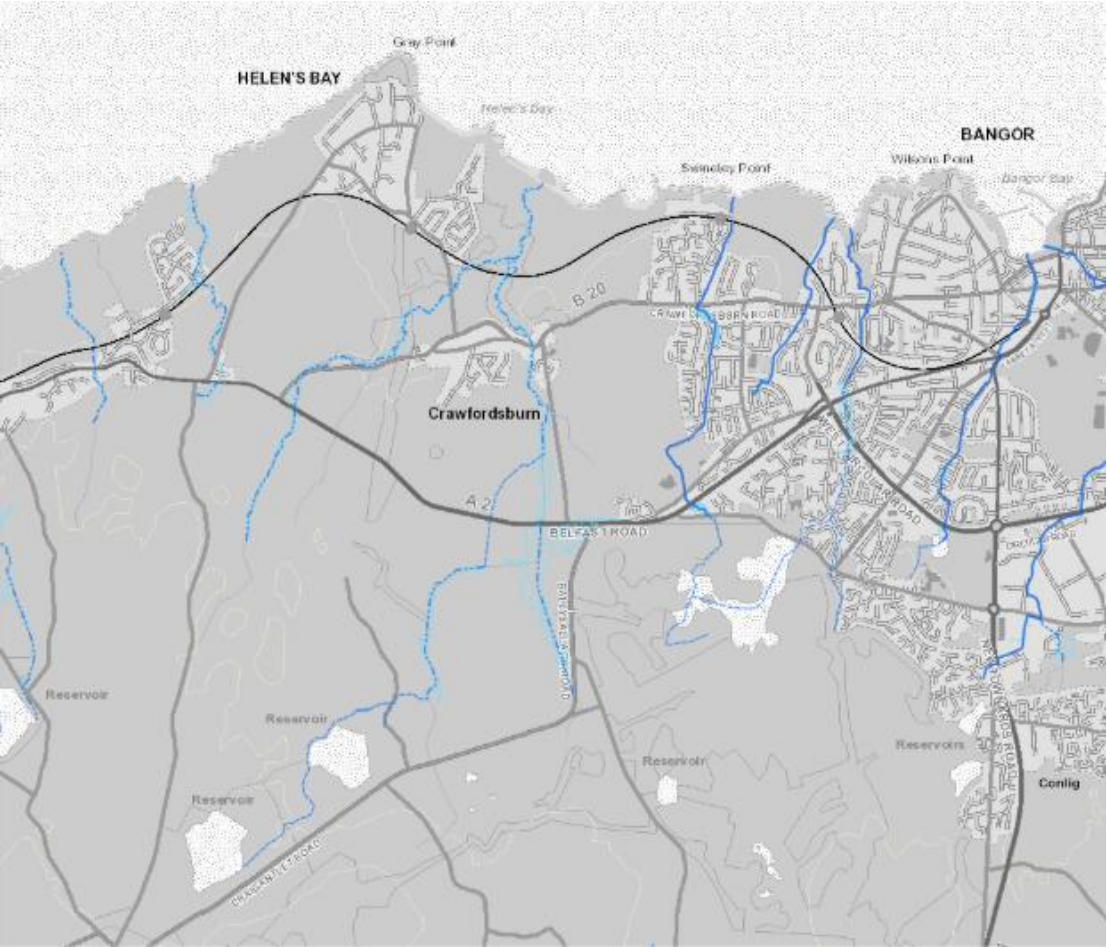
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# Appendix 7: Dfl Flood Mapping

## Surface Water Flooding



**Fluvial Flooding**



**Coastal Flooding**



**Turley Office**  
Belfast

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