



PLANNING ACT (NORTHERN IRELAND) 2011
THE PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS (NI) 2017
THE PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER (NI) 2015 (ARTICLE 8)
PLANNING APPLICATIONS ACCOMPANIED BY
ENVIRONMENTAL STATEMENTS

Ards and North Down Borough Council has received Environmental Statements, Further Information and amended plans in respect of the planning applications detailed below:

Application No. Location

Proposal

LA06/2019/1046/O	Lands on Ballyreagh Road, to the North of Bowtown Road, South of the Movilla Road and Movilla Mews and East of Burnreagh Drive, Greenlea Crescent, Fairfield Way, Fairfield Place, Ballyreagh Way, Abbot Close and Abbot Court, in eastern Newtownards. The site comprises the NS19 Housing Zoning in the Ards and Down Area Plan 2015.	Site for residential development (of a maximum of 675 dwellings) to include a mix of detached, semi-detached, terrace and apartment dwelling types. The replacement of Ballyreagh Road with the Bowtown Road to Movilla Road distributor road and associated roundabout junctions on Bowtown Road and Movilla Road. A mixed use centre to include ground floor units in retail and retail services uses in Class A and health, childcare and related community uses in Class D with apartments above and active elderly apartments in Class C1 (maximum 3 storey) open space including park, play area, MUGA and greenway pedestrian and cycle route pedestrian and vehicular access landscaping incorporating hard and soft works, drainage and any other necessary works (Environmental Statement Addendum, Further Information & Amended Plans Received).
LA06/2024/0436/F	Lands on Ballyreagh Road to the north of Bowtown Road south and east of Nos. 36 and 38 Ballyreagh Road and east of Burnreagh Drive, Greenlea Crescent, Fairfield Way and Fairfield Place in eastern Newtownards. The site comprises part of the NS19 Housing Zoning	Residential development of 93 dwellings (including, detached, semi-detached and apartments) and all related ancillary works including: (1) Stage 1 of the distributor link road connecting Bowtown Road to Movilla Road (replacing Ballyreagh Road); (2) a new roundabout on Bowtown Road; (3) foul sewerage infrastructure and storm drainage infrastructure; (4) Stage 1 of the greenway foot and cycle link connecting Bowtown Road with Movilla Road; and (5) public open space and landscape works. (Environmental Statement, Further Information & Amended Plans Received)
LA06/2025/0664/F	Land NE of the Bowtown Road/Ballyreagh Road junction, South and East of Rivenwood Boulevard (at its junction with the Movilla Road). The site extends through the NS19 Housing Zoning.	Construction of a new mains foul sewer and related infrastructure and works extending from the Movilla Road at Rivenwood housing development to the Bowtown Road. (Environmental Statement, Further Information and Amended Plans Received)

Hard copies of the Environmental Statements (including any Addenda/Further Environmental Information) will be available for inspection at:

Newtownards Library, 15 Regent Street, Newtownards, BT23 4AB. Tel: 028 9181 4732. Available during normal opening hours.

The Environmental Statements (including any Addenda/Further Environmental Information), appendices, and detailed plans, may also be viewed on the NI Planning Portal Northern Ireland Public Register (planningsystemni.gov.uk).

Hard copies of the Environmental Statement (including any Addenda/Further Environmental Information), appendices and Non-Technical Summaries may be obtained, while stocks last, at a cost of £95 per application from the following address:

Simon Brien Estate Agency, 17 High Street, Newtownards, BT23 4XS.

Representations can be submitted via the NI Planning Portal or emailed to planning@ardsandnorthdown.gov.uk, or forwarded to Ards and North Down Borough Council, 2 Church Street, Newtownards, within 30 days of the date of this advertisement. Please quote the relevant application reference number in all correspondence. Details of any representation will be published on the Planning Portal and will be made available for public viewing.