



**Application Accompanied by an Environmental Statement
The Planning Act (NI) 2011
The Planning (Environmental Impact
Assessment) Regulations (NI) 2017 (Regulation 27)**

Ards and North Down Borough Council (ANDBC) has granted planning permission for the following development:

Application No: LA06/2023/2248/F

Location: Land North of 262 Bangor Road, Beverley Way/Walk, Newtown Vale/Park/Crescent, 214 Donaghadee Road and 8-9 Ballyharry Heights, West of 171 Donaghadee Road, South/East of 272 Bangor Road and West of 250 Donaghadee Road, Newtownards

Proposal: New residential neighbourhood comprising mix of detached, semi-detached, townhouses and apartments, open space, landscaping, pedestrian/cycle paths, distributor road from signalised junction on Bangor Road to roundabout on Donaghadee Road and associated ancillary works.

Variation of condition 23 of approval: LA06/2020/0333/F from 'The proposed wildlife corridor along the Ballyharry Stream shall be a minimum of 10m wide.' to 'The proposed wildlife corridor along the Ballyharry Stream shall be a minimum of 10 metres wide except where otherwise approved by the Local Planning Authority.' Non-Compliance with condition 22 of approval: LA06/2020/0333/F 'The distributor road crossing of the Ballyharry Stream shall be by open span bridge of sufficient width to allow the underpass to accommodate the 10-metre-wide wildlife corridor.'

The decision notice and associated documentation may be viewed at the Planning NI Web Portal via Public Access

<https://planningregister.planningsystemni.gov.uk/>

or alternatively at the Planning Department, ANDBC Council Office,
2 Church Street, Newtownards, BT23 4AP - Tel: (028) 9182 4006