

**From the office of the  
Minister of the Environment**



Department of the  
**Environment**

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Your reference:

Our reference: SUB/843/2013

21 October 2013

Dear Assembly Member

The purpose of this letter is to advise you that I intend to announce in the near future my decision on the following planning application:

Ref No: X/2010/0296/O

Proposal: Demolition of existing buildings and proposed mixed use development comprising industrial units (Class B2 & B4), business units (Class B1(a) (b) & (c)), leisure complex, 2No. 70 bed nursing homes (Class C3), a 100 bed hotel (Class C2), a 4-island petrol filling station, several hot food outlets & cafes, neighbourhood centre to include creche/nursery (Class D1(b)), retail use (Class A1), a Health Centre (Class D1(a)), a bank (Class A2(a)) and not more than 96 residential apartment units (Class C1). Amended proposal to provide new roundabout (at Cambourne housing estate entrance) and road improvements at Comber Road access and new access on Comber Road/Castlebawn Link Road (with associated alterations to existing road layout).

Location: Lands at the Marm Factory site, 20 Comber Road, Newtownards

I have considered the report and advice from my officials and I have decided that planning permission should be granted for the proposed development.

It is my intention to announce that a Notice of Opinion to approve will be prepared and issued in the near future.

Yours Sincerely

A handwritten signature in black ink that reads "Mark Durkan". The signature is written in a cursive style with a large initial 'M' and a long, sweeping underline.

**MARK H DURKAN MLA**  
**Minister of the Environment**