

Glenarm Development Framework

Site 1 - Seafront and Harbour Development Area



KEY SITE ISSUES

The following considerations apply to all of the options:

- It is a highly prominent location in the village.
- Heights and shape of future development will need to respect the heritage and Conservation Area.
- The New Road/Coast Road cuts the site off from the rest of the village with limited crossing opportunities.
- There are limited locations along the New Road/Coast Road to provide vehicle access.
- Parking design and provision will need to be balanced to improve the environment and facilitate visitors and occupiers.
- Narrow sections of the site limit the potential for built development.
- A waste water pumping station is located within the development area.
- The issue of multiple ownership creates various challenges
- Need to respect the existing commercial operations in the harbour.
- Need to respect/relocate the other various activities including the Pigeon Club and Rowing Club.

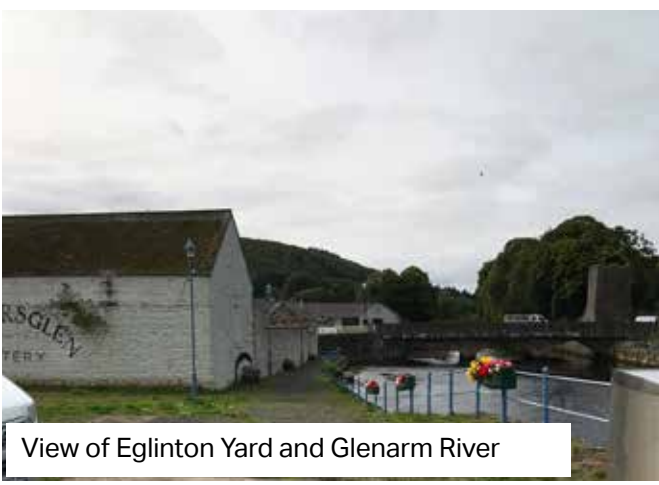
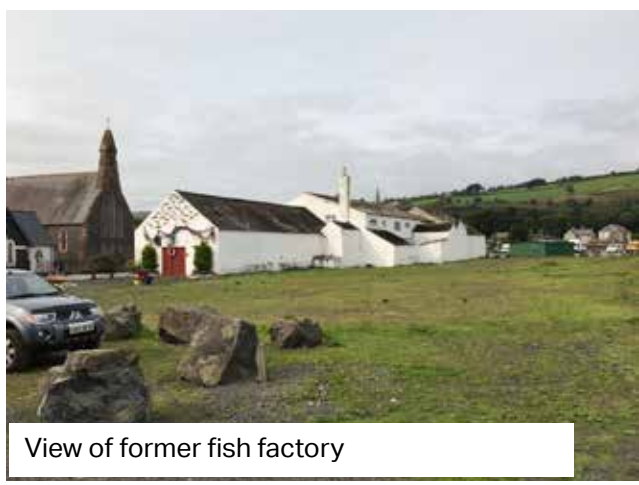
*\*The following draft options are illustrative only. Any future proposals for these areas will be subject to further investigation of the relevant planning, environmental, financial considerations and ownership agreements.*



EXISTING SITE CONDITIONS

This seafront area is north of New Road/Coast Road with the Glenarm River running along the western boundary. The majority of the area is owned by the Council with the former fish factory in private ownership.

The area includes informal parking and a number of existing buildings including the harbour masters office, the rowing club, the pigeon club and the disused fish factory. The adjoining Eglinton Yard provides a natural link between the harbour and the village core. The existing marina offers fully serviced pontoon berths for visiting vessels.



OPTION A



BENEFITS

- Hotel in the village extends visitors stay.
- Craft and food focus to encourage spending and employment opportunities in the village.
- Dedicated waterfront promenade and boardwalk.
- Multi-purpose community facility.
- 5\* marina facilities.
- Relocation of existing Pigeon and Rowing clubs.

DEVELOPMENT RISKS

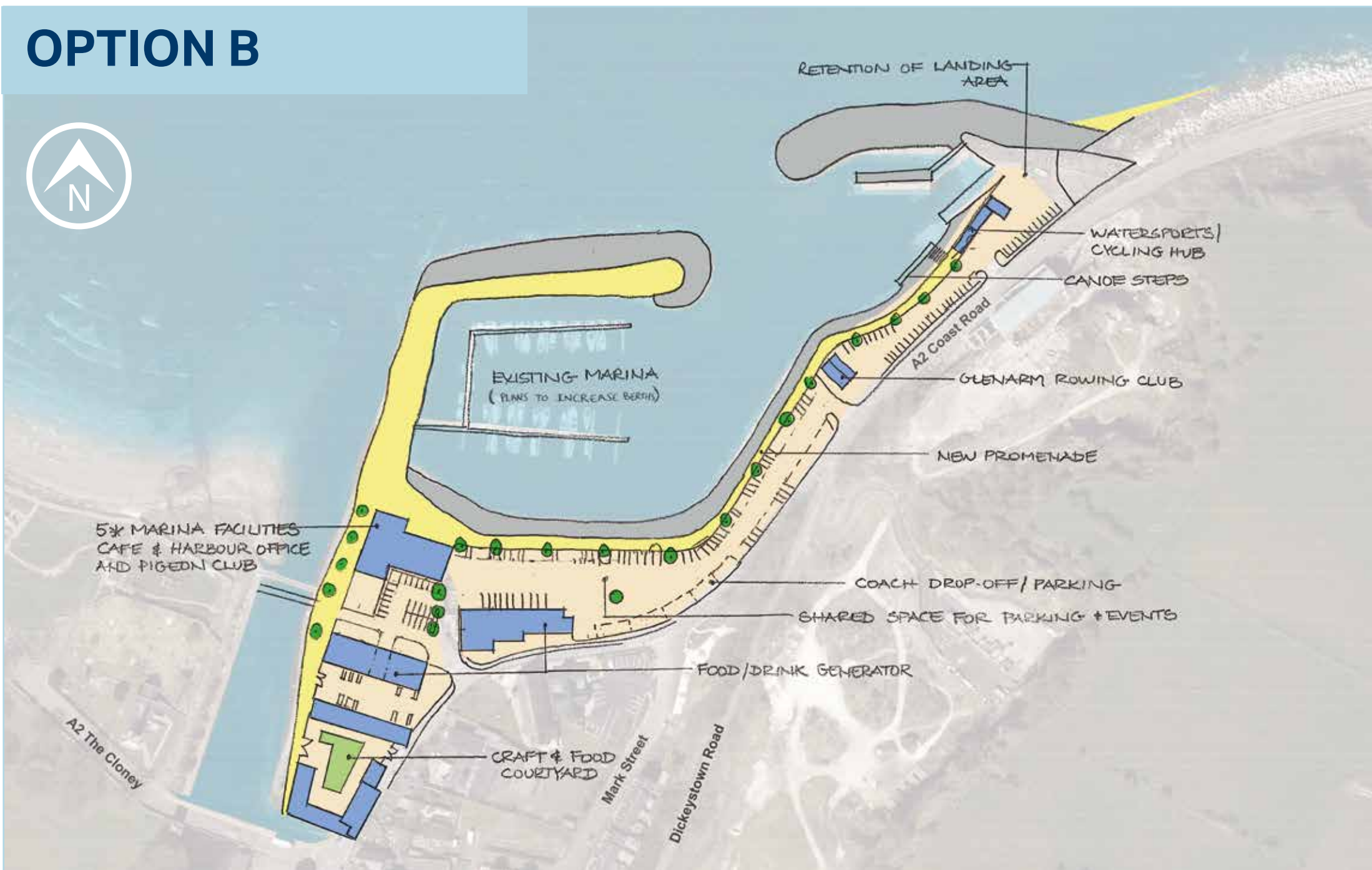
- Tourism and employment opportunities not maximised across the area.
- Limited potential to include outdoor recreational space with the community facility.
- Marine facility not directly adjacent to the harbour.

WHAT MIGHT IT LOOK LIKE?\*

*\*The purpose of the following images is to provide a vision of uses and materials that may be considered in the future. All proposals are subject to detailed design, planning and financial considerations.*



OPTION B



BENEFITS

- Craft and food focus to encourage spending and employment opportunities in the village.
- Dedicated waterfront promenade.
- Dedicated 5\* marina facilities and seafront café/restaurant adjacent to the harbour.
- Coach drop off point.
- Improved water sports provision with entry point.

DEVELOPMENT RISKS

- No hotel to increase visitors stay in prime seafront location.
- Retention of rowing club building breaks the views to the marina and promenade.

OPTION C



BENEFITS

- Hotel in the village extends visitors stay.
- Craft and food focus to encourage spending and employment opportunities in the village.
- Residential use increases natural surveillance and safety along promenade.
- Dedicated 5\* marina facilities.

DEVELOPMENT RISKS

- Smaller hotel with reduced visitor numbers.
- Design of height and form of residential development will need to consider views through to marina and sea beyond.
- Current evidence suggests residential demand is low.
- Retention of rowing club building breaks the views to the marina and promenade.

Anne Donaghy  
Clerk & Chief Executive  
24 October 2018