

Glenarm Development Framework

Site 2 - Former Quarry and Mill Development Area



KEY SITE ISSUES

- The following considerations apply to all of the draft options:
- Visible location at the entrance into the village.
 - The current access via Dickeytown Road is challenging and it is likely that any additional development would require upgrade works to the access. Design and capital costs will depend on the type and amount of future development and may include potential removal of existing trees.
 - Previous industrial uses on the site mean there are likely to be challenging ground conditions which require further technical studies with costs to be explored.
 - The roads physically separate the area from the village and the harbour with limited opportunities for pedestrian crossings.
 - The levels across the site make access more difficult but provides unique views.
 - Need to consider the existing household waste recycling centre in the centre of the development area.
 - Heights and shape of future development will need to respect the Conservation Area although the existing buildings and chimney could provide rationale for footprint and heights of any future buildings.

**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.ownership*



EXISTING SITE CONDITIONS

This development area, owned by the Council, is located south of the New Road/ Coast Road as you enter the village from the east. There are remains of the former Whiting Mill and the legacy of a limestone quarry is visible across the area. The local household waste recycling facility located here divides the area.

Existing access is from a difficult junction on the Dickeytown Road and immediately onto the A2 Coast Road. The exposed nature of the area provides spectacular views of the village, Glenarm Castle, the harbour and the sea beyond.



View of Glenarm Bay



View of former mill site



View of household recycling centre



View of existing access to site

OPTION A



BENEFITS

- Spectacular panoramic views for visitors and locals to enjoy.
- Potential to combine community and sports provision.
- Grouping Council facilities together may assist with management of the existing recycling facility and potential new facilities.
- Potential motor home facility.
- Potential walking to / from Glenarm Forest park & The Ulster Way.

DEVELOPMENT RISKS

- Possible conflict between uses in terms of access, noise, air quality etc.
- Uses unlikely to provide enough economic return to justify costs of improving access and challenging ground conditions.
- Roads and levels make it difficult to create a direct physical connection to the seafront and the heart of village.

OPTION B



BENEFITS

- Future economic development opportunity could provide the necessary financial justification to upgrade access and address ground conditions.
- Significant visual improvements to arrival in Glenarm along the Coast Road.
- Informal recreation space that could be used for events, walking etc.
- Relocation of existing Pigeon Club with potential recreational centre.

DEVELOPMENT RISKS

- Challenges of roads and levels to create pedestrian links between the future development and the rest of the village to maximise regeneration benefits
- Possible conflicts between uses in terms of access, noise, air quality etc.
- Costs of improving access and addressing ground conditions and demolition of existing structures.
- Open space has limited potential for overlooking from other developments.

OPTION C



BENEFITS

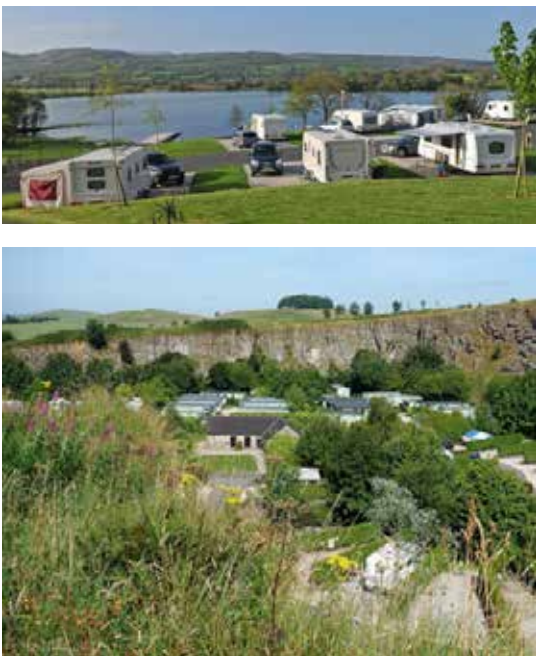
- Spectacular panoramic views for visitors to the hotel and associated restaurant.
- Significant visual improvements to arrival in Glenarm along the Coast Road.
- Relocation of the household waste recycling centre may improve the environmental quality for other uses.
- Future hotel opportunity could provide the necessary financial justification to upgrade access and address ground conditions.
- Recreational space could be used by hotel visitors as well as others.

DEVELOPMENT RISKS

- Challenges of roads and levels to create pedestrian links between a future hotel and rest of the village to maximise regeneration benefits.
- Costs of relocating the household waste recycling centre.
- Costs of improving access and addressing ground conditions and demolition of existing structures.

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.



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Clerk & Chief Executive
24 October 2018