

KEY SITE ISSUES

The following considerations apply to all of the draft options:

- The site is within the designated Glenarm Castle Historic Park, Garden and Demesne. It is also located in close proximity to several listed buildings, in particular the former Bull's House, former Coach House and courtyard, non-subscribing Presbyterian Church, walled garden greenhouse and store and Glenarm Castle.
- Heights and shape of future development will need to respect the heritage and Conservation Area.
- There are mature trees within the site which are protected by Tree Preservation Orders (TPOs) which limit access
- Part of the site is zoned as Open Space within the statutory Local Development Plan and any future planning application would need to explain how it addresses the policy, in particular PPS6 in balancing heritage impacts versus community benefits
- Proposed uses within the site must respect neighbours and adjacent land uses

\*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 area, owned by the Council, includes the former Glenarm Primary School, playing field and open space used for grazing and events. The levels fall from west to east and a mature woodland belt forms the northern and western boundaries.

The former school building sits beside the visitor entrance to Glenarm Castle. A playing field with small canopy and container are on the western part of the site. The land between the school and playing field was used for grazing but is also used by the Castle for various events under licence with the council.



View of existing open space



View of former primary school



View of Dalriada Festival



View of existing football pitch

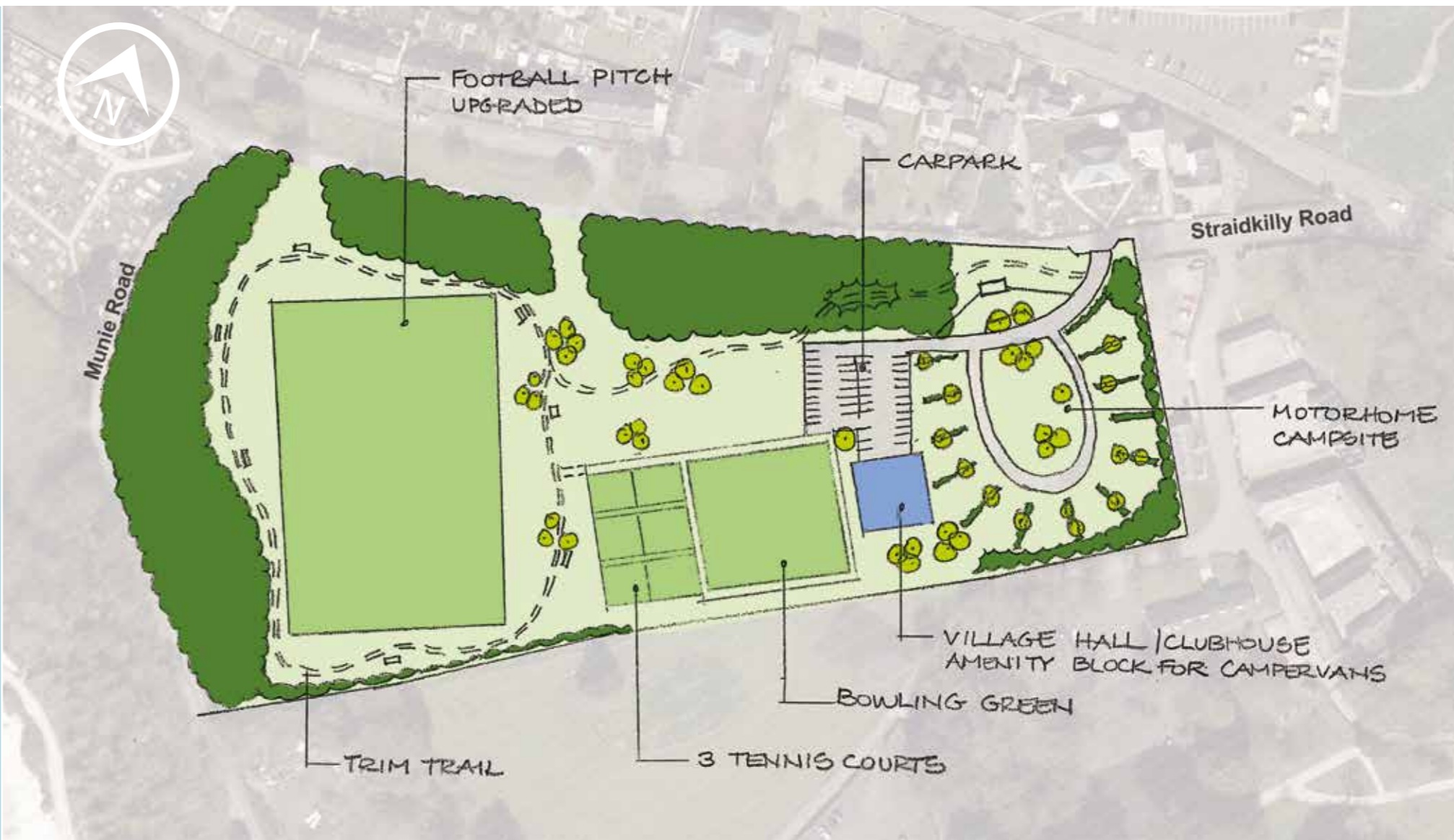
OPTION A

BENEFITS

- The motorhome campsite could complement the existing tourist destination within Glenarm Castle area.
- The motorhome campsite could also work well with the potential community and recreational facilities.
- Potential upgrade and provision of recreation and sports facilities are compatible with the planning constraints.
- Community facilities would be accessible by foot, cycle or car to the village.

DEVELOPMENT RISKS

- Design of sporting and community facilities must respect the sensitive built and natural environment context – high quality design and materials.
- Motorhome site is located away from the main A2 Coast Road and may be less visible to passing tourists.
- Changing uses in open space will require more maintenance.



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

- The motorhome campsite could complement the existing tourist destination within Glenarm Castle.
- The motorhome campsite could also work well with the potential community and recreational facilities.
- Provision of informal and formal open recreational space with trim trail to better utilise the land.
- Potential improvements to recreation and sports facilities are compatible with the planning constraints.
- Community facilities are accessible by foot, cycle or car to the village.

DEVELOPMENT RISKS

- Design of sporting and community facilities must respect the sensitive built and natural environment context – high quality design and materials.
- Motorhome site is located away from the main A2 Coast Road and may be less visible to passing tourists.
- Replacement of football pitch with alternative sports and recreation uses may affect local community who currently use it.
- Changing uses in open space to require more maintenance.



OPTION C

BENEFITS

- Spa hotel in the village extends visitors stay
- Spa hotel could provide a significant destination to complement the Glenarm Castle.
- Hotel footprint approximately where the former school building is to minimise planning risks.
- Sports facilities could be shared equally between the hotel, 5\* camping pods and local community.
- Camping pods could complement the spa hotel – ideal woodland, open space setting.

DEVELOPMENT RISKS

- Scale and design of hotel and spa must respect the sensitive built and natural environment context – high quality design and materials.
- Hotel footfall and spend may not extend into the heart of the village.
- A challenging planning policy context for developers given that other than the former school site, the rest of the site is zoned as open space.



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24 October 2018