

MEA-DPS-053

10 December 2019

Mid & East Antrim Council
Local Development Plan Team
County Hall
182 Galgorm Road
Ballymena
BT42 1GF



Our Ref: BFT/JP/8628

Dear Sirs

MID & EAST ANTRIM COUNCIL LOCAL DEVELOPMENT PLAN RESPONSE TO DRAFT PLAN STRATEGY FOR LANDS AT OLD BELFAST ROAD, LARNE

We are pleased to submit on behalf of our clients the above lands as being suited for development in accordance with the Draft Plan Strategy.

The lands lie to the north west of the A8, being a small wedge between the A8 and the Old Belfast Road.

This strip of land, currently outside the town's limit of development, is at present in a number of uses including:

1. Park & Ride facility
2. Motor vehicles sales
3. Car compound
4. Agricultural / grazing use

The land is flat in nature, the area being represented in this submission having frontage onto both highways.

On the eastern boundary a portion of the land has recently been acquired to facilitate access and egress from the Old Belfast Road to the A8 thereby giving much enhanced access to the industrial area and the Larne West housing area by the South Distribution and North Distribution roads.

The attached map outlines our client's lands and also the Roads proposal for same.

Our clients would request that the Plan Team consider the lands (as outlined in orange) for inclusion in the emerging Development Plan for a number of reasons including the following:

- i. The lands immediately adjoin an established area of commerce / employment and the development would compliment same.
- ii. The lands are flat and suited to development.
- iii. The lands have no flood plain issues
- iv. The lands are now so small that it is impossible to farm same in an economical manner (especially with the recent portion acquired by Roads NI for the new road).
- v. All other blocks to the south west of the subject and with similar current zoning status have been developed.

It would also be our opinion that the lands to the west of the new roads intersection are included within the development.

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Associates: Tracy Moffett BSc (Hons) MRICS, Henry Taggart BSc (Hons) MRICS, Alan McKinstry BSc (Hons) MRICS, Michael Burke BSc (Hons) MRICS.



We consider the inclusion of these lands within the Plan would accord with:

- 5.4: Economic Development Strategy
- SG56: Strategic Allocation of Land for Economic Development
- 7.1: Economic Development

Note: With regards to the 'Industrial and Economic Development Land Monitor' carried out in November 2017, see map of Willowbank / Millbrook, we would note there are now no vacant buildings currently available for occupation.

We trust your Team find our client's lands to be favourable for development purposes and as a result, be developed in a manner which will enhance the immediate urban environment, create employment and enhance traffic movements.

If you have any queries please do not hesitate to contact me.

Yours faithfully

A large black rectangular redaction box covering the signature area.

For and on Behalf of O'Connor Kennedy Turtle

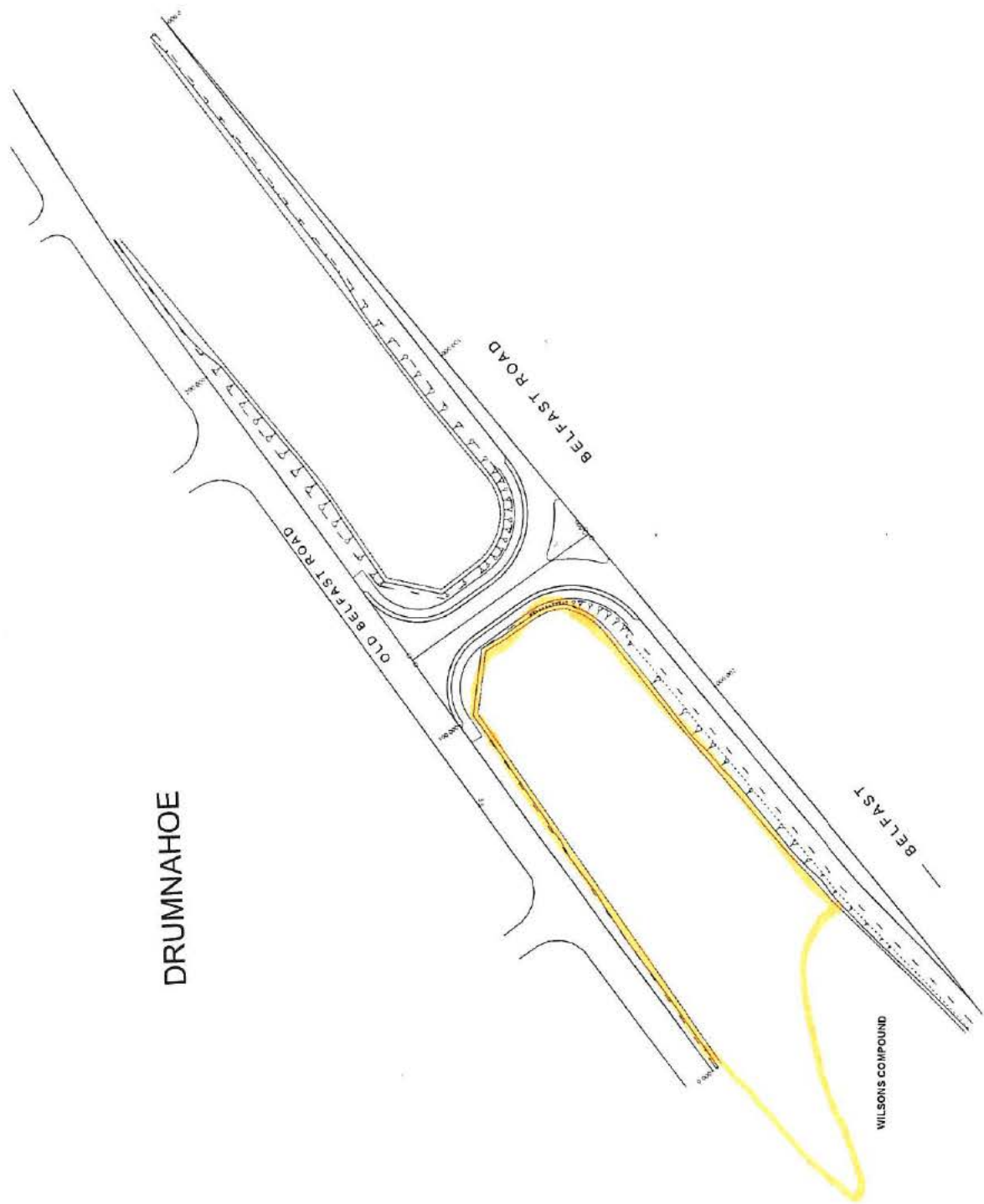
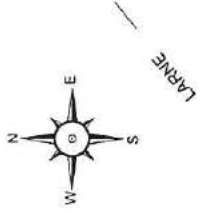
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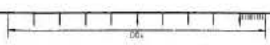
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Notes

Client	Roads Service
Project Name	Roads Service Northern Division Network Development Coleraine
Project Location	Old Belfast Road/A8 Link Millbrook, Larne
Project No.	A1
Scale	1/500
Drawn By	105673708/01
Checked By	
Approved By	
Date	
Version	
Author	
Project Manager	
Project Engineer	
Project Surveyor	
Project Designer	
Project Checker	
Project Approver	



MAP 1





FOR IDENTIFICATION
PURPOSES ONLY