

July 24th, 2026

To Each Member of Committee

NOTICE OF MEETING

You are requested to attend a Meeting of the

Mid and East Antrim Planning Committee to be held on

Thursday, 30th July 2026 at 10:00 am in Council Chamber, The Braid, 1-29 Bridge Street,
Ballymena and via remote access.

Yours sincerely



Valerie Watts
Interim Chief Executive, Mid and East Antrim Borough Council

Agenda

1 NOTICE OF MEETING

2 APOLOGIES

3 DECLARATIONS OF INTEREST

Members and Officers are invited to declare any pecuniary and non-pecuniary interests, including gifts and hospitality, they may have in respect of items on this Agenda.

4 SCHEDULE OF PLANNING APPLICATIONS

4.1 Planning Application No. LA02/2025/0499/F - 97 Mill Street, Ballymena, BT43 5AF - Circulated

Residential development consisting of 19 apartments and associated features.

RECOMMENDATION: Approval

Lead Officer: Gary McGuinness

Attachment: LA02.2025.0499.F Mill Street.pdf

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4.2 Planning Application No. LA02/2026/0276/F - 158, Coast Road, Drains Bay, Larne, BT40 2LF - Circulated

Pedestrian access ramp/path.

RECOMMENDATION: Approval

Lead Officer: Henry McAlister

Attachment: LA02.2026.0276.F Access Ramp.pdf

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4.3 Planning Application No. LA02/2026/0277/F - Carrickfergus Leisure Centre Prince William Way, Carrickfergus, BT38 7HP - Circulated

Replacement of mechanical, electrical and air handling plant, equipment, enclosures and associated features.

RECOMMENDATION: Approval

5 LOCAL DEVELOPMENT PLAN

5.1 Housing Land Availability Report - Circulated

Housing Land Availability

Attachment: PC Housing Land Availability Report 2026.pdf

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Attachment: HOUSING_LAND_AVAILABILITY_REPORT_2026 (29-06-2026).pdf

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5.2 Industrial Monitor Report

Attachment: PC Industrial Monitor Report 2026.pdf

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Attachment: Industrial Monitor 2026 Report.pdf

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6 PLANNING APPEALS UPDATE

6.1 New Appeals

- LA02/2026/0140/F - 119 Broughshane Street, Town Parks, Ballymena, BT43 6EE - Change of use from dwelling to house of multiple occupation with 2nd floor rear extension.

- LA02/2024/0836/F - Between no. 25 Bay Road and No. 6 Atlantic Avenue, Carnlough, BT44 0HH - Proposed single storey retirement dwelling.

- LA02/2025/0756/F - 71 - 73 Main Street, Portglenone - Proposed additional acoustic barriers to two number external smoking areas with variation to conditions 2 & 3 of planning approval LA02/2023/1895/F to permit patrons to use both areas for smoking and avail of amplified music controlled by an amplified limiter until 1am with all patrons to exit the premises by 1.30am.

- LA02/2025/0145/CA - Lands adjacent to No 81-85 Coast Road and opposite No 80-84 Coast Road, Blackcave, Larne BT40 1TZ - Alleged unauthorised dumping of material/reclaiming of land.

- LA02/2025/0992/F - Public Footpath 10m West of 2 Parkway, Ballymena, BT43 5ET - Proposed installation of telephone kiosk.

· LA02/2026/0006/A - Public footpath 10m West of 2 Parkway, Ballymena, BT43 5ET – Digital Advertisement.

6.2 Appeal Decisions

· LA02/2025/0298/O - 15m NW of 96a Ballyconnelly Road, Cullybackey, BT42 1EW - Infill dwelling and garage – **Appeal Dismissed**.

7 CORRESPONDENCE

Dfl – Transforming Planning - Appointment of Independent Planning Inspectors

Attachment: Transforming Planning - IIP - 09.07.26.pdf

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Committee Application

Development Management Officer Report	
Case Officer: Sean O'Kane	
Application ID: LA02/2025/0499/F	Target Date:
Proposal: Partial demolition of 97 Mill Street, adaptation and change of use of the existing building and provision of a new 3 storey extension to the existing building to provide for a total of 19no. apartments comprising 14no. 2bed units and 5no. 1 bed units along with associated car parking at ground level, bin and bicycle storage area at ground level with access provided via Albert Place and associated site works.	Location: 97 Mill Street, Ballymena, BT43 5AF
Applicant Name and Address: E & C Inns T/A Adair Arms Hotel Adair Arms Hotel 1-7 Ballymoney Road Ballymena BT435BS	Agent Name and Address: Ronan Woods Dean Swift Building Armagh Business Park Armagh
Date of last Neighbour Notification:	11 July 2025
Date of Press Advertisement:	17 July 2025
EIA Determination:	
Consultations: Northern Ireland Housing Executive – No objection subject to 20% Affordable housing provision DFI Roads – No objection Dfi Rivers – No objection NI Water – Refusal. Subject to the applicant engaging with NI Water Historic Environment Division – No objection Environmental Health Department MEABC- Requested further information	
Representations: The application was advertised in the local press, and notifiable neighbours were contacted by letter. No letters of representation have been received to date.	
Letters of Support	0.0
Letters of Objection	0.0
Petitions	0.0
Signatures	0.0
Number of Petitions of Objection and signatures	

Site Visit Report	
Site Location Plan:	
	
Date of Site Visit: Feb 2026	
Characteristics of the Site and Area	
The site extends to 0.1ha and is located at the junction of Albert Place and Mill Street within the Town Centre area of Ballymena as set out within the extant Ballymena Area 1986-2001.	
The site is currently occupied by a 3-storey vacant red brick building historically used as the Belfast Bank and more recently as a medical practice. Car parking provision is located to the north of the site. The area is characterised by mainly commercial, retail, office, hotel and residential use. Several listed buildings are in close proximity to the proposed site.	

Description of Proposal

Partial demolition of 97 Mill Street, adaptation and change of use of the existing building and provision of a new 3 storey extension to the existing building to provide for a total of 19no. apartments comprising 14no. 2bed units and 5no. 1 bed units along with associated car parking at ground level, bin and bicycle storage area at ground level with access provided via Albert Place and associated site works.

Planning Assessment of Policy and Other Material Considerations

Relevant Planning History

Proposal: REFURBISHMENT AND EXTENSION TO BANK PREMISES

Application Number: G/1998/0010 Decision: Permission Granted Decision

Date: 19 October 1998

Proposal: CHANGE OF USE AND ALTERATIONS TO FORMER BANK PREMISES TO PROVIDE ANNEX TO EXISTING ADJOINING HOTEL PREMISES

Application Number: G/2000/0221/F Decision: Permission Granted Decision

Date: 03 June 2000

Proposal: Alterations and Additions to Hotel Annex

Application Number: G/2004/1095/F Decision: Permission Granted Decision

Date: 22 November 2004

Proposal: Change of Use and internal alterations of ground floor of former Northern Bank premises to Medical Centre (for a temporary period of 5 years).

Application Number: LA02/2021/0831/F Decision: Permission Refused Decision

Date: 04 July 2022

Proposal: Demolition of existing, three storey detached building. Construction of 12 no. apartments over 3 levels, formation of car park, new boundary fence and associated planting.

Policy Context

Section 45(1) of the Planning Act (NI) 2011 (the Act) requires regard must be had to the Local Development Plan (LDP), so far as material to the application, and to any other material considerations. Section 6(4) of the Act states that where regard is to be had to the LDP, the determination must be made in accordance with the LDP unless material considerations indicate otherwise.

The Planning Act (NI) 2011 establishes a plan-led planning system which gives primacy to the LDP in the determination of planning applications unless other material considerations indicate otherwise.

Mid and East Antrim Borough Council adopted the Local Development Plan 2030 Plan Strategy on 16th October 2023. The Plan Strategy became effective from the date of adoption and is relevant to the consideration of this planning application.

The Policies that apply in this case are as follows: -

Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2

Ballymena Area Plan 1986 -2001

Mid and East Antrim Borough Council (MEABC) Local Development Plan 2030 - Plan Strategy

SGS1 – Spatial Growth Strategy

SGS2 – Settlement Hierarchy

Policy HOU1 – Quality in New Residential Development in Settlements.

Policy HOU2 –The Conversion or Change of Use of Existing Buildings to Flats or Apartments

Policy HOU5 – Affordable Housing in Settlements.

Policy HOU7 – Adaptable and Accessible Homes Policy HE5 – Development affecting the Setting of a Listed Building

Policy TR1 – Access to Public Roads.

Policy TR5 – Active Travel

Policy TR6 – Parking and Servicing

Policy FRD2 – Protection of Flood Defence and Drainage Infrastructure

Policy FRD3 – Management of Development in regard to Surface Water Flood Risk

Policy FRD4 – Sustainable Drainage

Policy WWI1 – Development Relying on Non-Mains Wastewater Infrastructure.

Policy GP1 – General Policy for All Development (a- e)

Creating Places guidance.

Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2

Paragraph 6.133 states that good quality housing is a fundamental human need that plays a significant role in shaping our lives and our communities. In accordance with the regional policy approach for sustainable development. Housing development should be located in sustainable locations that facilitate a high degree of integration with community service, transport and take advantage of existing infrastructure

The proposal will be considered in detail below under the relevant policies.

Ballymena Area Plan 1986- 2001

The site is located within the Town Centre of Ballymena as defined by the Ballymena Area Plan 1986-2001. Whereas commercial uses are promoted within this zone residential use is not explicitly excluded and is considered an acceptable form of development.

MEABC Local Development Plan 2030 - Plan Strategy

SGS1 - Spatial Growth Strategy

Provides a strategic framework for realising the vision and objectives of the LDP.

The Spatial Growth Strategy seeks to focus major population growth and economic development in the three main towns of Ballymena, Carrickfergus and Larne, strengthening their roles as the prime locations for business, retail, housing, administration, leisure and cultural facilities within the borough. (in line with the RDS Spatial Framework Guidance SFG1, 4, 5, 10, 11, 12 & 15).

This application is for the principle of proposed residential development site within the development limits of Ballymena. It is considered the proposal accords with the requirements of the Spatial Growth Strategy.

SGS2 – Settlement Hierarchy

Provides the spatial framework for the delivery of the Spatial Growth Strategy. As highlighted in the Spatial Growth Strategy, the three main towns of Ballymena, Carrickfergus and Larne will be the focus for major population growth and economic development.

The proposal accords with this strategic policy.

Policy HOU 1 – Quality in New Residential Development in Settlements

Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a high quality, sustainable and safe residential environment. All proposals for residential development will be expected to meet the General Policy and accord with other provisions of the LDP. The guidance in Appendix D will be taken into account when assessing proposals.

Relevant criteria in Appendix D:

Site Context:

The current proposal involves the retention and conversion of the existing historic Belfast Bank with the introduction of a 3-storey residential block within the town centre of Ballymena. Surrounding uses include retail, office, hotel and residential accommodation.

The proposal respects the surrounding context in terms of the layout and scale of the built form. Contextual visualisations and sections demonstrate the relationship of the proposed apartments with the nearby buildings. The overall building height has been established to be no higher than that of the context.

Density:

The density is generally reflective of the surrounding area with residential apartments in close proximity in George Street, Linen Hall Street and High Street.

Layout considerations:

The layout has been designed to provide an active frontage along Mill Street and Albert Place. Massing has been broken down by way of set back distances and pitched dormers successfully.

Site Characteristics:

The site is considered brown field and currently supports a degree of private car parking.

Privacy:

The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment and is particularly important where new development is proposed adjacent to existing development. The development has been designed to ensure no direct overlooking between apartments.

Due to the level of separation involved there is unlikely to be any direct overlooking or overshadowing between the proposed and existing buildings.

Security from Crime:

The proposal has been designed to enhance security from crime and discourage anti-social behaviour. Informal surveillance ensures storage and pedestrians are overlooked.

Movement and Parking:

The proposal has regard to sustainable movement patterns through the provision of pedestrian linkages and secure cycle storage. This is a relatively accessible location within close proximity to Ballymena Train and Bus Station and is a sustainable location which will help reduce the dependency upon the private car. Parking and Servicing will be further explored under Policy TR6.

Form, Material and Detailing:

The existing building is largely retained. All materials and detailing proposed are in keeping with the host building and appropriate to the existing context and will create an acceptable streetscape and architectural form.

Open Space:

As noted under previous application on site, LA02/2021/0831/F the levels of amenity are appropriate for this Town Centre context where residential properties would typically have very low levels of amenity space due to the high density of development. Bin storage is provided within the site.

The site also benefits from proximity to the existing public amenity areas in the form of the People's Park and other public amenity spaces.

In this case the level of amenity space provision is considered acceptable.

The proposal is in general compliance with Policy HOU1.

HOU2 The Conversion or Change of Use of Existing Buildings to Flats or Apartments

The conversion or change of use of existing buildings to flats or apartments will be permitted where Policy HOU1 Quality in New Residential Development in Settlements, and all the additional criteria set out below are met:

- a) The proposal maintains or enhances the form, character and architectural features, design and setting of the existing building.

It is considered that the proposal maintains the existing form, character and architectural features of the existing building. This criterion has been met.

- b) The original property is greater than 150 square metres gross internal floorspace in the case of sub-division of an existing dwelling.

This criterion has been met as the existing building exceeds the 150 sqm threshold.

- c) All flats or apartments are self-contained (i.e. having separate bathroom, w.c. and kitchen available for use only by the occupiers).

All apartments are self-contained.

- d) The development does not contain any flat or apartment which is wholly in the rear of the property and without access to the public street.

Apartments are accessed from a central communal entrance leading directly from Albert Place.

- e) Adequate refuse storage space (large enough to allow for the separation of recyclable waste) is provided;

There is a sufficiently sized enclosed area which provides ample space to accommodate refuse and recycling storage. This criterion has been met.

It is considered that the proposal complies with all the relevant criteria of Policy HOU2.

Policy HOU5 – Affordable Housing

Policy HOU5 of the Plan Strategy requires housing developments of 10 units or more, or sites of 0.2 hectares or more, to deliver a minimum 20% affordable housing where a need has been established.

In accordance with Policy HOU5 4no. social housing units are required as this equates to 20% of the proposed 19no. apartments.

NIHE have been consulted and advised that they require Affordable Housing to be delivered by way of Social Housing Units.

A condition restricting the use of these properties solely for the purposes of social housing will be attached to the decision notice and will ensure that they are occupied prior to the occupation of any other residential units.

The social housing units shall be managed by a registered Housing Association in perpetuity with a Planning Agreement in place under Section 76 of the 2011 Act to secure the social and affordable housing aspect of the proposal.

Policy HOU5 has been complied with.

Policy HOU7 – Adaptable and Accessible Homes

To assist with the delivery of adaptable and accessible homes, planning permission will be granted for a new dwelling, flat or apartment where a number of listed criteria are met.

In terms of this policy the proposed plans indicate sufficient sized rooms to allow space for turning a wheelchair. The living room is located on entrance levels and the window in the principle living space would enable outlook when seated. Bathrooms are on the same floor as bedrooms and allow space to turn a wheelchair.

The proposal complies with Policy HOU7.

Policy HE5 – Development affecting the Setting of a Listed Building

Planning permission will not be granted for development which would adversely affect the setting of a listed building.

The application site is in close proximity to the following listed buildings, which are of special architectural and historic interest and is protected by Section 80 of the Planning Act (NI) 2011:

- HB07/16/001 FLIXTON PLACE 38 GEORGE STREET, BALLYMENA Grade B1 2-storey late Victorian former bank, in sandstone
- HB07/16/002 THE PENTAGON, 19 GEORGE STREET, BALLYMENA Grade B2 2 ½ storey late Victorian half-hipped house in black stone
- HB07/17/022 ADAIR ARMS HOTEL, 1-7 BALLYMONEY ROAD, BALLYMENA Grade B1 2 ½ storey multi gabled building designed in 1846 by Charles Lanyon for Sir Robert Adair

Historic Environment Division (HED) have been consulted to provide an assessment on the likely impact of this proposal on a heritage assets. HED (Historic Buildings), considered the impacts of the proposal on the listed buildings, including its setting, and

on the basis of the information provided are content subject to conditions relating to materials.

Therefore, based on this response, it is considered that the proposal complies with Policy HE5.

Policy TR1 – Access to Public Roads

The proposed access is for pedestrian use only.

DFI Roads have been consulted and accept the proposed access and offer no objection.

Based on the response from the statutory consultee it is considered that the access will not prejudice road safety or significantly inconvenience the flow of road users and therefore complies with Policy TR1.

Policy TR5 – Active travel

A new development proposal within an urban area should ensure the needs of pedestrians and cyclists are considered.

The proposal will provide safe and convenient pedestrian access in and out of the site and will link with the existing footpaths. Public transport links are available in close proximity; Ballymena rail and bus station is approximately a 7-minute walk.

A large shopping centre is located opposite the apartments and bars, restaurants and other facilities are closer than a 2-minute walk. Within a 3-minute walk from the site are churches, the town's library, off licenses, chemists and so on. The site is also well placed for walking to employment opportunities in the town.

In addition, a safe, convenience and secure cycle parking area is proposed within the site.

It is considered that the proposed development has taken the needs of pedestrians and cyclists into account and assists in the promotion of active travel.

The proposal complies with Policy TR5.

Policy TR6 – Parking and Servicing

A development proposal will be required to provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to the Department's published standards. Lesser provision may be acceptable in inner urban locations and other high-density areas.

This proposal does not include any on site car parking spaces.

The applicant has submitted a Parking Audit Report, which sets out that based on the Current Car Parking Standards the development would require 27 in curtilage parking spaces to serve the 19 apartments.

TR6 allows for a reduced level of car parking provision which may be acceptable in the following circumstances:

- a) Where, through a Transport Assessment, it forms part of a package of measures to promote alternative transport modes; or
- b) Where the development is in a highly accessible location well served by public transport; or
- c) Where the development would benefit from spare capacity available in nearby public car parks or adjacent on-street car parking; or
- d) Where shared car parking is a viable option; or
- e) Where the exercise of flexibility would assist Council in securing broader planning gain and public benefit that would outweigh the reduced level of parking.

The Parking Audit Report details the existing public transport links serving the site as close as 50m from the proposal. Detailed studies are provided on car parking facilities and on street availability within a radius of 250 m of the site. The report concludes that a total of 28 spaces available. The council has no reason to not accept the findings of this report.

As the statutory authority DfL Roads have been consulted and provided the following response:

After careful consideration of all details within the application, DfL Roads would comment that the revised parking provided of 0 spaces is substandard for this application, with 27 spaces required .

If Planning Authority are of a mind to approve the application with sub-standard parking, DfL Roads would have no objection to this, given the town centre location with public transport amenities nearby.

This site is located within a highly accessible town centre location, near all the towns facilities, with good access to public transport and public and on street parking.

It is considered that the proposal meets exceptions a), b) and c) of TR6 justifying a reduction in the number of parking spaces in compliance with Policy TR6.

Policy FRD2 Protection of Flood Defence and Drainage Infrastructure

A development proposal that would impede the operational effectiveness of flood defence and drainage infrastructure, or hinder access for maintenance or emergency purposes, will not be permitted.

The site is affected by a culverted watercourse which is designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. This watercourse is known to Rivers Directorate as Mill Layde (Line 4).

Rivers Directorate has reviewed revised drawings and are satisfied with the proposals as detailed therefore FRD2 is satisfied.

Policy FRD3 – Management of Development in regard to Surface Water Flood Risk

A proposal for development outside of floodplains will be permitted where the applicant has demonstrated that the risk of surface water flooding to the development, or elsewhere or elsewhere as a result of the proposed development, can be effectively managed through adequate drainage assessment.

Rivers Agency have reviewed the submitted Drainage Assessment (DA) alongside the Schedule 6 Agreement and advised the DA has demonstrated that the design and construction of a suitable drainage network is feasible.

Based on the information provided and the response from the statutory consultees it is considered that the risk of surface water flooding can be effectively managed and the proposal complies with Policy FRD3.

Policy FRD4 – Sustainable Drainage (SuDS).

A sustainable drainage solution for the management of surface water run-off will be required for any development that trigger the requirement for a drainage Assessment under Policy FRD3. The proposed development includes sustainable drainage in the form hydro brake (hard SuDS), which limits flows to a greenfield rate of attenuation.

The proposal is in general compliance with Policy FRD4.

Policy WW11 – Development Relying on Non-Mains Wastewater Infrastructure.

A proposal for new development relying on non-mains wastewater infrastructure will only be permitted where the applicant has demonstrated, through the submission of sufficient information on the means of wastewater treatment and disposal that it will not create or add to a pollution problem.

NI Water have recommended a refusal based on network capacity issues. The public system cannot presently serve this development proposal without significant risk of environmental harm.

It is considered reasonable that a condition can be added to ensure no development commences until a suitable means of sewage disposal has been agreed in writing with Northern Ireland Water or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

This condition will ensure that the proposed development will not increase the risk of pollution.

Policy WW11 has been complied with.

Policy GP1 - General Policy for all Development

Planning permission will be granted for sustainable development where the proposal accords with the LDP and there is no demonstrable harm to interests of acknowledged importance. Where this is not the case there will be a presumption to refuse planning permission.

a) Criteria relating to Design Quality and Respecting Local Character and Distinctiveness

The design draws upon the heritage value associated with the adjacent listed structures. The proposed development itself retains the existing materials and details of the former Belfast Bank, although not listed this structure is considered to have architectural merit and local importance worthy of retention.

The new elements continue the detailing and materials sympathetically.

b) Criteria relating to Safeguarding Residential Amenity

The proposed apartment are located in close proximity to the Adair Arms Hotel which may give rise to impacts from noise. The applicant has submitted a Noise Impact Assessment, which has been considered by the Environmental Health Department of MEABC. EHD required further clarity on impacts of future residents. This information was not requested.

Given the town centre location within Ballymena there is an acknowledgement that the external noise levels impacting the proposed development may exceed the guidance values.

However, given the context of the area it is considered, on balance, that the external noise level is acceptable in this case and any prospective residents would be aware of the town centre location in advance.

Due to the separation, the proposal is unlikely to result in an adverse impact on the amenity of existing residents in terms loss of light, overshadowing, and loss of privacy.

c) Criteria relating to Access/Movement/Car Parking

As per the above consideration under Policy TR6

d) Criteria relating to Safety and Safeguarding of Human Health/Wellbeing

The proposed apartments will provide informal surveillance which will help deter crime and promote personal safety.

Mitigation is proposed to provide protection against the risk of flooding, and the drainage proposals will not cause or exacerbate flooding elsewhere. The site is not within an area of known contamination or land instability. The necessary consultees

have been consulted and suggested conditions are to be attached to any decision notice. It is not envisaged development will prejudice safety nor cause demonstrable harm to human health and wellbeing.

e) Criteria relating to Sustainable Development

Essential infrastructure to facilitate the development is available in close proximity to the site. Adequate bin storage has been provided within the site, in a designated bin storage areas within the site.

No unacceptable adverse impact on the quality and integrity of the environment is envisaged.

Sustainable drainage systems (SuDS) have been included in the proposed development to manage surface water run-off.

The proposal is in general compliance with the relevant criteria of Policy GP1.

Neighbour Notification Checked

Yes

Summary of Recommendation

Approve. For the reasons considered above, and having had regard to the policy context of the Local Development Plan 2030 – Plan Strategy, and all other material considerations

Conditions/Reasons for Refusal:

1.The development hereby permitted must be begun within five years from the date of this permission..

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2.No development shall take place on site until the method of sewage disposal has been agreed in writing with Council or a consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure protection to the aquatic environment.

3.The 4no. residential units identified on approved drawing No 04 Rev 2 for affordable housing shall be occupied prior to the occupation of any other units.

Reason: To ensure the provision affordable housing units in Ballymena and to comply with Policy HOU5 of the Mid and East Antrim Borough Council Local Development Plan 2030 – Plan Strategy.

4. The 4no. residential unit identified on approved drawing No 04 Rev 2 for affordable housing shall be used solely for the purposes of social housing and shall be retained and managed by a registered Housing Association in perpetuity.

Reason: To ensure the provision affordable housing units in Ballymena and to comply with Policy HOU5 of the Mid and East Antrim Borough Council Local Development Plan 2030 – Plan Strategy.

5. Materials shall be:

- Roof: Natural Slate
- Gables: Zinc with standing seam
- Walls: Red clay bricks
- Window Heads & Cills and Entrance Surround: Reconstituted Stone
- Windows/Doors: Painted hardwood timber or aluminium.
- RWG: Cast metal.

Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the setting of the listed building.

6. Prior to the construction of the drainage network, the applicant shall submit a Drainage Assessment, compliant with FRD 3 and FRD4 to be agreed with the Council in tandem with Rivers Agency which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, in a 1 in 100-year event with an additional allowance for climate change and urban creep.

Reason: To safeguard against flood risk to the development and from the development to elsewhere

Case Officer Signature:



Date: 16 July 2026

Appointed Officer Signature:



Date: 16 July 2026

Development Management Consideration

Details of Discussion:

As per CO report

Letter(s) of objection/support considered: Yes

Group decision:

Approve as per CO recommendation

D.M. Group Signatures

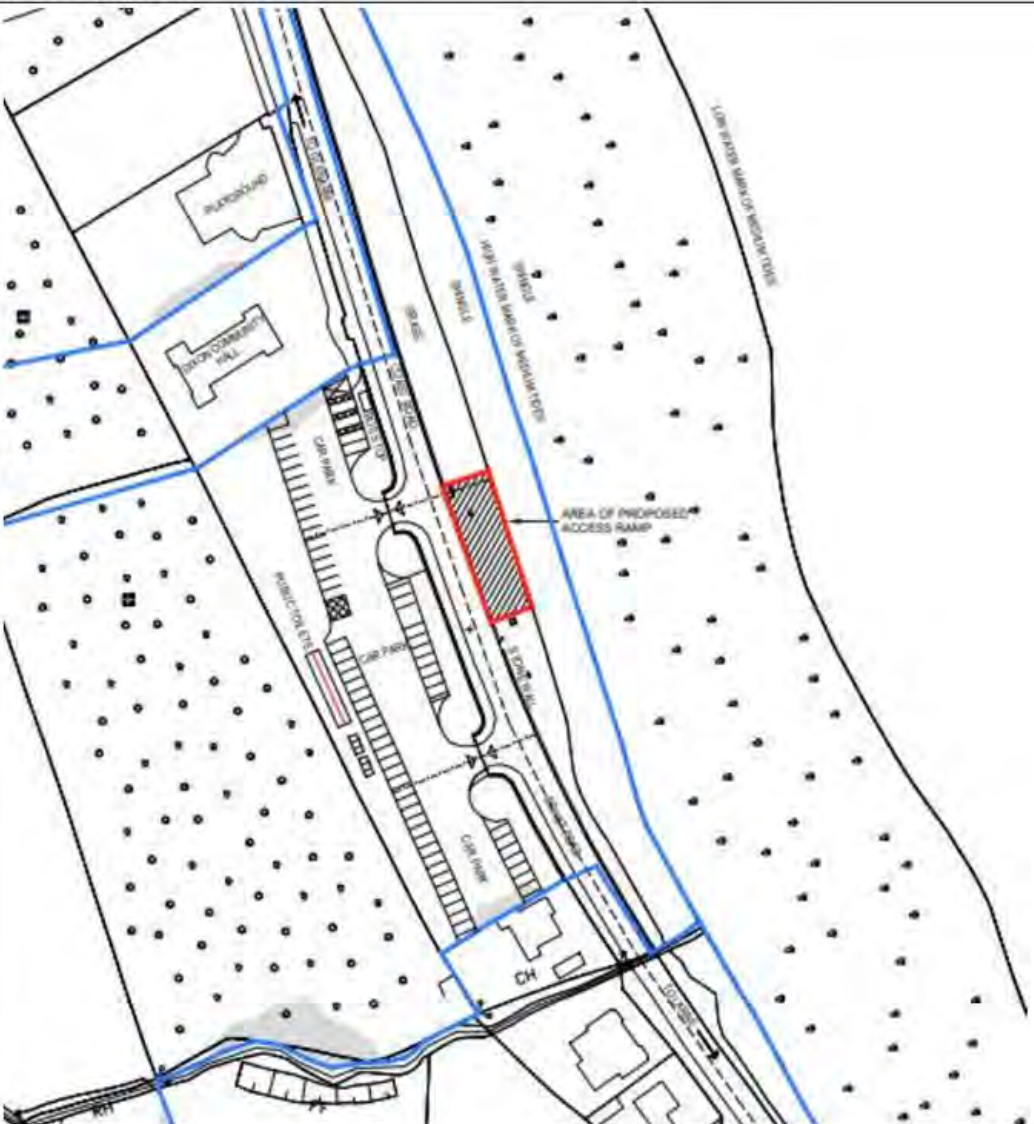



Date 16 July 2026



Committee Application

Development Management Officer Report	
Case Officer: Hannah Millar	
Application ID: LA02/2026/0276/F	Target Date:
Proposal: Provision of a safe access ramp situated directly opposite the toilet block and car park from the road down to the shoreline (retrospective)	Location: Directly opposite the public toilet and car park situated at 158, Coast Road, Drains Bay, Larne, BT40 2LF
Applicant Name and Address: Stewart Gregory 1-29 Bridge Street Ballymena BT43 5EJ	Agent Name and Address: Stewart Gregory 4 Wellington Court Ballymena BT43 6EQ
Date of last Neighbour Notification:	
Date of Press Advertisement:	11 June 2026
EIA Determination:	
Consultations: N/A – no consultations considered necessary.	
Representations:	
Letters of Support	0
Letters of Objection	0
Petitions	0
Signatures	0
Number of Petitions of Objection and signatures	0

Site Visit Report	
Site Location Plan:	
	
Date of Site Visit: 23/04/2026	
Characteristics of the Site and Area	
The site is located within the settlement development limit of Larne along the Coast Road within Drains Bay. The application site is situated opposite Dixon Hall and the public toilet block and car park. It is on the coastal side of the Coast Road on the grass verge above the beach. The site is separated from the road by a low stone wall. The access ramp is already in place and the application is retrospective.	



The surrounding area is primarily of community/recreational/open space uses with some dwellings to the south. The site falls within the settlement of Larne, Antrim Coast and Glens Area of Outstanding Natural Beauty, an Area of Constraint on Mineral Development as per the Local Development Plan 2030 Plan Strategy, and the Carrickfergus Area Plan 2001/Larne Area Plan 2010.
Description of Proposal The application is for a safe access ramp from the car park down to the beach.
Planning Assessment of Policy and Other Material Considerations Planning history LA02/2023/1975/PAN – Carnfunnock Country Park, Coast Road, Ballygally. Demolition of existing visitors centre/caravan amenity block/play park and replaced with New Visitor Centre with cafe, restaurant and amenity facilities, New Amenity Block/coffee dock for campsite, New BMX Pump Track & Mountain Bike Trail, New Adventure Play Park Area, New Public Realm of connecting pathways and viewing points along with new car parking and drop off areas. PAN acceptable. Consultations N/A – no consultations considered necessary. Objections To date no objections have been received in respect of the application. Relevant planning policy The application has been assessed against the following planning policy and guidance: - The Regional Development Strategy (RDS) 2035 - Larne Area Plan 2010 - The Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2, 2025 - Mid and East Antrim Local Development Plan 2030 Plan Strategy - SGS9 Open Space Strategy - CS5 Antrim Coast and Glens Area of Outstanding Natural Beauty - OSL5 Sport and Outdoor Recreation Facilities - GP1 General Policy for all Development - NAT1 European and Ramsar Sites - NAT5 Habitats, Species or Features of Natural Heritage Importance Section 45(1) of the Planning Act (NI) 2011 (the Act) requires regard must be had to the Local Development Plan (LDP), so far as material to the application, and to any other material considerations. Section 6(4) of the Act states that where regard is to be had to the LDP, the determination must be made in accordance with the LDP unless material considerations indicate otherwise. The Planning Act (NI) 2011 establishes a plan-led planning system which gives primacy to the LDP in the determination of planning applications unless other material considerations indicate otherwise.



Mid and East Antrim Borough Council adopted the Local Development Plan 2030 Plan Strategy on 16th October 2023. The Plan Strategy became effective from the date of adoption and is relevant to the consideration of the following planning application. The Council has yet to adopt its Local Policies Plan. In the interim, in line with the transitional arrangements set out in the Schedule to the Regulations, the LDP is currently a combination of the departmental development plan (DDP) and the Plan Strategy read together. Any conflict between a policy contained in the DDP and those of the Plan Strategy must be resolved in favour of the Plan Strategy.

SGS9 Open Space Strategy

The LDP will support the retention and enhancement of existing open spaces within Mid and East Antrim and new sites identified in the Local Policies Plan.

CS5 Antrim Coast and Glens Area of Outstanding Natural Beauty (AONB)

All development proposals within the AONB must meet all of the following criteria:

- (a) *the nature and intensity of the proposed use is compatible with the landscape and distinctive character of the AONB;*
- (b) *in the case of buildings, the proposed development is sited and designed so as to integrate with the landscape, and where feasible, to enhance landscape quality;*
- (c) *design, materials and finishes of buildings to be of high quality and to complement the design characteristics of local vernacular buildings and their settings;*
- (d) *respect traditional boundary details, by retaining features such as hedges, walls, trees and gates;*
- (e) *public views of key features, ridge lines and coastal headlands within the AONB are protected;*

Development for the purposes of public access and public enjoyment of the AONB will be supported if it can be demonstrated that it will not adversely impact on the exceptional landscape qualities and distinctive character of the AONB or on its heritage assets and wildlife.

It is considered that there will not be an adverse individual or cumulative impact on the landscape quality, distinctive character, heritage and wildlife of the AONB which would harm its integrity. The nature and proposed use of the access ramp enhance public access within the AONB and are compatible with the character of this portion of the AONB.

Public views of the headland at Blackcave and the Devil's Churn will not be impeded. Materials are metal galvanised railings and a retaining wall finished with wooden boards. These are considered to be appropriate for the intended use and the character of the AONB. The traditional low stone wall separating the site from the road is being retained. It is considered that the design and materials will not detract from the high quality visual amenity of the area and will enhance public enjoyment of the AONB.

OSL5 Sport and Outdoor Recreation Facilities

The development of sport and outdoor recreation facilities inside settlement limits will be permitted where they meet the General Policy and accord with other provisions of the LDP,



including Policy NAT1 and the policy text below relating to noise, floodlighting and water sports.

The proposal is for a safe access ramp to allow for enhanced public access to the beach and for its continued enjoyment and the principle of development is therefore considered acceptable. The ramp will allow for increased safety and accessibility for members of the public with impaired mobility. There are no concerns arising regarding noise or floodlighting.

GP1 General Policy for all Development

(a) Criteria relating to Design Quality and Respecting Local Character and Distinctiveness

The use of the ramp is compatible with surrounding community/recreational uses and is an appropriate use within this area of open space. It is considered that the access ramp, railings and retaining wall will not unacceptably detract from the visual amenity, landscape quality and character of the locality. Materials used such as the wooden facing wall are sympathetic to the character of the area.

(b) Criteria relating to Safeguarding Residential Amenity

It is considered that the proposal will not have an adverse effect on neighbouring amenity. The built form is minor in scale and there are no neighbouring dwellings in close proximity to the application site. The site is already in use for access to the beach, and the use of the land as open space remains the same. As such, it is not considered that there will be an additional adverse impact on neighbouring properties in the area.

(c) Criteria relating to Access/Movement/Car Parking

No new vehicular infrastructure is proposed as part of the application. The proposal supports active travel such as walking and public transport and access from the beach to the nearby bus stop and car park is improved. The proposal will improve access to open space for those with impaired mobility.

No significant increase in vehicular traffic is expected to arise from the proposal.

(d) Criteria relating to Safety and the Safeguarding of Human Health/Wellbeing

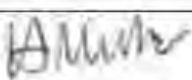
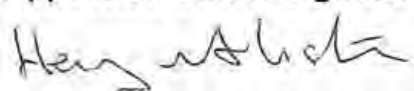
It is considered that the proposed development will not prejudice safety, and will rather improve safety for members of the public accessing the beach. The proposal represents a safe and inclusive way of accessing the beach for individuals of differing mobility.

The railings on either side of the path will reduce the possibility of falls as far as reasonably possible. The proposal enables an increased opportunity for active and passive recreation at the beach.

The site is not located within a known area of flooding or coastal erosion.

(e) Criteria relating to Sustainable Development



The proposal represents a sustainable form of development which is in line with the LDP Spatial Growth Strategy insofar as it enhances opportunities for recreation in the borough. NAT1 & NAT5 Habitats, Species or Features of Natural Heritage Importance <i>Planning permission will only be granted for a development proposal that is not likely to result in the unacceptable adverse impact on, or damage to known priority habitats; priority species; active peatland; ancient and long-established woodland; features of earth science conservation importance; features of major importance for wild flora & fauna; rare or threatened native species; wetlands or other natural heritage features worthy of protection including trees and woodland.</i> The application site is not within any of these features identified. Neither is the application site, nor this stretch of coastline or sea directly within or adjacent to any designated areas of nature conservation importance. The site is within an Area of Outstanding Natural Beauty which is assessed under heading CS5 above. The wider area is of grassed lawn maintained by the Council. Given the absence of designated areas, and the minor nature of the works, it is not considered likely that the works will have an unacceptable adverse impact on any of the above identified sensitive features.	
Neighbour Notification Checked	Yes
Summary of Recommendation Recommend approval.	
Conditions: 1. This approval is effective from the date of this decision notice and is issued under Section 55 of the Planning Act (Northern Ireland) 2011. Reason: Retrospective application. 2. The development hereby approved shall be developed and operated in accordance with the plans and documents referenced at the beginning of this decision notice. Reason: To ensure that the development is developed/operated in accordance with the approved plans and documents.	
Case Officer Signature:  Date: 8 July 2026	
Appointed Officer Signature:  Date: 23 July 2027	



Development Management Consideration

Details of Discussion:

Agree with above consideration. Proposal accords with Local Development Plan, Plan Strategy.

Letter(s) of objection/support considered: N/A

Group decision: Approve

Henry Ashcraft

ANIM

D.M. Group Signatures

Date 23 July 2026



Committee Application

Development Management Officer Report	
Case Officer: Norma Alexander	
Application ID: LA02/2026/0277/F	Target Date:
Proposal: Mechanical and electrical remedial works comprising the replacement of the existing pool Air Handling Unit (AHU) with a new unit housed in a new enclosed internal plantroom, the installation of a new external air-source heat pump compound, the replacement of the existing chiller, and associated structural foundations, electrical enabling works, and service yard modifications.	Location: Ground Floor Carrickfergus Leisure Centre Prince William Way, Carrickfergus, BT38 7HP
Applicant Name and Address: Paul Hughes Capital Works 4 Wellington Court Ballymena BT43 6EQ	Agent Name and Address: Adrian Murray 2a Wallace Avenue Lisburn
Date of last Neighbour Notification:	
Date of Press Advertisement:	7 May 2026
EIA Determination:	
Consultations: Environmental Health: No objection	
Representations: The application was advertised in the local paper on 07.05.2026. There were no notifiable neighbours. No representations have been received to date.	
Letters of Support	0.0
Letters of Objection	0.0
Petitions	0.0
Signatures	0.0
Number of Petitions of Objection and signatures	
Summary of Issues:	

Site Visit Report

Site Location Plan:



Date of Site Visit: 11.06.2026

Characteristics of the Site and Area

The site is located to the rear of Carrickfergus Leisure Centre and comprises an existing plant and machinery compound. The site incorporates a portion of adjoining ground beyond the established compound.

The site is bordered by areas of landscaped grounds, pathways and a wildlife pond, and is screened from the public road and car parking areas by the main building and surrounding landscaping.

The site is located within the limits of Carrickfergus as defined in the Carrickfergus Area Plan 2010 and the Local Development Plan 2030 – Plan Strategy.

It is zoned existing recreation/open space in the extant Carrickfergus Area Plan 2001.



Description of Proposal

Mechanical and electrical remedial works comprising the replacement of the existing pool Air Handling Unit (AHU) with a new unit housed in a new enclosed internal plantroom, the installation of a new external air-source heat pump compound, the replacement of the existing chiller, and associated structural foundations, electrical enabling works, and service yard modifications.

Planning Assessment of Policy and Other Material Considerations

Constraints:

None

Planning History:

Application Number: V/1974/011801 Decision: Crown Devt Decision Date: 19 November 1974

Proposal: SPORTS CENTRE

Application Number: V/1974/0118 Decision: Permission Granted Decision Date: 22 November 1974

Proposal: SPORTS CENTRE

Application Number: V/1974/011802 Decision: Permission Granted Decision Date: 29 November 1974

Proposal: SPORTS CENTRE

Application Number: V/1979/0116 Decision: Permission Granted Decision Date: 23 November 1979

Proposal: NEW TENNIS COURTS, CHILDREN'S PLAY AREA, RE-GRADING OF FOOTBALL PITCHES

Application Number: V/1986/0230 Decision: Permission Granted Decision Date: 20 January 1987

Proposal: EQUIPMENT STORE AND ANCILLARY WORKS

Application Number: V/1991/0093 Decision: Permission Granted Decision Date: 06 August 1991

Proposal: FITNESS SUITE

Application Number: V/1991/0288 Decision: Permission Refused Decision Date: 06 May 1992

Proposal: SIGNS

Application Number: V/2000/0036/F Decision: Permission Granted Decision Date: 11 May 2000

Proposal: Construction of a synthetic turf sports pitch, a conventional grass playing field and car parking area (Amended proposals)

Application Number: V/2001/0255/F Decision: Permission Granted Decision Date: 20 January 2002

Proposal: Extension to Existing Leisure Centre



Application Number: V/2006/0140/F Decision: Permission Granted Decision Date: 06 September 2006

Proposal: Propose extension to front of leisure centre to provide fitness suite, restaurant, adventure play & new entrance/ reception area & minor alterations to existing building envelope (Fenestration) & re-cladding.

Consultee summary:

Environmental Health - No objection.

Representations:

The application was advertised in the local paper on 07.05.2026. There were no notifiable neighbours.

No representations have been received to date.

Proposal:

The proposed development comprises a new internal pool Air Handling Unit (AHU) with air-source heat pump-led heating, alongside the replacement of the existing chiller. The design strategy prioritises technical efficiency, improved maintainability, and operational resilience for this live leisure facility.

The existing external pool Air Handling Unit (AHU) is to be replaced with a new unit housed within a new enclosed internal plantroom which protects the plant from corrosion and improves maintenance access.

A new external Air Source Heat Pump (ASHP) will be provided within a new external heat pump compound adjacent to the service yard.

The existing chiller is to be replaced with a new variable speed, air-cooled chiller.

The works include a new 2.4m high paladin security fencing to match existing site fencing.

Consideration:

I have assessed the relevant policy in particular;
RDS

Strategic Planning Policy Statement Edition 2

Carrickfergus Area Plan 2001

Draft BMAP

Mid and East Antrim Borough Council Local Development Plan 2030 - Plan Strategy

SGS1 – Spatial Growth Strategy

SGS2 – Settlement Hierarchy



Policy GP1 – General Policy for all Development

Section 45(1) of the Planning Act (NI) 2011 (the Act) requires regard must be had to the Local Development Plan (LDP), so far as material to the application, and to any other material considerations. Section 6(4) of the Act states that where regard is to be had to the LDP, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Planning Act (NI) 2011 establishes a plan-led planning system which gives primacy to the plan in the determination of planning applications unless other material considerations indicate otherwise.

Mid and East Antrim Borough Council adopted the Local Development Plan 2030 Plan Strategy on 16th October 2023. The Plan Strategy became effective from the date of adoption and is relevant to the consideration of this planning application.

SPPS

Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Carrickfergus Area Plan 2001 (CAP)

The Carrickfergus Area Plan comprises the DDP for this proposal. The site is within zoned recreation / open space within the CAP

Mid and East Antrim Borough Council Local Development Plan 2030 - Plan Strategy

SGS1- Spatial Growth Strategy

The Spatial Growth Strategy seeks to manage growth to secure sustainable patterns of development across Mid and East Antrim. Major population growth and economic development is focused in the three main towns of Ballymena, Carrickfergus and Larne, strengthening their roles as the prime locations for business, retail, housing, administration, leisure and cultural facilities within the borough.

In line with strategic policy this proposal is located within the existing urban fabric and on developed land, replaces existing plant and machinery and will provide a form of sustainable development.

SGS2 – Settlement Hierarchy

The application site is located within the Main Town of Carrickfergus, designated as such for the range of services on offer, including transport links within and beyond the borough and its strength of economic base.

The proposal accords with this strategic policy



Policy GP1 – General Policy for all Development

This policy will apply to all development proposals and permission will be granted for sustainable development where the proposal accords with the LDP and there is no demonstrable harm to interests of acknowledged importance. All proposals will be assessed against the following general policy criteria a) – e)

a) Criteria relating to Design Quality and Respecting Local Character and Distinctiveness

The site is located to the rear of Carrickfergus Leisure Centre, within and adjacent to the existing plant compound and the replacement and upgrading of the existing plant and machinery is considered compatible with the surrounding land uses. The extension to the compound is modest and proportionate to the leisure centre.

The proposal replaces existing plant and machinery for technical efficiency, improved maintainability, and operational resilience.

The scale, massing and design of the replacement plant and machinery is proportionate and in keeping with the context of the site. The plantroom, which extends beyond the established compound boundary, is approximately 6m in height is considered acceptable in the context of the plant, machinery and other infrastructure on site.

Given the limited visual impact and the context of the area, the proposed plant and machinery will not detract from the visual amenity or character of the surrounding area. There are no known features of associated with the historic environment on the site and given the setting of the site it is not considered that the proposal would result in an adverse impact on natural heritage features.

b) Criteria relating to Safeguarding Residential Amenity

The proposal relates to the replacement of existing plant rather than the introduction of new infrastructure. The closest residential properties are over 160m away. The site is located a sufficient distance from nearby residential properties and it is not anticipated that the proposal will give rise to adverse impacts upon the amenity of existing residents.

Environmental Health have been consulted and have not raised any objections to the proposal.

c) Criteria relating to Access/Movement/Car Parking

The proposal does not involve any vehicular access or parking.

d) Criteria relating to Safety and the Safeguarding of Human Health/Wellbeing

The site will be secured by a new 2.4m high paladin fencing to help deter crime.

The site is not within a floodplain and will not cause or exacerbate flooding else.

The site is not located within an area known to be significant risk from coastal erosion or land instability and there is no known contamination on the site.



e) Criteria relating to Sustainable Development

This proposal is for the replacement and upgrading of existing plant and machinery which improves energy efficiency.

Moving the AHU from an external to an internal location offers material benefits in terms of reduced heat loss and long-term protection of the asset.

The revised heating strategy utilizes a heat pump-led arrangement to serve the pool heating loads and AHU heating coil, providing significant energy and decarbonisation benefits.

The application site is located within the urban footprint and is not anticipated to have an adverse impact on the environment. It will have a limited footprint and therefore will not result in a significant impermeable surface.

The proposal will generate minimal waste.

The relevant criteria of Policy GP 1 have been met.

Policy OSL1 Protection of Open Space

The site comprises an existing leisure centre within an area zoned as open space in the extant Carrickfergus Area Plan. The proposal involves the replacement of plant and machinery, ancillary to the main leisure centre building. There would be no significant loss of open space involved and the modernisation of the proposed plant and machinery to serve the leisure centre would bring substantial community benefits that would outweigh any loss of zoned open space.

Policy OSL1 has been complied with.

The proposal accords with the Council's Local Development Plan, Plan Strategy and represents an appropriate form of development for this existing leisure centre facility.

Neighbour Notification Checked

Yes

Summary of Recommendation

Approve

Conditions:

1, The development hereby permitted must be begun within five years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.



2. The development hereby approved shall be developed in accordance with the plans referenced at the beginning of this decision notice. Reason: To ensure a quality form of development.	
Case Officer Signature:	<i>N Alexander</i>
Date: 3 July 2026	
Appointed Officer Signature:	
<i>Henry Ashby</i>	
Date: 3 July 2027	



Development Management Consideration

Details of Discussion:

Agree with above consideration. The proposal for new and replacement plant and machinery accords with the Local Development Plan, Plan Strategy.

Letter(s) of objection/support considered: N/A

Group decision: Approve

Henry Alexander N. Alexander

D.M. Group Signatures

Date **3 July 2026**

Council/Committee:	Planning Committee
Date:	30 July 2026
Report Title:	Housing Land Availability Report, 1 April 2025 - 31 March 2026
Publication Status:	Open
Author:	Sandra Adams, Principal Planning Officer
Approver:	Kyle Patterson, Acting Head of Planning & Building Control

1.0 Purpose

- 1.1 The purpose of this report is to inform the Committee of the completion of the Council's Housing Land Availability Report 2026, which relates to the monitoring period from 1 April 2025 to 31 March 2026. Planning application and spatial data were extracted on 1 April 2026. A physical survey of housing monitor sites was subsequently undertaken during April 2026 to verify site status and record completions as of 30 April 2026. Agreement is sought for publication of the report on the Council's website.

2.0 Background

- 2.1 The Housing Monitor is carried out for all settlements within the Borough on an annual basis in order to compile the Housing Land Availability Report. This latest monitor follows on from that completed for the period 1 April 2024 - 31 March 2025. The purposes of the Housing Monitor, as set out in the report, are to:
 - Monitor the course of housing development in settlements with regard to the Regional Development Strategy (RDS);
 - Monitor progress of housing development in settlements in accordance with the provisions of prevailing development plans;
 - Inform the preparation of the emerging Local Development Plan with regard to the allocation of land for housing;
 - Provide information on the available potential for further housing development in settlements.
- 2.2 The data included in the Housing Land Availability Report for this period is shown in the summary table of the report (Appendix 1). The maps relating to the report can be accessed online [here](#). The report does not contain information on dwellings built in the countryside outside of settlement limits as designated in existing Area Plans.
- 2.3 The Housing Monitor does not interpret the information gathered. As part of the evidence gathering stage of the Council's Local Policies Plan, the

information in this report will be built upon to provide a more detailed assessment of housing land availability within the Borough to guide the future zoning of lands.

3.0 Key Issues for Consideration

- 3.1 The Survey covers all settlements as defined in the Local Development Plan 2030 - Plan Strategy and excludes all dwellings in the open countryside. The Plan Strategy directed that 12 previously identified small settlements should be de-designated and eight new small settlements designated. On adoption of the Plan Strategy, the de-designated settlements are now considered as part of the open countryside and are excluded from this survey. The new small settlements will be included when their settlement limits have been identified through the Local Policies Plan. The survey considers sites with extant planning permission and zoned housing sites, this ensures that a focus is maintained on the deliverability of housing.
- 3.2 During the monitoring period a total of 260 dwelling units were completed on 8.15ha of land across the Borough. Of these 260 dwellings, 66.54% were constructed within the three main towns (41.15% in Ballymena, 13.46% in Carrickfergus and 11.92% in Larne) and 33.46% in the small towns, villages and small settlements.
- 3.3 The Housing Monitor tabular information indicates an estimated remaining potential for some 6,521 dwellings over 277.61ha of land in all settlements across the Borough. This includes the yield from sites with planning permission that are not yet developed or are currently under construction and the estimated yield from sites zoned for housing in existing Area Plans that are not yet developed. This figure does not include other potential sites that may be considered suitable for residential development.
- 3.4 There is significant residual housing capacity remaining in each of the three main towns, i.e. Ballymena approximately 1,695 units, Carrickfergus approximately 1,868 units and Larne approximately 1,802 units. Remaining housing capacity varies in the presently designated small towns, villages and small settlements.
- 3.5 During 2025–2026, a total of 173 units were completed across the three main towns, down 37 units from 210 in 2024–2025. Carrickfergus experienced the largest year-on-year decline, from 80 to 35 units, while Ballymena increased from 94 to 107 units. Larne recorded a modest reduction, with completions falling from 36 to 31 units. Collectively, the main towns accounted for 66.54% of all housing completions in 2025–2026, with Ballymena recording the highest number of completed units.

- 3.6 It is anticipated that the findings of this year's Housing Monitor will help inform the zoning of residential land in the Local Policies Plan. Members should note that while 6,521 units remain as estimated potential within existing zoned and committed sites, ongoing site assessment and consultation as part of the Local Policies Plan process may identify further sites not captured by the Housing Monitor.
- 3.7. When agreed by the Planning Committee, the Housing Land Availability Report 2026 and supporting maps will be published on the Council's website and otherwise made available upon request.

4.0 General Considerations / Implications

- 4.1 There are no financial implications arising from this report. The collating and presentation of the information has no equality implications and there are no issues to be considered through Rural Proofing and Environmental Impact Assessment. The Housing Land Availability Report is an integral part of the Local Development Plan process, supporting positive outcomes from the Community Plan and Corporate Plan.

5.0 Proposed Way Forward

- 5.1 It is proposed that the Housing Land Availability Report 2026 is agreed for publication on the Council's website and made available upon request.

6.0 Recommendation or Decision

- 6.1 Elected Members are asked to agree the Housing Land Availability Report 2026 for publication on the Council's website.

7.0 Appendices / Link

- 7.1 Appendix 1 – Housing Land Availability Report 2026

Link 1 – [Link to Housing Monitor Maps](#)



HOUSING LAND AVAILABILITY REPORT 2026



**Mid & East
Antrim**
Borough Council



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Introduction

The Mid and East Antrim Borough Housing Land Availability Report 2026 has been prepared by the Local Development Plan (LDP) team within Mid and East Antrim Borough Council using Housing Land Availability Monitor information. This report relates to the availability of land for housing development in settlements across the Borough and comprises tabular information extracted from the Housing Monitor Database. In terms of output tables, survey work was undertaken by the LDP team for each of the monitored sites as recorded in the Housing Monitor Database. The survey was informed by planning application and spatial data extracted on 1 April 2026 and relates to the monitoring period 1 April 2025 to 31 March 2026.

This report uses the housing baseline established by the Regional Development Strategy for Northern Ireland 2035 (RDS), i.e. the end of December 1998 and shows housing land availability across the Borough for those settlements designated in the Local Development Plan 2030 - Plan Strategy.

The Housing Monitor Maps which spatially reflect the information shown in the summary tables contained within this report can be viewed online [here](#).





Purpose

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This report contains the findings of the Annual Housing Monitor for the monitoring period 1 April 2025 to 31 March 2026. A physical survey of housing monitor sites was undertaken during April 2026 to verify site status and record completions identified for the monitoring period. The report also provides information on the methodology used in undertaking the Housing Monitor. To ensure that there is an adequate and continuous supply of available housing land within the Borough over the lifetime of the LDP it is essential to record the number of dwelling completions and the level of housing land supply remaining available within the settlements on a yearly basis.

Therefore, the purpose of the annual Housing Monitor is:

1. To monitor the course of housing development in settlements regarding the RDS;
2. To monitor the progress of housing development in settlements in accordance with the provisions of prevailing Development Plans;
3. To inform the preparation of the LDP regarding the allocation of land for housing; and
4. To provide information on the available potential for further housing development in settlements.



Methodology

The Housing Monitor assessment is based on an annual survey of housing monitor sites within the Borough. Planning application and spatial data were extracted on 1 April 2026 and relate to the 2025 to 2026 monitoring period. A physical survey of housing monitor sites was then undertaken during April 2026 to verify site status and record completions as of 30 April 2026. This reflects the practical survey period required following the extraction of GIS and planning application data. The survey covers all settlements as defined in the Local Development Plan 2030 Plan Strategy but excludes dwellings in the open countryside. It identifies the number of dwelling units completed and the area of land developed and records the remaining potential for housing development on monitored sites within settlements. It should be noted that apartments are included in the Housing Monitor as dwellings.

Monitored sites include those identified from the previous annual survey that were not recorded as complete as well as any newly identified sites. They are sites that are identified as potentially suitable for residential development in prevailing development plans through zonings and any other urban sites that have been granted planning permission for residential development through a planning application or planning appeal. There may be other land within settlements that is not included in the Housing Monitor. However, such land becomes a monitored site once identified as suitable for residential development.

It is current practice to keep within the Housing Monitor database those sites that have received planning approval for housing but have expired, unless a known change in circumstances arises such as;

(a) having subsequently been refused planning permission for residential development; or

(b) being developed for non-residential use; or

(c) where the LDP revises this potential.

In these circumstances a previously monitored site will be removed from the monitor.

Sites with planning permission which has now expired and have not yet commenced* will now not be physically monitored. These sites will still be retained within the Housing Monitor Database for information purposes but will not be included in any summary data tables.

By restricting the actual survey to 'live' sites, i.e. those with extant planning permission and zoned housing sites, this ensures that a focus is maintained on the deliverability of housing.

In order to calculate potential dwellings available in situations where only the site area (and not the exact number of dwellings is known), an estimate of likely density is used. This is based, where possible, on given characteristics such as site location, landform or adjacent development form and density. Where this approach has not been considered suitable, an average density (normally 25 units per hectare) has been applied to the site. Clearly, where actual development densities vary from that assumed, it will have implications for the accuracy of estimates compared with actual available potential.

Adjustments as necessary will thus be made as part of the review undertaken in future annual housing monitor work.

The Housing Monitor records the net housing gain for each site, taking into account any existing habitable dwellings that are lost to make way for new housing. It is acknowledged that there may be instances where the gross total may not have taken account of habitable dwellings that were replaced. Where this is identified, appropriate adjustment will be made in the following year's Housing Monitor. For example, the redevelopment of a site containing 1 dwelling to provide 10 apartments is recorded as a net gain of 9 dwelling units.

It is also acknowledged that some of the potential land for housing development in settlements might not be realised due to various constraints or the refusal of landowners to release their land for development. These matters will be further investigated during the course of preparing the Local Policies Plan.

It should be noted that the Housing Monitor methodology has evolved and improved since its inception. This will in some instances affect direct comparison with the information from previous years.

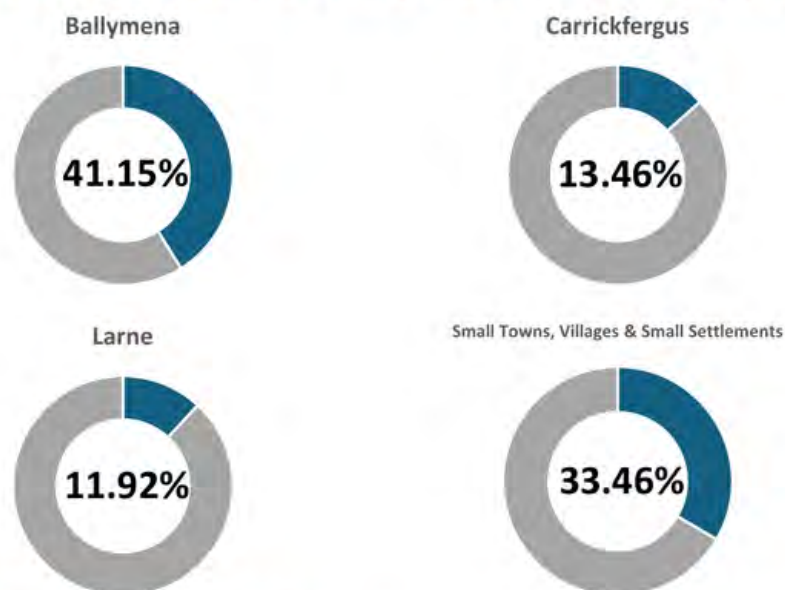
*For the purpose of this report 'commencement' of a monitored site is made on the basic facts available at that time, it is not a legal determination that a planning approval has lawfully commenced or that works on site are lawful.



Headline Figures

A total of 260 units were completed within the Borough during the 2025 to 2026 monitoring period, with a total of 8.15 ha of land developed.

PERCENTAGE DISTRIBUTION OF UNITS BUILT



2026 SUMMARY TABLES

- The Site Ref column indicates the unique Housing Monitor record number.
- The Urban Fabric / Greenfield column identifies if the site is either Greenfield or within the Urban Fabric
- The Potential Site Yield (Units) column shows the total number of dwellings that could be accommodated on each monitored site.
- The Remaining Potential (HA) column shows the area of each monitored site that remains undeveloped.
- The Remaining Potential (Units) column shows the estimated number of dwellings that remain to be completed on each monitored site.
- The Potential Site Yield (HA) column shows the total area of each monitored site.
- The Units Complete column shows the total number of units completed within each monitored site within each settlement as of 30 April 2026. (For the purposes of this survey a building is defined as 'completed' when watertight.)
- The Build Rate column shows the number of dwellings recorded as completed on each monitored site between 1 April 2025 and 30 April 2026.
- The Area Developed shows the total amount of land developed for housing within each monitored site between 1 April 2025 and 30 April 2026.
- The Total Area Developed shows the total amount of land developed for housing within each monitored site as of 30 April 2026.
- The Status column shows the current status of the monitored site.

Main Towns	No. of Units Completed 2024-2025	No. of Units Completed 2025-2026	Area Developed 2025-2026	% of Borough Units Completed 2025 to 2026
Ballymena	94	107	2.43	41.15%
Carrickfergus	80	35	1.31	13.46%
Larne	36	31	1.58	11.92%
Total	210	173	5.32	66.54%

Small Towns	No. of Units Completed 2024-2025	No. of Units Completed 2025-2026	Area Developed 2025-2026	% of Borough Units Completed 2025 to 2026
Ahoghill	2	12	0.22	4.62%
Broughshane	0	0	0.00	0.00%
Cullybackey	3	32	0.32	12.31%
Greenisland	18	7	0.29	2.69%
Whitehead	5	5	0.30	1.92%
Total	28	56	1.13	21.54%

Villages	No. of Units Completed 2024-2025	No. of Units Completed 2025-2026	Area Developed 2025-2026	% of Borough Units Completed 2025 to 2026
Ballycarry	11	12	0.63	4.62%
Ballygalley	0	0	0.00	0.00%
Ballystrudder	0	0	0.00	0.00%
Cargan	27	6	0.21	2.31%
Carnlough	4	0	0.00	0.00%
Clough	0	0	0.00	0.00%
Glenarm	1	0	0.00	0.00%
Glynn	0	0	0.00	0.00%
Kells and Connor	9	4	0.23	1.54%
Martinstown	0	0	0.00	0.00%
Portglenone	26	8	0.56	3.08%
Total	78	30	1.62	11.54%

Small Settlements	No. of Units Completed 2024-2025	No. of Units Completed 2025-2026	Area Developed 2025-2026	% of Borough Units Completed 2025 to 2026
Carncastle	0	1	0.08	0.38%
Crosshill	0	0	0.00	0.00%
Glenoe	0	0	0.00	0.00%
Grange Corner	0	0	0.00	0.00%
Magheramorne	0	0	0.00	0.00%
Mullaghboy	0	0	0.00	0.00%
Total	0	1	0.08	0.38%

Borough Total	316	260	8.15	100.00%
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*Figures are rounded to two decimal places. As a result, some totals may not sum exactly from the figures shown.

rough	NILUD REF	TYPE OF SITE	URBAN FABRIC OR GREENFIELD	NILUD SITE STATUS 2026	POTENTIAL SITE YIELD (UNITS)	POTENTIAL SITE YIELD (HA)	REMAINING POTENTIAL (UNITS)	REMAINING POTENTIAL (HA)	TOTAL UNITS COMPLETE AS OF 30 APRIL 2026	TOTAL AREA DEVELOPED AS OF 30 APRIL 2026	BUILD RATE 01 APRIL 2025 TO 30 APRIL 2026	AREA DEVELOPED 01 APRIL 2025 TO 30 APRIL 2026
Ahoghill	15569	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.11	1	0.11	0	0.00	0	0.00
Ahoghill	15541	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.14	3	0.14	0	0.00	0	0.00
Ahoghill	15456	Infill Site	Within the Urban Fabric	COMPLETE	1	0.11	0	0.00	1	0.11	1	0.11
Ahoghill	15479	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.05	2	0.05	0	0.00	0	0.00
Ahoghill	13340	Infill Site	Within the Urban Fabric	COMPLETE	11	0.10	0	0.00	11	0.10	11	0.10
Ahoghill	2778	Zoned Residential	Within the Urban Fabric	NOT STARTED	34	1.37	34	1.37	0	0.00	0	0.00
Ahoghill	13535	Zoned Residential	Within the Urban Fabric	NOT STARTED	13	0.54	13	0.54	0	0.00	0	0.00
Ahoghill	13922	Zoned Residential	Greenfield	NOT STARTED	33	1.69	33	1.69	0	0.00	0	0.00
Ahoghill	15511	Zoned Residential	Within the Urban Fabric	NOT STARTED	3	0.10	3	0.10	0	0.00	0	0.00
Ahoghill	14020	Whitelands	Within the Urban Fabric	DEVELOPMENT ON-GOING	13	0.82	11	0.70	2	0.13	0	0.00
Ahoghill	14977	Redevelopment Site	Within the Urban Fabric	NOT STARTED	17	0.78	17	0.78	0	0.00	0	0.00
Ahoghill	15603	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ahoghill	15620	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Ahoghill	15265	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	7	0.24	1	0.03	6	0.21	0	0.00
Settlement Subtotal					140	6.11	120	5.56	20	0.55	12	0.22
Ballycarry	15513	Whitelands	Greenfield	NOT STARTED	21	0.94	21	0.94	0	0.00	0	0.00
Ballycarry	14733	Additional Units	Within the Urban Fabric	NOT STARTED	14	0.39	14	0.39	0	0.00	0	0.00
Ballycarry	15436	Whitelands	Greenfield	DEVELOPMENT ON-GOING	22	1.36	2	0.12	20	1.24	7	0.44
Ballycarry	2673	Redevelopment Site	Greenfield	COMPLETE	69	2.56	0	0.00	69	2.56	5	0.19
Ballycarry	14751	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	50	4.43	50	4.43	0	0.00	0	0.00
Settlement Subtotal					176	9.69	87	5.89	89	3.80	12	0.63
Ballygalley	15520	Infill Site	Greenfield	NOT STARTED	1	0.11	1	0.11	0	0.00	0	0.00
Ballygalley	14110	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.08	1	0.08	0	0.00	0	0.00
Ballygalley	14322	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	10	0.11	10	0.11	0	0.00	0	0.00
Settlement Subtotal					12	0.30	12	0.30	0	0.00	0	0.00
Ballymena	15577	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.31	2	0.31	0	0.00	0	0.00
Ballymena	15567	Redevelopment Site	Within the Urban Fabric	NOT STARTED	21	0.11	21	0.11	0	0.00	0	0.00
Ballymena	15568	Infill Site	Within the Urban Fabric	NOT STARTED	6	0.02	6	0.02	0	0.00	0	0.00
Ballymena	15573	Redevelopment Site	Within the Urban Fabric	NOT STARTED	20	0.08	20	0.08	0	0.00	0	0.00
Ballymena	15571	Redevelopment Site	Within the Urban Fabric	COMPLETE	19	0.03	0	0.00	19	0.03	19	0.03
Ballymena	15572	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.01	2	0.01	0	0.00	0	0.00
Ballymena	15576	Redevelopment Site	Within the Urban Fabric	NOT STARTED	8	0.08	8	0.08	0	0.00	0	0.00
Ballymena	15586	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15584	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.01	2	0.01	0	0.00	0	0.00
Ballymena	15562	Redevelopment Site	Within the Urban Fabric	COMPLETE	5	0.03	0	0.00	5	0.03	5	0.03
Ballymena	15558	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15563	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Ballymena	15557	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.12	1	0.12	0	0.00	0	0.00
Ballymena	15556	Redevelopment Site	Within the Urban Fabric	NOT STARTED	10	0.07	10	0.07	0	0.00	0	0.00
Ballymena	15564	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15515	Whitelands	Greenfield	NOT STARTED	22	1.27	22	1.27	0	0.00	0	0.00
Ballymena	15516	Whitelands	Greenfield	NOT STARTED	16	0.51	16	0.51	0	0.00	0	0.00
Ballymena	15163	Whitelands	Within the Urban Fabric	NOT STARTED	10	0.41	10	0.41	0	0.00	0	0.00
Ballymena	15529	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.01	2	0.01	0	0.00	0	0.00
Ballymena	15527	Infill Site	Greenfield	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Ballymena	15531	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.21	1	0.21	0	0.00	0	0.00
Ballymena	15537	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.02	3	0.02	0	0.00	0	0.00
Ballymena	15538	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.03	2	0.03	0	0.00	0	0.00

rough	NILUD REF	TYPE OF SITE	URBAN FABRIC OR GREENFIELD	NILUD SITE STATUS 2026	POTENTIAL SITE YIELD (UNITS)	POTENTIAL SITE YIELD (HA)	REMAINING POTENTIAL (UNITS)	REMAINING POTENTIAL (HA)	TOTAL UNITS COMPLETE AS OF 30 APRIL 2026	TOTAL AREA DEVELOPED AS OF 30 APRIL 2026	BUILD RATE 01 APRIL 2025 TO 30 APRIL 2026	AREA DEVELOPED 01 APRIL 2025 TO 30 APRIL 2026
Ballymena	15539	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.12	1	0.12	0	0.00	0	0.00
Ballymena	15519	Additional Units	Within the Urban Fabric	NOT STARTED	5	0.02	5	0.02	0	0.00	0	0.00
Ballymena	15540	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.08	1	0.08	0	0.00	0	0.00
Ballymena	15426	Redevelopment Site	Within the Urban Fabric	NOT STARTED	9	0.17	9	0.17	0	0.00	0	0.00
Ballymena	15417	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.07	1	0.07	0	0.00	0	0.00
Ballymena	15118	Redevelopment Site	Within the Urban Fabric	COMPLETE	4	0.06	0	0.00	4	0.06	4	0.06
Ballymena	2724	Whitelands	Within the Urban Fabric	NOT STARTED	28	0.85	28	0.85	0	0.00	0	0.00
Ballymena	13418	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.04	2	0.04	0	0.00	0	0.00
Ballymena	15368	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.33	2	0.33	0	0.00	0	0.00
Ballymena	15490	Redevelopment Site	Within the Urban Fabric	NOT STARTED	9	0.02	9	0.02	0	0.00	0	0.00
Ballymena	15494	Redevelopment Site	Within the Urban Fabric	NOT STARTED	15	0.21	15	0.21	0	0.00	0	0.00
Ballymena	13891	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.12	1	0.12	0	0.00	0	0.00
Ballymena	15503	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.12	1	0.12	0	0.00	0	0.00
Ballymena	15509	Whitelands	Greenfield	NOT STARTED	5	0.31	5	0.31	0	0.00	0	0.00
Ballymena	15002	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.55	2	0.55	0	0.00	0	0.00
Ballymena	15480	Zoned Residential	Within the Urban Fabric	NOT STARTED	2	0.22	2	0.22	0	0.00	0	0.00
Ballymena	2699	Zoned Residential	Within the Urban Fabric	NOT STARTED	8	0.60	8	0.60	0	0.00	0	0.00
Ballymena	14610	Zoned Residential	Within the Urban Fabric	NOT STARTED	46	1.17	46	1.17	0	0.00	0	0.00
Ballymena	15406	Zoned Residential	Greenfield	NOT STARTED	125	14.64	125	14.64	0	0.00	0	0.00
Ballymena	2701	Zoned Residential	Within the Urban Fabric	NOT STARTED	10	0.40	10	0.40	0	0.00	0	0.00
Ballymena	15338	Zoned Residential	Within the Urban Fabric	COMPLETE	4	0.30	0	0.00	4	0.30	1	0.07
Ballymena	2691	Zoned Residential	Within the Urban Fabric	NOT STARTED	12	0.52	12	0.52	0	0.00	0	0.00
Ballymena	2690	Zoned Residential	Greenfield	NOT STARTED	28	1.12	28	1.12	0	0.00	0	0.00
Ballymena	2719	Zoned Residential	Within the Urban Fabric	NOT STARTED	44	1.77	44	1.77	0	0.00	0	0.00
Ballymena	2730	Zoned Residential	Greenfield	NOT STARTED	423	16.90	423	16.90	0	0.00	0	0.00
Ballymena	2732	Zoned Residential	Greenfield	NOT STARTED	244	9.76	244	9.76	0	0.00	0	0.00
Ballymena	2733	Zoned Residential	Within the Urban Fabric	NOT STARTED	8	0.34	8	0.34	0	0.00	0	0.00
Ballymena	2735	Zoned Residential	Within the Urban Fabric	NOT STARTED	41	1.66	41	1.66	0	0.00	0	0.00
Ballymena	14611	Zoned Residential	Within the Urban Fabric	NOT STARTED	4	0.16	4	0.16	0	0.00	0	0.00
Ballymena	2734	Zoned Residential	Within the Urban Fabric	NOT STARTED	26	0.80	26	0.80	0	0.00	0	0.00
Ballymena	2700	Zoned Residential	Within the Urban Fabric	NOT STARTED	24	1.87	24	1.87	0	0.00	0	0.00
Ballymena	15127	Zoned Residential	Within the Urban Fabric	NOT STARTED	10	0.60	10	0.60	0	0.00	0	0.00
Ballymena	14607	Zoned Residential	Within the Urban Fabric	NOT STARTED	28	1.10	28	1.10	0	0.00	0	0.00
Ballymena	2716	Zoned Residential	Within the Urban Fabric	NOT STARTED	10	0.77	10	0.77	0	0.00	0	0.00
Ballymena	15407	Zoned Residential	Greenfield	NOT STARTED	92	3.68	92	3.68	0	0.00	0	0.00
Ballymena	15507	Zoned Residential	Greenfield	NOT STARTED	6	0.30	6	0.30	0	0.00	0	0.00
Ballymena	15543	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	44	1.25	11	0.31	33	0.94	17	0.49
Ballymena	15396	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	9	0.15	9	0.15	0	0.00	0	0.00
Ballymena	15151	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.17	1	0.17	0	0.00	0	0.00
Ballymena	2741	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	137	5.48	55	2.20	82	3.28	26	1.04
Ballymena	15302	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	26	0.28	26	0.28	0	0.00	0	0.00
Ballymena	15355	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	12	0.19	4	0.06	8	0.13	8	0.13
Ballymena	2698	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	7	0.81	5	0.58	2	0.23	0	0.00
Ballymena	14675	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.03	1	0.03	0	0.00	0	0.00
Ballymena	15360	Redevelopment Site	Within the Urban Fabric	COMPLETE	14	0.07	0	0.00	14	0.07	14	0.07
Ballymena	15399	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.08	1	0.08	0	0.00	0	0.00
Ballymena	15452	Whitelands	Within the Urban Fabric	DEVELOPMENT ON-GOING	11	0.34	11	0.34	0	0.00	0	0.00
Ballymena	15489	Redevelopment Site	Greenfield	DEVELOPMENT ON-GOING	39	1.57	10	0.40	29	1.17	12	0.49
Ballymena	2715	Whitelands	Greenfield	DEVELOPMENT ON-GOING	3	0.54	3	0.54	0	0.00	0	0.00
Ballymena	14011	Whitelands	Within the Urban Fabric	DEVELOPMENT ON-GOING	48	1.20	48	1.20	0	0.00	0	0.00
Ballymena	15590	Redevelopment Site	Within the Urban Fabric	NOT STARTED	60	2.20	60	2.20	0	0.00	0	0.00

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Ballymena	15595	Redevelopment Site	Within the Urban Fabric	NOT STARTED	15	0.61	15	0.61	0	0.00	0	0.00
Ballymena	15596	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.17	1	0.17	0	0.00	0	0.00
Ballymena	15598	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Ballymena	15599	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15600	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15602	Redevelopment Site	Within the Urban Fabric	NOT STARTED	4	0.05	4	0.05	0	0.00	0	0.00
Ballymena	14031	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Ballymena	15306	Redevelopment Site	Within the Urban Fabric	NOT STARTED	4	0.03	4	0.03	0	0.00	0	0.00
Ballymena	15606	Redevelopment Site	Within the Urban Fabric	COMPLETE	1	0.02	0	0.00	1	0.02	1	0.02
Ballymena	15609	Infill Site	Within the Urban Fabric	NOT STARTED	5	0.01	5	0.01	0	0.00	0	0.00
Ballymena	15610	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Ballymena	15612	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.02	1	0.02	0	0.00	0	0.00
Ballymena	15613	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15614	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.06	1	0.06	0	0.00	0	0.00
Ballymena	15617	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.22	2	0.22	0	0.00	0	0.00
Ballymena	15618	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.02	3	0.02	0	0.00	0	0.00
Ballymena	15619	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.04	2	0.04	0	0.00	0	0.00
Settlement Subtotal					1896	80.97	1695	74.70	201	6.26	107	2.43
Ballystrudder	15169	Additional Units	Within the Urban Fabric	NOT STARTED	4	0.24	4	0.24	0	0.00	0	0.00
Ballystrudder	13723	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	13	0.42	9	0.29	4	0.13	0	0.00
Ballystrudder	14361	Whitelands	Within the Urban Fabric	DEVELOPMENT ON-GOING	25	0.58	25	0.58	0	0.00	0	0.00
Ballystrudder	15611	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.15	1	0.15	0	0.00	0	0.00
Settlement Subtotal					43	1.39	39	1.26	4	0.13	0	0.00
Broughshane	13924	Zoned Residential	Greenfield	NOT STARTED	9	0.34	9	0.34	0	0.00	0	0.00
Broughshane	15096	Zoned Residential	Within the Urban Fabric	NOT STARTED	7	0.25	7	0.25	0	0.00	0	0.00
Broughshane	15359	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	35	1.51	2	0.09	33	1.42	0	0.00
Broughshane	15542	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	3	0.23	3	0.23	0	0.00	0	0.00
Settlement Subtotal					54	2.33	21	0.91	33	1.42	0	0.00
Cargan	15463	Redevelopment Site	Within the Urban Fabric	NOT STARTED	7	0.44	7	0.44	0	0.00	0	0.00
Cargan	15158	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	3	0.09	3	0.09	0	0.00	0	0.00
Cargan	14937	Whitelands	Greenfield	DEVELOPMENT ON-GOING	57	2.00	24	0.84	33	1.16	6	0.21
Settlement Subtotal					67	2.54	34	1.38	33	1.16	6	0.21
Carrncastle	15245	Infill Site	Within the Urban Fabric	COMPLETE	1	0.08	0	0.00	1	0.08	1	0.08
Carrncastle	14759	Redevelopment Site	Greenfield	NOT STARTED	5	0.58	5	0.58	0	0.00	0	0.00
Settlement Subtotal					6	0.66	5	0.58	1	0.08	1	0.08
Carnlough	15525	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.21	1	0.21	0	0.00	0	0.00
Carnlough	15536	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.02	1	0.02	0	0.00	0	0.00
Carnlough	14160	Redevelopment Site	Greenfield	DEVELOPMENT ON-GOING	61	2.26	17	0.63	44	1.63	0	0.00
Carnlough	15325	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.24	1	0.12	1	0.12	0	0.00
Carnlough	14161	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	6	0.20	1	0.03	5	0.17	0	0.00
Settlement Subtotal					71	2.93	21	1.01	50	1.92	0	0.00
Carrickfergus	21611	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.02	2	0.02	0	0.00	0	0.00
Carrickfergus	21615	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Carrickfergus	21616	Additional Units	Within the Urban Fabric	NOT STARTED	3	0.01	3	0.01	0	0.00	0	0.00
Carrickfergus	21606	Redevelopment Site	Within the Urban Fabric	NOT STARTED	5	0.03	5	0.03	0	0.00	0	0.00

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Carrickfergus	21609	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Carrickfergus	21607	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.12	2	0.12	0	0.00	0	0.00
Carrickfergus	21588	Additional Units	Within the Urban Fabric	NOT STARTED	4	0.06	4	0.06	0	0.00	0	0.00
Carrickfergus	21603	Additional Units	Within the Urban Fabric	NOT STARTED	6	0.22	6	0.22	0	0.00	0	0.00
Carrickfergus	21595	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Carrickfergus	21597	Whiteland	Greenfield	NOT STARTED	32	1.31	32	1.31	0	0.00	0	0.00
Carrickfergus	21602	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.42	2	0.42	0	0.00	0	0.00
Carrickfergus	19364	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Carrickfergus	21530	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.50	1	0.50	0	0.00	0	0.00
Carrickfergus	17928	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.22	3	0.22	0	0.00	0	0.00
Carrickfergus	21581	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.01	3	0.01	0	0.00	0	0.00
Carrickfergus	21586	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Carrickfergus	18070	Zoned Residential	Within the Urban Fabric	NOT STARTED	6	0.29	6	0.29	0	0.00	0	0.00
Carrickfergus	17818	Zoned Residential	Within the Urban Fabric	NOT STARTED	214	8.56	214	8.56	0	0.00	0	0.00
Carrickfergus	18073	Zoned Residential	Within the Urban Fabric	NOT STARTED	285	11.39	285	11.39	0	0.00	0	0.00
Carrickfergus	18069	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	6	0.24	6	0.24	0	0.00	0	0.00
Carrickfergus	17820	Zoned Residential	Within the Urban Fabric	NOT STARTED	403	16.12	403	16.12	0	0.00	0	0.00
Carrickfergus	20968	Zoned Residential	Within the Urban Fabric	NOT STARTED	125	4.95	125	4.95	0	0.00	0	0.00
Carrickfergus	18067	Zoned Residential	Within the Urban Fabric	NOT STARTED	5	0.19	5	0.19	0	0.00	0	0.00
Carrickfergus	18071	Zoned Residential	Within the Urban Fabric	NOT STARTED	8	0.29	8	0.29	0	0.00	0	0.00
Carrickfergus	17877	Zoned Residential	Within the Urban Fabric	NOT STARTED	18	0.19	18	0.19	0	0.00	0	0.00
Carrickfergus	21577	Zoned Residential	Within the Urban Fabric	NOT STARTED	2	0.05	2	0.05	0	0.00	0	0.00
Carrickfergus	21599	Infill Site	Greenfield	DEVELOPMENT ON-GOING	1	0.30	1	0.30	0	0.00	0	0.00
Carrickfergus	21573	Zoned Industrial	Within the Urban Fabric	NOT STARTED	317	24.80	317	24.80	0	0.00	0	0.00
Carrickfergus	21546	Whiteland	Within the Urban Fabric	DEVELOPMENT ON-GOING	29	0.92	29	0.92	0	0.00	0	0.00
Carrickfergus	17944	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	54	1.28	12	0.29	42	1.00	0	0.00
Carrickfergus	20970	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	296	12.88	56	2.44	240	10.45	16	0.70
Carrickfergus	21075	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	59	2.06	49	1.71	10	0.35	0	0.00
Carrickfergus	18496	Whiteland	Within the Urban Fabric	DEVELOPMENT ON-GOING	8	0.10	8	0.10	0	0.00	0	0.00
Carrickfergus	21559	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	157	5.11	120	3.90	37	1.20	15	0.48
Carrickfergus	18798	Redevelopment Site	Greenfield	DEVELOPMENT ON-GOING	32	0.77	32	0.77	0	0.00	0	0.00
Carrickfergus	21620	Redevelopment Site	Within the Urban Fabric	NOT STARTED	13	0.14	13	0.14	0	0.00	0	0.00
Carrickfergus	21533	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	64	2.12	60	1.99	4	0.13	4	0.13
Carrickfergus	21627	Redevelopment Site	Within the Urban Fabric	NOT STARTED	17	0.05	17	0.05	0	0.00	0	0.00
Carrickfergus	21628	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.01	2	0.01	0	0.00	0	0.00
Carrickfergus	21629	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Trooperslane	20635	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.32	1	0.32	0	0.00	0	0.00
Trooperslane	19834	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	10	0.35	10	0.35	0	0.00	0	0.00
Settlement Subtotal					2201	96.68	1868	83.55	333	13.13	35	1.31
Clough	14358	Whiteland	Greenfield	NOT STARTED	16	0.73	16	0.73	0	0.00	0	0.00
Clough	15475	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.09	2	0.09	0	0.00	0	0.00
Clough	15375	Whiteland	Greenfield	NOT STARTED	6	0.31	6	0.31	0	0.00	0	0.00
Settlement Subtotal					24	1.13	24	1.13	0	0.00	0	0.00
Crosshill	14266	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	9	0.30	6	0.20	3	0.10	0	0.00
Settlement Subtotal					9	0.30	6	0.20	3	0.10	0	0.00
Cullybackey	15580	Redevelopment Site	Within the Urban Fabric	COMPLETE	24	0.15	0	0.00	24	0.15	24	0.15
Cullybackey	15570	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.29	2	0.29	0	0.00	0	0.00
Cullybackey	15582	Redevelopment Site	Within the Urban Fabric	NOT STARTED	14	0.61	14	0.61	0	0.00	0	0.00

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Cullybackey	15553	Infill Site	Within the Urban Fabric	NOT STARTED	4	0.04	4	0.04	0	0.00	0	0.00
Cullybackey	15550	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Cullybackey	15555	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Cullybackey	15530	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.10	1	0.10	0	0.00	0	0.00
Cullybackey	15457	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	8	0.23	3	0.09	5	0.14	5	0.14
Cullybackey	13360	Whiteland	Within the Urban Fabric	NOT STARTED	2	0.16	2	0.16	0	0.00	0	0.00
Cullybackey	14585	Additional Units	Within the Urban Fabric	NOT STARTED	7	0.49	7	0.49	0	0.00	0	0.00
Cullybackey	15362	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.15	1	0.15	0	0.00	0	0.00
Cullybackey	2810	Zoned Residential	Within the Urban Fabric	NOT STARTED	21	0.86	21	0.86	0	0.00	0	0.00
Cullybackey	13927	Zoned Residential	Greenfield	NOT STARTED	29	1.17	29	1.17	0	0.00	0	0.00
Cullybackey	2806	Zoned Residential	Within the Urban Fabric	NOT STARTED	19	0.75	19	0.75	0	0.00	0	0.00
Cullybackey	13704	Zoned Residential	Within the Urban Fabric	NOT STARTED	14	0.55	14	0.55	0	0.00	0	0.00
Cullybackey	2813	Zoned Residential	Within the Urban Fabric	NOT STARTED	40	1.62	40	1.62	0	0.00	0	0.00
Cullybackey	2809	Zoned Residential	Within the Urban Fabric	NOT STARTED	19	0.75	19	0.75	0	0.00	0	0.00
Cullybackey	14590	Zoned Residential	Within the Urban Fabric	NOT STARTED	6	0.26	6	0.26	0	0.00	0	0.00
Cullybackey	15442	Zoned Residential	Greenfield	NOT STARTED	14	0.55	14	0.55	0	0.00	0	0.00
Cullybackey	15416	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.26	1	0.26	0	0.00	0	0.00
Cullybackey	2807	Zoned Residential	Within the Urban Fabric	COMPLETE	17	0.68	0	0.00	17	0.68	3	0.03
Settlement Subtotal					245	9.78	199	8.81	46	0.97	32	0.32
Glenarm	15548	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.06	2	0.06	0	0.00	0	0.00
Glenarm	14840	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	5	0.12	3	0.07	2	0.05	0	0.00
Glenarm	14138	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	11	0.47	11	0.47	0	0.00	0	0.00
Glenarm	15601	Infill Site	Greenfield	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Glenarm	15615	Redevelopment Site	Greenfield	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Settlement Subtotal					20	0.79	18	0.74	2	0.05	0	0.00
Glenties	15545	Infill Site	Within the Urban Fabric	NOT STARTED	6	0.29	6	0.29	0	0.00	0	0.00
Settlement Subtotal					6	0.29	6	0.29	0	0.00	0	0.00
Glynn	15129	Whiteland	Greenfield	DEVELOPMENT ON-GOING	124	4.24	124	4.24	0	0.00	0	0.00
Settlement Subtotal					124	4.24	124	4.24	0	0.00	0	0.00
Grange Corner	15499	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Grange Corner	15591	Infill Site	Greenfield	NOT STARTED	18	0.67	18	0.67	0	0.00	0	0.00
Settlement Subtotal					19	0.76	19	0.76	0	0.00	0	0.00
Greenisland	21613	Infill Site	Within the Urban Fabric	COMPLETE	1	0.05	0	0.00	1	0.05	1	0.05
Greenisland	21619	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.13	1	0.13	0	0.00	0	0.00
Greenisland	21617	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.14	1	0.14	0	0.00	0	0.00
Greenisland	21590	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Greenisland	21598	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.15	1	0.15	0	0.00	0	0.00
Greenisland	21574	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	21	0.77	21	0.77	0	0.00	0	0.00
Greenisland	21566	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.13	1	0.13	0	0.00	0	0.00
Greenisland	21097	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.50	2	0.50	0	0.00	0	0.00
Greenisland	21541	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.15	1	0.15	0	0.00	0	0.00
Greenisland	21525	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.10	1	0.10	0	0.00	0	0.00
Greenisland	21518	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.06	1	0.06	0	0.00	0	0.00
Greenisland	17854	Zoned Residential	Greenfield	NOT STARTED	109	4.40	109	4.40	0	0.00	0	0.00
Greenisland	21517	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	25	1.01	19	0.77	6	0.24	6	0.24
Greenisland	18077	Zoned Residential	Within the Urban Fabric	NOT STARTED	10	0.39	10	0.39	0	0.00	0	0.00

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Greenisland	18075	Zoned Residential	Greenfield	NOT STARTED	9	0.35	9	0.35	0	0.00	0	0.00
Greenisland	18076	Zoned Residential	Within the Urban Fabric	NOT STARTED	9	0.34	9	0.34	0	0.00	0	0.00
Greenisland	21561	Zoned Residential	Within the Urban Fabric	NOT STARTED	24	0.95	24	0.95	0	0.00	0	0.00
Greenisland	17939	Whiteland	Greenfield	DEVELOPMENT ON-GOING	40	2.04	3	0.15	37	1.89	0	0.00
Greenisland	21520	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.10	2	0.10	0	0.00	0	0.00
Greenisland	21621	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.02	1	0.02	0	0.00	0	0.00
Greenisland	21623	Additional Units	Within the Urban Fabric	NOT STARTED	5	0.24	5	0.24	0	0.00	0	0.00
Greenisland	21625	Whiteland	Within the Urban Fabric	DEVELOPMENT ON-GOING	7	0.37	7	0.37	0	0.00	0	0.00
Greenisland	19044	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.15	2	0.15	0	0.00	0	0.00
Greenisland	21626	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.19	1	0.19	0	0.00	0	0.00
Settlement Subtotal					276	12.75	232	10.58	44	2.18	7	0.29
Kells and Connor	15574	Infill Site	Within the Urban Fabric	COMPLETE	1	0.13	0	0.00	1	0.13	1	0.13
Kells and Connor	15561	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Kells and Connor	15497	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.19	1	0.19	0	0.00	0	0.00
Kells and Connor	14817	Zoned Residential	Greenfield	NOT STARTED	11	0.44	11	0.44	0	0.00	0	0.00
Kells and Connor	2823	Zoned Residential	Greenfield	DEVELOPMENT ON-GOING	24	0.83	21	0.73	3	0.10	1	0.03
Kells and Connor	15070	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.06	1	0.06	0	0.00	0	0.00
Kells and Connor	2821	Zoned Residential	Greenfield	DEVELOPMENT ON-GOING	110	2.27	42	0.87	68	1.40	0	0.00
Kells and Connor	2820	Whiteland	Within the Urban Fabric	COMPLETE	27	0.79	0	0.00	27	0.79	2	0.06
Settlement Subtotal					176	4.74	77	2.31	99	2.43	4	0.23
Larne	15575	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.17	3	0.17	0	0.00	0	0.00
Larne	15579	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Larne	15588	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.12	2	0.12	0	0.00	0	0.00
Larne	15581	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.21	1	0.21	0	0.00	0	0.00
Larne	15585	Additional Units	Within the Urban Fabric	COMPLETE	1	0.02	0	0.00	1	0.02	1	0.02
Larne	15587	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.02	1	0.02	0	0.00	0	0.00
Larne	15544	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.08	1	0.08	0	0.00	0	0.00
Larne	15552	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.10	1	0.10	0	0.00	0	0.00
Larne	15512	Redevelopment Site	Within the Urban Fabric	NOT STARTED	10	0.20	10	0.20	0	0.00	0	0.00
Larne	15528	Whiteland	Greenfield	NOT STARTED	1	0.07	1	0.07	0	0.00	0	0.00
Larne	15432	Redevelopment Site	Within the Urban Fabric	NOT STARTED	10	0.27	10	0.27	0	0.00	0	0.00
Larne	15363	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	112	6.42	112	6.42	0	0.00	0	0.00
Larne	15453	Other Zoning	Greenfield	NOT STARTED	156	14.09	156	14.09	0	0.00	0	0.00
Larne	15087	Additional Units	Within the Urban Fabric	NOT STARTED	9	0.29	9	0.29	0	0.00	0	0.00
Larne	15170	Whiteland	Within the Urban Fabric	NOT STARTED	8	0.05	8	0.05	0	0.00	0	0.00
Larne	14874	Redevelopment Site	Within the Urban Fabric	NOT STARTED	26	0.10	26	0.10	0	0.00	0	0.00
Larne	15498	Infill Site	Within the Urban Fabric	COMPLETE	2	0.15	0	0.00	2	0.15	2	0.15
Larne	15502	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.01	3	0.01	0	0.00	0	0.00
Larne	15518	Zoned Residential	Greenfield	NOT STARTED	32	1.66	32	1.66	0	0.00	0	0.00
Larne	2630	Zoned Residential	Within the Urban Fabric	NOT STARTED	26	1.05	26	1.05	0	0.00	0	0.00
Larne	2614	Zoned Residential	Greenfield	NOT STARTED	274	10.95	274	10.95	0	0.00	0	0.00
Larne	2619	Zoned Residential	Greenfield	NOT STARTED	102	3.68	102	3.68	0	0.00	0	0.00
Larne	13730	Zoned Residential	Within the Urban Fabric	NOT STARTED	37	1.48	37	1.48	0	0.00	0	0.00
Larne	15388	Zoned Residential	Within the Urban Fabric	NOT STARTED	189	8.87	189	8.87	0	0.00	0	0.00
Larne	15389	Zoned Residential	Within the Urban Fabric	NOT STARTED	61	0.58	61	0.58	0	0.00	0	0.00
Larne	15522	Zoned Residential	Within the Urban Fabric	NOT STARTED	5	0.11	5	0.11	0	0.00	0	0.00
Larne	15171	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.05	1	0.05	0	0.00	0	0.00
Larne	14035	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	13	0.41	5	0.16	8	0.25	0	0.00
Larne	14207	Zoned Residential	Greenfield	COMPLETE	131	5.64	0	0.00	131	5.64	10	0.58

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Larne	2637	Zoned Residential	Greenfield	DEVELOPMENT ON-GOING	248	5.92	248	5.92	0	0.00	0	0.00
Larne	14822	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	12	0.89	6	0.44	6	0.44	1	0.07
Larne	15505	Zoned Residential	Greenfield	DEVELOPMENT ON-GOING	119	5.56	67	3.13	52	2.43	16	0.75
Larne	15565	Zoned Residential	Greenfield	NOT STARTED	192	3.46	192	3.46	0	0.00	0	0.00
Larne	14631	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.03	2	0.03	0	0.00	0	0.00
Larne	15266	Redevelopment Site	Within the Urban Fabric	NOT STARTED	87	2.19	87	2.19	0	0.00	0	0.00
Larne	15364	Redevelopment Site	Within the Urban Fabric	NOT STARTED	20	0.87	20	0.87	0	0.00	0	0.00
Larne	15376	Whitelands	Within the Urban Fabric	NOT STARTED	40	0.08	40	0.08	0	0.00	0	0.00
Larne	15592	Additional Units	Within the Urban Fabric	NOT STARTED	4	0.02	4	0.02	0	0.00	0	0.00
Larne	15604	Redevelopment Site	Within the Urban Fabric	COMPLETE	1	0.01	0	0.00	1	0.01	1	0.01
Larne	15267	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Larne	15605	Redevelopment Site	Within the Urban Fabric	NOT STARTED	4	0.03	4	0.03	0	0.00	0	0.00
Larne	15607	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	3	0.03	3	0.03	0	0.00	0	0.00
Larne	15608	Redevelopment Site	Within the Urban Fabric	NOT STARTED	18	0.48	18	0.48	0	0.00	0	0.00
Larne	15616	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Larne	15103	Redevelopment Site	Within the Urban Fabric	NOT STARTED	24	0.48	24	0.48	0	0.00	0	0.00
Larne	15403	Redevelopment Site	Greenfield	DEVELOPMENT ON-GOING	8	0.45	8	0.45	0	0.00	0	0.00
Settlement Subtotal					2003	77.54	1802	68.60	201	8.94	31	1.58
Magheramorne	15535	Infill Site	Greenfield	NOT STARTED	1	0.08	1	0.08	0	0.00	0	0.00
Magheramorne	15322	Infill Site	Greenfield	DEVELOPMENT ON-GOING	1	0.29	1	0.29	0	0.00	0	0.00
Settlement Subtotal					2	0.36	2	0.36	0	0.00	0	0.00
Martinstown	13341	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	3	0.24	1	0.08	2	0.16	0	0.00
Settlement Subtotal					3	0.24	1	0.08	2	0.16	0	0.00
Mullaghboy	15546	Infill Site	Greenfield	NOT STARTED	3	0.34	3	0.34	0	0.00	0	0.00
Mullaghboy	15533	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Settlement Subtotal					4	0.42	4	0.42	0	0.00	0	0.00
Portglenone	15566	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.05	3	0.05	0	0.00	0	0.00
Portglenone	15547	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.05	2	0.05	0	0.00	0	0.00
Portglenone	15532	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.04	2	0.04	0	0.00	0	0.00
Portglenone	14644	Redevelopment Site	Within the Urban Fabric	NOT STARTED	7	0.33	7	0.33	0	0.00	0	0.00
Portglenone	15504	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.11	1	0.11	0	0.00	0	0.00
Portglenone	15027	Zoned Residential	Greenfield	NOT STARTED	27	1.09	27	1.09	0	0.00	0	0.00
Portglenone	14571	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	3	0.22	2	0.15	1	0.07	0	0.00
Portglenone	15495	Infill Site	Greenfield	COMPLETE	33	1.89	0	0.00	33	1.89	5	0.40
Portglenone	15500	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.05	1	0.05	0	0.00	0	0.00
Portglenone	15593	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.03	2	0.03	0	0.00	0	0.00
Portglenone	15594	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.09	2	0.09	0	0.00	0	0.00
Portglenone	14894	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	21	1.06	18	0.91	3	0.15	3	0.15
Settlement Subtotal					104	5.02	67	2.90	37	2.12	8	0.56
Whitehead	21614	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	18	0.17	18	0.17	0	0.00	0	0.00
Whitehead	21618	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Whitehead	21591	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Whitehead	21582	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.14	1	0.14	0	0.00	0	0.00
Whitehead	18082	Zoned Residential	Within the Urban Fabric	NOT STARTED	15	0.58	15	0.58	0	0.00	0	0.00
Whitehead	17961	Infill Site	Within the Urban Fabric	COMPLETE	1	0.12	0	0.00	1	0.12	1	0.12
Whitehead	18083	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	20	0.90	1	0.04	19	0.85	4	0.17

rough	NILUD REF	TYPE OF SITE	URBAN FABRIC OR GREENFIELD	NILUD SITE STATUS 2026	POTENTIAL SITE YIELD (UNITS)	POTENTIAL SITE YIELD (HA)	REMAINING POTENTIAL (UNITS)	REMAINING POTENTIAL (HA)	TOTAL UNITS COMPLETE AS OF 30 APRIL 2026	TOTAL AREA DEVELOPED AS OF 30 APRIL 2026	BUILD RATE 01 APRIL 2025 TO 30 APRIL 2026	AREA DEVELOPED 01 APRIL 2025 TO 30 APRIL 2026
Whitehead	21622	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
				Settlement Subtotal	58	2.03	38	1.05	20	0.98	5	0.30
				Borough Total	7739	323.99	6521	277.61	1218	46.38	260	8.15

Monitored Sites



Settlement	NILUD Ref	Type of Site	Urban Fabric or Greenfield	NILUD Site Status 2025	Potential Site Yield (Units)	Potential Site Yield (ha)	Remaining Potential (Units)	Remaining Potential (ha)	Total Units Complete as of 30 April 2026	Total Area Developed as of 30 April 2026	Build Rate 01 April 2025 to 30 April 2026	Area Developed April 2025 to 30 April 2026
Ahoghill	15569	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.11	1	0.11	0	0.00	0	0.00
Ahoghill	15541	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.14	3	0.14	0	0.00	0	0.00
Ahoghill	15456	Infill Site	Within the Urban Fabric	COMPLETE	1	0.11	0	0.00	1	0.11	1	0.11
Ahoghill	15479	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.05	2	0.05	0	0.00	0	0.00
Ahoghill	13340	Infill Site	Within the Urban Fabric	COMPLETE	11	0.10	0	0.00	11	0.10	11	0.10
Ahoghill	2778	Zoned Residential	Within the Urban Fabric	NOT STARTED	34	1.37	34	1.37	0	0.00	0	0.00
Ahoghill	13535	Zoned Residential	Within the Urban Fabric	NOT STARTED	13	0.54	13	0.54	0	0.00	0	0.00
Ahoghill	13922	Zoned Residential	Greenfield	NOT STARTED	33	1.69	33	1.69	0	0.00	0	0.00
Ahoghill	15511	Zoned Residential	Within the Urban Fabric	NOT STARTED	3	0.10	3	0.10	0	0.00	0	0.00
Ahoghill	14020	Whitelands	Within the Urban Fabric	DEVELOPMENT ON-GOING	13	0.82	11	0.70	2	0.13	0	0.00
Ahoghill	14977	Redevelopment Site	Within the Urban Fabric	NOT STARTED	17	0.78	17	0.78	0	0.00	0	0.00
Ahoghill	15603	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ahoghill	15620	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Ahoghill	15265	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	7	0.24	1	0.03	6	0.21	0	0.00
Settlement Subtotal					140	6.11	120	5.56	20	0.55	12	0.22
Ballycarry	15513	Whitelands	Greenfield	NOT STARTED	21	0.94	21	0.94	0	0.00	0	0.00
Ballycarry	14733	Additional Units	Within the Urban Fabric	NOT STARTED	14	0.39	14	0.39	0	0.00	0	0.00
Ballycarry	15436	Whitelands	Greenfield	DEVELOPMENT ON-GOING	22	1.36	2	0.12	20	1.24	7	0.44
Ballycarry	2673	Redevelopment Site	Greenfield	COMPLETE	69	2.56	0	0.00	69	2.56	5	0.19
Ballycarry	14751	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	50	4.43	50	4.43	0	0.00	0	0.00
Settlement Subtotal					176	9.69	87	5.89	89	3.80	12	0.63
Ballygalley	15520	Infill Site	Greenfield	NOT STARTED	1	0.11	1	0.11	0	0.00	0	0.00
Ballygalley	14110	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.08	1	0.08	0	0.00	0	0.00
Ballygalley	14322	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	10	0.11	10	0.11	0	0.00	0	0.00
Settlement Subtotal					12	0.30	12	0.30	0	0.00	0	0.00
Ballymena	15577	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.31	2	0.31	0	0.00	0	0.00
Ballymena	15567	Redevelopment Site	Within the Urban Fabric	NOT STARTED	21	0.11	21	0.11	0	0.00	0	0.00
Ballymena	15568	Infill Site	Within the Urban Fabric	NOT STARTED	6	0.02	6	0.02	0	0.00	0	0.00
Ballymena	15573	Redevelopment Site	Within the Urban Fabric	NOT STARTED	20	0.08	20	0.08	0	0.00	0	0.00
Ballymena	15571	Redevelopment Site	Within the Urban Fabric	COMPLETE	19	0.03	0	0.00	19	0.03	19	0.03
Ballymena	15572	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.01	2	0.01	0	0.00	0	0.00
Ballymena	15576	Redevelopment Site	Within the Urban Fabric	NOT STARTED	8	0.08	8	0.08	0	0.00	0	0.00
Ballymena	15586	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15584	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.01	2	0.01	0	0.00	0	0.00
Ballymena	15562	Redevelopment Site	Within the Urban Fabric	COMPLETE	5	0.03	0	0.00	5	0.03	5	0.03
Ballymena	15558	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15563	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Ballymena	15557	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.12	1	0.12	0	0.00	0	0.00
Ballymena	15556	Redevelopment Site	Within the Urban Fabric	NOT STARTED	10	0.07	10	0.07	0	0.00	0	0.00
Ballymena	15564	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15515	Whitelands	Greenfield	NOT STARTED	22	1.27	22	1.27	0	0.00	0	0.00
Ballymena	15516	Whitelands	Greenfield	NOT STARTED	16	0.51	16	0.51	0	0.00	0	0.00
Ballymena	15163	Whitelands	Within the Urban Fabric	NOT STARTED	10	0.41	10	0.41	0	0.00	0	0.00
Ballymena	15529	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.01	2	0.01	0	0.00	0	0.00
Ballymena	15527	Infill Site	Greenfield	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Ballymena	15531	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.21	1	0.21	0	0.00	0	0.00
Ballymena	15537	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.02	3	0.02	0	0.00	0	0.00
Ballymena	15538	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.03	2	0.03	0	0.00	0	0.00

Ballymena	15539	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.12	1	0.12	0	0.00	0	0.00
Ballymena	15519	Additional Units	Within the Urban Fabric	NOT STARTED	5	0.02	5	0.02	0	0.00	0	0.00
Ballymena	15540	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.08	1	0.08	0	0.00	0	0.00
Ballymena	15426	Redevelopment Site	Within the Urban Fabric	NOT STARTED	9	0.17	9	0.17	0	0.00	0	0.00
Ballymena	15417	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.07	1	0.07	0	0.00	0	0.00
Ballymena	15118	Redevelopment Site	Within the Urban Fabric	COMPLETE	4	0.06	0	0.00	4	0.06	4	0.06
Ballymena	2724	Whitelands	Within the Urban Fabric	NOT STARTED	28	0.85	28	0.85	0	0.00	0	0.00
Ballymena	13418	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.04	2	0.04	0	0.00	0	0.00
Ballymena	15368	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.33	2	0.33	0	0.00	0	0.00
Ballymena	15490	Redevelopment Site	Within the Urban Fabric	NOT STARTED	9	0.02	9	0.02	0	0.00	0	0.00
Ballymena	15494	Redevelopment Site	Within the Urban Fabric	NOT STARTED	15	0.21	15	0.21	0	0.00	0	0.00
Ballymena	13891	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.12	1	0.12	0	0.00	0	0.00
Ballymena	15503	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.12	1	0.12	0	0.00	0	0.00
Ballymena	15509	Whitelands	Greenfield	NOT STARTED	5	0.31	5	0.31	0	0.00	0	0.00
Ballymena	15002	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.55	2	0.55	0	0.00	0	0.00
Ballymena	15480	Zoned Residential	Within the Urban Fabric	NOT STARTED	2	0.22	2	0.22	0	0.00	0	0.00
Ballymena	2699	Zoned Residential	Within the Urban Fabric	NOT STARTED	8	0.60	8	0.60	0	0.00	0	0.00
Ballymena	14610	Zoned Residential	Within the Urban Fabric	NOT STARTED	46	1.17	46	1.17	0	0.00	0	0.00
Ballymena	15406	Zoned Residential	Greenfield	NOT STARTED	125	14.64	125	14.64	0	0.00	0	0.00
Ballymena	2701	Zoned Residential	Within the Urban Fabric	NOT STARTED	10	0.40	10	0.40	0	0.00	0	0.00
Ballymena	15338	Zoned Residential	Within the Urban Fabric	COMPLETE	4	0.30	0	0.00	4	0.30	1	0.07
Ballymena	2691	Zoned Residential	Within the Urban Fabric	NOT STARTED	12	0.52	12	0.52	0	0.00	0	0.00
Ballymena	2690	Zoned Residential	Greenfield	NOT STARTED	28	1.12	28	1.12	0	0.00	0	0.00
Ballymena	2719	Zoned Residential	Within the Urban Fabric	NOT STARTED	44	1.77	44	1.77	0	0.00	0	0.00
Ballymena	2730	Zoned Residential	Greenfield	NOT STARTED	423	16.90	423	16.90	0	0.00	0	0.00
Ballymena	2732	Zoned Residential	Greenfield	NOT STARTED	244	9.76	244	9.76	0	0.00	0	0.00
Ballymena	2733	Zoned Residential	Within the Urban Fabric	NOT STARTED	8	0.34	8	0.34	0	0.00	0	0.00
Ballymena	2735	Zoned Residential	Within the Urban Fabric	NOT STARTED	41	1.66	41	1.66	0	0.00	0	0.00
Ballymena	14611	Zoned Residential	Within the Urban Fabric	NOT STARTED	4	0.16	4	0.16	0	0.00	0	0.00
Ballymena	2734	Zoned Residential	Within the Urban Fabric	NOT STARTED	26	0.80	26	0.80	0	0.00	0	0.00
Ballymena	2700	Zoned Residential	Within the Urban Fabric	NOT STARTED	24	1.87	24	1.87	0	0.00	0	0.00
Ballymena	15127	Zoned Residential	Within the Urban Fabric	NOT STARTED	10	0.60	10	0.60	0	0.00	0	0.00
Ballymena	14607	Zoned Residential	Within the Urban Fabric	NOT STARTED	28	1.10	28	1.10	0	0.00	0	0.00
Ballymena	2716	Zoned Residential	Within the Urban Fabric	NOT STARTED	10	0.77	10	0.77	0	0.00	0	0.00
Ballymena	15407	Zoned Residential	Greenfield	NOT STARTED	92	3.68	92	3.68	0	0.00	0	0.00
Ballymena	15507	Zoned Residential	Greenfield	NOT STARTED	6	0.30	6	0.30	0	0.00	0	0.00
Ballymena	15543	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	44	1.25	11	0.31	33	0.94	17	0.49
Ballymena	15396	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	9	0.15	9	0.15	0	0.00	0	0.00
Ballymena	15151	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.17	1	0.17	0	0.00	0	0.00
Ballymena	2741	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	137	5.48	55	2.20	82	3.28	26	1.04
Ballymena	15302	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	26	0.28	26	0.28	0	0.00	0	0.00
Ballymena	15355	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	12	0.19	4	0.06	8	0.13	8	0.13
Ballymena	2698	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	7	0.81	5	0.58	2	0.23	0	0.00
Ballymena	14675	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.03	1	0.03	0	0.00	0	0.00
Ballymena	15360	Redevelopment Site	Within the Urban Fabric	COMPLETE	14	0.07	0	0.00	14	0.07	14	0.07
Ballymena	15399	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.08	1	0.08	0	0.00	0	0.00
Ballymena	15452	Whitelands	Within the Urban Fabric	DEVELOPMENT ON-GOING	11	0.34	11	0.34	0	0.00	0	0.00
Ballymena	15489	Redevelopment Site	Greenfield	DEVELOPMENT ON-GOING	39	1.57	10	0.40	29	1.17	12	0.49
Ballymena	2715	Whitelands	Greenfield	DEVELOPMENT ON-GOING	3	0.54	3	0.54	0	0.00	0	0.00
Ballymena	14011	Whitelands	Within the Urban Fabric	DEVELOPMENT ON-GOING	48	1.20	48	1.20	0	0.00	0	0.00
Ballymena	15590	Redevelopment Site	Within the Urban Fabric	NOT STARTED	60	2.20	60	2.20	0	0.00	0	0.00
Ballymena	15595	Redevelopment Site	Within the Urban Fabric	NOT STARTED	15	0.61	15	0.61	0	0.00	0	0.00
Ballymena	15596	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.17	1	0.17	0	0.00	0	0.00
Ballymena	15598	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Ballymena	15599	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00

Ballymena	15600	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15602	Redevelopment Site	Within the Urban Fabric	NOT STARTED	4	0.05	4	0.05	0	0.00	0	0.00
Ballymena	14031	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Ballymena	15306	Redevelopment Site	Within the Urban Fabric	NOT STARTED	4	0.03	4	0.03	0	0.00	0	0.00
Ballymena	15606	Redevelopment Site	Within the Urban Fabric	COMPLETE	1	0.02	0	0.00	1	0.02	1	0.02
Ballymena	15609	Infill Site	Within the Urban Fabric	NOT STARTED	5	0.01	5	0.01	0	0.00	0	0.00
Ballymena	15610	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Ballymena	15612	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.02	1	0.02	0	0.00	0	0.00
Ballymena	15613	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.01	1	0.01	0	0.00	0	0.00
Ballymena	15614	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.06	1	0.06	0	0.00	0	0.00
Ballymena	15617	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.22	2	0.22	0	0.00	0	0.00
Ballymena	15618	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.02	3	0.02	0	0.00	0	0.00
Ballymena	15619	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.04	2	0.04	0	0.00	0	0.00
Settlement Subtotal					1896	80.97	1695	74.70	201	6.26	107	2.43
Ballystrudder	15169	Additional Units	Within the Urban Fabric	NOT STARTED	4	0.24	4	0.24	0	0.00	0	0.00
Ballystrudder	13723	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	13	0.42	9	0.29	4	0.13	0	0.00
Ballystrudder	14361	Whitelands	Within the Urban Fabric	DEVELOPMENT ON-GOING	25	0.58	25	0.58	0	0.00	0	0.00
Ballystrudder	15611	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.15	1	0.15	0	0.00	0	0.00
Settlement Subtotal					43	1.39	39	1.26	4	0.13	0	0.00
Broughshane	13924	Zoned Residential	Greenfield	NOT STARTED	9	0.34	9	0.34	0	0.00	0	0.00
Broughshane	15096	Zoned Residential	Within the Urban Fabric	NOT STARTED	7	0.25	7	0.25	0	0.00	0	0.00
Broughshane	15359	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	35	1.51	2	0.09	33	1.42	0	0.00
Broughshane	15542	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	3	0.23	3	0.23	0	0.00	0	0.00
Settlement Subtotal					54	2.33	21	0.91	33	1.42	0	0.00
Cargan	15463	Redevelopment Site	Within the Urban Fabric	NOT STARTED	7	0.44	7	0.44	0	0.00	0	0.00
Cargan	15158	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	3	0.09	3	0.09	0	0.00	0	0.00
Cargan	14937	Whitelands	Greenfield	DEVELOPMENT ON-GOING	57	2.00	24	0.84	33	1.16	6	0.21
Settlement Subtotal					67	2.54	34	1.38	33	1.16	6	0.21
Carrickfergus	15245	Infill Site	Within the Urban Fabric	COMPLETE	1	0.08	0	0.00	1	0.08	1	0.08
Carrickfergus	14759	Redevelopment Site	Greenfield	NOT STARTED	5	0.58	5	0.58	0	0.00	0	0.00
Settlement Subtotal					6	0.66	5	0.58	1	0.08	1	0.08
Carnlough	15525	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.21	1	0.21	0	0.00	0	0.00
Carnlough	15536	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.02	1	0.02	0	0.00	0	0.00
Carnlough	14160	Redevelopment Site	Greenfield	DEVELOPMENT ON-GOING	61	2.26	17	0.63	44	1.63	0	0.00
Carnlough	15325	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.24	1	0.12	1	0.12	0	0.00
Carnlough	14161	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	6	0.20	1	0.03	5	0.17	0	0.00
Settlement Subtotal					71	2.93	21	1.01	50	1.92	0	0.00
Carrickfergus	21611	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.02	2	0.02	0	0.00	0	0.00
Carrickfergus	21615	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Carrickfergus	21616	Additional Units	Within the Urban Fabric	NOT STARTED	3	0.01	3	0.01	0	0.00	0	0.00
Carrickfergus	21606	Redevelopment Site	Within the Urban Fabric	NOT STARTED	5	0.03	5	0.03	0	0.00	0	0.00
Carrickfergus	21609	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Carrickfergus	21607	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.12	2	0.12	0	0.00	0	0.00
Carrickfergus	21588	Additional Units	Within the Urban Fabric	NOT STARTED	4	0.06	4	0.06	0	0.00	0	0.00
Carrickfergus	21603	Additional Units	Within the Urban Fabric	NOT STARTED	6	0.22	6	0.22	0	0.00	0	0.00
Carrickfergus	21595	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Carrickfergus	21597	Whitelands	Greenfield	NOT STARTED	32	1.31	32	1.31	0	0.00	0	0.00
Carrickfergus	21602	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.42	2	0.42	0	0.00	0	0.00

Carrickfergus	19364	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Carrickfergus	21530	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.50	1	0.50	0	0.00	0	0.00
Carrickfergus	17928	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.22	3	0.22	0	0.00	0	0.00
Carrickfergus	21581	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.01	3	0.01	0	0.00	0	0.00
Carrickfergus	21586	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Carrickfergus	18070	Zoned Residential	Within the Urban Fabric	NOT STARTED	6	0.29	6	0.29	0	0.00	0	0.00
Carrickfergus	17818	Zoned Residential	Within the Urban Fabric	NOT STARTED	214	8.56	214	8.56	0	0.00	0	0.00
Carrickfergus	18073	Zoned Residential	Within the Urban Fabric	NOT STARTED	285	11.39	285	11.39	0	0.00	0	0.00
Carrickfergus	18069	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	6	0.24	6	0.24	0	0.00	0	0.00
Carrickfergus	17820	Zoned Residential	Within the Urban Fabric	NOT STARTED	403	16.12	403	16.12	0	0.00	0	0.00
Carrickfergus	20968	Zoned Residential	Within the Urban Fabric	NOT STARTED	125	4.95	125	4.95	0	0.00	0	0.00
Carrickfergus	18067	Zoned Residential	Within the Urban Fabric	NOT STARTED	5	0.19	5	0.19	0	0.00	0	0.00
Carrickfergus	18071	Zoned Residential	Within the Urban Fabric	NOT STARTED	8	0.29	8	0.29	0	0.00	0	0.00
Carrickfergus	17877	Zoned Residential	Within the Urban Fabric	NOT STARTED	18	0.19	18	0.19	0	0.00	0	0.00
Carrickfergus	21577	Zoned Residential	Within the Urban Fabric	NOT STARTED	2	0.05	2	0.05	0	0.00	0	0.00
Carrickfergus	21599	Infill Site	Greenfield	DEVELOPMENT ON-GOING	1	0.30	1	0.30	0	0.00	0	0.00
Carrickfergus	21573	Zoned Industrial	Within the Urban Fabric	NOT STARTED	317	24.80	317	24.80	0	0.00	0	0.00
Carrickfergus	21546	Whitelands	Within the Urban Fabric	DEVELOPMENT ON-GOING	29	0.92	29	0.92	0	0.00	0	0.00
Carrickfergus	17944	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	54	1.28	12	0.29	42	1.00	0	0.00
Carrickfergus	20970	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	296	12.88	56	2.44	240	10.45	16	0.70
Carrickfergus	21075	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	59	2.06	49	1.71	10	0.35	0	0.00
Carrickfergus	18496	Whitelands	Within the Urban Fabric	DEVELOPMENT ON-GOING	8	0.10	8	0.10	0	0.00	0	0.00
Carrickfergus	21559	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	157	5.11	120	3.90	37	1.20	15	0.48
Carrickfergus	18798	Redevelopment Site	Greenfield	DEVELOPMENT ON-GOING	32	0.77	32	0.77	0	0.00	0	0.00
Carrickfergus	21620	Redevelopment Site	Within the Urban Fabric	NOT STARTED	13	0.14	13	0.14	0	0.00	0	0.00
Carrickfergus	21533	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	64	2.12	60	1.99	4	0.13	4	0.13
Carrickfergus	21627	Redevelopment Site	Within the Urban Fabric	NOT STARTED	17	0.05	17	0.05	0	0.00	0	0.00
Carrickfergus	21628	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.01	2	0.01	0	0.00	0	0.00
Carrickfergus	21629	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Settlement Subtotal					2190	96.01	1857	82.88	333	13.13	35	1.31
Clough	14358	Whitelands	Greenfield	NOT STARTED	16	0.73	16	0.73	0	0.00	0	0.00
Clough	15475	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.09	2	0.09	0	0.00	0	0.00
Clough	15375	Whitelands	Greenfield	NOT STARTED	6	0.31	6	0.31	0	0.00	0	0.00
Settlement Subtotal					24	1.13	24	1.13	0	0.00	0	0.00
Crosshill	14266	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	9	0.30	6	0.20	3	0.10	0	0.00
Settlement Subtotal					9	0.30	6	0.20	3	0.10	0	0.00
Cullybackey	15580	Redevelopment Site	Within the Urban Fabric	COMPLETE	24	0.15	0	0.00	24	0.15	24	0.15
Cullybackey	15570	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.29	2	0.29	0	0.00	0	0.00
Cullybackey	15582	Redevelopment Site	Within the Urban Fabric	NOT STARTED	14	0.61	14	0.61	0	0.00	0	0.00
Cullybackey	15553	Infill Site	Within the Urban Fabric	NOT STARTED	4	0.04	4	0.04	0	0.00	0	0.00
Cullybackey	15550	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Cullybackey	15555	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Cullybackey	15530	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.10	1	0.10	0	0.00	0	0.00
Cullybackey	15457	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	8	0.23	3	0.09	5	0.14	5	0.14
Cullybackey	13360	Whitelands	Within the Urban Fabric	NOT STARTED	2	0.16	2	0.16	0	0.00	0	0.00
Cullybackey	14585	Additional Units	Within the Urban Fabric	NOT STARTED	7	0.49	7	0.49	0	0.00	0	0.00
Cullybackey	15362	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.15	1	0.15	0	0.00	0	0.00
Cullybackey	2810	Zoned Residential	Within the Urban Fabric	NOT STARTED	21	0.86	21	0.86	0	0.00	0	0.00
Cullybackey	13927	Zoned Residential	Greenfield	NOT STARTED	29	1.17	29	1.17	0	0.00	0	0.00
Cullybackey	2806	Zoned Residential	Within the Urban Fabric	NOT STARTED	19	0.75	19	0.75	0	0.00	0	0.00
Cullybackey	13704	Zoned Residential	Within the Urban Fabric	NOT STARTED	14	0.55	14	0.55	0	0.00	0	0.00

Cullybackey	2813	Zoned Residential	Within the Urban Fabric	NOT STARTED	40	1.62	40	1.62	0	0.00	0	0.00
Cullybackey	2809	Zoned Residential	Within the Urban Fabric	NOT STARTED	19	0.75	19	0.75	0	0.00	0	0.00
Cullybackey	14590	Zoned Residential	Within the Urban Fabric	NOT STARTED	6	0.26	6	0.26	0	0.00	0	0.00
Cullybackey	15442	Zoned Residential	Greenfield	NOT STARTED	14	0.55	14	0.55	0	0.00	0	0.00
Cullybackey	15416	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.26	1	0.26	0	0.00	0	0.00
Cullybackey	2807	Zoned Residential	Within the Urban Fabric	COMPLETE	17	0.68	0	0.00	17	0.68	3	0.03
Settlement Subtotal					245	9.78	199	8.81	46	0.97	32	0.32
Glenarm	15548	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.06	2	0.06	0	0.00	0	0.00
Glenarm	14840	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	5	0.12	3	0.07	2	0.05	0	0.00
Glenarm	14138	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	11	0.47	11	0.47	0	0.00	0	0.00
Glenarm	15601	Infill Site	Greenfield	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Glenarm	15615	Redevelopment Site	Greenfield	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Settlement Subtotal					20	0.79	18	0.74	2	0.05	0	0.00
Glencoe	15545	Infill Site	Within the Urban Fabric	NOT STARTED	6	0.29	6	0.29	0	0.00	0	0.00
Settlement Subtotal					6	0.29	6	0.29	0	0.00	0	0.00
Glynn	15129	Whiteland	Greenfield	DEVELOPMENT ON-GOING	124	4.24	124	4.24	0	0.00	0	0.00
Settlement Subtotal					124	4.24	124	4.24	0	0.00	0	0.00
Grange Corner	15499	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Grange Corner	15591	Infill Site	Greenfield	NOT STARTED	18	0.67	18	0.67	0	0.00	0	0.00
Settlement Subtotal					19	0.76	19	0.76	0	0.00	0	0.00
Greenisland	21613	Infill Site	Within the Urban Fabric	COMPLETE	1	0.05	0	0.00	1	0.05	1	0.05
Greenisland	21619	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.13	1	0.13	0	0.00	0	0.00
Greenisland	21617	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.14	1	0.14	0	0.00	0	0.00
Greenisland	21590	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Greenisland	21598	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.15	1	0.15	0	0.00	0	0.00
Greenisland	21574	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	21	0.77	21	0.77	0	0.00	0	0.00
Greenisland	21566	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.13	1	0.13	0	0.00	0	0.00
Greenisland	21097	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.50	2	0.50	0	0.00	0	0.00
Greenisland	21541	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.15	1	0.15	0	0.00	0	0.00
Greenisland	21525	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.10	1	0.10	0	0.00	0	0.00
Greenisland	21518	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.06	1	0.06	0	0.00	0	0.00
Greenisland	17854	Zoned Residential	Greenfield	NOT STARTED	109	4.40	109	4.40	0	0.00	0	0.00
Greenisland	21517	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	25	1.01	19	0.77	6	0.24	6	0.24
Greenisland	18077	Zoned Residential	Within the Urban Fabric	NOT STARTED	10	0.39	10	0.39	0	0.00	0	0.00
Greenisland	18075	Zoned Residential	Greenfield	NOT STARTED	9	0.35	9	0.35	0	0.00	0	0.00
Greenisland	18076	Zoned Residential	Within the Urban Fabric	NOT STARTED	9	0.34	9	0.34	0	0.00	0	0.00
Greenisland	21561	Zoned Residential	Within the Urban Fabric	NOT STARTED	24	0.95	24	0.95	0	0.00	0	0.00
Greenisland	17939	Whiteland	Greenfield	DEVELOPMENT ON-GOING	40	2.04	3	0.15	37	1.89	0	0.00
Greenisland	21520	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	2	0.10	2	0.10	0	0.00	0	0.00
Greenisland	21621	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.02	1	0.02	0	0.00	0	0.00
Greenisland	21623	Additional Units	Within the Urban Fabric	NOT STARTED	5	0.24	5	0.24	0	0.00	0	0.00
Greenisland	21625	Whiteland	Within the Urban Fabric	DEVELOPMENT ON-GOING	7	0.37	7	0.37	0	0.00	0	0.00
Greenisland	19044	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.15	2	0.15	0	0.00	0	0.00
Greenisland	21626	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.19	1	0.19	0	0.00	0	0.00
Settlement Subtotal					276	12.75	232	10.58	44	2.18	7	0.29
Kells and Connor	15574	Infill Site	Within the Urban Fabric	COMPLETE	1	0.13	0	0.00	1	0.13	1	0.13
Kells and Connor	15561	Redevelopment Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Kells and Connor	15497	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.19	1	0.19	0	0.00	0	0.00

Kells and Connor	14817	Zoned Residential	Greenfield	NOT STARTED	11	0.44	11	0.44	0	0.00	0	0.00
Kells and Connor	2823	Zoned Residential	Greenfield	DEVELOPMENT ON-GOING	24	0.83	21	0.73	3	0.10	1	0.03
Kells and Connor	15070	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.06	1	0.06	0	0.00	0	0.00
Kells and Connor	2821	Zoned Residential	Greenfield	DEVELOPMENT ON-GOING	110	2.27	42	0.87	68	1.40	0	0.00
Kells and Connor	2820	Whitelands	Within the Urban Fabric	COMPLETE	27	0.79	0	0.00	27	0.79	2	0.06
Settlement Subtotal					176	4.74	77	2.31	99	2.43	4	0.23
Larne	15575	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.17	3	0.17	0	0.00	0	0.00
Larne	15579	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.05	1	0.05	0	0.00	0	0.00
Larne	15588	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.12	2	0.12	0	0.00	0	0.00
Larne	15581	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.21	1	0.21	0	0.00	0	0.00
Larne	15585	Additional Units	Within the Urban Fabric	COMPLETE	1	0.02	0	0.00	1	0.02	1	0.02
Larne	15587	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.02	1	0.02	0	0.00	0	0.00
Larne	15544	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.08	1	0.08	0	0.00	0	0.00
Larne	15552	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.10	1	0.10	0	0.00	0	0.00
Larne	15512	Redevelopment Site	Within the Urban Fabric	NOT STARTED	10	0.20	10	0.20	0	0.00	0	0.00
Larne	15528	Whitelands	Greenfield	NOT STARTED	1	0.07	1	0.07	0	0.00	0	0.00
Larne	15432	Redevelopment Site	Within the Urban Fabric	NOT STARTED	10	0.27	10	0.27	0	0.00	0	0.00
Larne	15363	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	112	6.42	112	6.42	0	0.00	0	0.00
Larne	15453	Other Zoning	Greenfield	NOT STARTED	156	14.09	156	14.09	0	0.00	0	0.00
Larne	15087	Additional Units	Within the Urban Fabric	NOT STARTED	9	0.29	9	0.29	0	0.00	0	0.00
Larne	15170	Whitelands	Within the Urban Fabric	NOT STARTED	8	0.05	8	0.05	0	0.00	0	0.00
Larne	14874	Redevelopment Site	Within the Urban Fabric	NOT STARTED	26	0.10	26	0.10	0	0.00	0	0.00
Larne	15498	Infill Site	Within the Urban Fabric	COMPLETE	2	0.15	0	0.00	2	0.15	2	0.15
Larne	15502	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.01	3	0.01	0	0.00	0	0.00
Larne	15518	Zoned Residential	Greenfield	NOT STARTED	32	1.66	32	1.66	0	0.00	0	0.00
Larne	2630	Zoned Residential	Within the Urban Fabric	NOT STARTED	26	1.05	26	1.05	0	0.00	0	0.00
Larne	2614	Zoned Residential	Greenfield	NOT STARTED	274	10.95	274	10.95	0	0.00	0	0.00
Larne	2619	Zoned Residential	Greenfield	NOT STARTED	102	3.68	102	3.68	0	0.00	0	0.00
Larne	13730	Zoned Residential	Within the Urban Fabric	NOT STARTED	37	1.48	37	1.48	0	0.00	0	0.00
Larne	15388	Zoned Residential	Within the Urban Fabric	NOT STARTED	189	8.87	189	8.87	0	0.00	0	0.00
Larne	15389	Zoned Residential	Within the Urban Fabric	NOT STARTED	61	0.58	61	0.58	0	0.00	0	0.00
Larne	15522	Zoned Residential	Within the Urban Fabric	NOT STARTED	5	0.11	5	0.11	0	0.00	0	0.00
Larne	15171	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.05	1	0.05	0	0.00	0	0.00
Larne	14035	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	13	0.41	5	0.16	8	0.25	0	0.00
Larne	14207	Zoned Residential	Greenfield	COMPLETE	131	5.64	0	0.00	131	5.64	10	0.58
Larne	2637	Zoned Residential	Greenfield	DEVELOPMENT ON-GOING	248	5.92	248	5.92	0	0.00	0	0.00
Larne	14822	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	12	0.89	6	0.44	6	0.44	1	0.07
Larne	15505	Zoned Residential	Greenfield	DEVELOPMENT ON-GOING	119	5.56	67	3.13	52	2.43	16	0.75
Larne	15565	Zoned Residential	Greenfield	NOT STARTED	192	3.46	192	3.46	0	0.00	0	0.00
Larne	14631	Infill Site	Within the Urban Fabric	NOT STARTED	2	0.03	2	0.03	0	0.00	0	0.00
Larne	15266	Redevelopment Site	Within the Urban Fabric	NOT STARTED	87	2.19	87	2.19	0	0.00	0	0.00
Larne	15364	Redevelopment Site	Within the Urban Fabric	NOT STARTED	20	0.87	20	0.87	0	0.00	0	0.00
Larne	15376	Whitelands	Within the Urban Fabric	NOT STARTED	40	0.08	40	0.08	0	0.00	0	0.00
Larne	15592	Additional Units	Within the Urban Fabric	NOT STARTED	4	0.02	4	0.02	0	0.00	0	0.00
Larne	15604	Redevelopment Site	Within the Urban Fabric	COMPLETE	1	0.01	0	0.00	1	0.01	1	0.01
Larne	15267	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Larne	15605	Redevelopment Site	Within the Urban Fabric	NOT STARTED	4	0.03	4	0.03	0	0.00	0	0.00
Larne	15607	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	3	0.03	3	0.03	0	0.00	0	0.00
Larne	15608	Redevelopment Site	Within the Urban Fabric	NOT STARTED	18	0.48	18	0.48	0	0.00	0	0.00
Larne	15616	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Larne	15103	Redevelopment Site	Within the Urban Fabric	NOT STARTED	24	0.48	24	0.48	0	0.00	0	0.00
Larne	15403	Redevelopment Site	Greenfield	DEVELOPMENT ON-GOING	8	0.45	8	0.45	0	0.00	0	0.00
Settlement Subtotal					2003	77.54	1802	68.60	201	8.94	31	1.58

Magheramorne	15535	Infill Site	Greenfield	NOT STARTED	1	0.08	1	0.08	0	0.00	0	0.00
Magheramorne	15322	Infill Site	Greenfield	DEVELOPMENT ON-GOING	1	0.29	1	0.29	0	0.00	0	0.00
Settlement Subtotal					2	0.36	2	0.36	0	0.00	0	0.00
Martinstown	13341	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	3	0.24	1	0.08	2	0.16	0	0.00
Settlement Subtotal					3	0.24	1	0.08	2	0.16	0	0.00
Mullaghboy	15546	Infill Site	Greenfield	NOT STARTED	3	0.34	3	0.34	0	0.00	0	0.00
Mullaghboy	15533	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.09	1	0.09	0	0.00	0	0.00
Settlement Subtotal					4	0.42	4	0.42	0	0.00	0	0.00
Portglenone	15566	Redevelopment Site	Within the Urban Fabric	NOT STARTED	3	0.05	3	0.05	0	0.00	0	0.00
Portglenone	15547	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.05	2	0.05	0	0.00	0	0.00
Portglenone	15532	Redevelopment Site	Within the Urban Fabric	NOT STARTED	2	0.04	2	0.04	0	0.00	0	0.00
Portglenone	14644	Redevelopment Site	Within the Urban Fabric	NOT STARTED	7	0.33	7	0.33	0	0.00	0	0.00
Portglenone	15504	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.11	1	0.11	0	0.00	0	0.00
Portglenone	15027	Zoned Residential	Greenfield	NOT STARTED	27	1.09	27	1.09	0	0.00	0	0.00
Portglenone	14571	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	3	0.22	2	0.15	1	0.07	0	0.00
Portglenone	15495	Infill Site	Greenfield	COMPLETE	33	1.89	0	0.00	33	1.89	5	0.40
Portglenone	15500	Infill Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	1	0.05	1	0.05	0	0.00	0	0.00
Portglenone	15593	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.03	2	0.03	0	0.00	0	0.00
Portglenone	15594	Additional Units	Within the Urban Fabric	NOT STARTED	2	0.09	2	0.09	0	0.00	0	0.00
Portglenone	14894	Additional Units	Within the Urban Fabric	DEVELOPMENT ON-GOING	21	1.06	18	0.91	3	0.15	3	0.15
Settlement Subtotal					104	5.02	67	2.90	37	2.12	8	0.56
Trooperslane	20635	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.32	1	0.32	0	0.00	0	0.00
Trooperslane	19834	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	10	0.35	10	0.35	0	0.00	0	0.00
Settlement Subtotal					11	0.67	11	0.67	0	0.00	0	0.00
Whitehead	21614	Redevelopment Site	Within the Urban Fabric	DEVELOPMENT ON-GOING	18	0.17	18	0.17	0	0.00	0	0.00
Whitehead	21618	Infill Site	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Whitehead	21591	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.04	1	0.04	0	0.00	0	0.00
Whitehead	21582	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.14	1	0.14	0	0.00	0	0.00
Whitehead	18082	Zoned Residential	Within the Urban Fabric	NOT STARTED	15	0.58	15	0.58	0	0.00	0	0.00
Whitehead	17961	Infill Site	Within the Urban Fabric	COMPLETE	1	0.12	0	0.00	1	0.12	1	0.12
Whitehead	18083	Zoned Residential	Within the Urban Fabric	DEVELOPMENT ON-GOING	20	0.90	1	0.04	19	0.85	4	0.17
Whitehead	21622	Additional Units	Within the Urban Fabric	NOT STARTED	1	0.03	1	0.03	0	0.00	0	0.00
Settlement Subtotal					58	2.03	38	1.05	20	0.98	5	0.30
Borough Total					7739	323.99	6521	277.61	1218	46.38	260	8.15

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Author:	Sandra Adams, Principal Planning Officer
Approver:	Kyle Patterson, Acting Head of Planning & Building Control

1.0 Purpose

- 1.1 The purpose of this report is to inform the Committee of the completion of the Council's Industrial and Economic Land Monitor Report 2026 (surveyed October 2025). Once cleared by the Planning Committee, the 2026 Report will be published on the Council's website and otherwise made available upon request.

2.0 Background

- 2.1 This Industrial and Economic Land Monitor is the fifth such survey to be carried out within the Plan area (i.e. the Borough) and follows on from the 2018, 2020, 2022 and 2024 Industrial and Economic Land Monitoring Reports.
- 2.2 The survey undertaken included all land zoned for industrial and economic development within the main towns of Ballymena, Larne and Carrickfergus. It also included other land (>0.5ha) outside these zonings which was considered to be of an industrial character within our 3 main town and our small towns. It does not contain information on industrial and economic development land outside of towns.
- 2.3 This monitor has built on the baseline information of the initial 2017 survey and the follow up surveys in 2019, 2021 and 2023. It has involved on-site surveys and the analysis of planning decisions data over the intervening period. The survey information has then been linked to GIS to enable the production of maps to accompany the monitoring report.
- 2.4 The purposes of the Monitor can be summarised as follows:
 - Establish the amount of developed industrial and economic development land and the supply of undeveloped land within the towns at a given date and compare this data between surveys.
 - Monitor industrial and economic development in those settlements;

- Monitor progress of industrial and economic development in accordance with the provisions of the existing development plans;
- Provide an up-to-date evidence base to support decision-making on planning applications;
- Provide information on the available potential for further industrial and economic development;
- Continue to inform the Local Development Plan with regard to the allocation of land for industrial and economic development.

2.5 These Monitoring Reports will continue to form part of the evidence base for the LDP and will be used to inform judgments on future industrial and economic development growth provided through the LDP.

3.0 Key Issues for Consideration

3.1 The Monitoring Report indicates the amount of industrial and economic land developed across the Borough, both for zoned industrial land, and for unzoned land (>0.5ha) considered to be of an industrial character. This information is broken down for each of the settlements surveyed and presented in detail in the form of tables, maps and pie charts showing both the percentage of site area and floorspace developed within each surveyed site, as well as the current Planning Use Class.

3.2 The Monitor also presents the amount of remaining potential industrial and economic land throughout the Borough, again broken down into each of the settlements surveyed as well as an overall Borough total.

3.3 The conclusion of the report then presents the total amount of remaining industrial and economic land either undeveloped, or developed but currently vacant, throughout the Borough.

3.4 The headline figures are as follows:

Ballymena

- 199ha of industrial land surveyed, including 73ha of zoned industrial land;
- 153.76ha developed (compared to 153ha in 2023), including 33.04ha of zoned industrial land;
- 24.46ha of developed industrial land currently vacant (compared to 24.7ha in 2023, 29.5ha in 2021, 37.7ha in 2019 and 8.2ha in 2017);
- 31.05ha of zoned industrial land undeveloped (compared to 31.7ha in 2023)

- 55.5ha of industrial land in Ballymena either undeveloped or currently vacant (compared to 56.4ha in 2023, 62.2ha in 2021, 71ha in 2019 and 43ha in 2017).

Larne

- 142.35ha of industrial land surveyed, including 84.5ha of zoned industrial land;
- 81.33ha developed (compared to 80ha in 2023), including 25.2ha of zoned industrial land (same as 2023);
- 16.8ha of developed industrial land currently vacant (compared to 19ha in 2023, 8.6ha in 2021, 10ha in 2019, and 11.8ha in 2017);
- 45.1ha of zoned industrial land remains undeveloped (same as 2023);
- 62ha of industrial land in Larne either undeveloped or currently vacant (compared to 64ha in 2023, 54ha in 2021, 56ha in 2019 and 58ha in 2017).

Carrickfergus

- 152.6ha of industrial land surveyed, including 150.64ha of zoned industrial land;
- 70.52ha developed, including 68.55ha of zoned industrial land (same as 2023);
- 12.87ha of developed industrial land currently vacant (compared to 8.74ha in 2023, 10ha in 2021, 17ha in 2019 and 11.3ha in 2017);
- 74ha of zoned industrial land remains undeveloped (same as 2023);
- 87ha of industrial land in Carrickfergus either undeveloped or currently vacant (compared to 83ha in 2023, 85ha in 2021, 93.3ha in 2019 and 87ha in 2017).

Borough wide (all towns)

- 499.3ha of industrial land surveyed; including 308ha of zoned industrial land;
- 310.73ha developed (compared to 308.6ha in 2023 and 305ha in 2021), including 126.81ha of zoned industrial land (compared to 126ha in 2023 and 124ha in 2021);
- 54.9ha of developed industrial land currently vacant (compared to 53ha in 2023, 48ha in 2021, 65ha in 2019 and 31ha in 2017);
- 150.21ha of zoned industrial land undeveloped (compared to 151ha in 2023 and 153ha to 2021);
- 205ha of industrial land surveyed either undeveloped or currently vacant (compared to 204ha in 2023, 201ha in 2021, 219ha in 2019 and 188ha in 2017).

Land Use Classes

- The predominant land use on land surveyed remains General Industrial (Use Class B3) – now accounting for 30% of total site area and 33% of total floorspace surveyed (compared to 31% and 34% in the 2023, 2021 and 2019 surveys, and a further decrease from the 40% of total site area and 44% of total floorspace surveyed in 2017)

- The traditional 'Part B – Industrial Uses' of Light Industry (B2), General Industry (B3) and Storage or Distribution (B4) continue to make up a total of 60% of site area developed – the same as 2023 (compared to 59% in 2021, 55% in 2019 and 65% in 2017), or 66% of total floorspace surveyed (compared to 68% in 2023, 65% in 2021, 68% in 2019 and 72% in 2017 respectively).
- Sui Generis uses (use of land or buildings not falling into any of the use classes identified by the Use Classes Order) also remains at 15% of site area and 10% of floorspace surveyed – the same as in 2023. This was an increase from the 13% of site area in 2021, and the 12% in 2019 and 2017; and the 9% of floorspace in 2021, and the 7% in 2019 and 2017.
- 2% of site area and 3% of floorspace in Industrial areas surveyed is currently being used for Retailing (Use Class A1) – similar to the previous 2023 survey.
- 18% of developed site area and 16% of floorspace within the Industrial areas surveyed in 2023 are currently vacant – this equates to 54.88ha vacant – and is a two percentage point increase from the 53.2ha vacant in 2023 and a further increase from the 48ha vacant in 2021. This compares with the highest vacancy level of 65ha recorded in 2019 and the lowest vacancy level of 31.5ha recorded back in 2017.

4.0 General Considerations / Implications

- 4.1 There are no financial implications arising from this report. The collating and presentation of the information has no equality implications and there are no issues to be considered through Rural Proofing and Environmental Impact Assessment. The Report is an integral part of the Local Development Plan process.

5.0 Proposed Way Forward

- 5.1 It is proposed that the 2026 Report is agreed for publication on the Council's website and made available upon request.

6.0 Recommendation or Decision

- 6.1 Elected Members are asked to agree the 2026 Report for publication on the Council's website.

7.0 Appendices / Link

- 7.1 Appendix 1 – Industrial and Economic Land Monitor 2026 Report

Mid and East Antrim Local Development Plan 2030

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Industrial and Economic Land Monitor - Report 2026

(surveyed October 2025)

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Please Note:

The information contained in this document is only a record of the observed current uses occupying individual premises and land within the towns of Mid and East Antrim, **as of October 2025**. It does not constitute a record of the Lawful Uses of each property or site. While every care has been taken to ensure that the information in this monitor is accurate, the Council accepts no responsibility for any errors or omissions. However, we would be grateful if our attention was drawn to any inaccuracies so that they might be corrected. Similarly, any suggestions that would make the information more useful would be welcomed.

Introduction

The Mid and East Antrim Borough Council Industrial and Economic Land Monitor Report 2026 has been prepared by the Local Development Plan (LDP) Team and relates to the availability of land for industrial and economic development across the Borough. In terms of the data presented in the report, survey work was undertaken in October 2025 by the LDP Team for each of the monitored sites and recorded in the Industrial and Economic Land Monitor Database.

The initial survey carried out in November 2017 was the most labour intensive and established a baseline of the amount of land in industrial and business use, as well as the amount of land available for further development including extant permissions, and provided a baseline position for future monitoring. Subsequent surveys in 2019, 2021 and 2023 updated the information, and now this latest 2025 survey updates it further. As before, this information is linked to GIS to enable the production of maps to accompany any monitoring reports.

Whilst we will continue to produce this monitor on a biennial basis, upon adoption of the LDP we will also produce an Annual Monitoring Report containing information on the supply of economic development land remaining in the Borough, as required by Regulation 25 of the Planning (LDP) Regulations (NI) 2015.

This monitor contains some changes in relation to the areas surveyed and these are explained in the respective sections. The monitor has also been refined to more accurately reflect the planning use classes. This has resulted in some of the use classes for a particular property or site changing even though the occupant or use of that property or site itself may have remained unchanged.

Purpose

The purpose of the Monitor is to:

- Monitor economic development in our towns;
- Provide an up-to-date evidence base to support decision-making on planning applications;
- Provide information on the available potential for further economic development opportunities in towns;
- Continue to inform the preparation of the Local Development Plan with regard to the allocation of land for economic development uses and help inform decisions on future economic development growth provided through the LDP.

The report will also improve knowledge and intelligence of our local businesses to support future economic development and enable Council to:

- Analyse use-trends and assess the on-going suitability and viability of these areas for different types of employment provision;
- Analyse vacancy and market activity within the industrial / economic land as a further barometer of economic performance.

Methodology

What was monitored?

All sites in our 3 main towns (Ballymena, Carrickfergus and Larne) which lie either within land zoned as existing or proposed industry/economic development use within an existing statutory area plan, or within an established industrial estate or business park, will be monitored. Land already developed for non-industrial business uses within these areas will be recorded as land lost to non-industrial uses if they have planning permission for that use, or if that use has been established for more than 5 years.

Other sites currently or last used for industry/economic development and greater than 0.5ha may also be monitored. In addition, some of these sites may include compatible sui generis uses such as car sales, scrapyards, and waste management facilities.

In our small towns (Ahoghill, Broughshane, Cullybackey, Greenisland and Whitehead) any sites greater than 0.5ha currently or last used for industry/economic development are also monitored. In some cases, the 0.5ha survey threshold may be made up of sites in close proximity to each other.

The monitor will establish the following:

- Type of site (zoned/unzoned)
- Site Area (zoned/unzoned)
- Amount of land developed or undeveloped
- Type of business use on site (classified according to the Planning (Use Classes) Order (NI) 2015) – see appendix 1 for further details
- Floorspace and Site Area used (per business use class)
- Recent development activity and planning activity

At this stage, sites outside of these towns will not be monitored. This reflects the more flexible approach of the Council's adopted Plan Strategy (which mirrored the former PPS4 approach) for sites in villages and small settlements where zoning for economic development purposes could inhibit flexibility.

Reports

The results of the monitor can be demonstrated via a series of reports including:

- Land developed and remaining capacity within each town and for the whole Borough
- Land developed for industry/business uses and remaining capacity within each identified site;
- Use classes for each identified site; for each settlement; and for the whole Borough;
- A report showing comparisons between the various biennial surveys (where possible);
- Land lost to non-industrial uses by settlement; and for the whole Borough;
- Survey by survey (biennial) report of land developed/remaining within each site; within each town; and overall for the Borough;

Mapping

The site boundary of each monitored site is plotted on GIS and linked to 'Pointer' data from Land

and Property Services (LPS) which provides additional details against the registered address, as well as the rateable classifications and rateable value of the site/building. For the purposes of this monitor, floor space will be based on the gross area of each building surveyed rather than individual internal floor space layouts.

This enables maps of the zonings and established economic development land to be produced to accompany the monitoring reports.

The GIS data in this 2025 survey may be more accurate than previous surveys – therefore some minor differences in site areas and floorspace figures may occur as a result. This will in some instances affect direct comparison with the information in previous monitors.

Regional Policy Context

The Regional Policy context is provided by the Regional Development Strategy (RDS) 2035, the Strategic Planning Policy Statement 2 (SPPS 2025) and the Mid and East Antrim Local Development Plan 2030 – Plan Strategy, which was adopted on 16th October 2023. A summary of these documents as they pertain to plan making and employment / economic development policy is provided in the following sections.

Regional Development Strategy 2035

The RDS recognises Ballymena and Larne towns as main hubs. Larne is also identified as a Gateway due to its strategic coastal location with a natural harbour and one of the largest ports in Northern Ireland. Carrickfergus is grouped within the major conurbation known as the Belfast Metropolitan Urban Area (BMUA).

The RDS Regional Guidance seeks to ensure an adequate supply of land to facilitate sustainable economic growth (RG1) through the following means:

1. Assess the quality and viability of sites zoned for economic development uses in existing area plans.
2. Protect zoned land in LDPs, as it provides a valuable resource for local and external investment.
3. Promote economic development opportunities across the region focussed on the BMUA, Londonderry and Hubs as the main centres for employment and services – to capitalise on development opportunities provided by the concentration of people and goods combined with infrastructure and clustering of a range of business services essential to economic development.
4. Provide a network of economic development opportunities – by making provision in development plans for an adequate and continuous supply of land for employment purposes.

To ensure the council area is well placed to accommodate growth in jobs and businesses, there should be an adequate and available supply of employment land. It should be accessible and located to make best use of available services e.g. water and sewerage infrastructure, whilst avoiding, where possible, areas at risk from flooding. To aid consideration, the RDS provides an Employment Land Evaluation Framework, which will enable the LDP team to identify robust and defensible portfolios of both strategic and locally important employment sites within the LDP (Table 1.1).

Table 1.1: The Employment Land Evaluation Framework

Stage 1	An initial assessment of the ‘fitness for purpose’ including the environmental implications of the existing employment land portfolio.
Taking Stock of the Existing Situation	This is principally in order to identify the ‘best’ employment sites to be retained and protected and identifying sites that should clearly be released for other uses.
Stage 2	Quantify the amount of employment land required across the main business sectors during the development plan period. This is achieved by assessing both demand and supply elements and assessing how they can be met in aggregate by the existing stock of business premises and by allocated sites. Account should also be taken of turnover of existing sites due to relocation or closures. Both short/medium term and strategic provision need to be considered in this process.
Understanding Future Requirements	
Stage 3	Devise qualitative site appraisal criteria to determine which sites meet the occupier or developer needs. Confirm the existing sites to be retained, replaced or released, and any gaps in the portfolio. In this allocation, consideration should be given to previously used sites, and in the reallocation, the environmental impact of one site relative to others should be included. The results of Stage 2, together with this site appraisal should provide a robust justification for altering allocations for employment land.
Identifying a ‘New’ portfolio of sites	

The RDS also contains Spatial Framework Guidance to promote economic development opportunities at Hubs (SFG11). To achieve this it seeks to:

1. Promote and exploit the potential for economic development – Hubs are all performing economic roles and have potential for further economic expansion. Small businesses and service sector offices could locate in these towns.
2. Consider Hubs and clusters of Hubs first – when new development is being considered, the relationship and benefits between towns/cities in the clusters should be taken into account. The Hub and the higher performing town/city in the cluster should be considered first in the decision process.

Strategic Planning Policy Statement 2 (SPPS, 2025)

The aim of the SPPS is to facilitate the economic development needs of Northern Ireland in ways consistent with the protection of the environment and the principles of sustainable development. The SPPS regional policy objectives for economic development are:

- Promote sustainable economic development in an environmentally sensitive manner;
- Tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development and a choice and range in terms of quality;
- Sustain a vibrant rural community by supporting rural economic development of an appropriate nature and scale;
- Support the re-use of previously developed economic development sites and buildings where they meet the needs of particular economic sectors;
- Promote mixed-use development and integration between transport, economic development

and other land uses, including housing; and

- Ensure a high standard of quality and design for new economic development.

These objectives relate to economic development uses comprising industrial, business and storage or distribution uses, as currently defined in Part B 'Industrial and Business Uses' of the Planning (Use Classes) Order (Northern Ireland) 2015.

The SPPS also states that LDPs should zone an ample supply of suitable land to meet economic development needs within the plan area which offers a range and choice of sites in terms of size and location to promote flexibility and provide for the varying needs of different types of economic activity. Account should be taken of factors such as:

- Accessibility by all members of the community;
- Connectivity with the transportation system;
- The availability of adequate infrastructure;
- The specialised needs of specific economic activities;
- Potential environmental impacts; and
- Compatibility with nearby uses.

Mid and East Antrim Local Development Plan 2030 – Plan Strategy

The Plan Strategy was adopted on 16 October 2023 and replaced the Department's Planning Policy Statements, including PPS4 – Planning and Economic Development. The LDP policy aims for economic development fully embrace the regional strategic objectives and guidelines for LDPs set out in the SPPS and include:

- To facilitate the economic development needs of the borough in ways consistent with protection of the environment and the principles of sustainable development;
- To safeguard land required for economic development use;
- To support the re-use of previously developed industrial/business sites and buildings for economic development use; and
- To protect established/approved economic development uses from incompatible development.

Ballymena

Introduction

The Ballymena Area Plan 1986-2001 zoned 71 hectares (ha) of land for industrial use – 63ha* at Woodside Road and 8ha at Galgorm. (*the zonings were later re-calculated to be 64.7ha at Woodside Road and 8.35ha at Galgorm)

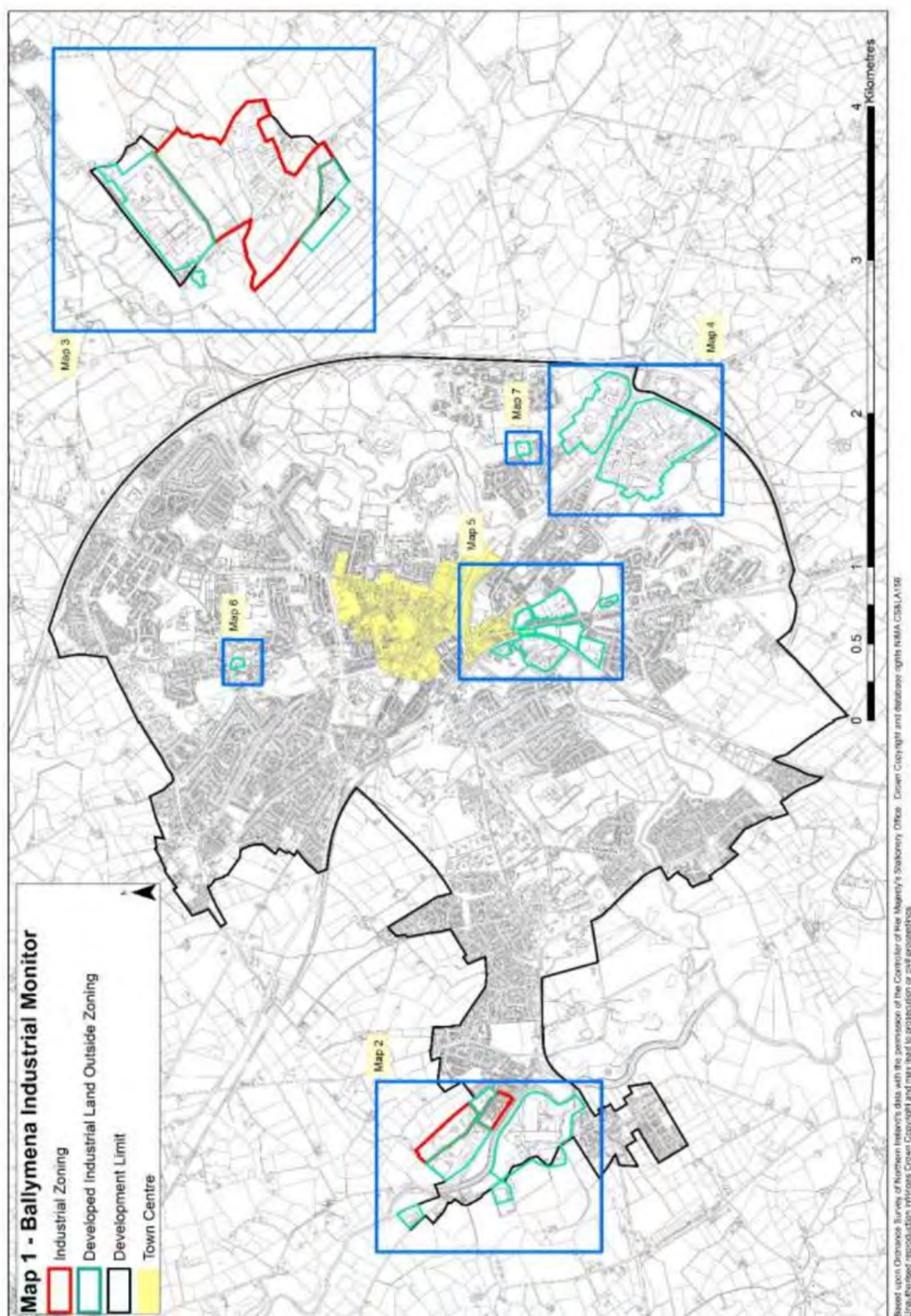
This was a reduction from the 253ha of land zoned for industry in the 1966 Ballymena Area Plan, 115ha of which remained undeveloped by 1986. The 1986 Ballymena Area Plan retained the Woodside Road and Galgorm zonings, re-zoned Riverdale for housing, and de-zoned the land east of Larne Road Roundabout.

The difficulties in making an accurate assessment of the amount of land which will be required for industrial use over the period of a Plan was acknowledged in both the 1966 and the 1986 Area Plans.

These zonings only go some way to providing the land required for various industries over a Plan period. It is recognised that other areas of unzoned land will be able to accommodate industrial uses provided they are compatible with adjoining land uses.

Therefore, the monitor not only focusses on surveying the Galgorm and Woodside Road zonings, but also takes in other areas outside these zonings which are considered to have an industrial character. These include other areas of Galgorm and Woodside Road, as well as Pennybridge, Larne Road Link, Queen Street, Railway Street, Ballee, Ballykeel and Circular Road/Doury Road.

Map 1 overleaf, provides an overview of the areas within Ballymena surveyed for this monitor.



Galgorm

Map 2A – Developed and Undeveloped Land within the Galgorm Industrial Zoning

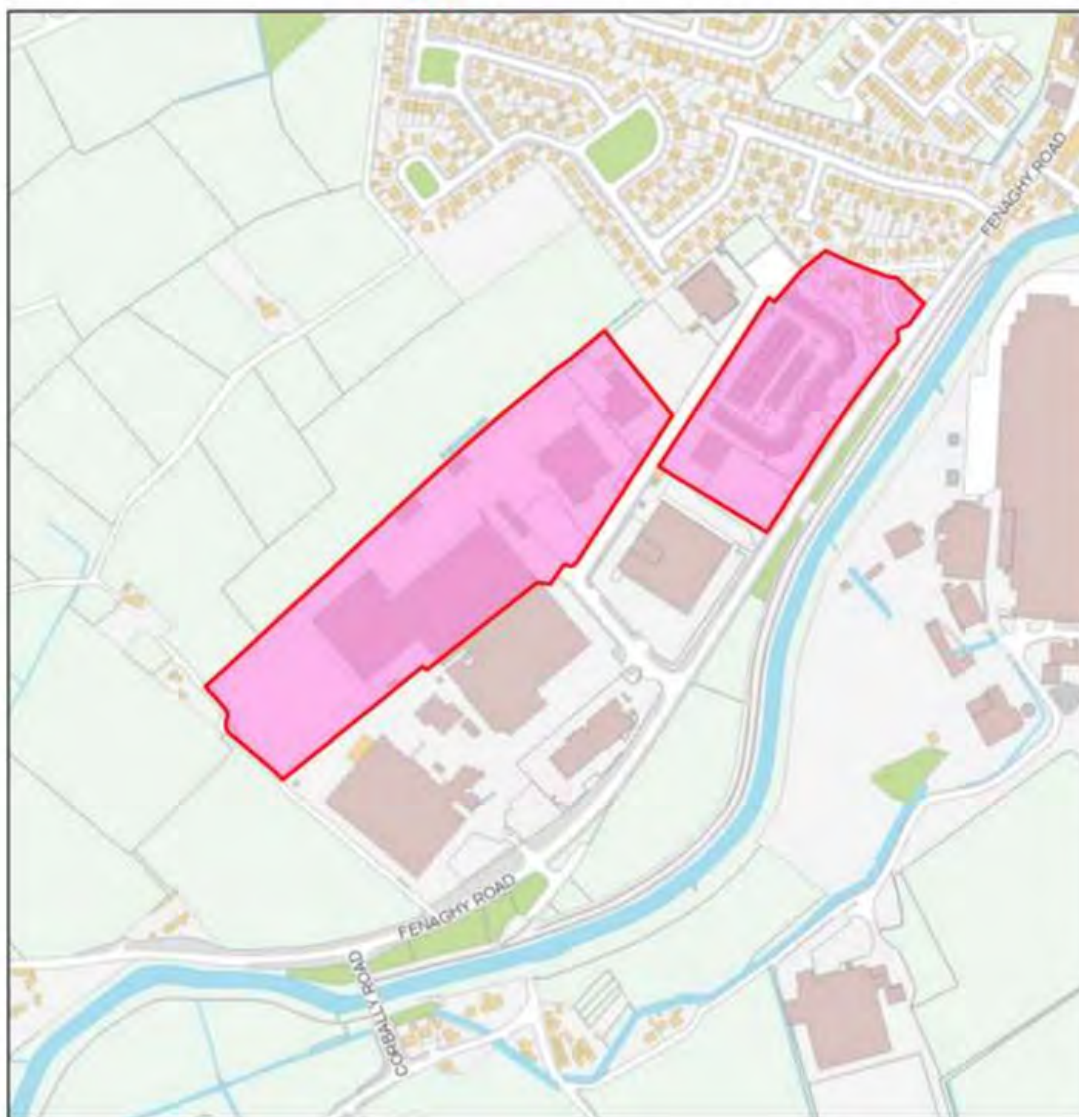
Map 2B – Use classes within Industrial Land at Galgorm

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Mid and East Antrim Borough Council

Industrial Monitor 2025

Map 2A - Galgorm

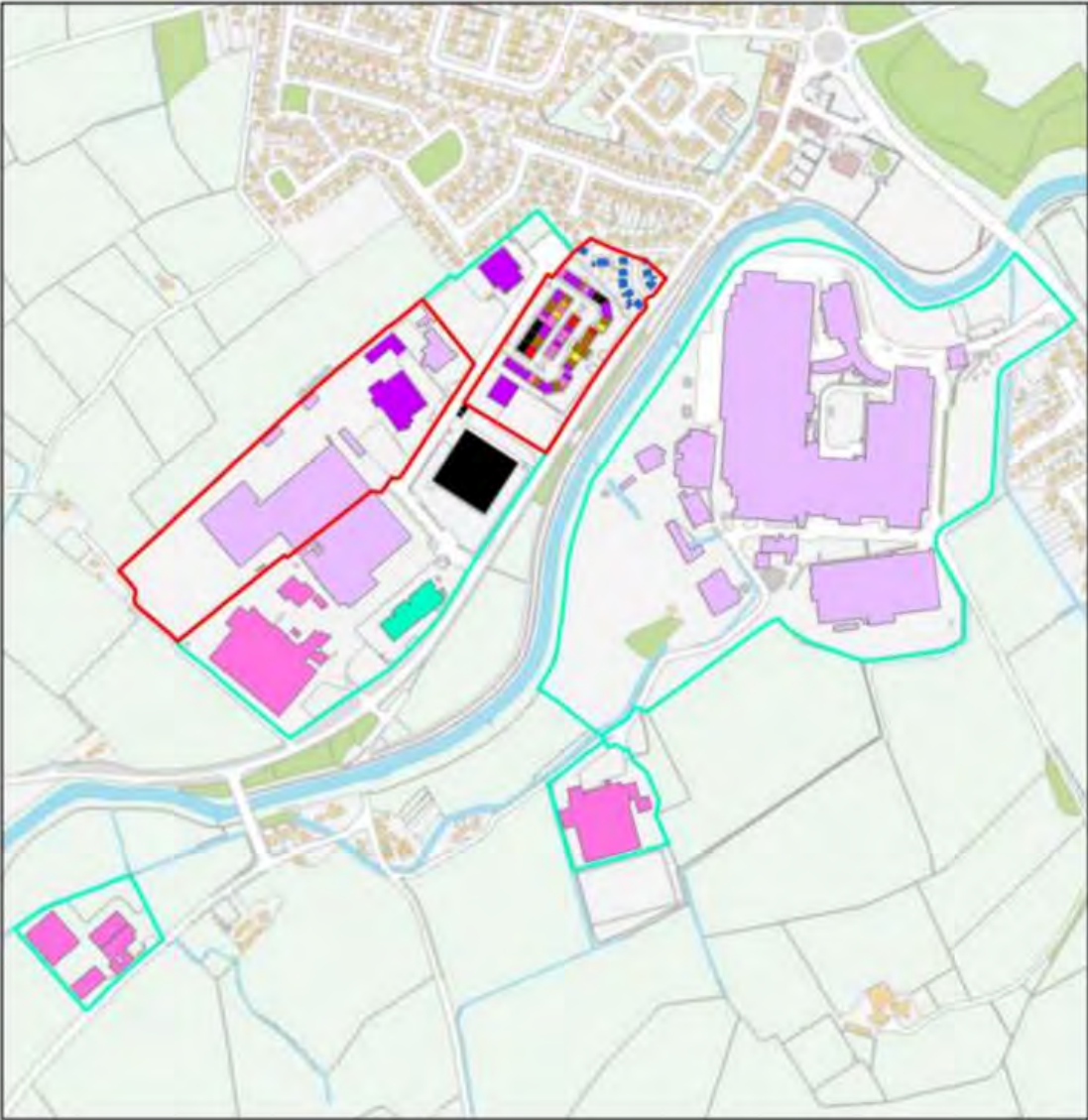


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Map 2B - Galgorm



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Galgorm

Introduction

The existing Industrial zoning at Galgorm, as defined by the Ballymena Area Plan 1986-2001, is located on the Fenaghy Road on the western fringes of Ballymena. The 8.35ha zoning is made up of two parcels of land - Galgorm Industrial Estate which contains a mix of medium to large industrial units, and an adjacent site predominantly occupied by Ballymena Business Centre which offers a mix of high density smaller industrial units and office space.

The tables below provide more detail on the amount of land developed (and undeveloped) within the zoned Industrial land, as well as land developed for Industrial Use outside the zoning.

Galgorm (zoned)	Gross Area (hectares)
Developed land within zoning	8.35
Undeveloped land within zoning	0

There are also a number of sites outside the Industrial zoning which have been developed for Industrial Uses, including a 22ha site on the Galgorm Road occupied by Wrightbus / Bamford Bus Co. Ltd, and a 1.42ha site on the Corbally Road occupied by Galgorm Group.

Galgorm (unzoned)	Gross Area (hectares)
Total area identified	30.97
Developed Industrial land outside zoning	29.71
Other land within identified area	1.26 ^[1]

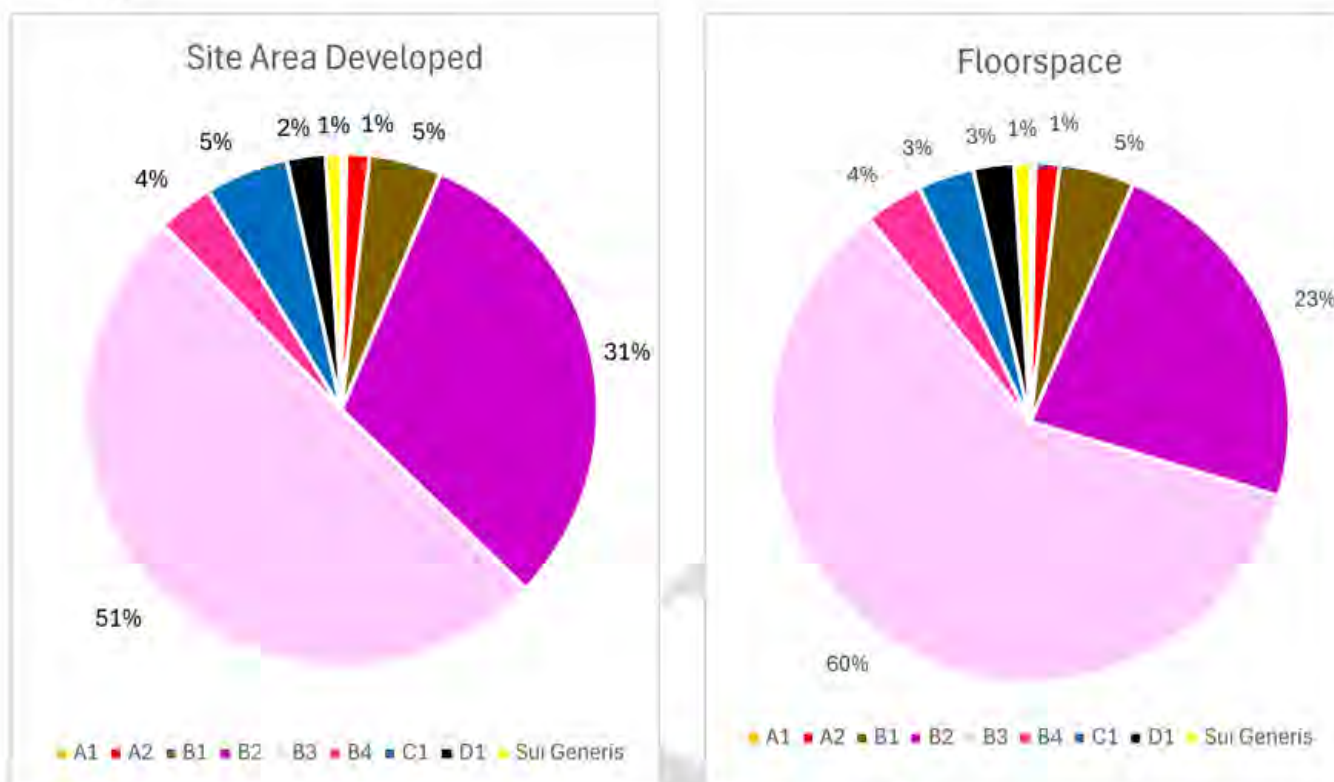
^[1] Includes access roads, communal landscaping and areas of constraint (rivers etc.)

This additional 30ha of unzoned land currently in Industrial use means there is a total of approx. 38ha of Industrial Land at Galgorm.

Use Classes

The pie charts below show the current mix of Use Classes both within and outside the Industrial zoning at Galgorm. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area.

Zoned

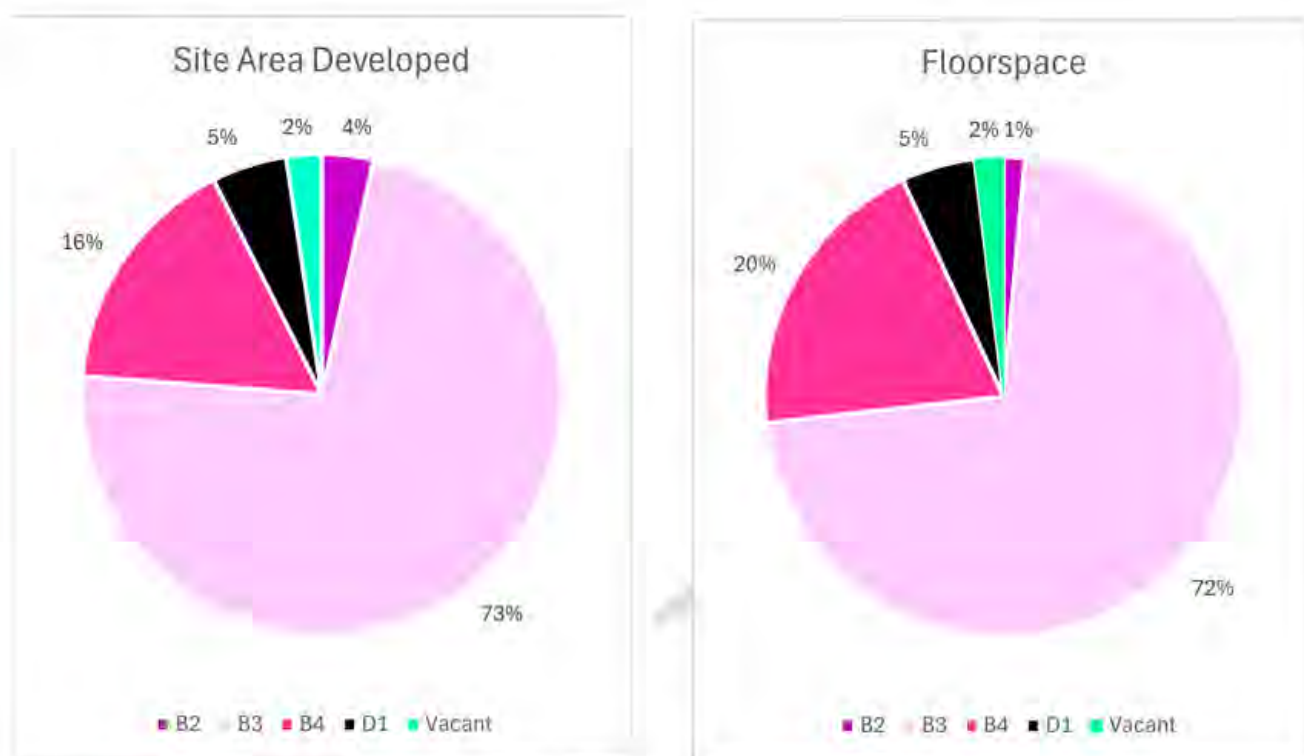


* % of site area (ha) developed per use class.¹

The latest survey indicates that the Galgorm Industrial zoning continues to recover well from the impact of the some of the Wrightbus group closures in 2019, with more new tenants now occupying vacated space. The buildings previously vacant as a result of the closure of John Pye Auctions are also now occupied by Pro-Form Nutrition which has meant there is no vacancy for the first time since 2017. This is compared to the 14% of site area and 18% of floorspace vacant in 2023, and well down from the 69% vacancy rate of 2019. As in previous surveys, 'Use Class B3: General Industry' was the overwhelming predominant use class within the zoning, both in terms of site area developed (51%) and floorspace (60%) used, figures very similar to the 2023 survey. Light Industrial uses (B2) have also increased significantly from 6% of site area in 2021 and 11% in 2023, to now accounting for 31% of site area and 223% of floorspace in 2025. B1 Business office use has increased from 3% of the zoning in 2023 to 5% in 2025, whilst town centre 'A use-classes' (retail and financial/professional services) within the zoning have continued to reduce further from any previous survey, now down to 0.3% from the 2% in 2023, the 4% in 2021, and from the 7% in 2019...a welcome development. These figures show a very healthy picture for the Industrial zoning at Galgorm and for Ballymena Business Centre.

¹ **Use Classes:** A1 – Shops. A2 – Financial, professional. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. D1 – Community & Cultural. Sui Generis – No specified use-class.

Unzoned



In relation to the areas developed as industrial land outside the zoning, it is again clear from the latest survey that 'Use Class B3: General Industry' remains the overwhelming predominant use class, both in terms of site area developed and floorspace used. This is understandable given that Wrightbus continues to occupy the large factory site on the Galgorm Road. Vacancy levels within the wider unzoned industrial lands surveyed have reduced further from 7% of site area developed remaining vacant in 2023 to only 2% now and remaining as only 2% of floorspace. The percentage of B4 Storage or Distribution uses have remained similar to the previous survey at 17% of site area and 20% of floorspace now (compared to 17% and 22% respectively in 2023)

Planning and Development Activity

Since the previous survey, planning approval was given under LA02/2025/0415/F for a small commercial hub comprising of 6 no business units. This is immediately adjacent to planning approval LA02/2023/1435/F for 9 no. small business units (Use Class B1) which remains yet to be developed. Planning approval was also obtained for the rear extension to Unit 20 for Pro-Form Nutrition under LA02/2025/0488/F. At the Wrightbus factory, an additional storage building has recently been erected, which was approved under LA02/2024/0188/F.

Vacancies & New Occupiers

The building formerly occupied by Prestige Diagnostics is now occupied by HSC Community Equipment Services, whilst the former John Pye Auctions site is now occupied by Pro-Form Nutrition. The former Green Pastures site remains vacant, as in the last survey. A number of other businesses have also moved or expanded within Ballymena Business Centre.

Woodside Road (& including Raceview Road)

Map 3A – Developed and Undeveloped Land within Woodside Road Industrial Zoning

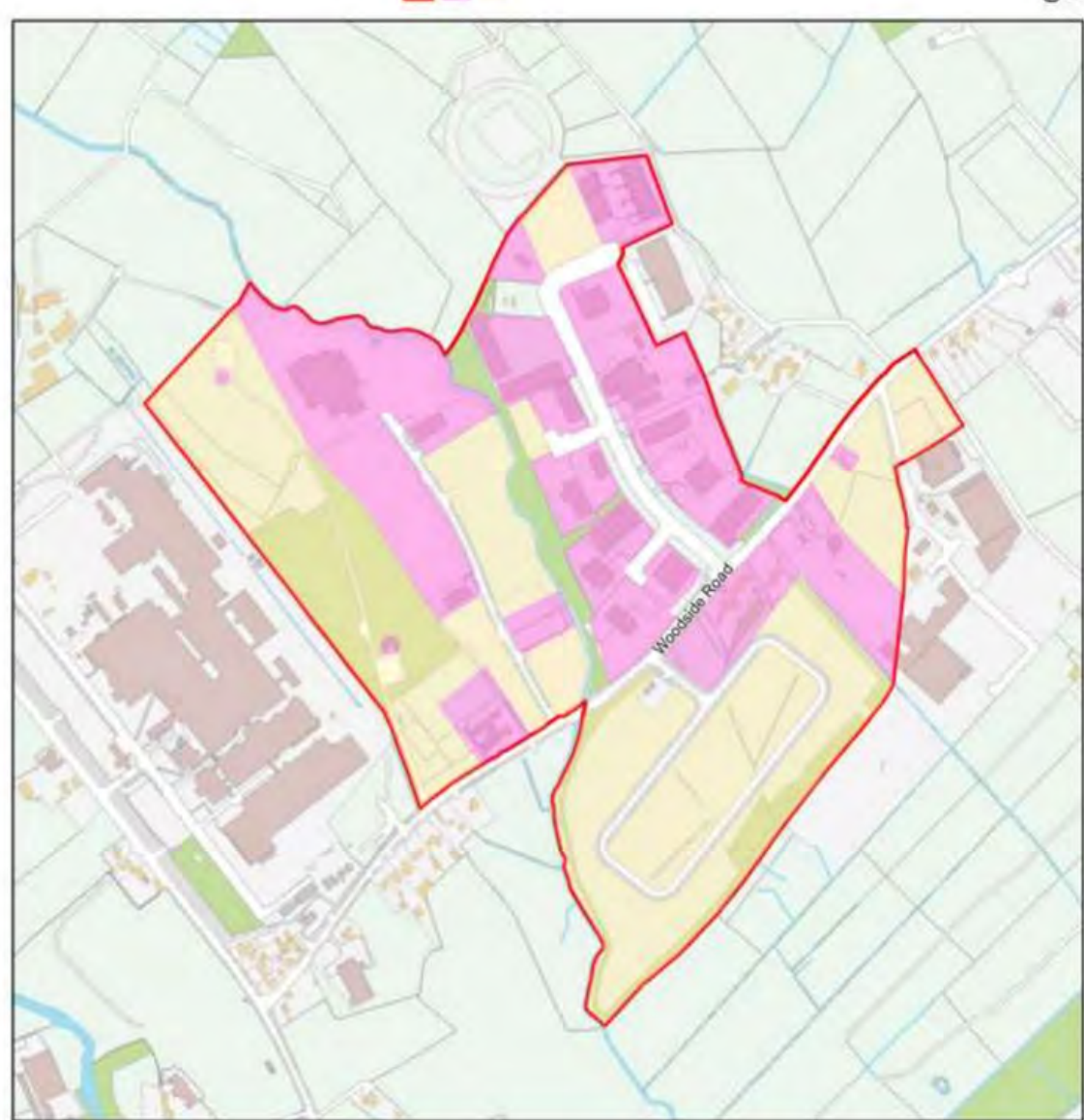
Map 3B – Use classes within Industrial Land at Woodside Road (includes Raceview Road)

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**Mid and East Antrim
Borough Council**

Industrial Monitor 2025

Map 3A - Woodside Road

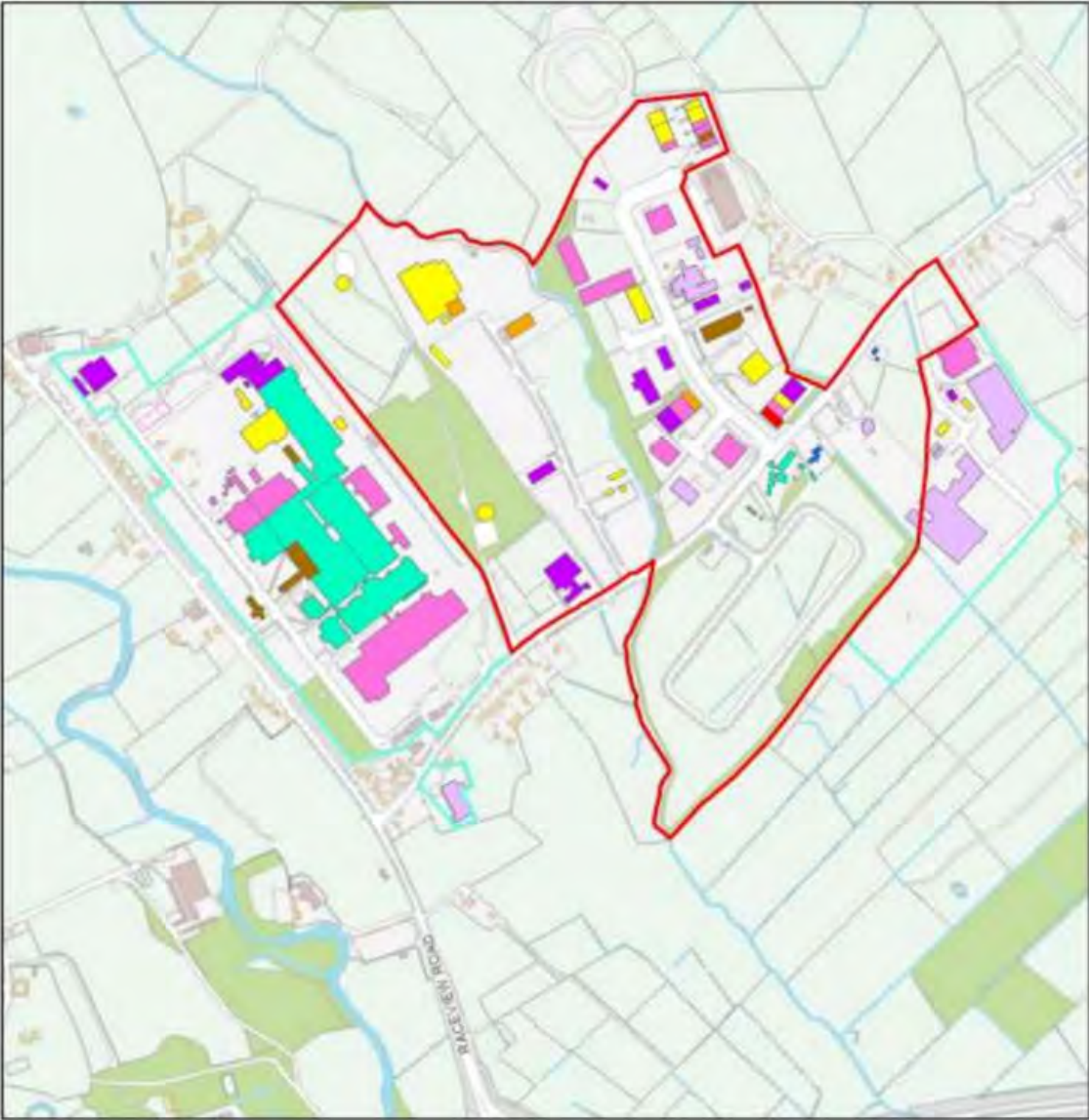


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Borough Council

Industrial Monitor 2025

Map 3B - Woodside Road



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Woodside Road (& including Raceview Road)

Introduction

Woodside Road is located between Ballymena and Broughshane, within the development limits of Ballymena. The 64.71ha site was zoned as Industrial Land in the Ballymena Area Plan 1986–2001, and straddles both sides of the Woodside Road. The zoning is split into several distinct areas on either side of Woodside Road.

The portion of the zoning west of Woodside Road is approx. 22ha, which includes Woodside Industrial Estate West - a 15ha (approx.) site owned by Invest NI. Although this site has been fully serviced for approx. 30 years, the entire 15ha remains undeveloped. This particular part of the zoning is susceptible to historical and surface water flooding. The rest of the zoning on this side of the road is developed by Moore's Concrete, and also contains several residential properties.

The two areas of the zoning on the north-east side of Woodside Road are separated by a small watercourse through the middle of the zoning. This area has experienced varying levels of historical flooding in the past, particularly around the sites adjacent to the Ballymena Livestock Market. This northern section of the zoning (approx. 24ha) is fully serviced but has only been partially developed to date. This side of the zoning also contains Woodside Road Industrial Estate East, a more established industrial estate (approx. 18.5ha in size) containing a mix of use classes (more detail below).

Overall, there is approx. 31ha of undeveloped land within the zoning. Also, 9ha of the zoning is comprised of service roads and communal landscaping. The tables below provide more detail on the amount of land developed (and undeveloped) within the zoned Industrial land, as well as land developed for Industrial use outside the zoning.

Woodside Road (zoned)	Gross Area (hectares)
Industrial Area zoned	64.71
Developed land within zoning	24.68
Undeveloped land within zoning	31.03
Other land within zoning	9 ^[1]

^[1]Includes access roads, communal landscaping and areas of constraint (rivers etc.)

There are also a number of sites outside this zoned Industrial land which have been developed for Industrial Uses, including the former Michelin site which fronts on to Raceview Road, as well as Moore Concrete which has expanded beyond the existing zoning on the western side of Woodside Road (known as OMCO Industrial Estate).

Woodside Road (unzoned)	Gross Area (hectares)
Total area identified	36.92
Developed Industrial land outside zoning	36.56
Other land within area	0.36 ^[1]

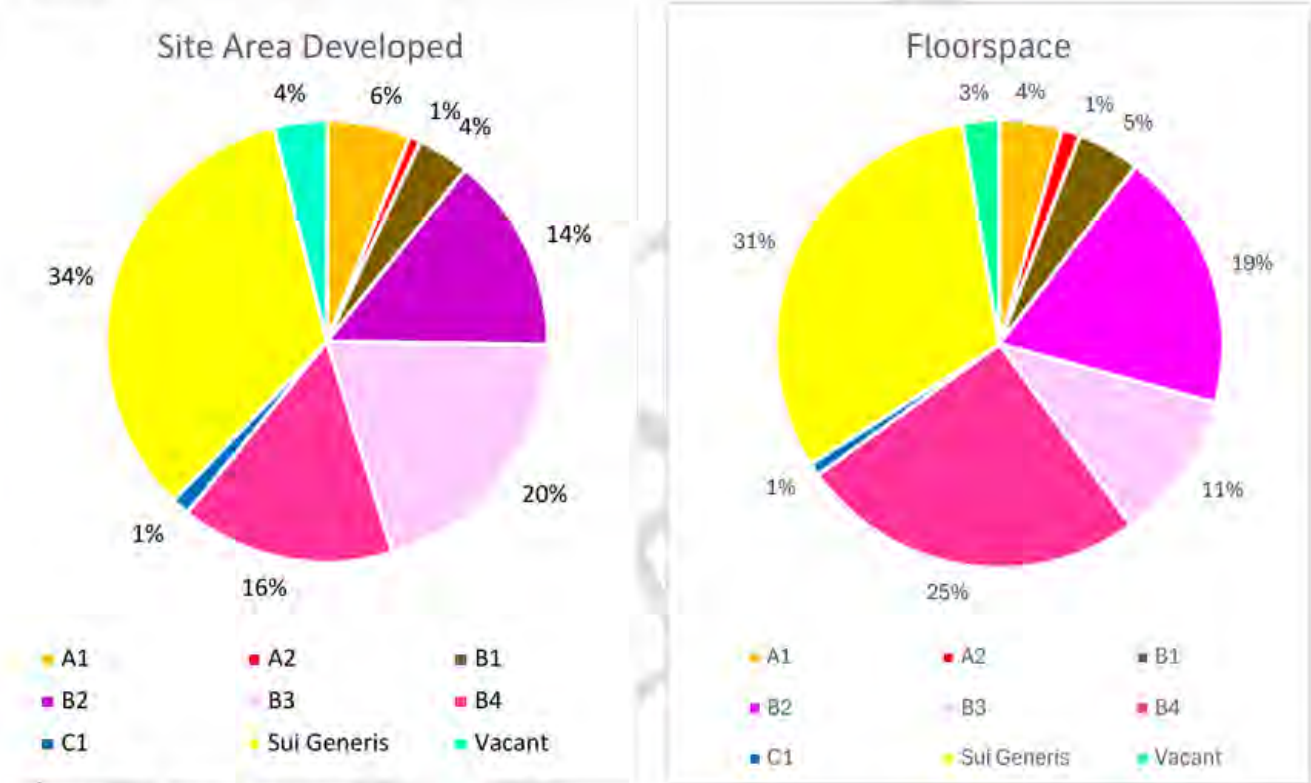
This additional 37ha of unzoned land currently in Industrial use means there is a total of approx. 101ha

of potential Industrial Land at Woodside Road.

Use Classes

The pie charts below show the current mix of Use Classes both within and outside the Industrial zoning at Woodside Road. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area.

Zoned

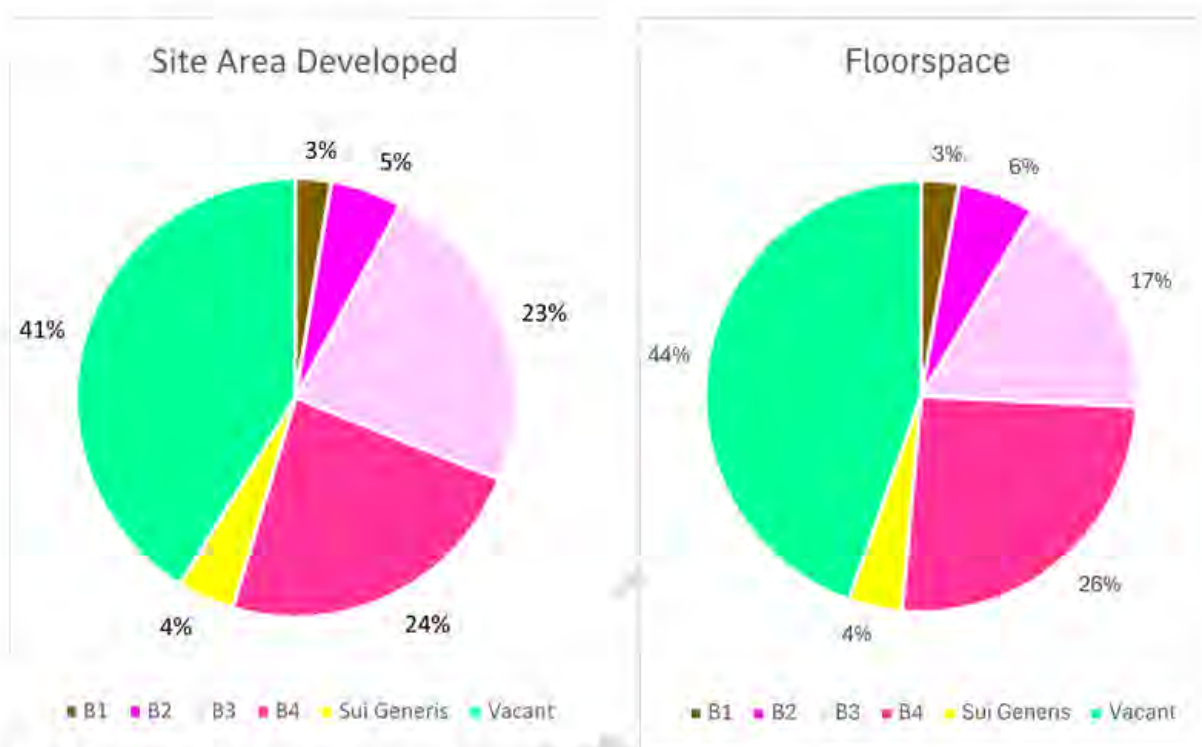


* % of site area (ha) developed per use class.

Industrial and Business ‘B’ use classes within this zoning have increased steadily from the 41% of site area and 44% of total floorspace in 2021, to 48% and 55% in 2023, and now to 54% and 60% respectively in this latest survey. There remains a high percentage of Sui Generis uses on the zoning due to the livestock market, karting centre, swim club, gymnasium and gymnastics club, and hire shop. Sui generis uses now account for 34% of site area developed and 31% of floorspace. By way of comparison, this is similar to the 35% and 27% in 2023, and an increase from the 23% of site area and 26% of total floorspace in 2021. There remains several dwellings located within the zoning, some of which are now vacant. Positively, the vacancy rate continues to decrease. Vacancy is now 4% of site area developed, down from 5% in 2023 and from 20% in 2021, with vacant floorspace also decreasing to 3%, down from 10% in 2023 and from 15% in 2021. These figures demonstrate a positive uptake for the Woodside Road zonings.

² Use Classes: A1 – Shops. A2 – Financial, professional. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. Sui Generis – No specified class.

Unzoned



* % of site area (ha) developed per use class.³

The predominant use on the unzoned land currently developed for Industrial Use remains General Industry with similar figures to previous surveys. In this latest survey the level of General Industry accounts for 24% of site area (25% in 2023) and 17% of floorspace (17% in 2023). The vacancy rate has increased to 41% of site area and 44% of floorspace, up from the 28% of site area and 31% of floorspace vacant in 2023. This compares to 38% of site area vacant in 2021 and 59% in 2019. These figures are largely due to the continue high vacancy within Silverwood Business Park. Storage & Distribution now accounts for 24% of developed site area and 26% of floorspace, an increase from the 19% and 21% respectively in 2023, and also up from the previous 2021 and 2019 surveys. In the latest survey, Sui Generis uses have reduced significantly to now account for only 4% of site area and floorspace. Parts of the site previously used for television production were now vacant at the time of this survey. The remainder of these unzoned lands are a mixture of B1 Offices (3%) and Light Industry (5%/6%).

Planning and Development Activity

Since the last survey in 2023, within the zoned Industrial land at Woodside Industrial Estate there have been several planning applications approved including 10no. light industrial units under LA02/2024/0123/F, with construction underway at the time of survey. Planning approval was also granted for a fuel storage depot under LA02/2024/0268/F, whilst a building for 3no. Storage or Distribution (B4 use) units was also approved under LA02/2025/0075/F on the site of the former Michelin Athletic Club...all within the Industrial zoning. Planning approval was also given under LA02/2024/0885/F for an extension to a commercial building with new offices within the Woodside

³ Use Classes: A1 – Shops. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. Sui Generis – No specified class

Road Industrial Estate. Planning approval for the installation of three electricity generator units was also obtained under LA02/2024/0070/F at Unit 20 within the industrial estate, whilst new access arrangements were approved at the livestock market under LA02/2023/2069/F.

At the Silverwood site, two change of use applications (LA02/2024/0113/f and LA02/2024/0137/F) were approved changing parts of the former factory from B3 General Industrial to B4 Storage or Distribution use. An application was also approved changing one building to B1 Business Use (LA02/2024/0115/F). Two further applications sought to change other buildings on site to sui generis uses – one to a camper van rental business under LA02/2024/0135/F, and the other to a waste management facility under LA02/2024/0780/F.

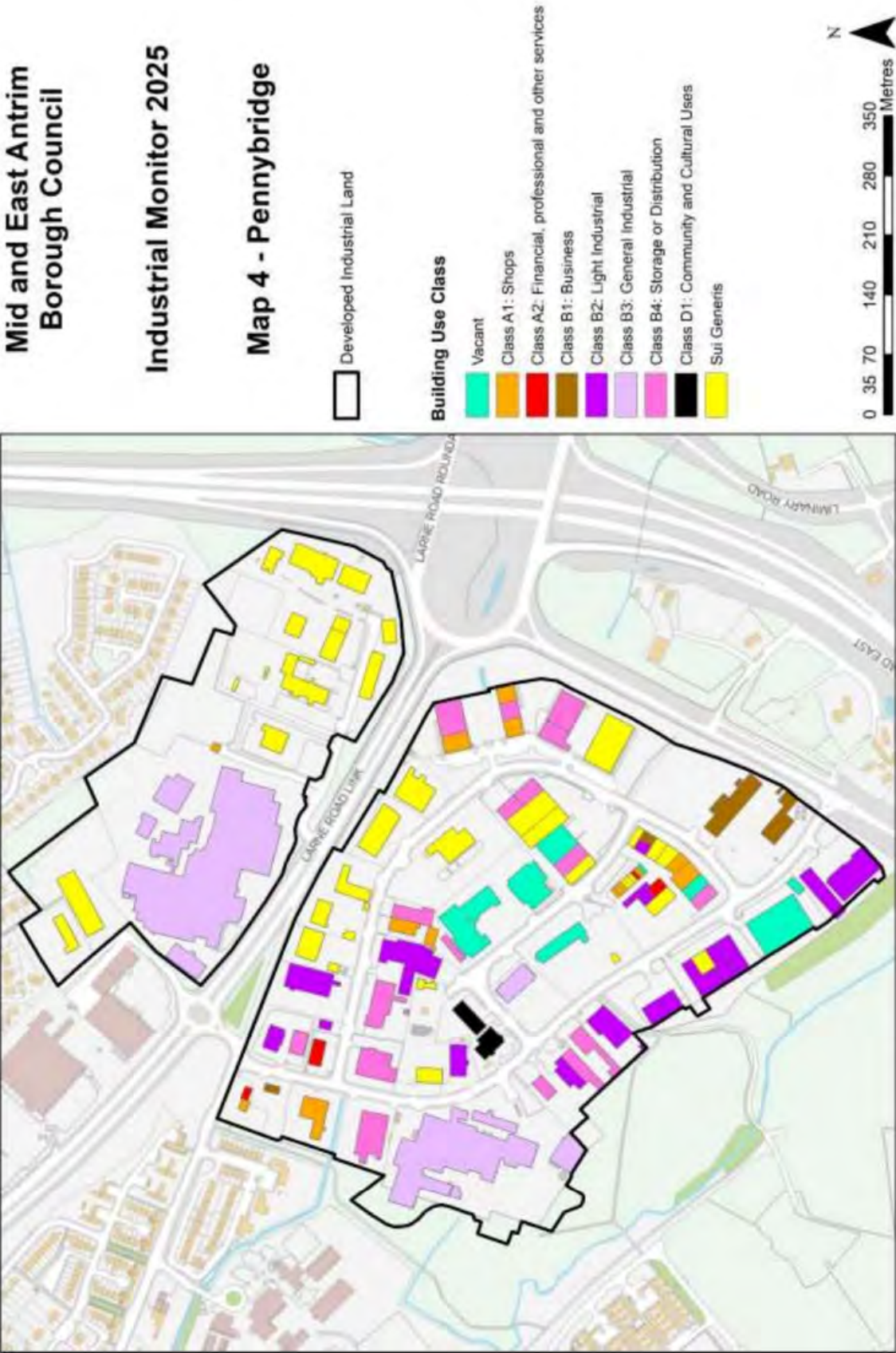
Vacancies & New Occupiers

Since the last survey, within Woodside Road Industrial Estate, Oh My Glam and Fyfes Car Parts have occupied former vacant units, however vacancy levels have increased at Silverwood Business Park due to numerous tenants no longer being on site. A significant portion of the main factory building remains vacant, and would be most suited for B2, B3 or B4 use classes.

Pennybridge (& including Larne Road Link)

Map 4 – Pennybridge

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Pennybridge (& including Larne Road Link)

Introduction

Pennybridge is a well-established Industrial Estate located to the south-east of Ballymena town centre, on the southern side of the Larne Road Link and strategically located adjacent to the M2, A26 and A36 key transport corridors. It is approx. 30ha in size. There is also an industrial area to the north of Larne Road Link, totalling approx. 11ha in size. Between these two industrial areas north and south of the Larne Road Link, there is approx. 41ha of industrial land, none of which was zoned in the Ballymena Area Plan 1986-2001.

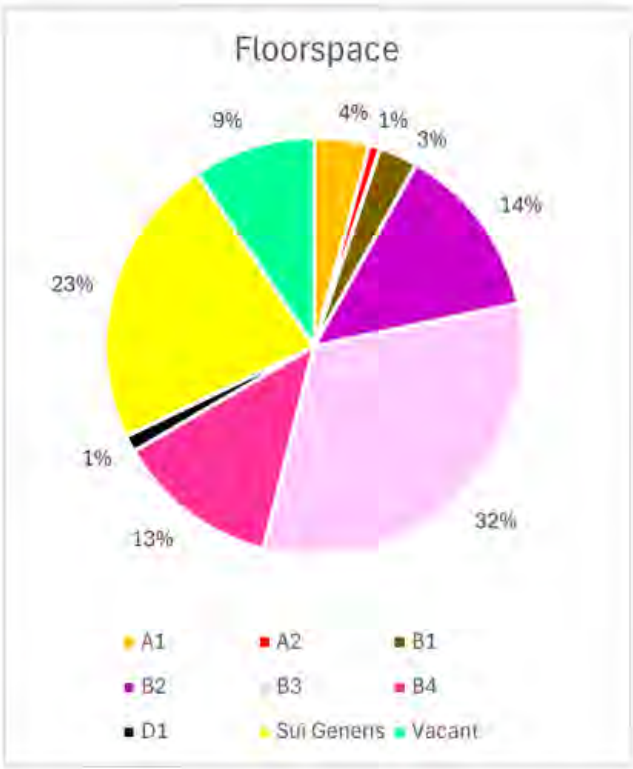
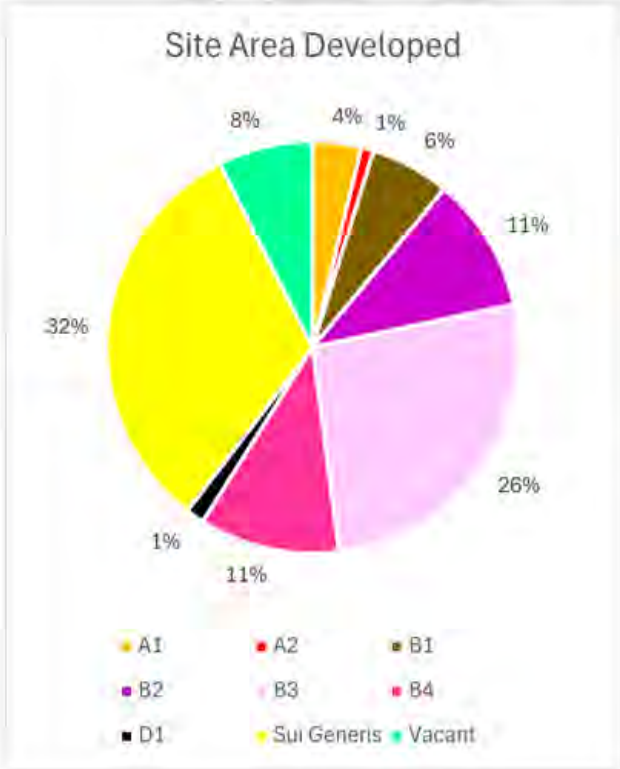
Pennybridge Industrial Estate now contains a wide range of commercial land uses, including factories, car showrooms and car repairs, oil and maintenance depots, NIE premises and DVLA test centre. Trade counters and builders merchants also now make up a notable proportion of the estate. Flood maps indicate past surface water and fluvial flooding, confined mostly to the north and west of the estate around Deerfin Burn. To the north of the Larne Road Link is a further industrial area including Pilgrim (formerly Moy Park), the NI Water depot, and the DfI Roads depot.

Pennybridge (Unzoned)	Gross Area (hectares)
Total Area Identified	40.21
Developed land within identified area	36.85
Other land within identified area	3.36 ^[1]

^[1]Includes access roads, footpaths, landscaping etc.

Use Classes

The pie charts below show the current mix of Use Classes within Pennybridge and the Industrial area to the north of Larne Road Link. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area.



Although there is a wide range of commercial land uses across a range of planning use classes, B3 General Industrial uses remain the predominant use class as in previous years with currently 26% of total site area and 32% of total floorspace, largely due to the presence of Pilgrim and Dale Farm within the survey area. Similar to the previous survey, Sui Generis uses account for 32% of the total site area developed and 23% of the total floorspace, due to the presence of builder's merchants, several car showrooms, the DVLA Test Centre and vehicle depots for NIHE and DfI Roads. B4 Storage or Distribution uses remain around 13% whilst of floorspace, whilst retail & retail services (use classes A1 and A2) now account for 5% of floorspace, down from the 6% in 2023.

Planning and Development Activity

Honeybees soft play facility now occupy the former Fun Factory and have also benefitted from a planning approval (LA02/2025/0561/F) to expand into the adjacent light industrial unit. Wilplas also gained planning approval for a factory extension under planning application LA02/2025/0608/F. A proposed mezzanine floor for additional retail & ancillary space at GS Motorcycles was also approved under planning application LA02/2024/0683/F. Planning approval was also obtained for the erection of 2no. modular single storey buildings to facilitate office and canteen space for existing staff members at no. 161 Larne Road. On the other side of the Larne Road Link, Concept Kitchens received approval for a proposed extension for stores at no.172 Larne Road under LA02/2025/0164/F.

Vacancies & New Occupiers

At the time of survey, several units within Pennybridge remain vacant which equates to 8% of the total site area, a slight increase from the 7% in 2023 and 5% in 2021. These vacant units are mostly industrial or storage & distribution in nature so likely to be best suited to Use Classes B2, B3 or B4. The majority of occupiers have been long established within Pennybridge. Over recent years, some have expanded or moved premises within the Industrial Estate to facilitate growing business, with the soft play facility and neighbouring gym having both changed ownership and name.

Harryville

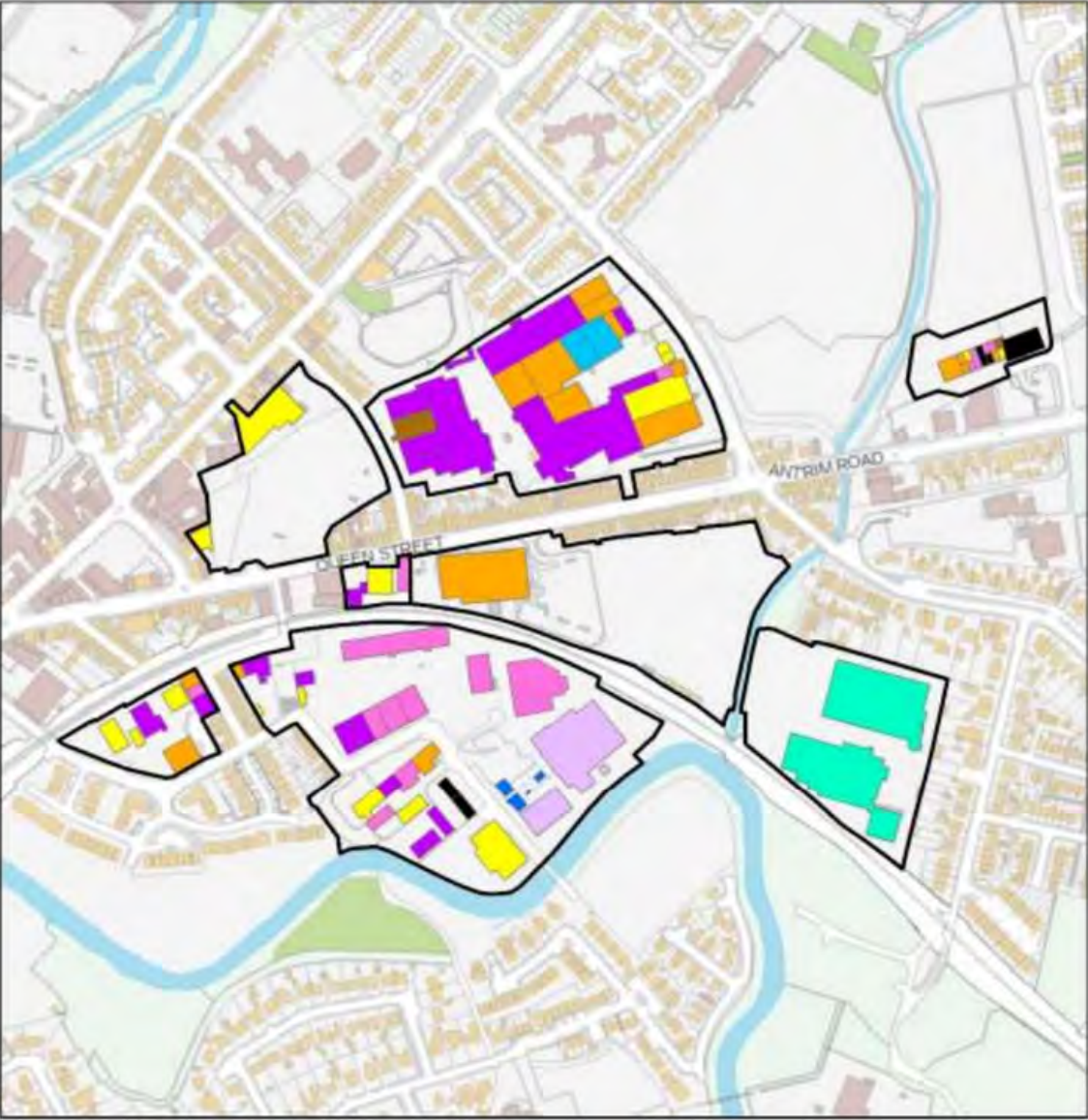
Map 5 – Harryville

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Mid and East Antrim
Borough Council

Industrial Monitor 2025

Map 5 - Harryville



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Harryville

Introduction

The area surveyed around Harryville includes Queen Street, Railway Street, Paradise Avenue, Toome Road, Wakehurst Road and the lower end of Antrim Road. The total area surveyed was approx. 16.8ha.

The Railway Street area contains a range of uses, including car sales and car repairs, light and general industry, storage or distribution, fuel depots, and the Royal Mail sorting office. Despite the opening of Home Bargains off Queen Street, several large sites on either side of Queen Street and off Toome Road remain vacant. On the Antrim Road, to the rear of the Phoenix Filling Station is an enterprise centre housing a pharmacy, small start-up businesses and community uses. It remains fully occupied.

Flood maps indicate surface water and fluvial flooding to the west of Railway Street where it abuts the Braid River, as well as between Wakehurst and Antrim Road, due to the presence of the Deerfin Burn. A flood alleviation scheme was however completed in 2020 to address the flooding in this area.

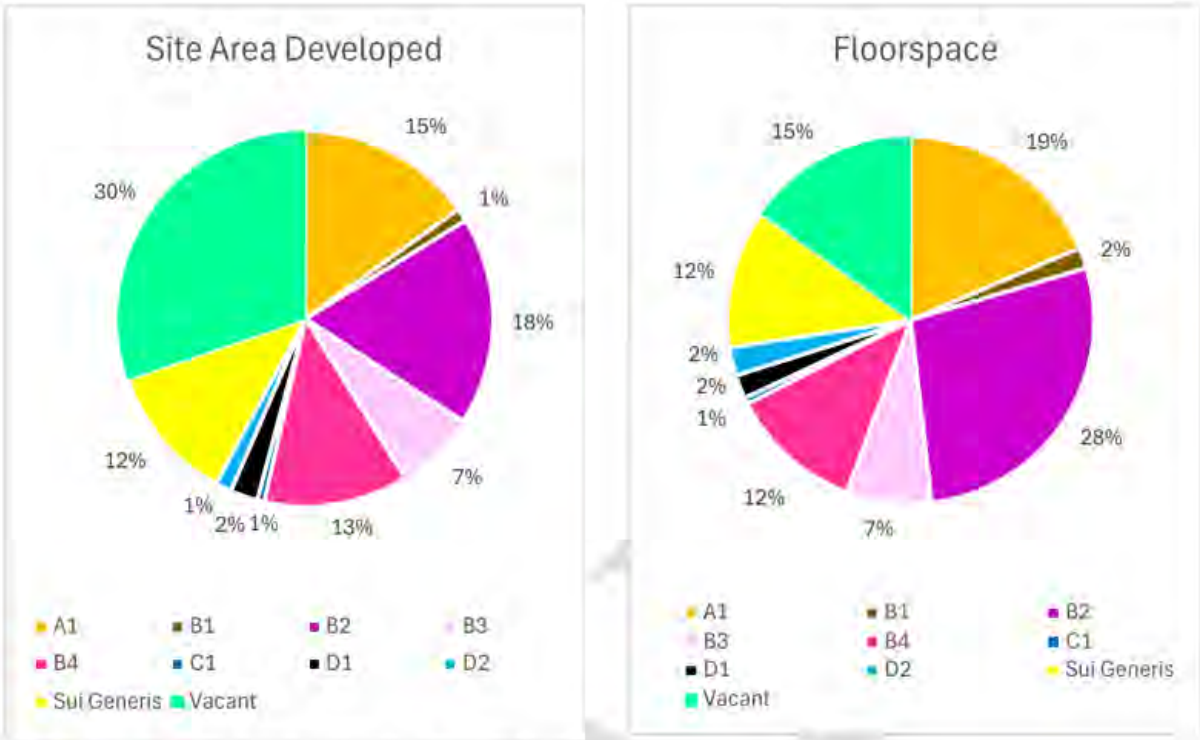
Harryville (Unzoned)	Gross Area (hectares)
Total Area Identified	16.79
Developed land within identified area	16.29
Other land within identified area	0.5 ^[1]

^[1] Includes access roads, footpaths, landscaping etc.

Use Classes

The pie charts below show the current mix of Use Classes within the Harryville area surveyed. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area.

There is a mix of commercial land uses across a range of planning use classes, with B2 light industrial uses remaining the predominant use class with 18% of developed site area and 28% of floorspace – up from 15% and 24% respectively in 2023. Retailing now accounts for 15% of site area and 19% of floorspace, up significantly since the last survey in 2023, but largely due to Home Bargains now within the survey area. Suī generis uses remain at a similar level from previous survey, now accounting for 12% of developed site area. Both the B2 and B3 Industrial uses remain similar to previous surveys with these industrial uses combined accounting for 25% of site area (22% in 2023, 23% in 2021 and 25% in 2019) and 35% of floorspace (32% in 2023 and 2021 and 33% in 2019), whilst B4 Storage & Distribution now accounts for 13% of floorspace, up from 12% in 2023, and the 10% in both 2021 and 2019.



* % of site area (ha) developed per use class.⁴

Planning and Development Activity

Since the last survey in 2023, there have been a number of planning approvals of note on these lands. A further planning approval was granted (LA02/2024/0485/F) for a replacement builders’ merchants on Douglas Terrace, originally approved under LA02/2023/1615/F. On the other side of Queen Street, a Home Bargains retail store and garden centre, approved under LA02/2022/0286/F, is now open.

Vacancies & New Occupiers

Home Bargains now occupies the northern half of the former Concrete works site off Queen Street. The remaining half of the site is still vacant, as is the former Flexibox site on the other side of Queen Street. PHS Treadsmart have also moved into some of the previously vacated buildings on Paradise Avenue. As a result of these developments, the percentage of developed site area now vacant has reduced to 30% from the previous 42% vacancy back in 2023. 15% of total floorspace within this surveyed area remains vacant, a reduction from the 25% vacant in previous surveys.

⁴ Use Classes: A1 – Shops. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. D1 – Community and Cultural Uses. D2 – Assembly and Leisure. Sui Generis – No specified class

Circular Road / Doury Road

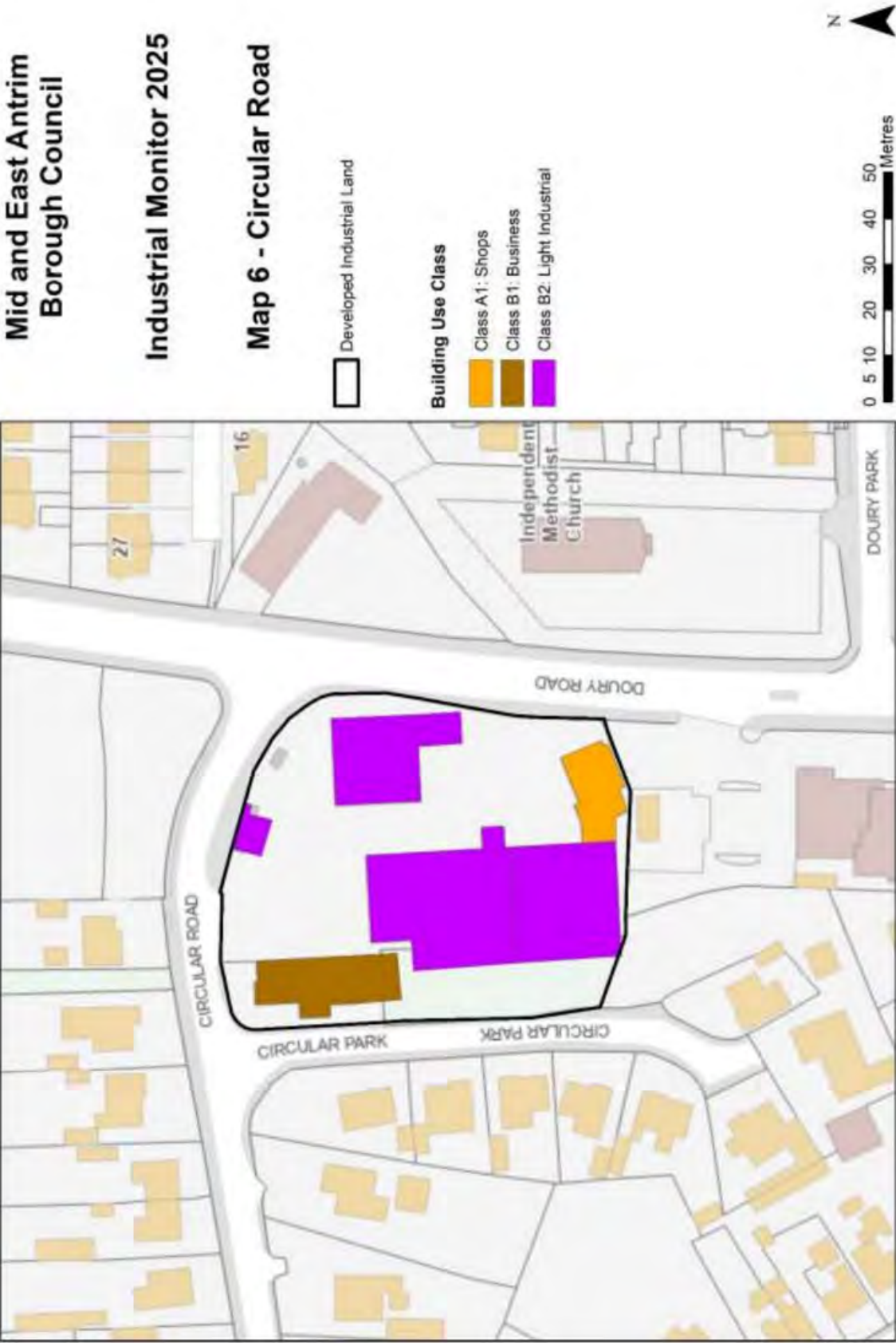
Map 6 – Circular Road / Doury Road

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Map 6 - Circular Road



Circular Road / Doury Road

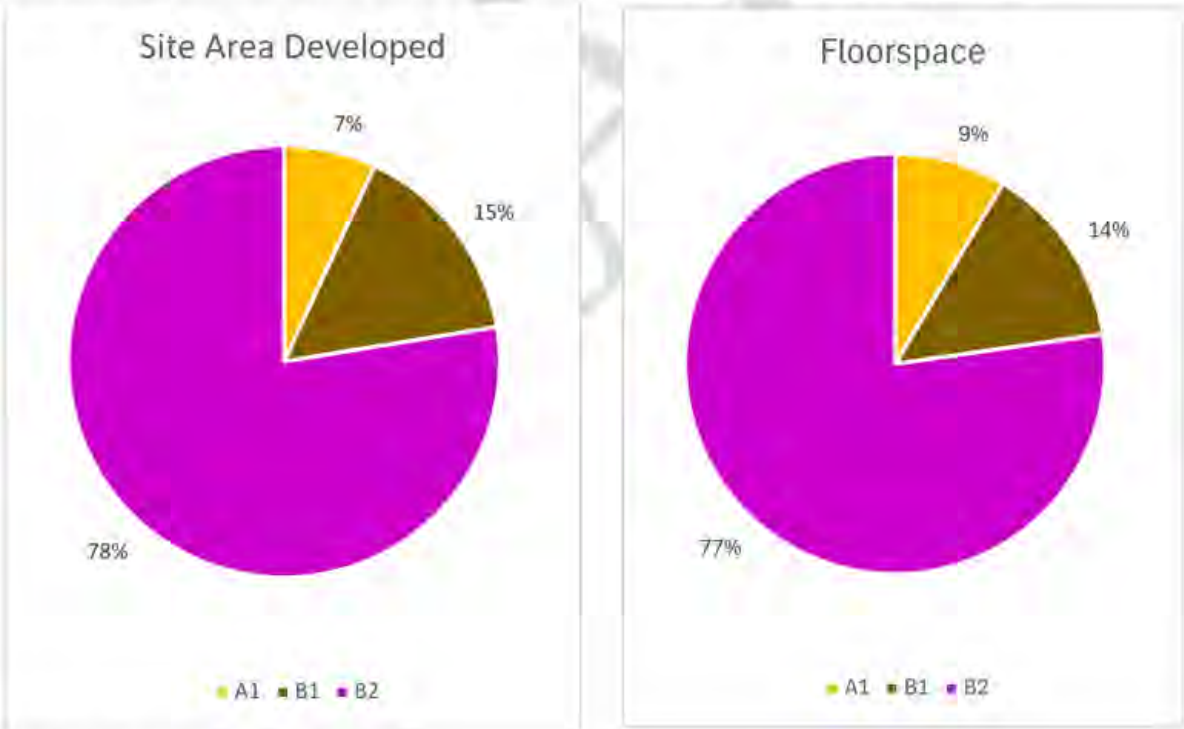
Introduction

The area surveyed is a 0.5ha site located on the corner of Circular Road and Doury Road. The site contains a mix of uses, primarily a kitchen manufacturing company, DIY supplier, and a construction company's office. It is surrounded by non-industrial uses including residential and a filling station.

Circular Road (Unzoned)	Gross Area (hectares)
Total Area Identified	0.6
Developed land within identified area	0.6

Use Classes

The pie charts below show the current mix of Use Classes within the site. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area. As in previous surveys of this site, B2 Light Industrial use remains the predominant use class (78% of total site area and 77% of total floorspace) with a retail element ancillary to this business. The site also contains a B1 Business use building (offices) accounting for 9% of floorspace.



* % of site area (ha) developed per use class.⁵

Planning and Development Activity

No recent planning approvals or development activity since the last survey.

⁵ Use Classes: A1 – Shops. B1 – Business. B2 – Light Industrial.

Ballykeel

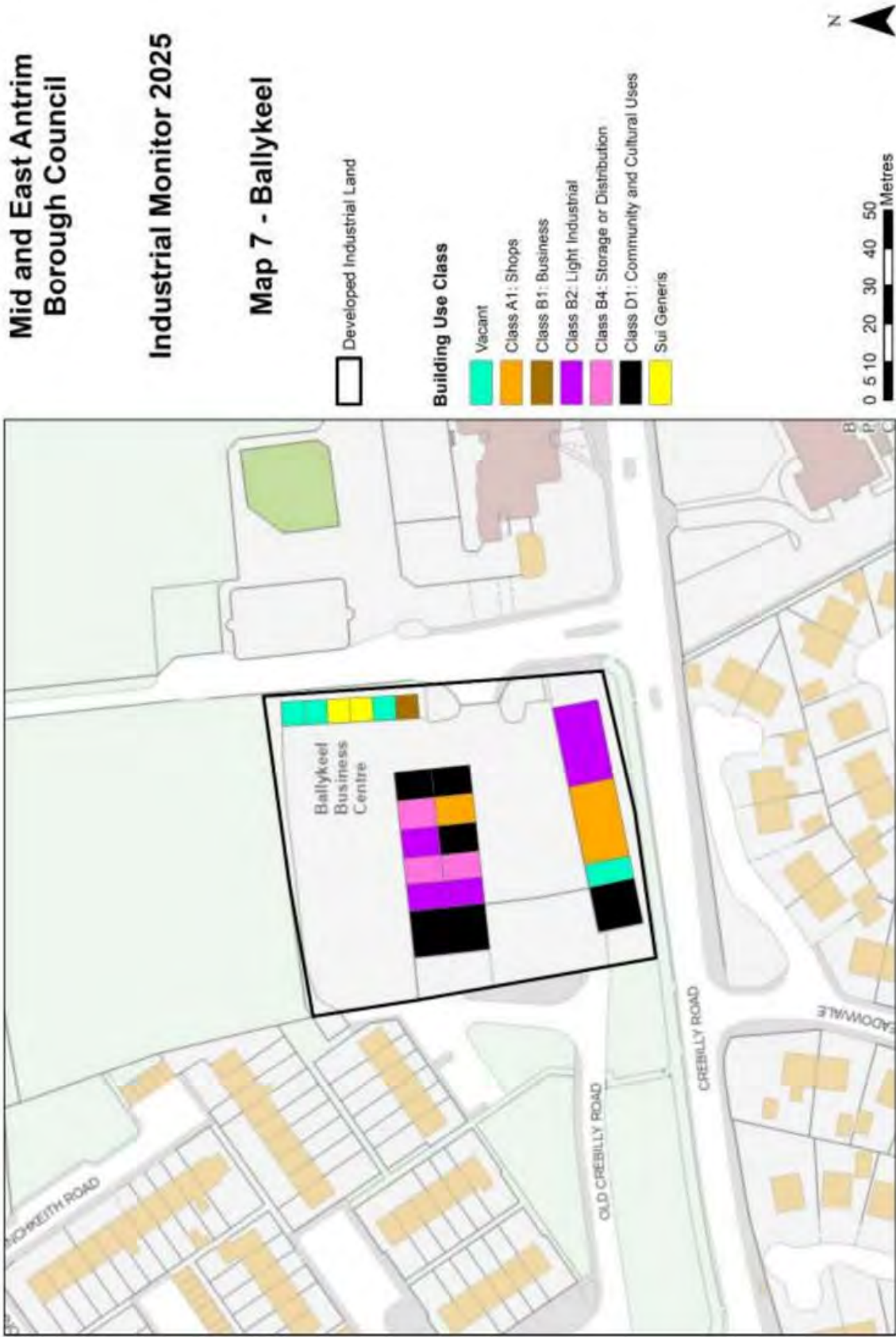
Map 7 - Ballykeel

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Map 7 - Ballykeel



Ballykeel

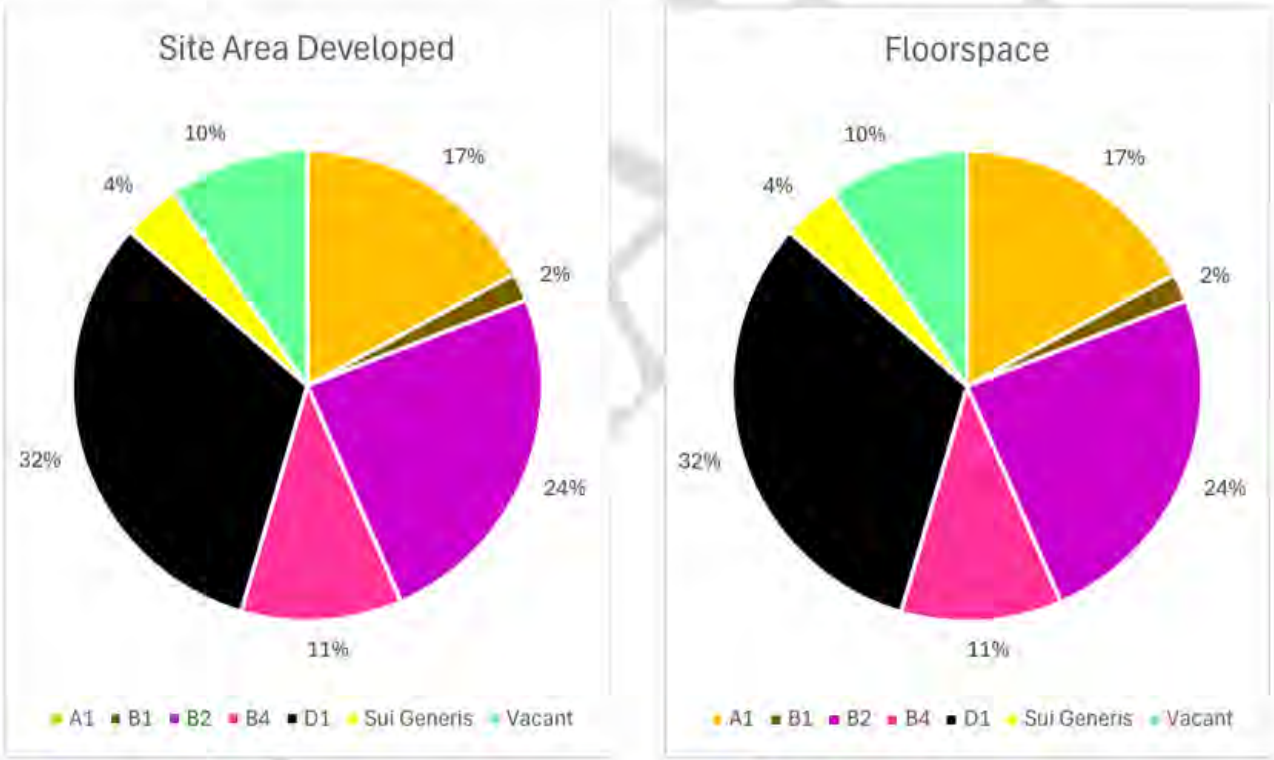
Introduction

The area surveyed in Ballykeel is the Ballykeel Business Centre on Crebilly Road. The site contains a mix of uses including a meat processing factory, retailing, crèche, and a health facility.

Ballykeel (Unzoned)	Gross Area (hectares)
Total Area Identified	0.74
Developed land within identified area	0.74

Use Classes

The pie charts below show the current mix of use classes within the site. Part B industrial and business uses now account for 37% of the site (down from 47% in 2023, 54% in 2021 and 60% in 2019). The retailing element on this site includes a fuel cash and carry and a butcher’s shop, now accounting for 17% of site area and floorspace. The site also contains D1 Community uses (32%), up from 24% in 2023, and includes a crèche and a ‘Surestart’ facility.



* % of site area (ha) developed per use class.

Planning and Development Activity

There is currently no planning or development activity on the site.

Vacancies & New Occupiers

The overall site vacancy rate is now 10%, down from 13% in 2023, but up from the 6% in 2021 and 4% in 2019.

Ballymena Conclusion

Zoned land

As mentioned, there was approx. 73ha of land zoned for industry in the Ballymena Area Plan 1986-2001. As seen in the table below, approx. 33ha of this has been developed (not including access roads, communal landscaping etc.)

Ballymena (Zoned)	Gross Area (hectares)
Total Area Identified	73.04
Developed land within zonings	33.04
Undeveloped land within zonings	31.05
Other land within zonings	8.95 ^[1]

^[1] Includes access roads, communal landscaping and areas of constraint (rivers etc.)

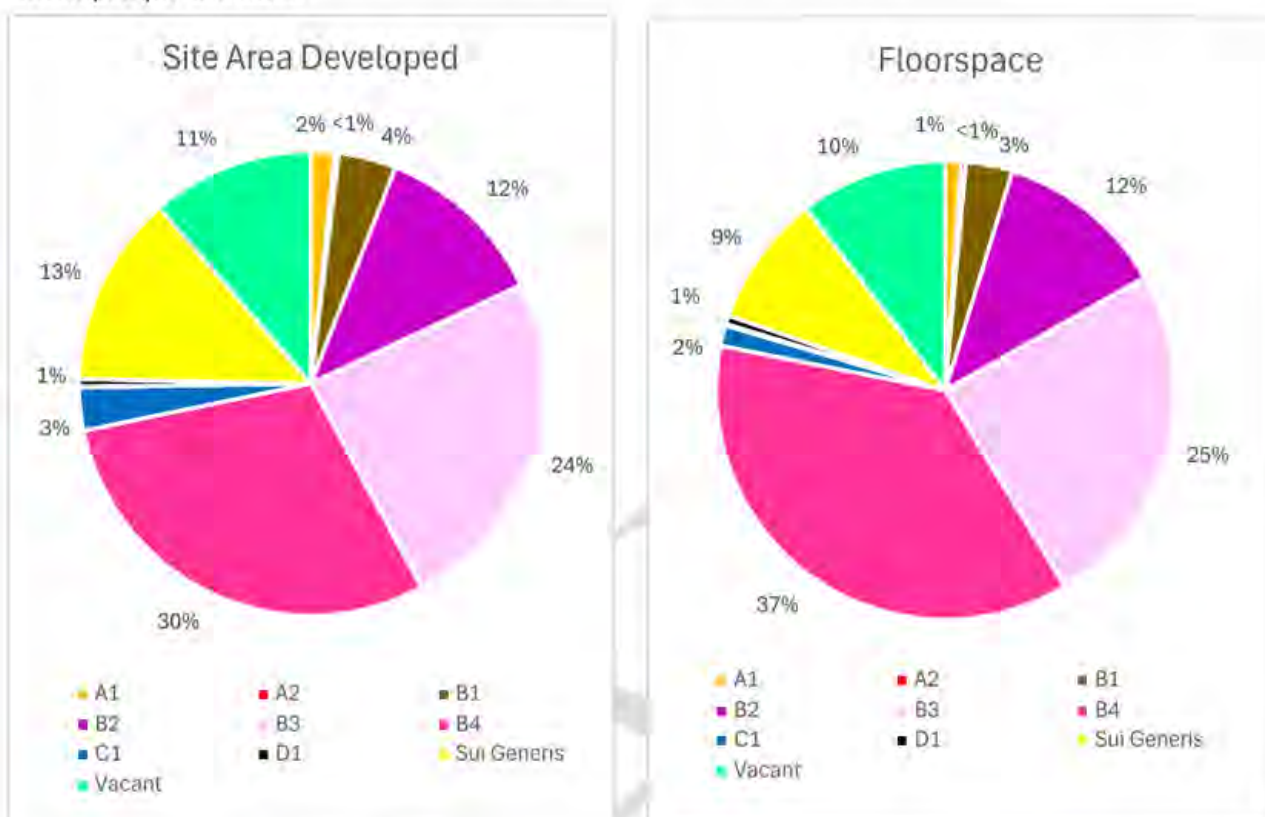
The table below shows a breakdown of the 33 ha of zoned land that has been developed for a specific land use.

Use Class Ballymena (Zoned Sites)	Gross Site Area (hectares)
A1	1.54
A2	0.33
B1	1.32
B2	6.14
B3	9.15
B4	4.17
C1	0.77
D1	0.21
Sui Generis	8.45
Vacant	0.95
TOTAL	33.04

From this table it can be seen that the predominant land use on zoned Industrial Land remains General Industry (B3) with 9.15ha, similar to the 2023 and 2021 surveys, up from 6.18ha in 2019 and down from the 11.84ha in 2017. Sui Generis uses continue to make up a sizeable amount (8.45ha) of the developed site area, similar to 2023, 2019 and 2017 surveys, and up from the 7ha in 2021. The table also shows that 1.54ha has been lost to Retailing (use class A1), the same as in 2023 and 2021, up from the 1.45ha in 2019, and down from the 1.84ha in 2017. The amount of vacant land has reduced significantly in this latest survey to 0.95ha, down from 2.7ha vacant in 2023, 5.24ha vacant in 2021 and 5.9ha vacant in 2019. This is the most positive result since surveying began in 2017, with vacancy levels at that time at the previous lowest at 1.44ha.

Use Classes (Zoned)

The pie charts below show these figures as percentages of site area developed and total floorspace developed per use class.



Use Classes: A1 – Shops. A2 – Financial, professional and other services. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. D1 – Community and Cultural Uses. Sui Generis – No specified class.

The traditional Industrial land uses of B2 Light Industrial, B3 General Industrial and B4 Storage or Distribution have increased significantly on zoned land since the last survey in 2023 and now make up 66% of site area developed (compared to 50% in 2023, 43% in 2021, 36% in 2019 and 52% in 2017), and 74% of total floorspace (compared to 59% in 2023, 50% in 2021, 32% in 2019 and 57% in 2017). This is very positive news given that those are the preferred uses on zoned economic development land.

Also, 4% of site area and 3% floorspace within zoned land is currently utilised as B1 business use (offices, call centres and R&D) – very similar to all the previous surveys. Sui Generis uses now account for only 13% of developed site area – a significant decrease from the 26% in 2023, 22% in 2021 and 29% of 2019. In addition, vacancy rates on zoned land now stand at 11% of developed site area and 10% of floorspace. This compares with 8% of site area developed and 11% of total floorspace vacant in 2023. By comparison, vacancy accounted for 17% of site area back in 2021, 19% in 2019 and 5% back in 2017.

Overall, it can also be concluded that 20% of site area and 14% of floorspace on zoned land within Ballymena currently occupied are now being used for use classes outside of the traditional ‘Part B – Industrial and Business Uses’. These figures are well reduced from previous surveys and compare to

38% of site area and 26% of floorspace in 2023, 36% of site area and 34% of floorspace in 2021, and 42% of site area and 35% of floorspace in 2019. This is positive news. Whilst this can be considered as economic development land lost to other non-industrial uses, it is acknowledged that some of these sui generis uses may be considered as 'suitable sui generis employment uses' which are permitted as an exception within policy in both the SPPS 2 and the adopted Plan Strategy 2030.

All sites surveyed (including unzoned land)

Through the surveying of approx. 199.26ha of land within Ballymena for the purposes of this monitor, it has been established that there is approx. 153.76ha of land developed in areas characterised as being Industrial.... up from 153ha in 2023 and 150.67ha in 2021.

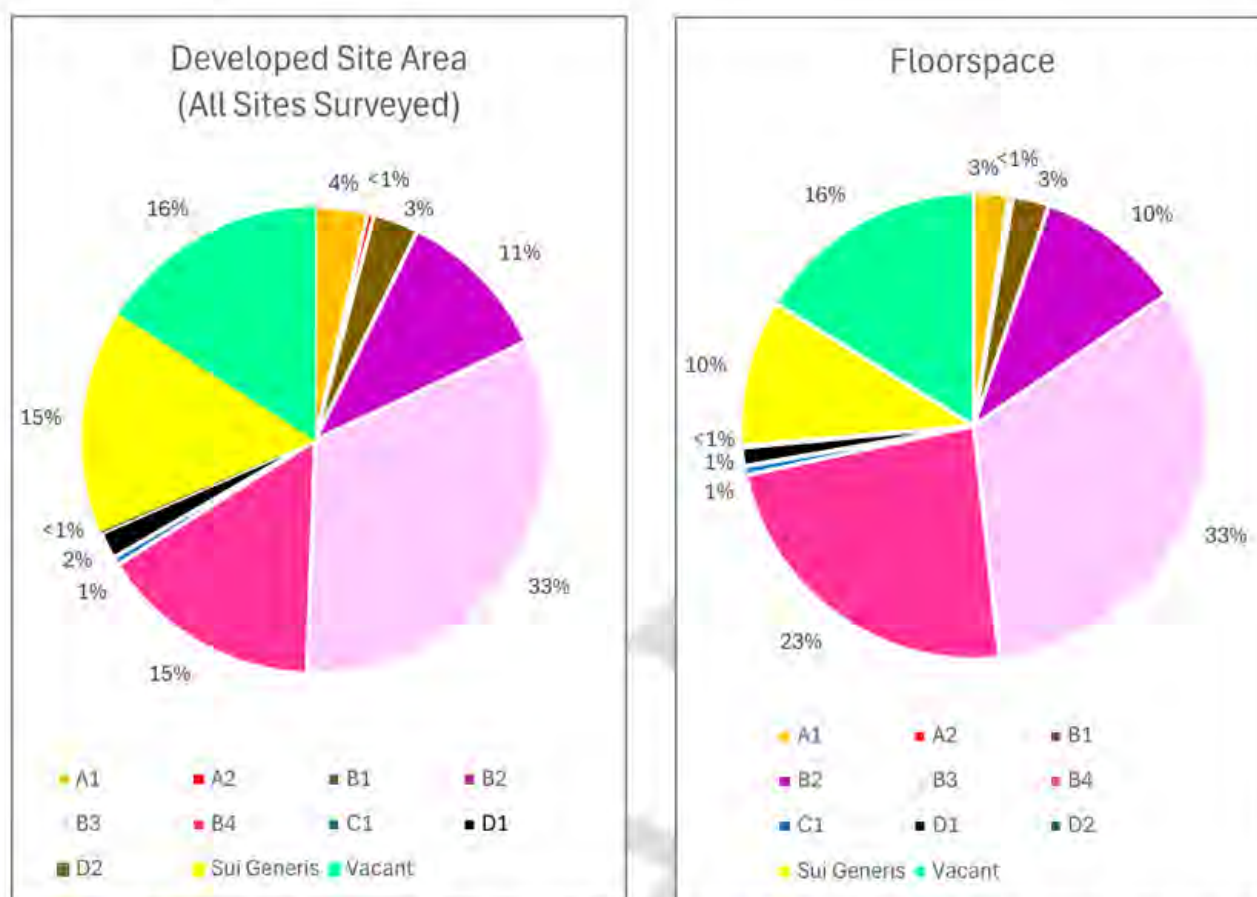
Ballymena (All Land Surveyed)	Gross Area (hectares)
Total Area Identified	199.26
Developed land within identified areas	153.76
Undeveloped land within identified areas	31.05
Other land within identified areas	14.45

⁽¹⁾Includes access roads, communal landscaping and areas of constraint (rivers etc.)

Use Classes (All Sites Surveyed)

The table below shows a breakdown of the 153.76ha of land that has been developed for a specific land use.

Use Class Ballymena (All Sites)	Gross Site Area (hectares)
A1	5.59
A2	0.69
B1	4.87
B2	16.58
B3	50.02
B4	23.82
C1	0.87
D1	2.86
D2	0.23
Sui Generis	23.78
Vacant	24.46
TOTAL	153.76



Use Classes: A1 – Shops. A2 – Financial, professional and other services. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. D1 – Community and Cultural. D2 – Assembly and Leisure. Sui Generis – No specified class.

From the tables and pie charts, it can be seen that the predominant land use on all Industrial Land surveyed for this monitor remains General Industry (B3). This now accounts for 50ha, slightly up from 49.5ha in 2023, the same as in 2021, up from 48ha in 2019 and down from the 78ha in 2017. This now equates to 33% of both site area and floorspace. This compares to 27% of total site area and 30% of total floorspace in 2023, and 33% and 36% respectively in 2021. Whilst these figures are similar to 2019 figures, they are still a significant decrease from the 53% of total site area and 56% of floorspace in Ballymena used for General Industrial use back in 2017. The traditional 'Part B – Industrial and Business Uses' now make up a total of 62% of site area developed. This is an increase from the 54% in 2023 and 2021, and from the 51% in 2019. It is the highest percentage since the 2017 survey when these industrial and business uses accounted for 71% of developed site area. Part B uses also now account for 69% of total floorspace surveyed, up from 63% in 2023, 58% in 2021 and 53% in 2019, but still down from the 75% of floorspace used for such uses in 2017. Sui Generis uses now account for almost 24ha – which equates to 15% of site area, and 10% of floorspace surveyed, down from the 28ha in 2023 (26% of site area and 18% of floorspace), but an increase from the 21ha in 2021, 18.5ha in 2019 and 17.7ha in 2017. Also, 3% of floorspace in Industrial areas continues to be used for Retailing (use class A1). This is down from 4% in 2023, and the 9% in the 2021, 2019 and 2017 surveys⁶.

From these pie charts, it is demonstrated that 16% of both site area and floorspace surveyed within

⁶ In 2023 some of the trade counters were reclassified from 'A1 retail use class' to 'B4 storage or distribution use class with ancillary retail trade counters'.

industrial areas are currently vacant. This is very similar to the 2023 and 2021 surveys and compares favourably against the highest recorded vacancy rates back in 2019 (25% of site area and 27% of floorspace vacant). However, in 2017 there was only 6% of site area and 5% of total floorspace vacant in that survey. This now equates to 24.5ha of land vacant, a small decrease from the 25ha in 2023, the 29.5ha vacant in 2021 and the 37.65ha vacant in 2019. For comparison, this remains significantly higher than the 8.16ha of vacant land in Ballymena back in the 2017 survey.

With the addition of approx. 31.05ha of zoned Industrial land not yet developed, there remains a total of approximately 55.5ha of economic development land either undeveloped or vacant within Ballymena – down from the 56.4ha available in 2023, the 62.2ha available in 2021 and the 71ha available in 2019, but still up from the 43ha in the original 2017 survey. This most recent figure equates to just 1ha less economic development land available in Ballymena than 2 years ago, and 15.5ha less than back in 2019. From this recent trend, we can estimate that the uptake rate of economic development land in Ballymena for development/re-development is now averaging approximately 2.5 - 3ha per year.

Larne

Introduction

The Larne Area Plan 2010 zoned 71.15 hectares (ha) of land for industrial use – 4.2ha at Ballyloran, 31.7ha at Drumahoe, and 35.25ha at Larne Port. (*these zonings were later re-calculated to be 2.3ha at Ballyloran, 32.2ha at Drumahoe, 10.7ha at Willowbank/Milbrook, and 39.25ha at Larne Port including Curran Point)

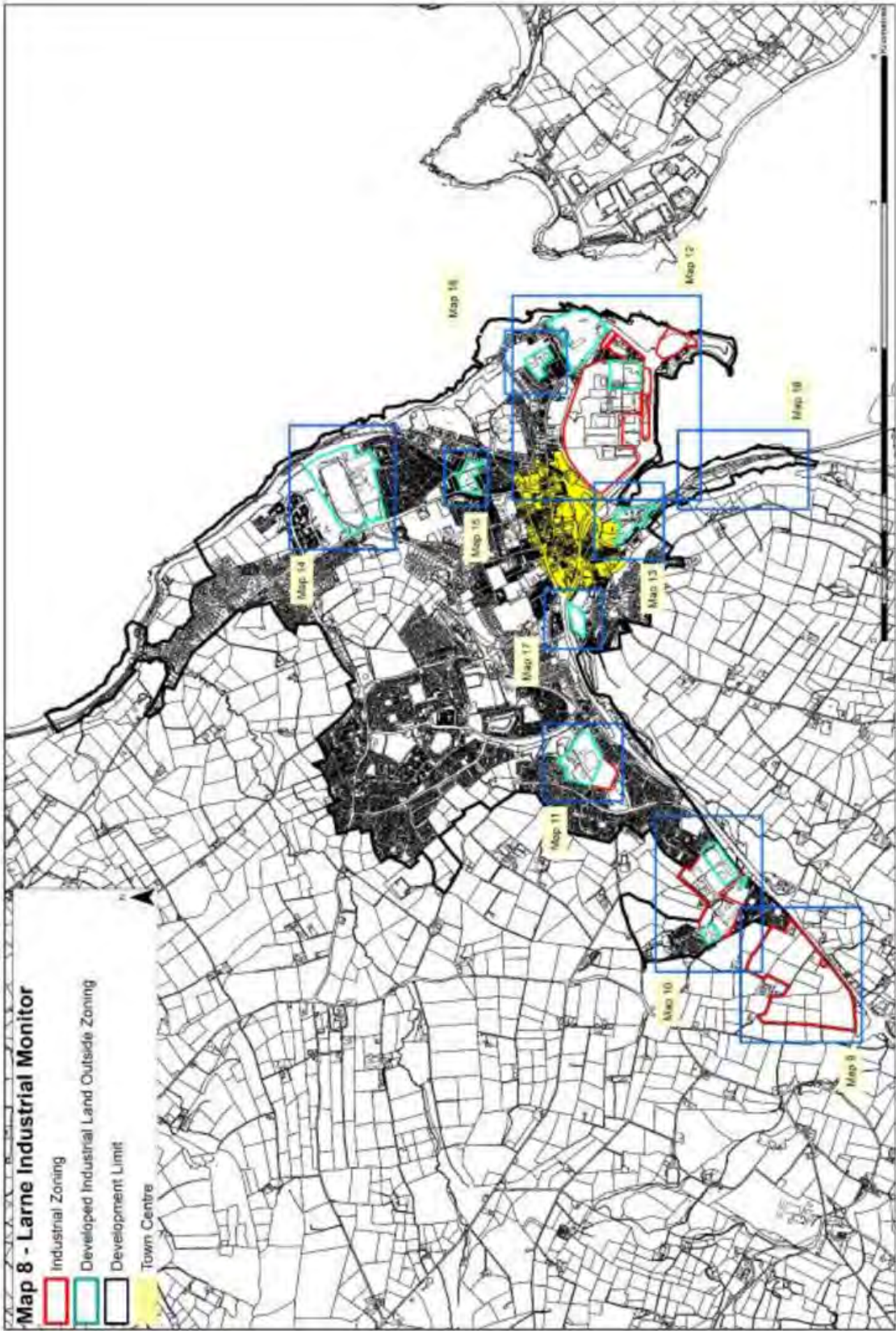
In addition, a further 11.42ha was zoned at Bank Road as a mixed use development site to accommodate industrial, housing and leisure uses. This Area Plan also required that all industrial development was designed to a high standard and properly landscaped.

Some of the Industrial zonings in the Larne Area Plan 2010 were carried through from the East Antrim Area Plan (1977). The East Antrim Plan zoning covered two main areas – Drumahoe/Millbrook and Curran Port - with a small amount at Ballyloran.

The 2010 Larne Area Plan retained reduced amounts of these 3 zonings. Whilst some land was removed from the Millbrook and Ballyloran zonings, a new greenfield zoning further out at Drumahoe, adjacent to the Belfast Road dual carriageway, was added. The Plan had estimated that only 8.6ha of land had been developed in the preceding 10 years. It is however acknowledged in the Plan that a lot of the industrial floorspace created during this period related to extension or refurbishment of existing sites. The importance of zoning both a sufficient quality and quantity of industrial land is also acknowledged in the Plan.

In relation to Larne, this monitor has not only focussed on surveying these zonings, but also takes in other areas outside these zonings which have an industrial character. These include other areas at Willowbank and Millbrook, Ballyloran, Redlands and Larne Port, Inver Road, Bank Road, Curran Road and Old Glenarm Road.

Map 8 overleaf, provides an overview of the areas within Larne surveyed for this monitor.



Drumahoe

Map 9A – Developed and Undeveloped Land within Drumahoe Industrial Zoning

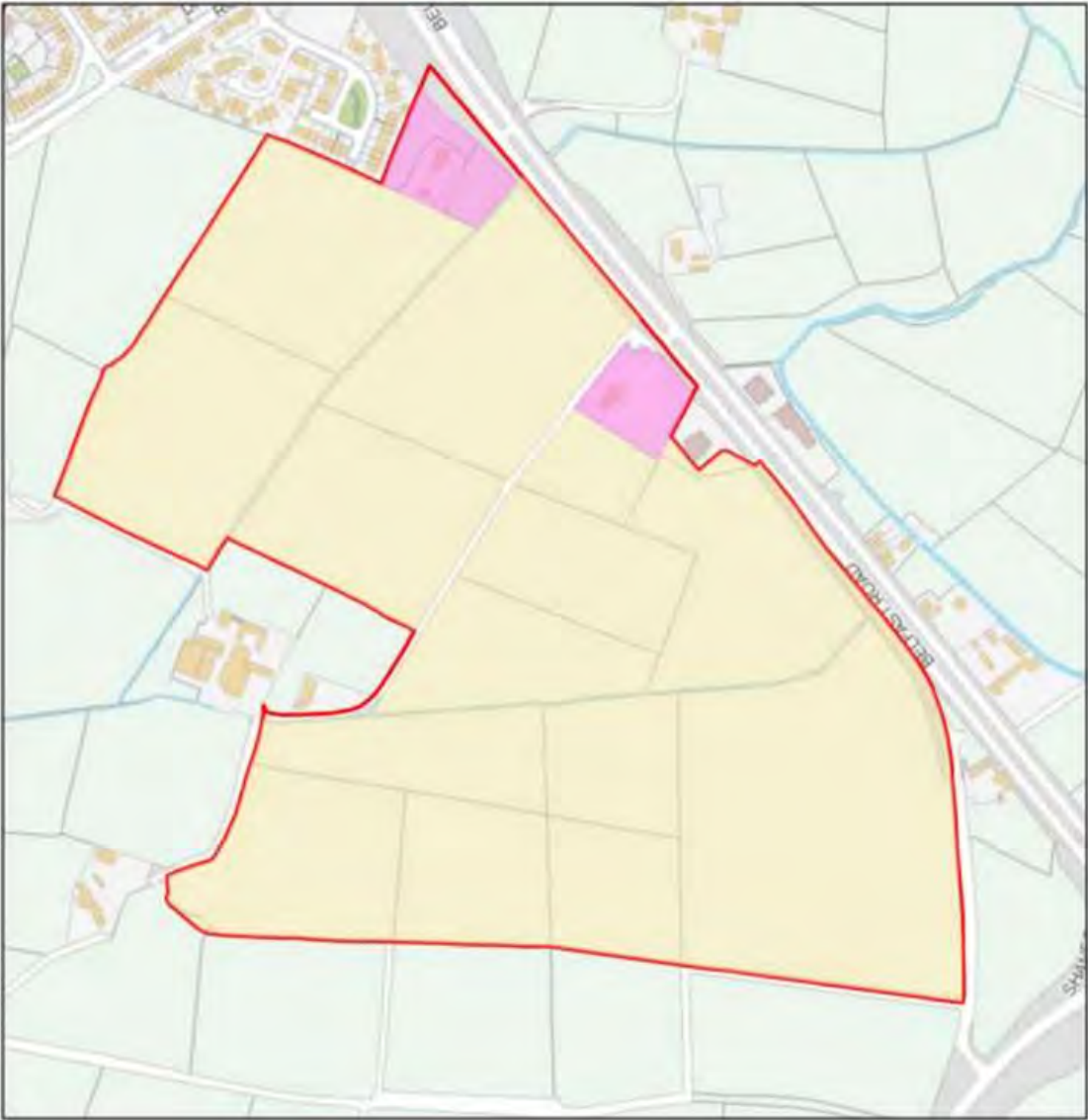
Map 9B – Use classes within Industrial Land at Drumahoe

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Map 9A - Drumnahoe



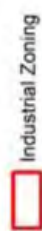
- Industrial Zoning
- Land Developed Within Zoning
- Undeveloped Land Within Zoning

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Map 9B - Drumnahoe



Industrial Zoning

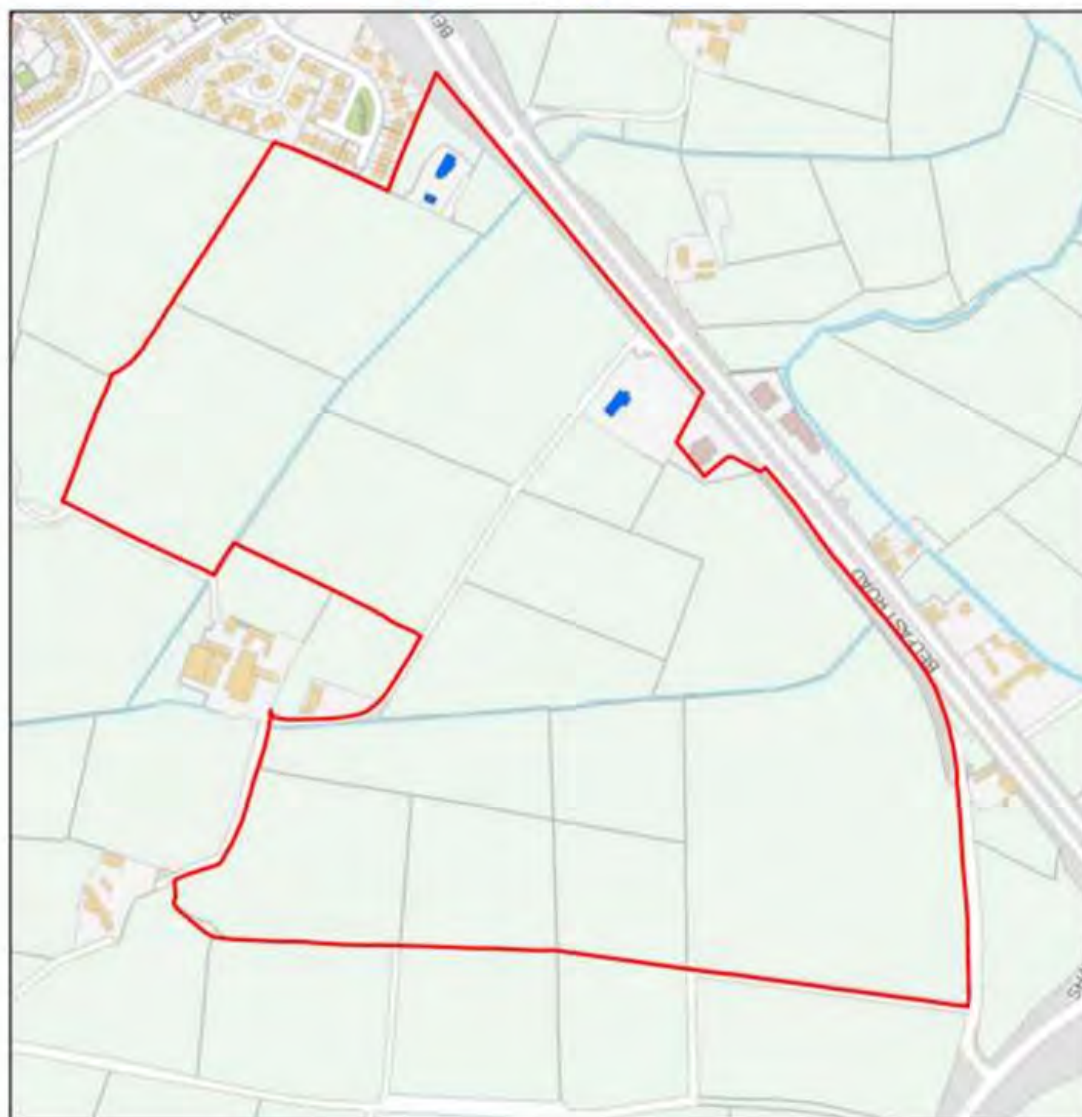
Building Use Class



Class C1: Dwellinghouses



0 25 50 100 150 200 250 Metres



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Drumnahoe

Introduction

The existing Industrial zoning at Drumnahoe, as defined by the Larne Area Plan 2010, is located on the A8 Belfast Road, near to Shanes Hill Road, on the south-western fringes of Larne. The 32.2ha zoning (stated as 31.7ha in the Larne Plan) remains undeveloped apart from 2 dwellings.

The table below provides detail on the amount of land developed and undeveloped within the zoned Industrial land.

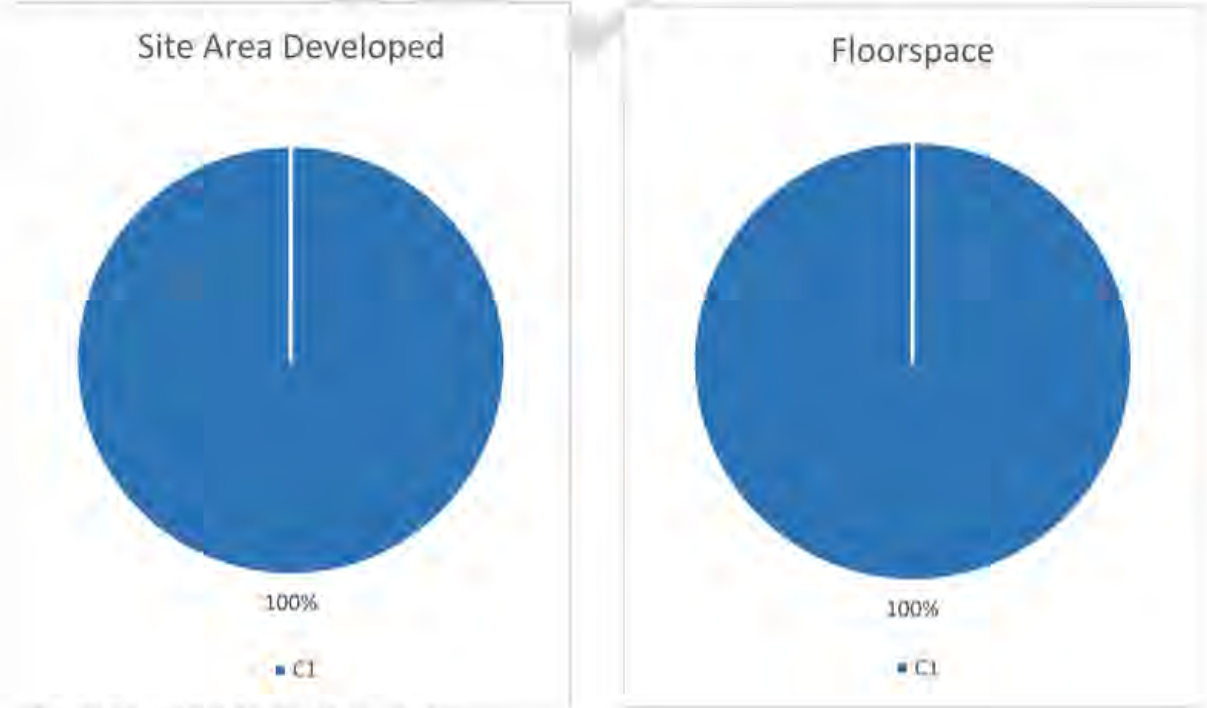
Drumnahoe (zoned)	Gross Area (hectares)
Industrial Area zoned	32.2
Developed land within zoning	1.19
Undeveloped land within zoning	30.57
Other land within zoning	0.44 ^[1]

^[1]Includes access roads, communal landscaping and areas of constraint (rivers etc.)

There are several areas within the zoning susceptible to historical fluvial flooding as well as surface water flooding. There is a public right of way across the middle of the site as well as several archaeological monuments in close proximity to the site.

Use Classes

The pie charts below confirm the only land developed within the Drumnahoe zoning has been for the 2 dwellings mentioned above – so 100% of the developed site area and floorspace within the zoning is residential (use class C1).



* % of site area (ha) developed per use class

Willowbank / Millbrook

Map 10A – Developed and Undeveloped Land within Willowbank / Millbrook Industrial Zoning

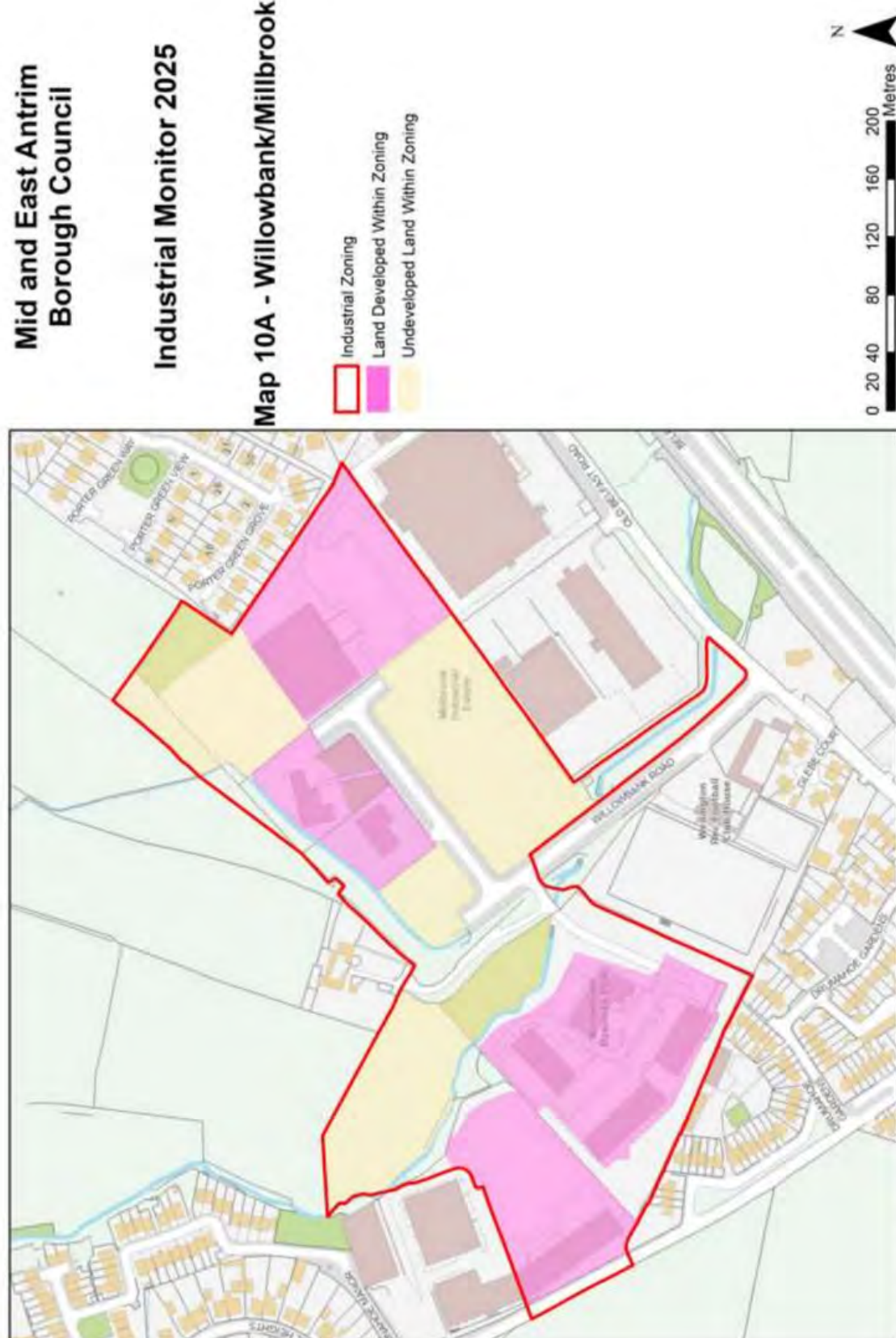
Map 10B – Use classes within Industrial Land at Willowbank / Millbrook

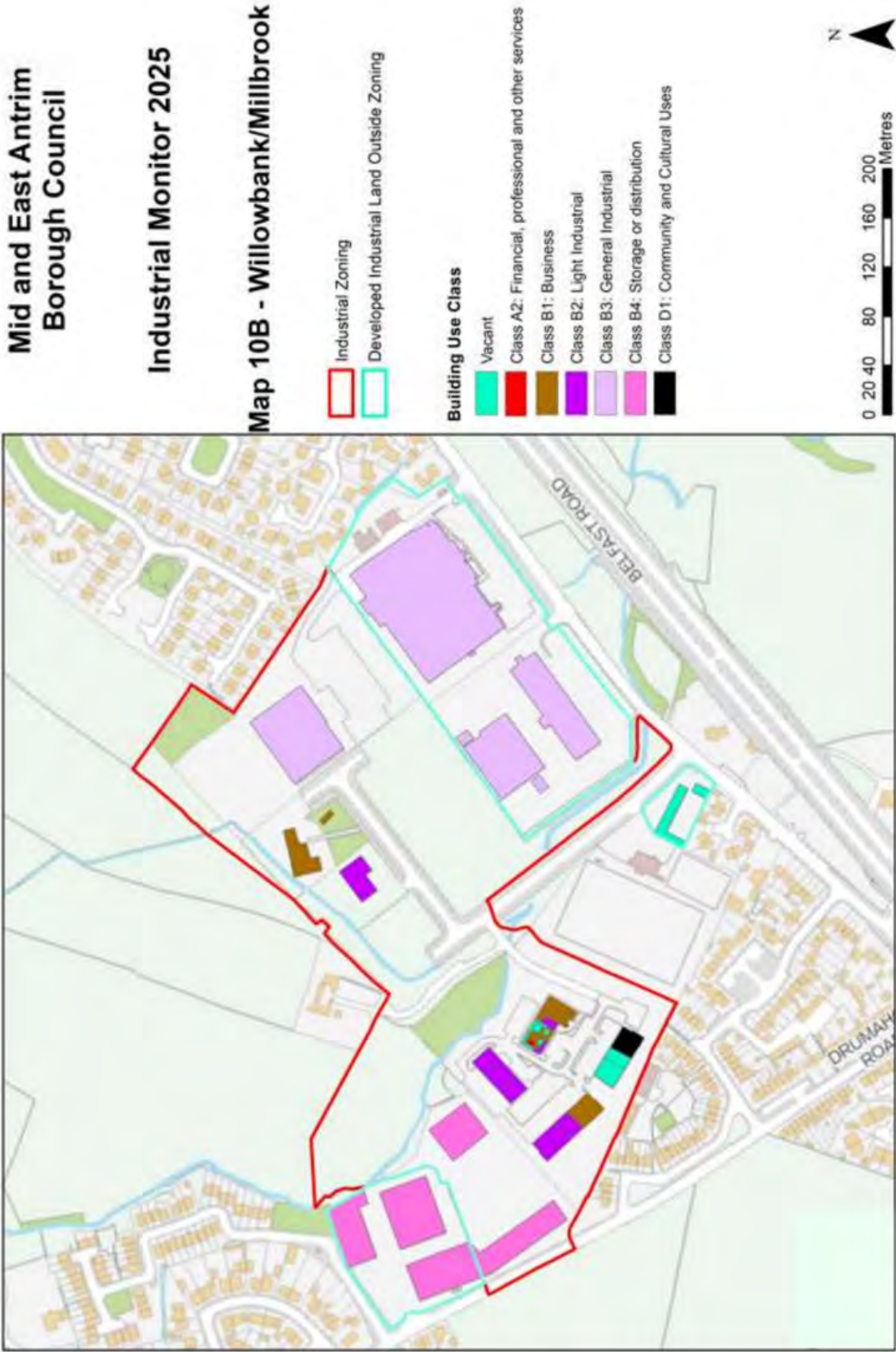
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Map 10A - Willowbank/Millbrook





Willowbank/Millbrook

Introduction

The existing Industrial zoning at Willowbank and Millbrook, as identified in the Larne Area Plan 2010 map, is located on the Old Belfast Road, just off the A8 Belfast Road, on the western fringes of the development limit of Larne. The Plan text relating to industry did not specifically refer to this site or provide a site area. This survey has measured the area of this zoning as 10.7ha. Approx. 4.5ha of this has now been developed, with approx. 3.7ha remaining undeveloped (same as last survey) to the eastern side of Willowbank Road, known as Millbrook Industrial Estate and owned by InvestNI.

The south-western portion of the zoning is Willowbank Business Park, a 2ha site developed by LEDCOM (Local Economic Development Company Ltd). Portions to the north and east of the zoning remain undeveloped.

Parts of the zoning are susceptible to surface water flooding, with small parts of the site also susceptible to fluvial flooding, including the northern boundary just south of the farmhouse at no.15, along the eastern boundary of the access road to Willowbank.

The tables below provide more detail on the amount of land developed (and undeveloped) within the zoned Industrial land, as well as land developed for Industrial Use outside the zoning.

Willowbank / Millbrook (zoned)	Gross Area (hectares)
Industrial Area zoned	10.71
Developed land within zoning	4.47
Undeveloped land within zoning	3.7
Other land within zoning	2.54 ⁽¹⁾

⁽¹⁾Includes access roads, communal landscaping and areas of constraint (rivers etc.)

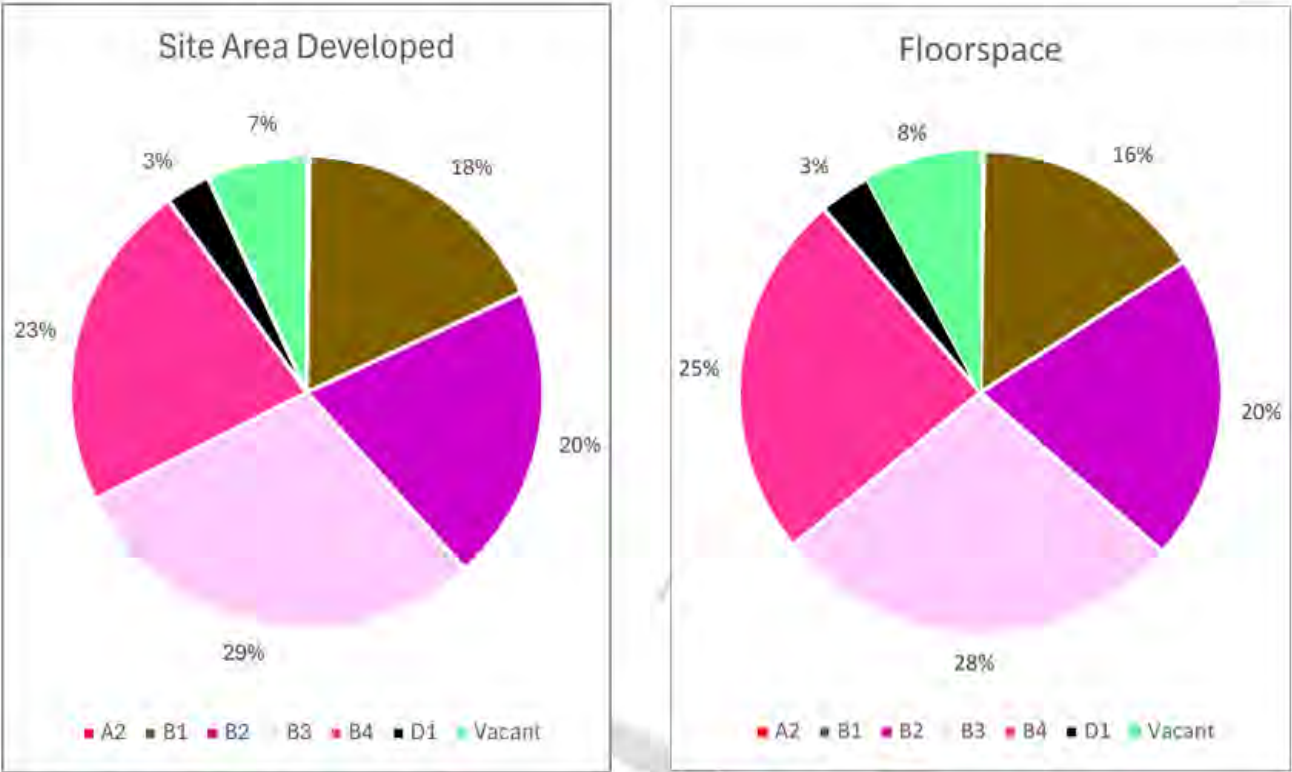
There are also a number of sites outside this zoned Industrial land historically in Industrial Use, including Topping Meats and Teva Terumo on the Old Belfast Road, and the warehouses on the Drumnahoe Road continue to be occupied by ASAP Cargo.

Willowbank / Millbrook (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	4.78

Use Classes

The pie charts below show the current mix of Use Classes both within and outside the industrial zoning at Willowbank/Millbrook. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area.

Zoned

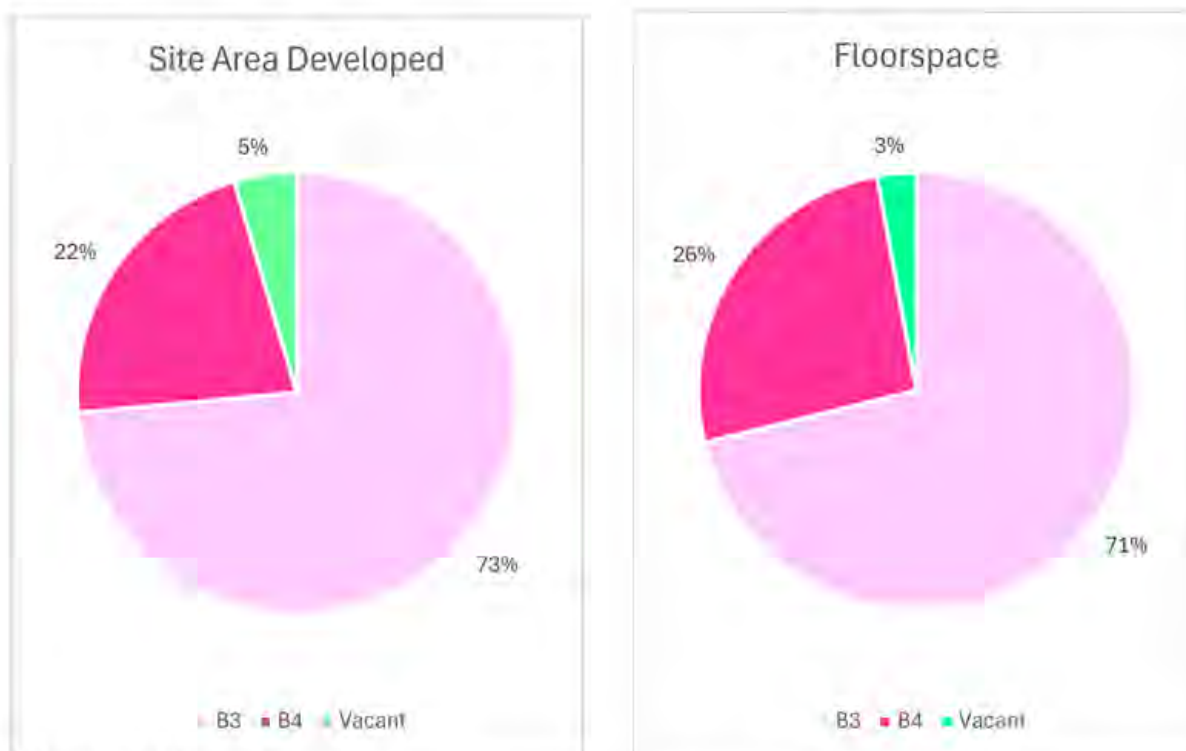


* % of site area (ha) developed per use class.⁷

Within the zoning there remains a mix of use classes, with B3 General Industrial uses still the majority, accounting for 29% of site area development and 28% of floorspace, similar to previous surveys. Use Class B1 Business use now accounts for 18% of site area and 16% of floorspace, down from 22% in 2023, 33% in 2021, and 27% in 2019. This B1 business use is a mix of offices and research & development uses. This is understandable given that Willowbank Business Park occupies a large percentage of the zoning as well as other companies like B9 Energy. B4 storage or distribution uses within the zoning now account for 23% of site area and 25% of floorspace – a slight increase from previous surveys.

⁷ Use Classes: B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. D1 – Community and Cultural Uses.

Unzoned



* % of site area (ha) developed per use class.

In relation to the areas developed as industrial land outside the zoning, it is again clear from the survey information that B3 and B4 Industrial Use Classes are the predominant land uses, both in terms of site area developed and floorspace used. This is again understandable given that Topping Meats and Tevo Terumo occupy the majority of the industrial area outside the zoning. The distribution warehouses on the Drumahoe Road remain occupied by Asap Cargo Ltd.

Planning and Development Activity

There has been little planning or development activity at Willowbank and Millbrook since the last industrial survey. An extension to the meat factory on the Old Belfast Road has been approved under LA02/2024/0677/F but at the time of the survey no development had commenced.

Vacancies & New Occupiers

There remains few vacant units within the survey area, with some tenants expanding within LEDCOM and some new tenants. The overall vacancy rate remains low at just 3% of floorspace.

Ballyloran

Map 11A – Developed and Undeveloped Land within the Ballyloran Industrial Zoning

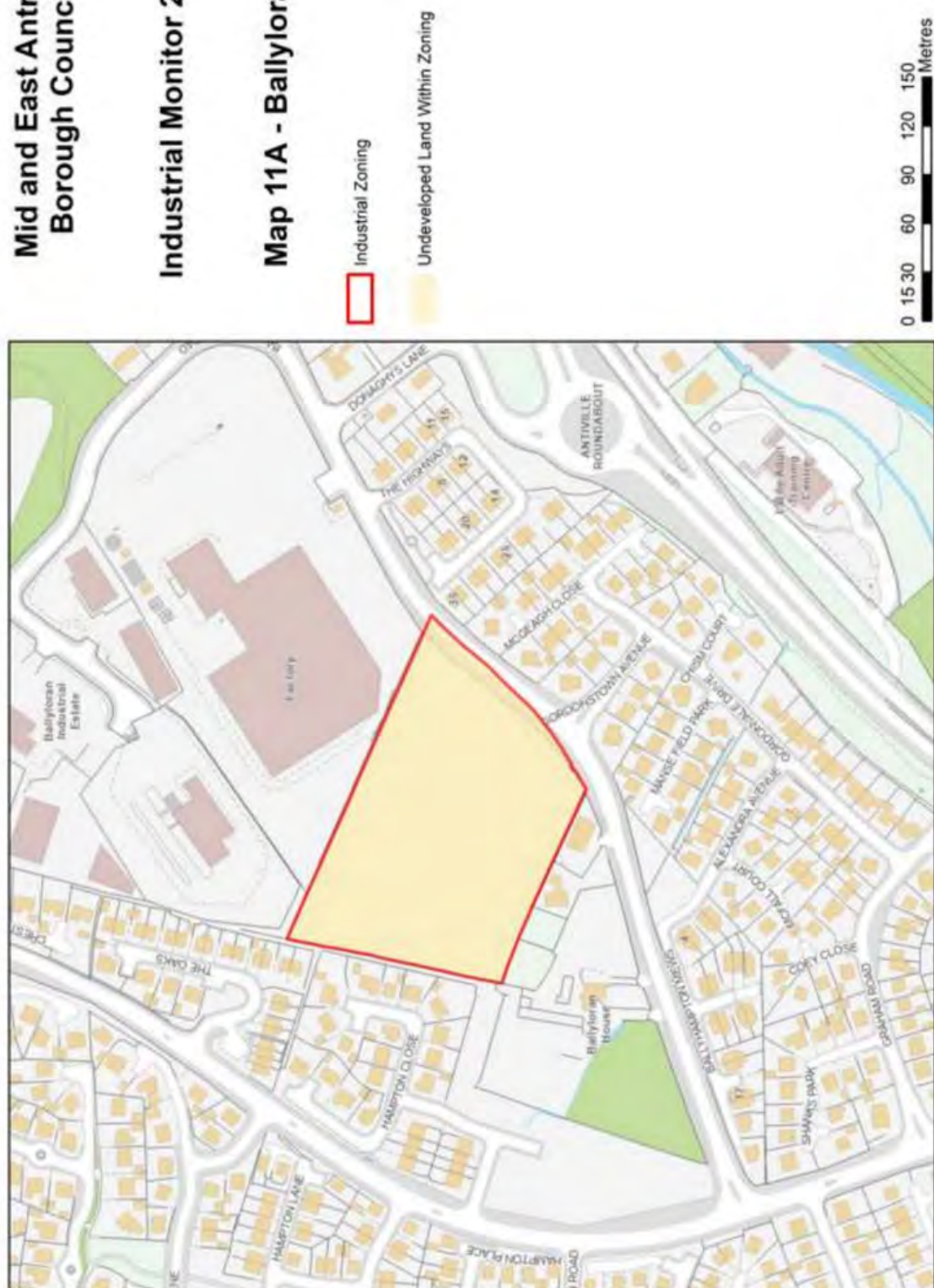
Map 11B – Use classes within Industrial Land at Ballyloran

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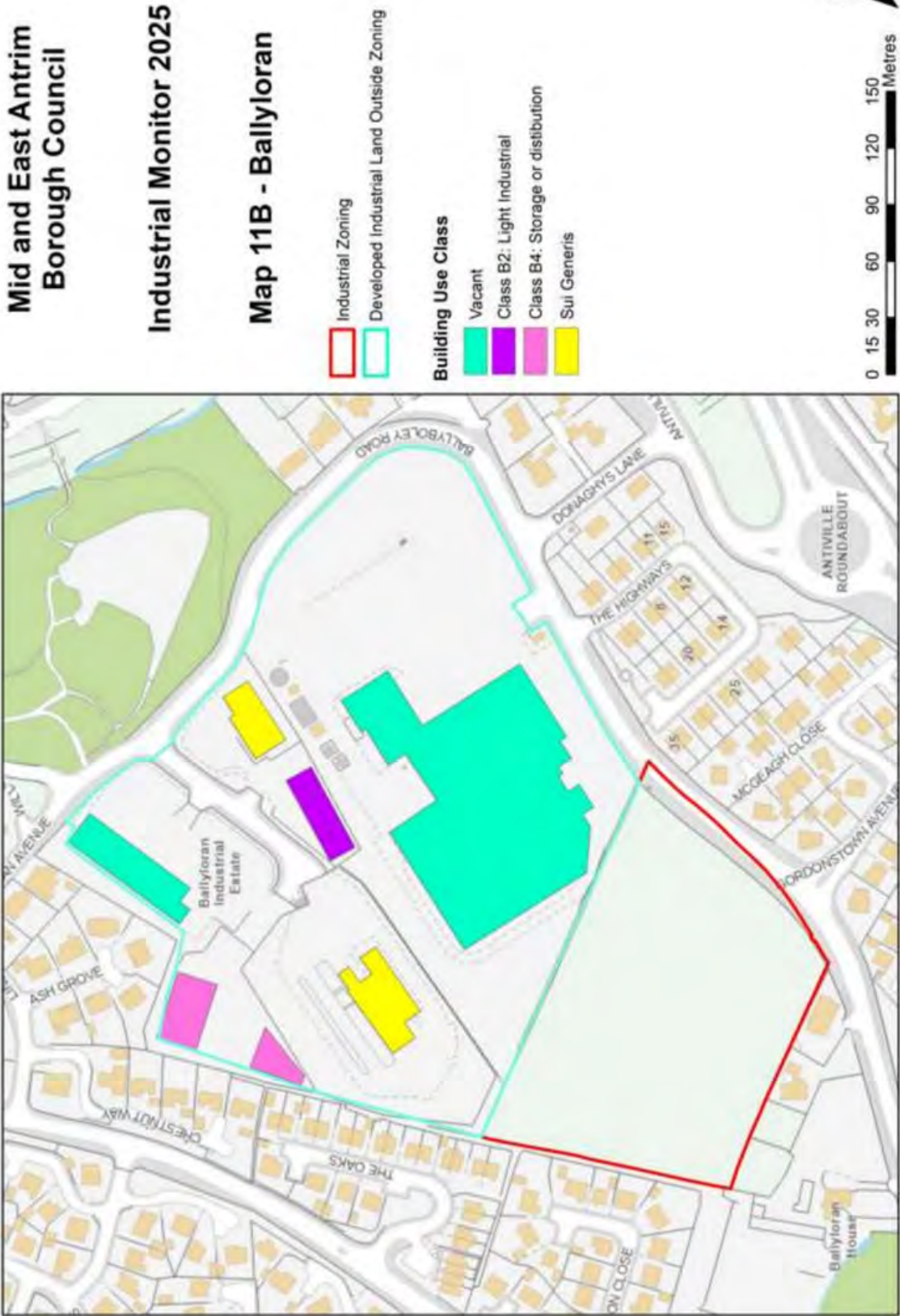
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Map 11A - Ballyloran



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Ballyloran

Introduction

The existing Industrial zoning at Ballyloran, as defined by the Larne Area Plan 2010, is located on Ballyhampton Road. This site, approx. 2.3ha in size (rather than the 4.2ha stated in the Larne Plan), is adjacent to an existing Industrial site on the eastern boundary. Residential developments and zonings surround this site on all other sides.

The tables below provide detail on the amount of land undeveloped within the zoned Industrial land, as well as land developed for Industrial Use outside the zoning.

Ballyloran (zoned)	Gross Area (hectares)
Industrial Area zoned	2.3
Developed land within zoning	0
Undeveloped land within zoning	2.3

There are also a number of sites outside this zoned Industrial land, including the adjacent former factory, now vacant. Further north, within the area surveyed is Ballyloran Industrial Estate, which includes a car showroom, DVLA test centre, and several large warehouse, one of which remains vacant.

Ballyloran (unzoned)	Gross Area (hectares)
Total Area Identified	6.5
Developed Industrial land outside zoning	5.93
Other land within identified area	0.57 ⁽¹⁾

⁽¹⁾Includes access roads, communal landscaping etc

This additional 6.5ha of unzoned land currently in Industrial use means there is a total of approx. 9ha of potential Industrial Land at Ballyloran.

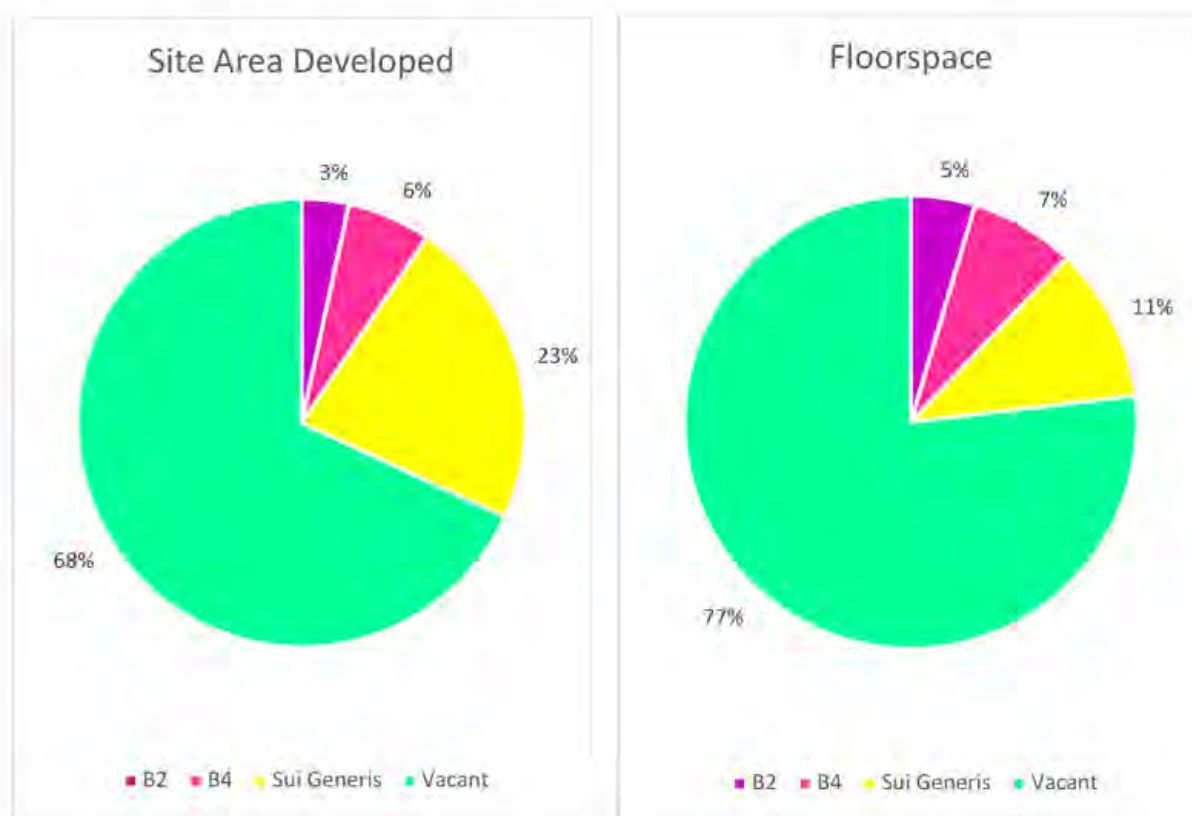
Use Classes

The pie chart below shows the current mix of Use Classes at Ballyloran. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area.

Zoned

Not applicable as zoning totally undeveloped.

Unzoned



* % of site area (ha) developed per use class.

There have been no changes in the land uses on this unzoned land due since the last survey. There remains 77% floorspace vacancy within the survey area, the same as in 2023, but up from 8% in 2021 and the 0% vacancy in the surveys previous to that. The remaining uses on site are a mixture of light Industrial uses, storage & distribution uses, as well as Sui Generis uses including the MOT Centre and a car sales business. Sui Generis uses account for 23% of site area and 11% of floorspace, both very similar figures to previous surveys.

Planning and Development Activity

There have been no recent planning applications or development activity on either the undeveloped zoned Industrial land or unzoned land at Ballyloran Industrial estate.

Vacancies & New Occupiers

A large storage and distribution warehouse within Ballyloran Industrial Estate remains vacant, as does the former AVX factory site on the Ballyhampton Road.

Larne Port / Redlands

Map 12A – Developed and Undeveloped Land within Larne Port / Redlands Zoning

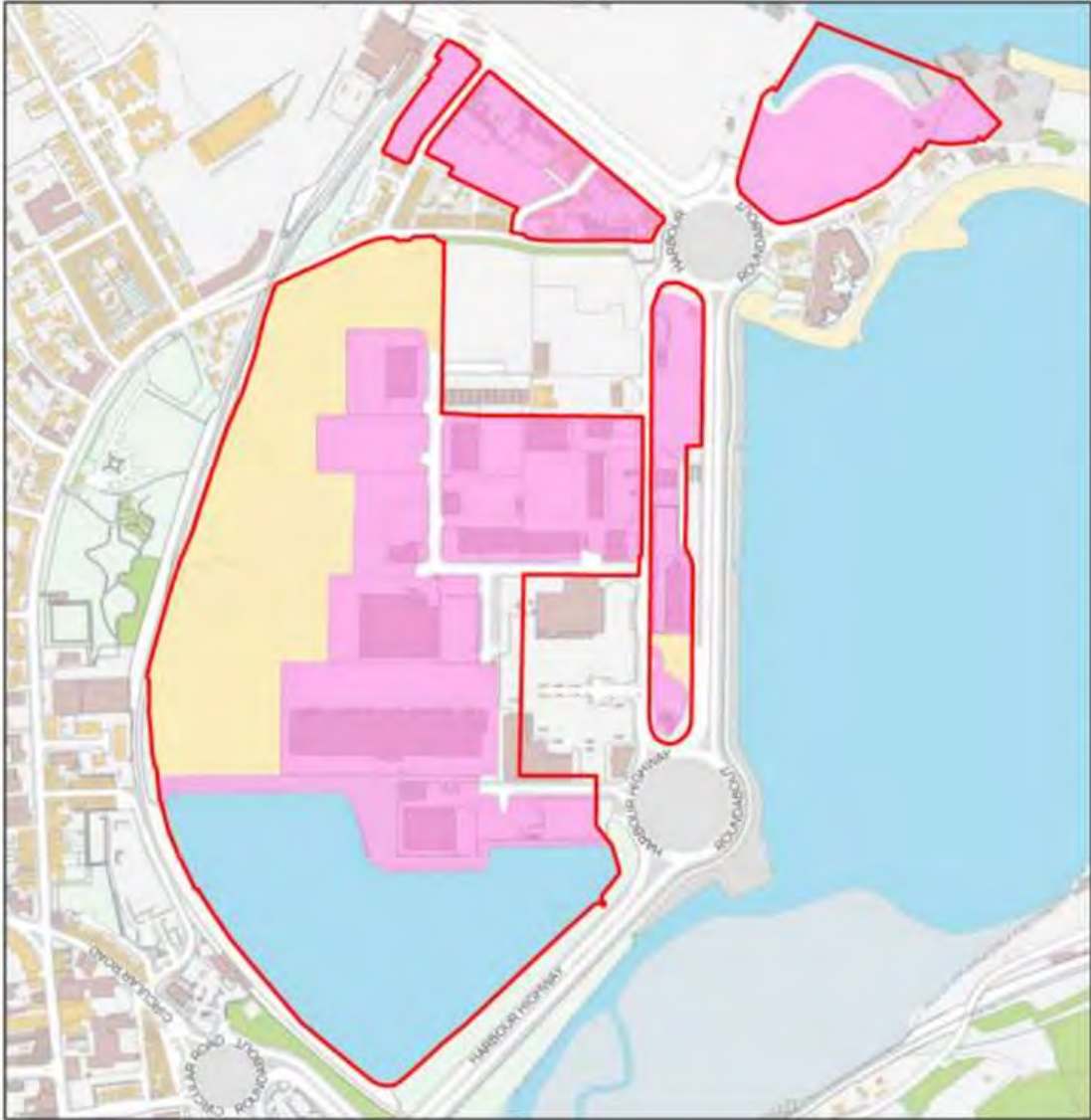
Map 12B – Use classes within Industrial Land at Larne Port / Redlands

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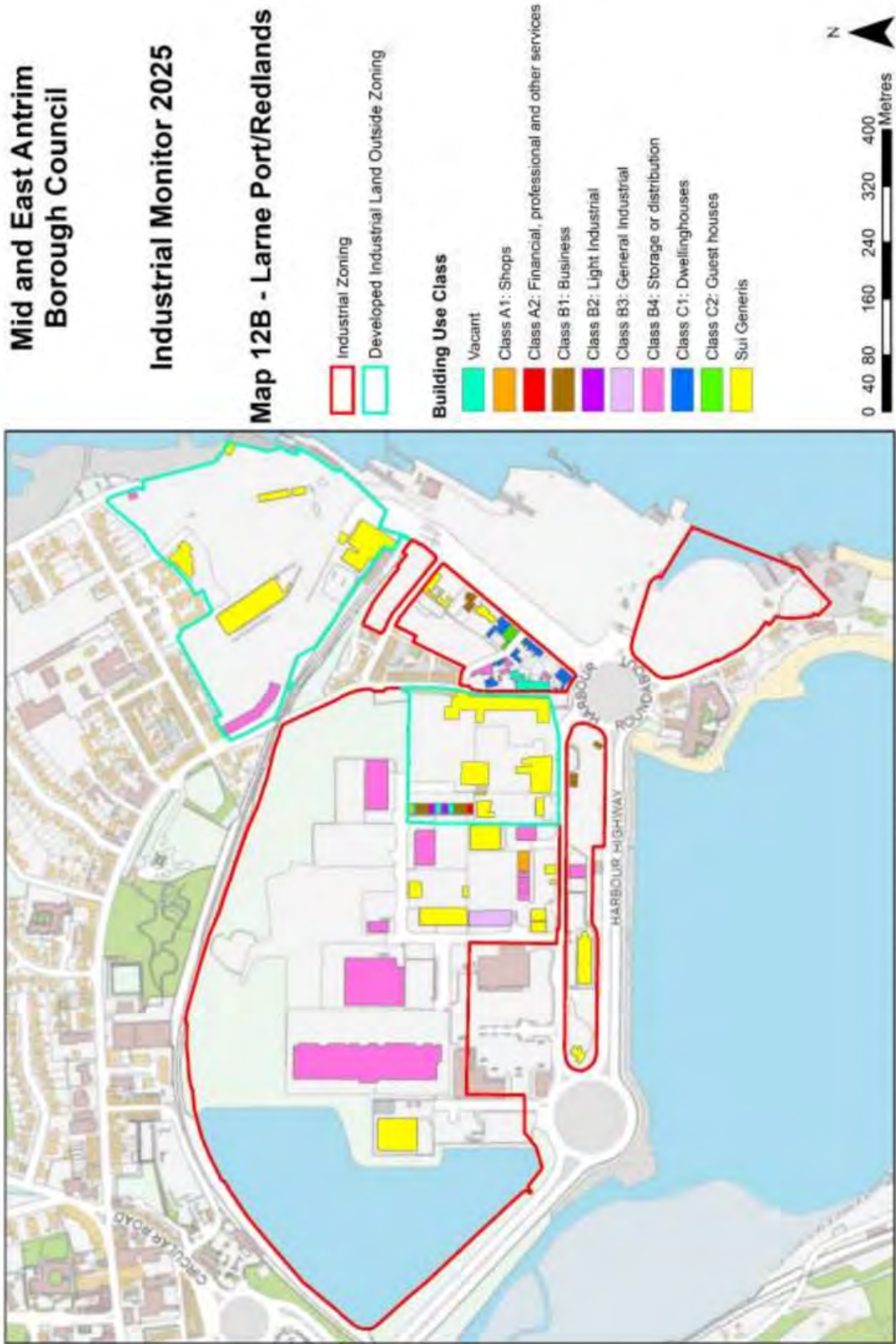
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Map 12A - Larne Port/Redlands



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Larne Port / Redlands

Introduction

The existing Industrial zoning at Larne Port and Redlands, as defined by the Larne Area Plan 2010, is located at between the Harbour Highway and Olderfleet Road. The Plan stated this area was approx. 35.5ha including the area for Harbour related Industry at Curran Point. However, more accurate measuring as part of this survey work has measured the site area of this zoning as 39.25ha (includes approx. 3.5ha for Harbour related Industry at Curran Point).

The zoning comprises of several parcels of land - the 'Redlands' site (and the adjacent lagoon), the site east of Coastguard Road, and the site on Curran Point north of East Antrim Boat Club. The Redlands site is the main part of the zoning and comprises of approx. 33ha, developed for a mix of uses including storage or distribution (B4), general industry (B3); sui generis uses such as Council recycling depot, NI Water Wastewater Treatment Works, a filling station, trade counters and builders' merchants. The area of zoning (approx. 3ha) to the east, closer to Larne Port has a range of uses including Residential, Guest Houses, Larne Port Offices, and Sui Generis Uses including the Coastguard building. The area at Curran Point (approx. 3.5ha) has been developed for harbour related industry – predominantly lorry trailer parking and customs related infrastructure. There remains approximately 8.5ha of land undeveloped within the zoning. Much of the zoning is subject to coastal flooding and minor parts are also subject to surface water flooding.

The tables below provide more detail on the amount of land developed (and undeveloped) within the zoned Industrial land, as well as land developed for Industrial Use outside the zoning.

Larne Port / Redlands (zoned)	Gross Area (hectares)
Industrial Area zoned	39.25
Developed land within zoning	19.56
Undeveloped land within zoning	8.55
Other land within zoning	11.14 ^[1]

^[1]Includes access roads, communal landscaping and areas of constraint (sea etc.)

There are also a number of sites outside this zoned Industrial land, most notably Larne Port itself, and also Bay Road Industrial Estate and area south of Curran Road.

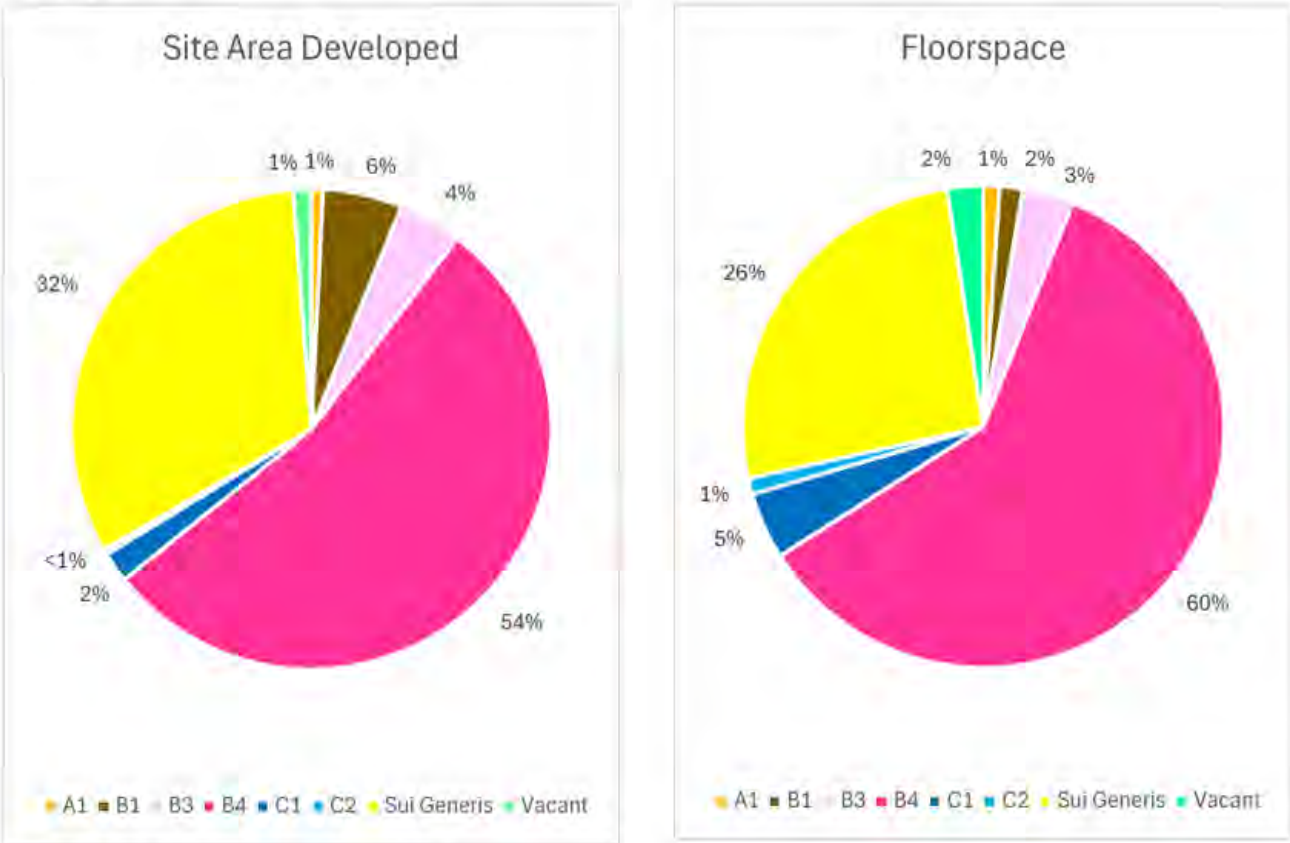
Larne Port / Redlands (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	12.86

This additional 12.86ha of unzoned land currently in Industrial use means there is a total of approx. 52ha of potential Industrial Land at Redlands / Larne Port and Curran Point, 8.55ha of which remains undeveloped at the time of this latest survey.

Use Classes

The pie charts below show the current mix of Use Classes at Redlands/Larne Port. The information is captured in terms of the site area developed for a particular use class against the overall site area developed, or the floorspace used for a particular use class against the overall floorspace developed.

Zoned

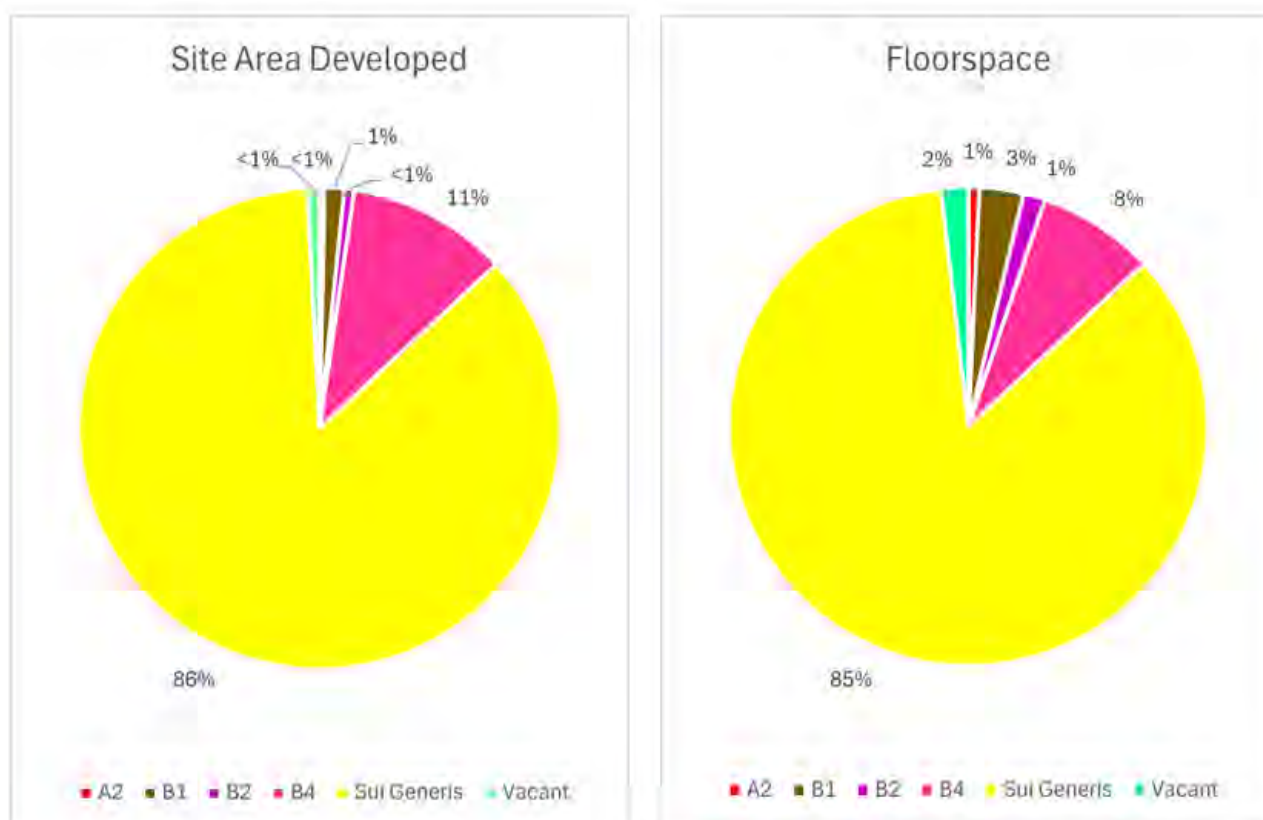


* % of site area (ha) developed per use class.

The current predominant land use on this zoned land remains Storage or Distribution uses, accounting for 54% of site area developed and 60% of floorspace – the same as in 2023 and up from 51% and 55% respectively in 2021, and 46% and 51% respectively in 2019. Sui Generis uses on this zoning have increased from previous surveys, now accounting for 32% of site area and 26% of floorspace, which is up from 28% of site area and 20% of total floorspace in previous surveys. These uses include the NI Water WwTW, the Council household recycling centre and a filling station. The vacancy level remains at just 1% of site area developed and 2% of floorspace, the same as the last survey in 2023 and half the vacancy rates of the 2021 survey.

Unzoned

There are also a number of sites outside this zoned Industrial land, most notably Larne Port itself, and also Bay Road Industrial Estate and area south of Curran Road. These areas again have a mix of uses, with Sui Generis Uses being the dominant use at Larne Port, with Storage and Distribution there and south of Curran Road.



In relation to the areas developed as industrial land outside the zoning, Sui Generis uses continue to be the main use class – now representing approx. 86% of site area developed and 85% of floorspace, up from 67% and 71% respectively in 2023, 66% in 2021 and 58% in 2019. This is largely due to the new Port Inspection Facility which has been constructed since the last survey. Storage and Distribution uses have reduced from previous surveys to now account for only 11% of site area and 8% of floorspace. Vacancy levels within the site remain similar over the past 2 years at 2% of floorspace, down from 6% in 2021 and 16% in 2019.

Planning and Development Activity

There has been some development activity since the last survey, most notably the completion of the DAERA Port Inspection Facility, approved under CLUD application LA02/2020/0658/LDP.

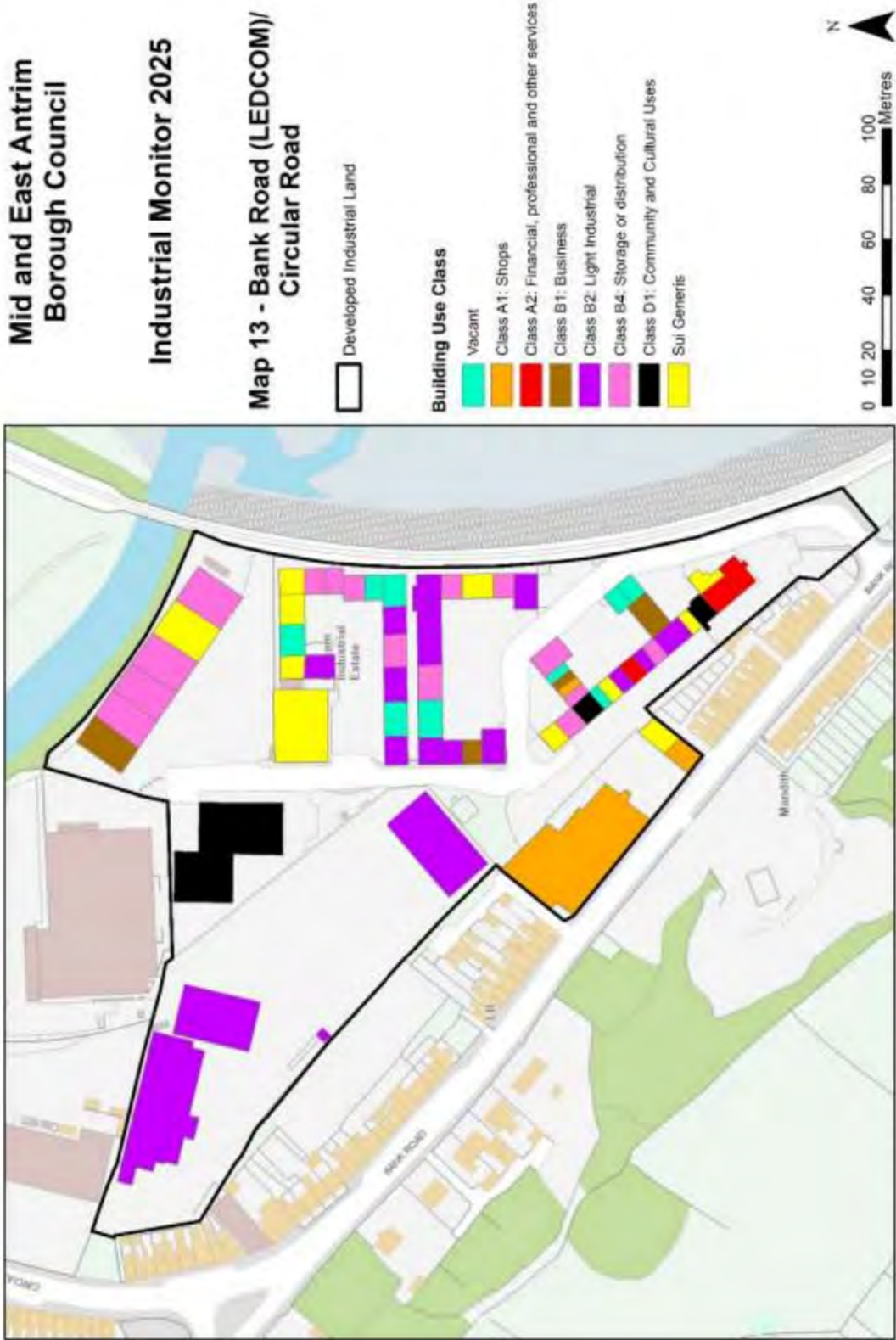
Vacancies & New Occupiers

At the time of the survey, there were a few new tenants within the survey area, most notably the Port Inspection Facility. There remains a number of vacant properties within the survey area, however, the vacant floorspace rate remains at just 2%.

Bank Road (LED COM)

Map 13 – Use classes within Industrial Land at Bank Road (LED COM)

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Bank Road (around LEDCOM)

Introduction

The land surveyed around LEDCOM (Local Economic Development Company Ltd) at Bank Road included several businesses along Bank Road which were outside the town centre boundary, as defined by the Larne Area Plan 2010. The area surveyed was approx. 3.3ha in size.

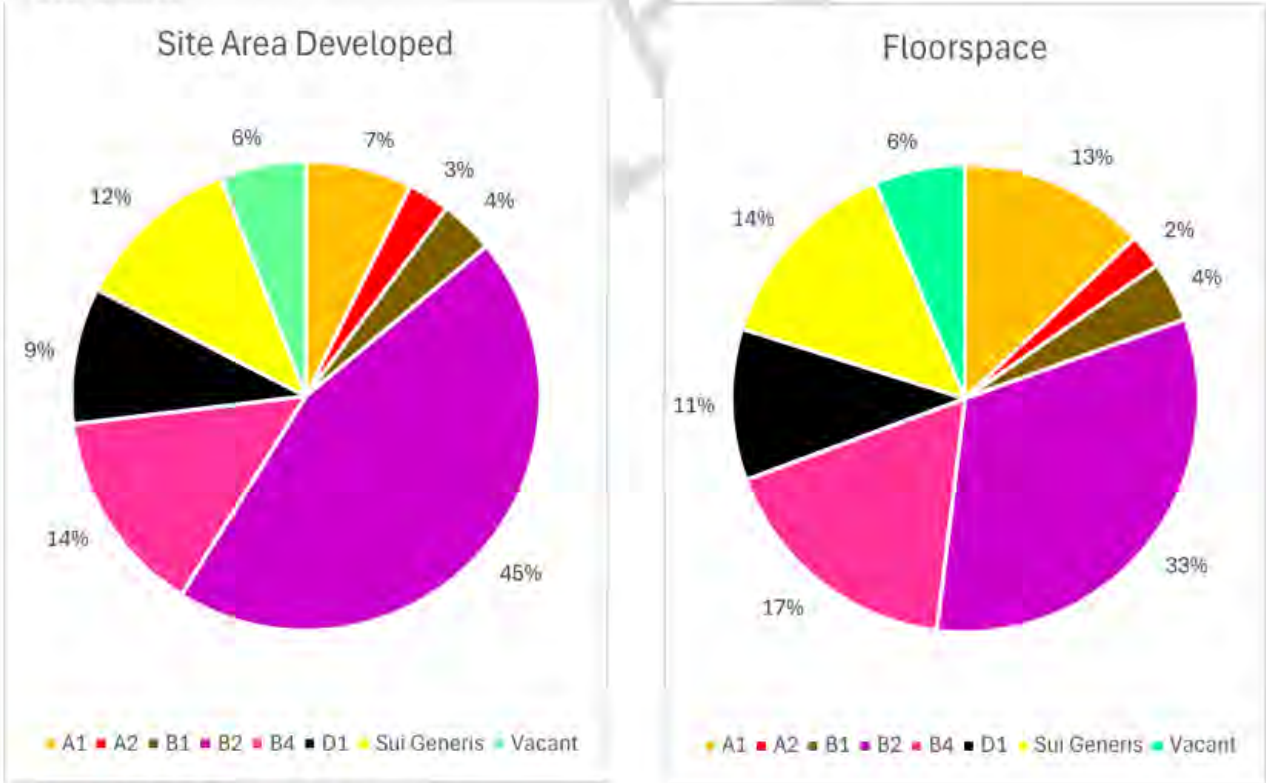
The eastern portion of the area surveyed is a 2.2ha site developed by LEDCOM. The western part of the site has several large warehouses used by Road Trucks Ltd, whilst a further building adjacent to Bank Road is home to Rae’s Furniture. Parts of this area are susceptible to surface water flooding, with the whole of the LEDCOM site also within the coastal flood plain.

The table below provides more detail on the amount of land developed for Industrial Use around LEDCOM at Bank Road.

Bank Road (unzoned)	Gross Area (hectares)
Total area identified	3.34
Developed land within identified area	2.84
Other land within area	0.5 ⁽¹⁾

⁽¹⁾Includes access roads, communal landscaping and areas of constraint (rivers etc.)

Use Classes



* % of site area (ha) developed per use class.⁸

⁸ Use Classes: A1 – Shops. A2 – Financial, professional. B1 – Business. B2 – Light Industrial. B4 – Storage or Distribution. D1 – Community and Cultural. Sui Generis – No specified class

The predominant use on the unzoned land currently developed for Industrial Use remains Light Industry (B2), now accounting for 45% of the total developed site area and 33% of total floorspace developed, very similar to the 2023 survey, down from the 51% of site area and 41% of floorspace in 2021, but up from 38% and 26% in 2019. B4 Storage or Distribution uses now account for 17% of floorspace compared to 20% in 2023. This remains higher than the 14% in 2021 and 7% in 2019. Sui Generis uses remain at 14% of floorspace, as in the 2023 survey, and an increase from the 5% of floorspace in 2021. A1 Retail uses continue to make up 7% of the total area developed and 13% of the floorspace developed, similar to the 2023 survey and a slight reduction from the 9% and 16% in 2021 respectively. The remainder is a mixture of B1 Business use at 4% floorspace, down from 6% in 2023, and financial & professional services at 2% of floorspace - down from 3% in 2023 and 12% in 2021. Vacancy levels have increased again to 6% in this survey, having been down to just 2% in 2023 from the previous 7% in 2021 and 18% in 2019.

Planning and Development Activity

The LEDCOM enterprise centre has been refurbished since the last survey. There have been no recent planning applications on this site since the last survey.

Vacancies & New Occupiers

At the time of the survey, the number of vacant properties within this LEDCOM site has increased to a 6% vacancy rate. There are quite few new tenants on site as well as existing tenants expanding into new units.

Old Glenarm Road

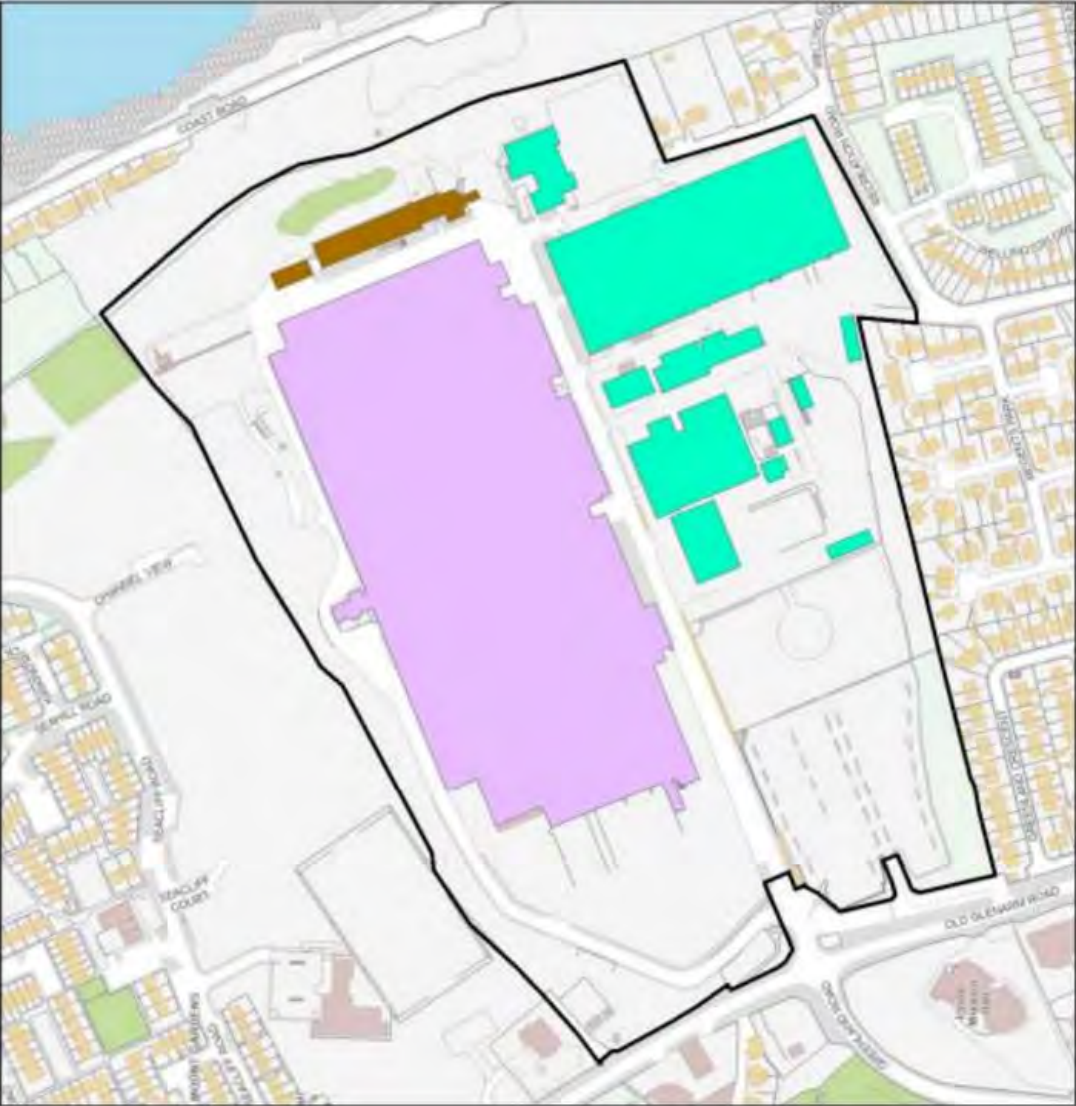
Map 14 – Use classes within Industrial Land at Old Glenarm Road

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Map 14 - Old Glenarm Road



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Old Glenarm Road

Introduction

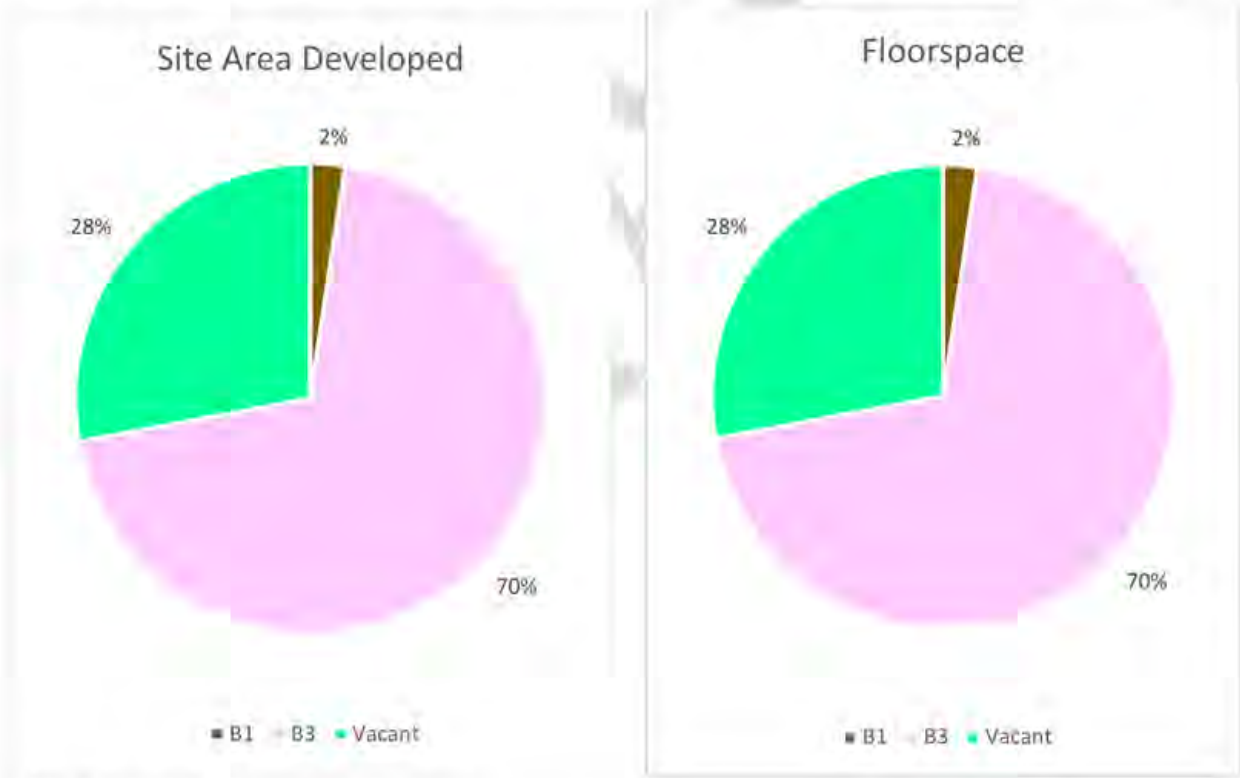
This site surveyed on the Old Glenarm Road is a 20ha unzoned industrial site, formerly wholly owned by Caterpillar. Part of the site has more recently been sold off to Randox.

Caterpillar (unzoned)	Gross Area (hectares)
Total area identified	20.33
Developed land within identified area	19.69
Other land within identified area	0.64 ^[1]

^[1]Includes access roads, communal landscaping and areas of constraint (rivers etc.)

Use Classes

The pie charts below show the current mix of use classes on the site. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of area surveyed.



* % of site area (ha) developed per use class.³

B3 General Industrial remains the predominant use class with 70% of total site area and total floorspace, as in 2023, a reduction from the 79% in 2021.

³ Use Classes: B1 – Business. B3 – General Industry.

Vacancies & New Occupiers

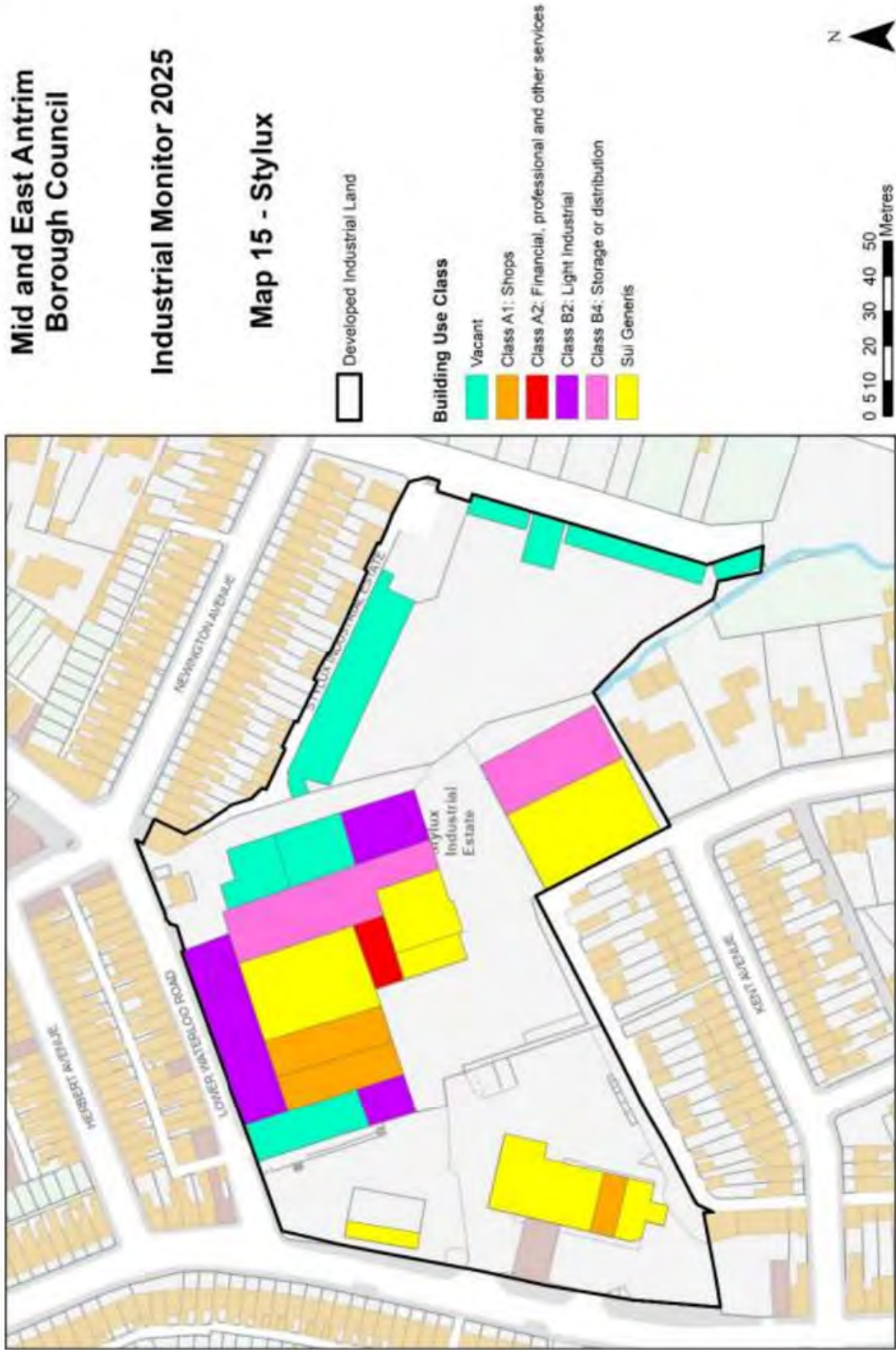
There remains a 28% vacancy rate due to the sale of part of the site by Caterpillar to Radox, who have yet to occupy it, as was the case in the 2023 survey.

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Stylux Industrial Estate

Map 15 – Use classes within Industrial Land at Stylux

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Stylux

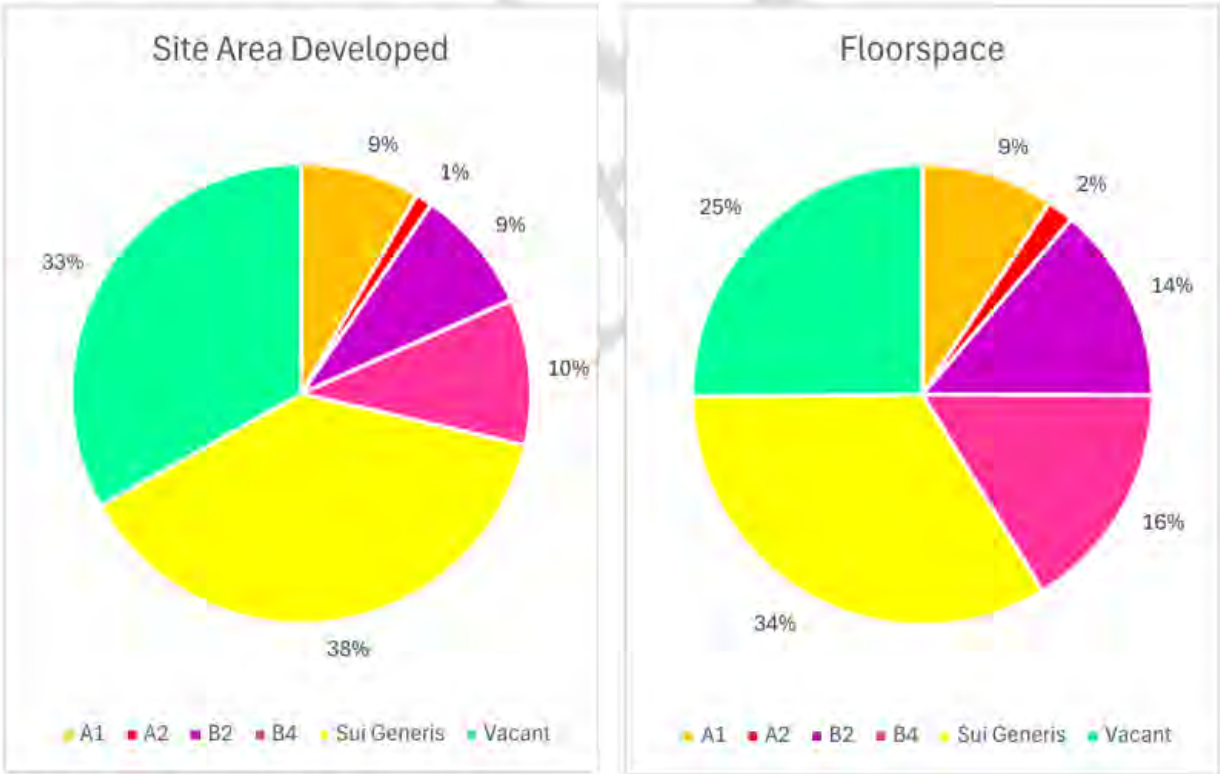
Introduction

This area surveyed includes an established Industrial Estate on the former factory site on the Old Glenarm Road at the junction with Lower Waterloo Road, and an area to the east of it on Newington Avenue / Agnes Avenue. This 2.4ha site was not zoned in the Larne Area Plan. The site has been sub divided into approximately 16units ranging from 900 – 10000 sq. ft.

Stylux (unzoned)	Gross Area (hectares)
Total area identified	2.38
Developed land within identified area	2.38

Use Classes

The pie charts below show the current mix of use classes within the survey area at Stylux. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area.



* % of site area (ha) developed per use class.¹⁰

The predominant use class remains Sui Generis with 38% of developed site area and 34% of floorspace. This is up from the 36% of site area and 29% of floorspace in 2023, and 30% of site area and 20% of floorspace in 2021. B2 Light Industrial uses remain at 14% of floorspace, the same as in 2023 and

¹⁰ Use Classes: A1 – Shops. A2 – Financial and Professional Services. B2 – Light Industry. B4 – Storage and Distribution. Sui Generis – No specified class.

down from 17% in 2021. B4 Storage or Distribution uses have increased from 4% of site area and 7% of floorspace in 2023 to 10% of site area and 16% of floorspace respectively. This was 13% of site area and 20% of floorspace in 2021, whilst in 2019 it was 24% of developed site area and 26% of floorspace used for B4 uses. The vacancy levels have reduced to 33% of site area and 25% of floorspace, down from 44% of site area and 43% of floorspace vacant in 2023, and more akin to the 37% of site area and 32% of total floorspace vacant when surveyed in 2021.

Planning and Development Activity

There have been no recent applications proposing any new industrial developments or change of uses within the site.

Vacancies & New Occupiers

As in previous surveys, several of the buildings remain vacant within the site, with 25% of floorspace vacant. These are likely to be best suited to B2 or B4 uses in particular.

Curran Business Park

Map 16 – Use classes within Industrial Land at Curran Business Park

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Curran Business Park

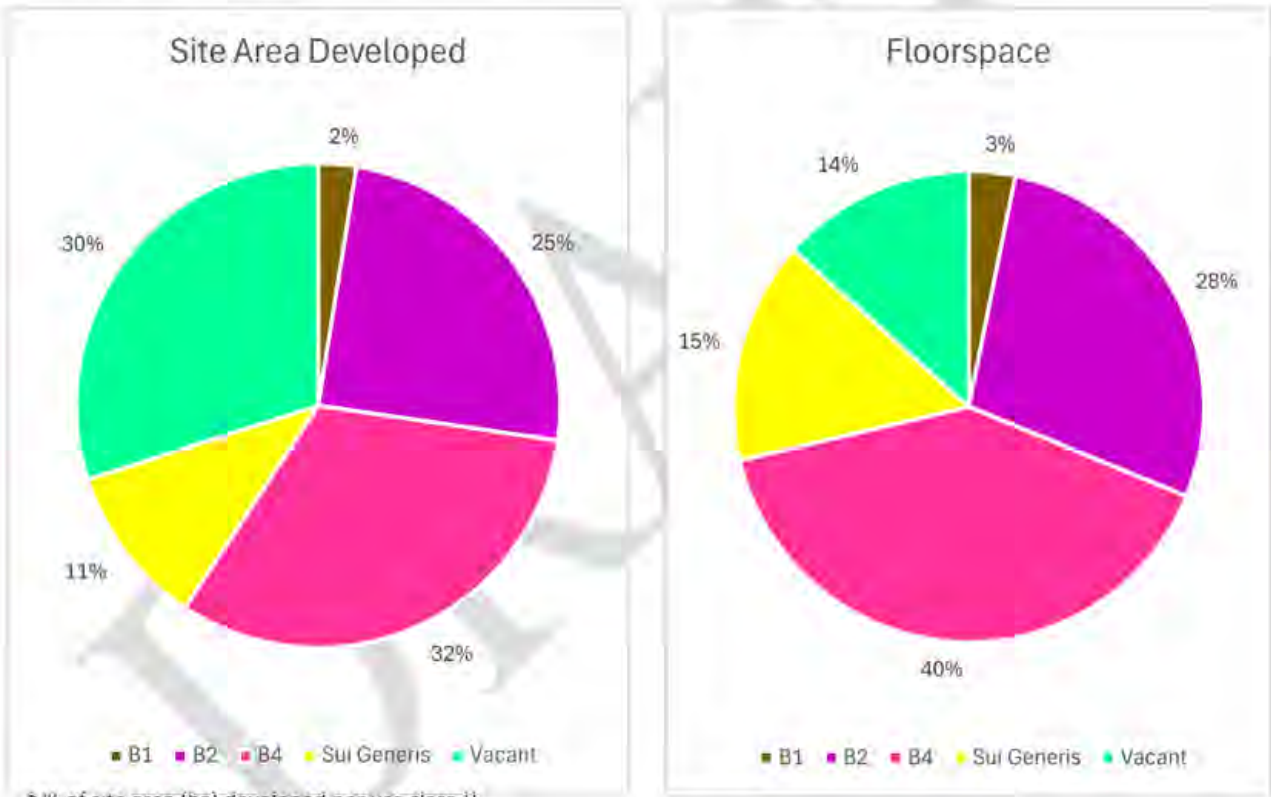
Introduction

This area surveyed includes an established Business Park on a former factory site off the Curran Road, accessed via Portland Road. This 2.1ha site has been subdivided into small business units, and was not zoned in the Larne Area Plan 2001.

Curran Business Park (Unzoned)	Gross Area (hectares)
Total Area Identified	2.11
Developed land within identified area	2.11

Use Classes

The pie charts below show the current mix of Use Classes at Curran Business Park.



Within Curran Business Park, the predominant use class remains B4 Storage or Distribution, now accounting for 40% of total floorspace, down from 44% in 2023, but an increase from the 30% of total floorspace in 2021 and 31% in 2019. Light industrial uses now account for 28% of floorspace – similar to the 29% in 2023 and 26% in 2021, with a further 15% now used for sui generis uses (including Council parks depot) – up from 11% in previous surveys. There also remains a 30% site area and 14% floorspace vacancy rate.

Planning and Development Activity

There have been no recent applications proposing any new industrial developments on site.

¹¹ Use Classes: B1 – Business. B2 – Light Industrial. B4 – Storage or Distribution. Sui Generis – No specified class

Inver Road / Church Road

Map 17 – Use classes within Industrial Land at Inver Road / Church Road

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Map 17 - Inver Road/Church Road



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Inver Road / Church Road

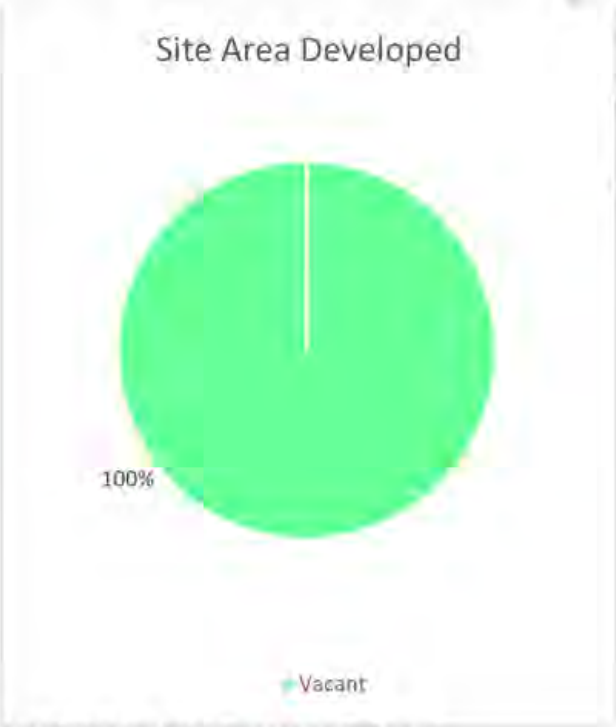
Introduction

This area surveyed included the Old Bleach Works / Inver Textiles site, located at Inver Road / Church Road, and immediately west of Inver Park - home of Larne Football Club. This 1.6ha site was not zoned in the Larne Area Plan 2001. It was surveyed in the initial 2018 monitor but not included in subsequent monitors as all of the former industrial buildings had been demolished and the site cleared. However, this site has now been added back in to the monitor as an area to be surveyed as, although cleared of the former industrial buildings, the land remains as ‘land last used for economic development purposes’.

Inver Road (unzoned)	Gross Area (hectares)
Total area identified	1.6
Developed land within identified area	1.6
Undeveloped land within identified area	0

Use Classes

The pie charts below show the current mix of Use Classes at Inver Road/Church Road. All of this land surveyed remained derelict at the time of survey, with demolition of the former industrial buildings on the site having taken place circa 2018. Therefore, whilst the site is classed as developed it remains derelict/vacant ‘land last used for economic development purposes’. As there are no buildings on site, there is no floorspace pie chart produced.



* % of site area (ha) developed per use class.

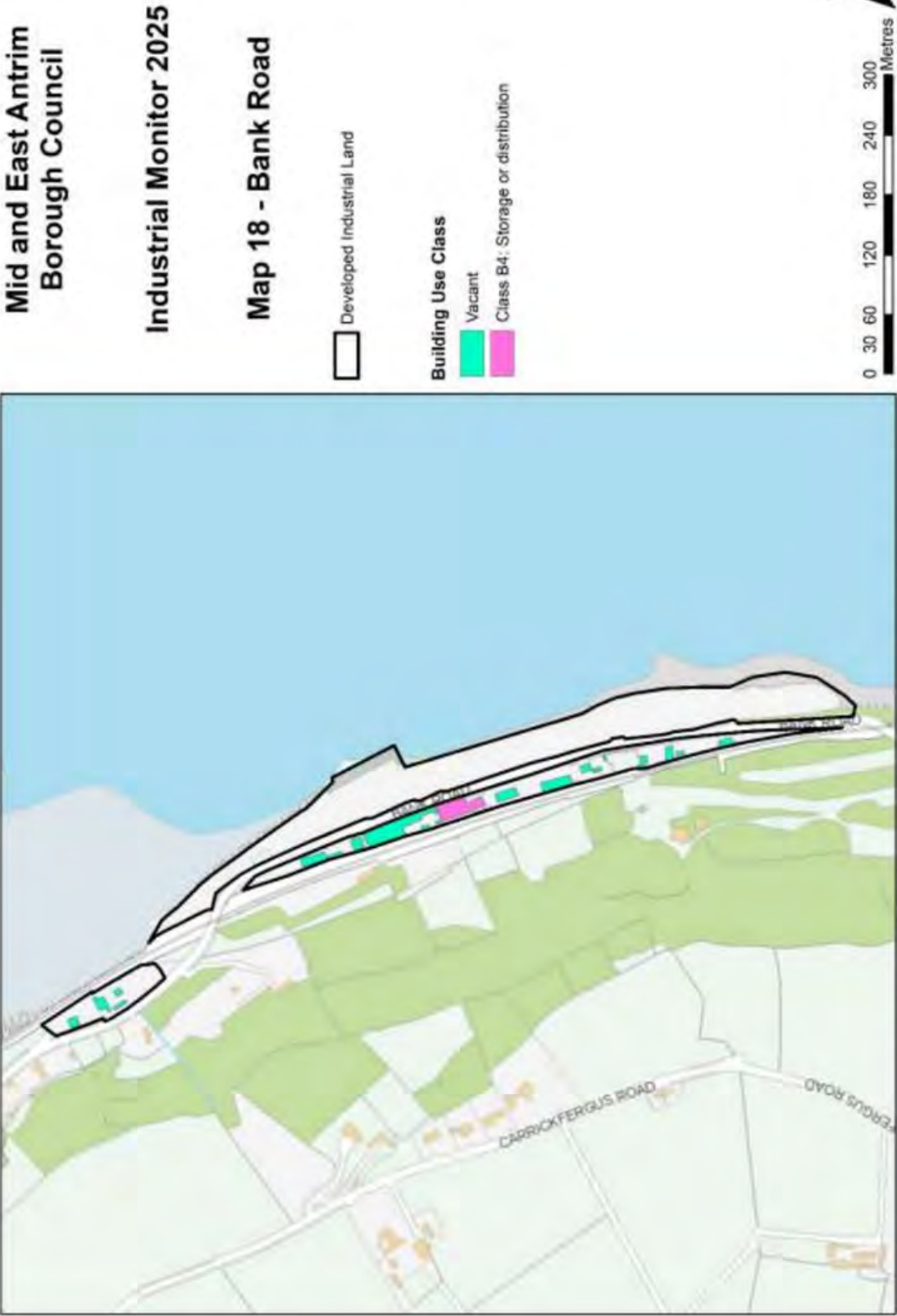
Planning and Development Activity

There have been no planning applications of development activity on site since the buildings were demolished circa 2018 and the site remains totally vacant.

Bank Road

Map 18 – Use classes within Industrial Land at Bank Road

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Bank Road (part of Mixed Use Zoning)

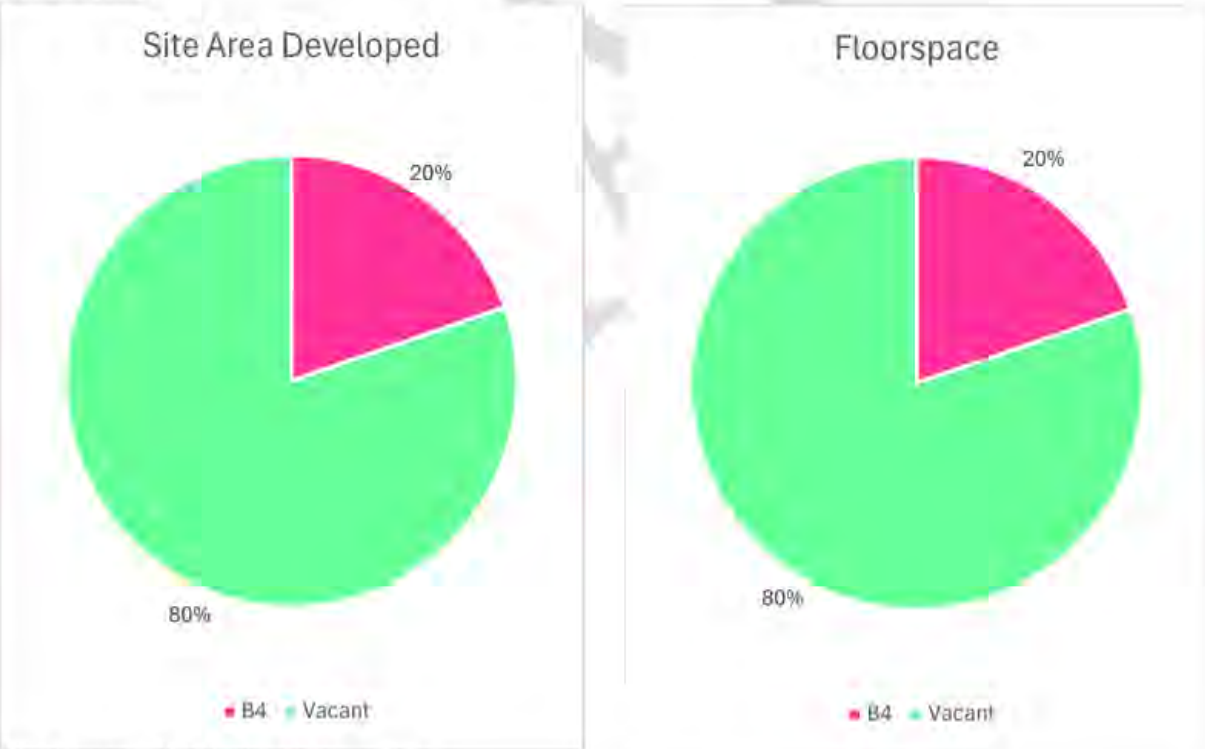
Introduction

The Larne Area Plan 2010 zoned approx. 11.4ha of land for Mixed Use development at Bank Road on the southern approach to Larne along the coast. It stated that this site should be developed in a manner in which not less than 55% of the site be used for Industrial purposes. This mixed-use land has not been redeveloped since, and much of the land within the zoning to the west of Bank Road remains woodland and agricultural land. The area surveyed for this monitor has concentrated on the parts of this zoning immediately adjacent to Bank Road on both sides of the road, from the recently vacated fuels yard in the north to the bridge at its most southern point. This 4ha portion of land is mostly vacant, with only a scattering of dwelling houses still within the zoning. Parts of the zoning are susceptible to both surface water flooding and coastal flooding. There is also a Special Protection Area environmental designation along the sea-ward boundary of the site.

The table below provides more detail on the amount of land developed within the zoning.

Bank Road (part of Mixed use zoning)	Gross Area (hectares)
Total area identified	3.99
Developed land within identified area	3.99

Use Classes



* % of site area (ha) developed per use class.

There has been some economic activity on this site since the last survey. Whilst the majority of the buildings appear to remain vacant, some of the buildings now appear to be used for storage or distribution purposes. The specific use remains unclear however as there has been no planning or development activity on this site since the last survey.

Larne Conclusion

Zoned land

As mentioned, the Larne Area Plan 2010 zoned 71.15 hectares (ha) of land for industrial use. In addition, there was approx. 3.5ha zoned for Harbour related Industry at Curran Point. More accurate measuring of the zonings since the publication of the Larne Plan have concluded there was actually 84.46ha of land zoned for Industrial use in Larne (including the 3.5ha at Curran Point). As seen in the table below, approx. 25ha of the surveyed zoned land has been developed (not including access roads, communal landscaping etc.)

Larne (Zoned)	Gross Area (hectares)
Total Area Identified	84.46
Developed land within zonings	25.22
Undeveloped land within zonings	45.12
Other land within zonings	14.12 ^[1]

^[1]Includes access roads, communal landscaping and areas of constraint (rivers etc.)

The table below shows a breakdown of the 25ha of zoned land that has been developed for a specific land use.

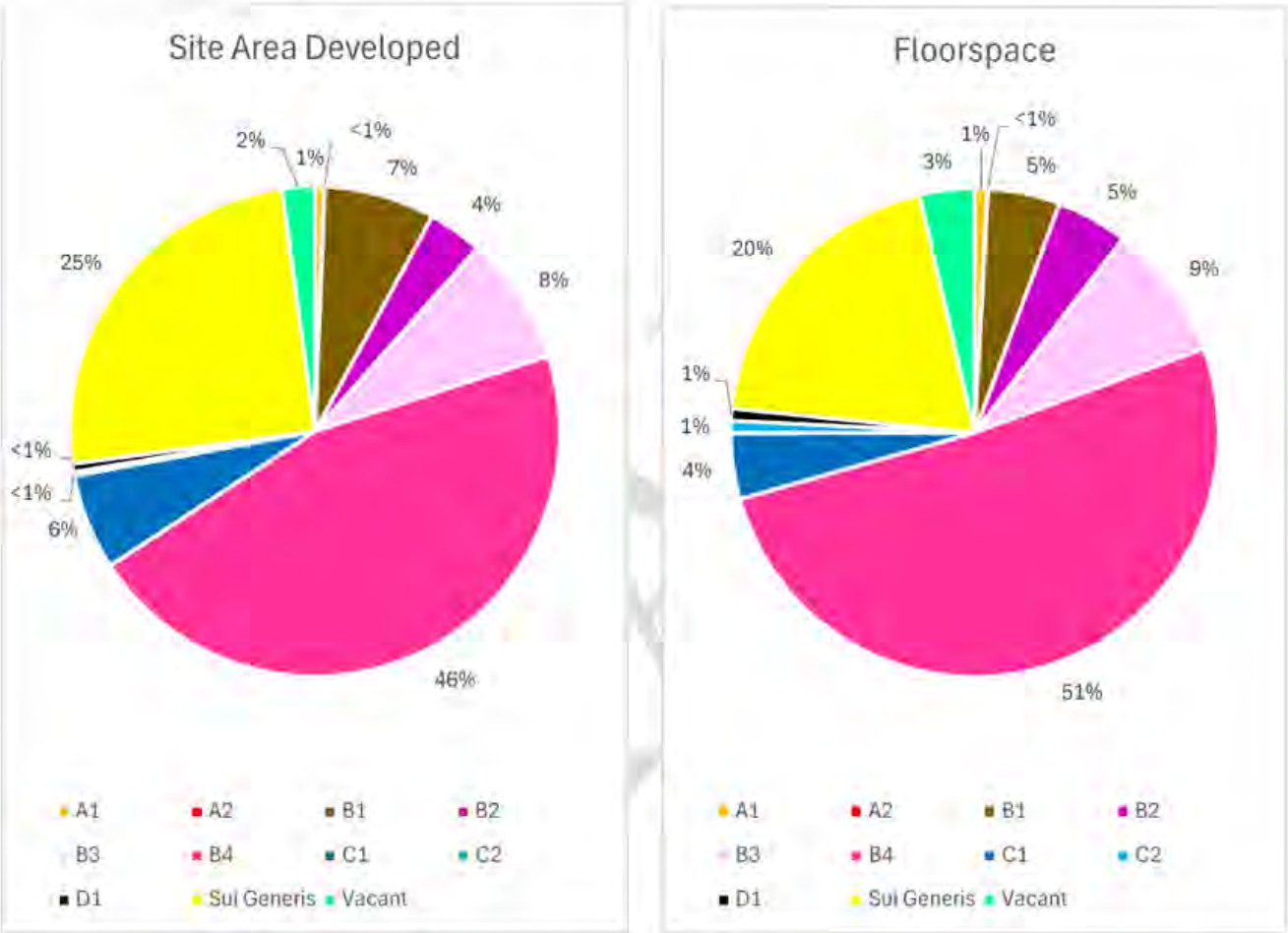
Use Class Larne (Zoned Sites)	Gross Site Area (hectares)
A1	0.15
A2	0.01
B1	1.85
B2	0.91
B3	2.14
B4	11.53
C1	1.59
C2	0.07
D1	0.14
Sui Generis	6.29
Vacant	0.54
TOTAL	25.22

From this table it can be seen that the predominant land use on zoned Industrial Land remains B4 – Storage & Distribution at 11.53ha – very similar to previous 2023 and 2021 surveys, and an increase from the 9.6ha in 2019 and 8.58ha in 2017. The ‘B’ use classes now total 16.43ha of the 25.22ha developed site area total, down from the 17.7ha in 2023 and 17ha in 2021, but an increase from the 15.42ha in 2019 and 14.71ha in the 2017 survey. Sui Generis uses also continue to make up a sizeable amount of the developed site area within zoned land with 6.29ha, an increase from the 5.5ha in

previous surveys. The table also shows a continued low number of ‘A’ uses (Retailing, Financial and Professional services) within the zoned sites surveyed – now 0.16ha, similar to the 0.15ha in 2023 and down from the the 0.48ha in 2021 and 0.67ha in 2019. Approx. 1.59ha of industrial land has also been lost to Residential (C1) development.....the same as recorded in the previous surveys.

Use Classes (Zoned)

The pie charts below show these figures as percentages of site area developed and total floorspace developed per use class.



Use Classes: A1 – Shops. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. C2 – Hotels and Guest Hotels. D1 – Community and Cultural Uses. Sui Generis – No specified class.

From these pie charts, it is demonstrated that 65% of site area and 70% of total floorspace on zoned land in Larne has now been developed for the traditional B Industrial uses of B2 Light Industry, B3 General Industry and B4 Storage or Distribution, up from 61% and 68% in 2023, and 58% and 64% in 2021. This also compares to 58% and 61% respectively in 2019, and 55% and 54% in 2017.

In addition, 7% of site area and 5% of floorspace is currently utilised as B1 Business use (offices, call centres and R&D), a slight decrease from the 8% and 7% in 2023, and the 10% and 8% in 2021. In addition, 25% of site area has been developed for Sui Generis uses (equating to 20% of floorspace) ...an increase from the 22% of site area and 15% of floorspace in previous surveys. A1 Retail use, C1 Dwellings and D1 Community and Cultural Uses all remain similar to previous surveys. Overall, it can also be concluded that 33% of site area and 27% of floorspace on zoned land within Larne currently

occupied is being used for use classes outside of the traditional 'Part B – Industrial and Business Uses'. This compares with 30% of site area and 22% of floorspace in 2023, and 31% and 24% respectively in 2021. Whilst this can be considered as economic development land lost to other non-industrial uses, it is acknowledged that some of these sui generis uses may be considered as 'suitable sui generis employment uses' which are permitted as an exception within policy in both the SPPS 2 and the adopted Plan Strategy.

All sites surveyed (including unzoned land)

Through the surveying of approx. 142ha of land within Larne for the purposes of this monitor, it has been established that there is approx. 81ha of land developed in areas characterised as being Industrial. (97ha including access roads, communal landscaping etc).

Larne (All Land Surveyed)	Gross Area (hectares)
Total Area Identified	142.35
Developed land within identified area	81.33
Undeveloped land within identified area	45.12
Other land within identified area	15.90 ⁽¹⁾

⁽¹⁾Includes access roads, communal landscaping and areas of constraint (rivers etc.)

The table below shows a breakdown of the 81.33ha of surveyed land that has been developed for a specific land use.

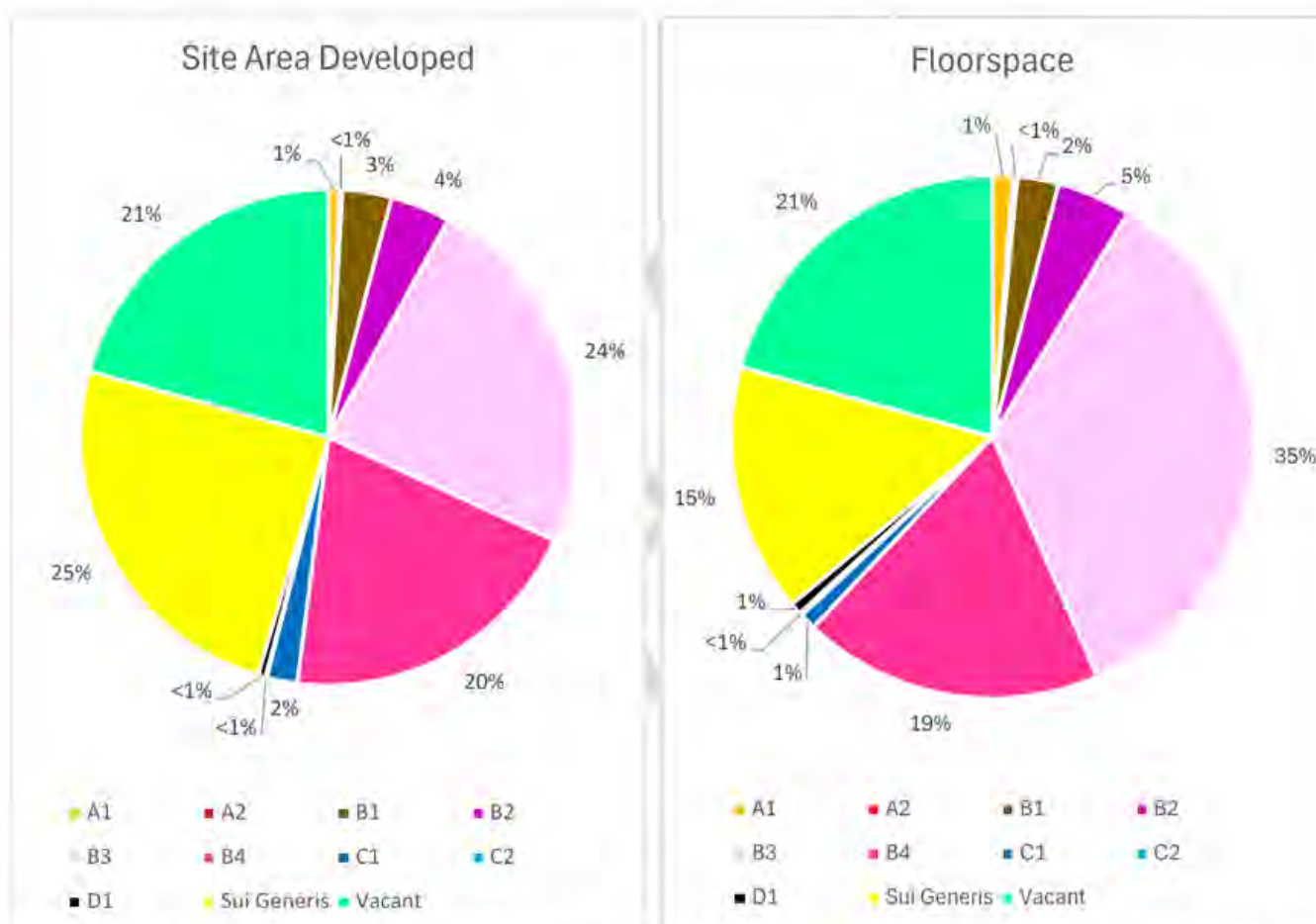
Use Class Larne (All Sites)	Gross Site Area (hectares)
A1	0.56
A2	0.16
B1	2.64
B2	3.20
B3	19.38
B4	16.43
C1	1.59
C2	0.07
D1	0.40
D2	0.00
Sui Generis	20.09
Vacant	16.80
TOTAL	81.33

From this table it can be seen that Sui Generis uses have now replaced Industrial Uses as the predominant land use on all surveyed Industrial Land within Larne. Sui Generis uses now account for

20.09ha, a significant increase from the 15.82ha in 2023. B3 General Industrial use, which was previously the predominant land use, has reduced from 20.19 in 2023 to 19.38ha in this latest survey. However, the traditional 'B use' classes total approx. 42ha of the 81ha developed total site area – very similar to the last survey. The table also shows that there is approx. 17ha of developed land currently vacant, a decrease from the 19ha vacant at the time of the last survey in 2023.

Use Classes (All Sites Surveyed)

The pie charts below show these figures as percentages of site area developed and total floorspace developed per use class.



Use Classes: A1 – Shops. A2 – Financial, professional and other services. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. C2 – Hotels and Guest Hotels. D1 – Community and Cultural. Sui Generis – No specified class.

From the tables and pie charts, it can be seen that the predominant land use on all Industrial Land surveyed within Larne for this monitor in terms of site area developed is now Sui Generis uses, now accounting for 25% of total site area, an increase from the 20% of site area in 2023. However, B3 General Industrial still remains the predominant use in terms of total floorspace, with 35% of the total, a reduction from the 37% in the previous survey. Overall, the traditional 'Part B – Industrial and Business Uses' collectively make up a total of 51% of site area developed and 61% of total floorspace surveyed. This compares to 53% of site area and 63% of floorspace in the 2023 survey. In addition, 1% of site area and of floorspace in Industrial areas is being used for Retailing (use class A1), relatively similar to previous surveys.

From these pie charts, it is also demonstrated that 21% of developed site area and 21% of total floorspace within the Industrial areas surveyed is now vacant (16.8ha). This is a decrease in the amount of vacancy from the 2023 survey which recorded 18.99ha of vacancy. Current vacancy levels are therefore trending down after increasing across previous surveys.

With the addition of approx. 45ha of zoned Industrial land not yet developed, there is a total of approx. 62ha of Industrial land either undeveloped or vacant within Larne at the time of survey. This compares to 64ha available in 2023. This demonstrates whilst there has been modest levels of development on economic land over the past 2 years.

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Carrickfergus

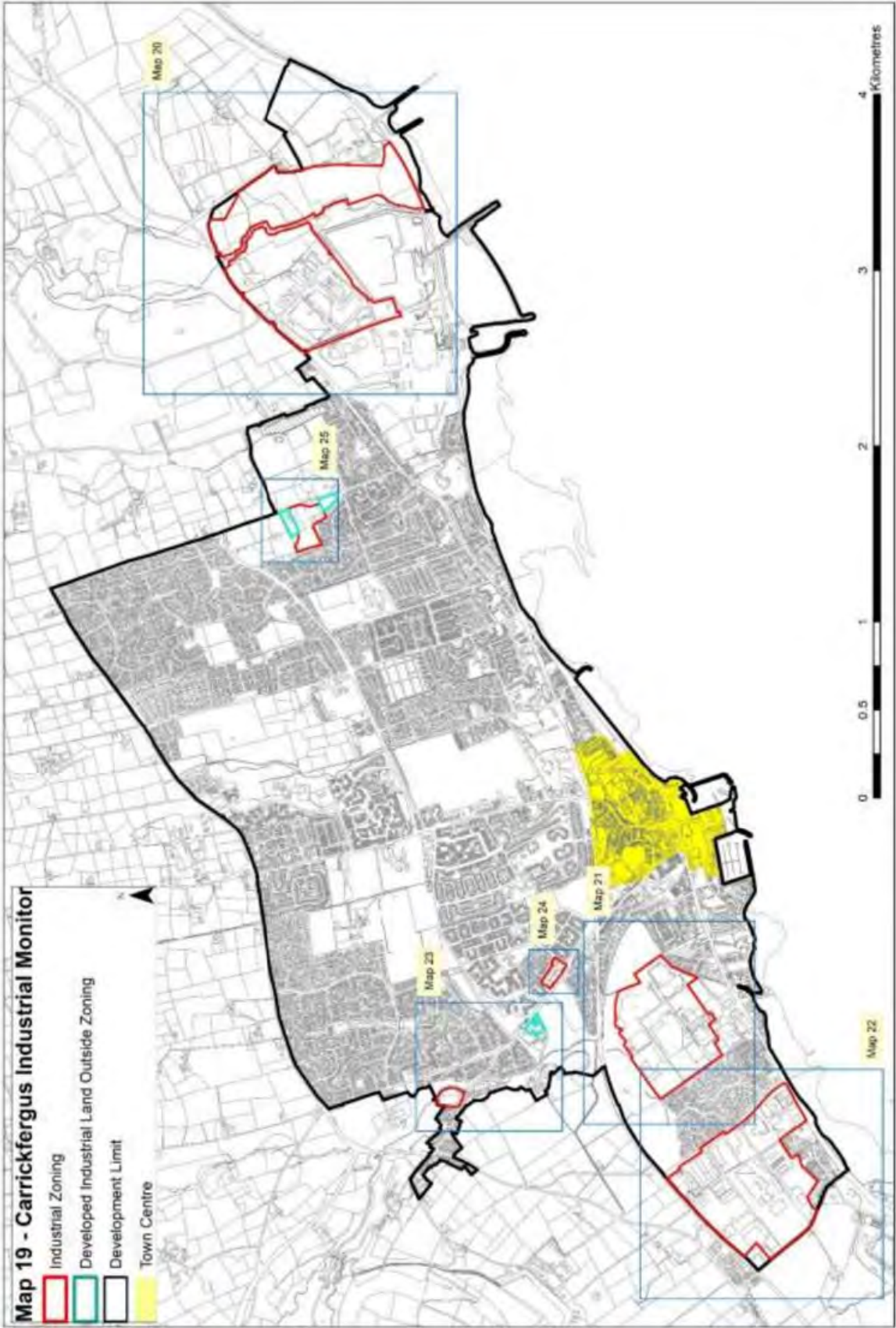
Introduction

The Carrickfergus Area Plan 2001 zoned 65.5ha of land for Industrial development – 43.5ha at Kilroot and 21ha at Trooperslane. It also identified existing Industrial sites, much of which was then proposed to be zoned within the Belfast Metropolitan Area Plan (BMAP) 2015. BMAP zoned 151 hectares (ha) of land for employment use (industrial) which was comprised of 68ha at Kilroot, 47ha at Trooperslane, 30ha at Courtaulds, 1.3ha at Woodburn Road, 1.1ha at Keeburn, and 3.5ha at Trailcock Road.

Although BMAP was adopted on 9 September 2014, it was since judicially challenged and subsequently quashed as a result of a judgment in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Carrickfergus Area Plan 2001 (CAP) is now the statutory development plan for the Carrickfergus area with draft BMAP (2004) remaining a material consideration.

Given that the Industrial Monitor started with the BMAP zonings which were more comprehensive than the CAP zoning and captured land which is now home to much of Carrickfergus' industry, this monitor will continue to use the BMAP Industrial zonings until such times as the new LDP Local Policies Plan is in place. In addition, this monitor has not only focussed on surveying the BMAP Industrial zonings but also takes in other areas in Carrickfergus outside these zonings which have an industrial character.

Map 19 overleaf provides an overview of the areas within Carrickfergus surveyed for this monitor.



Kilroot

Map 20A – Developed and Undeveloped Land within Kilroot Industrial Zoning

Map 20B – Use classes within Industrial Land at Kilroot

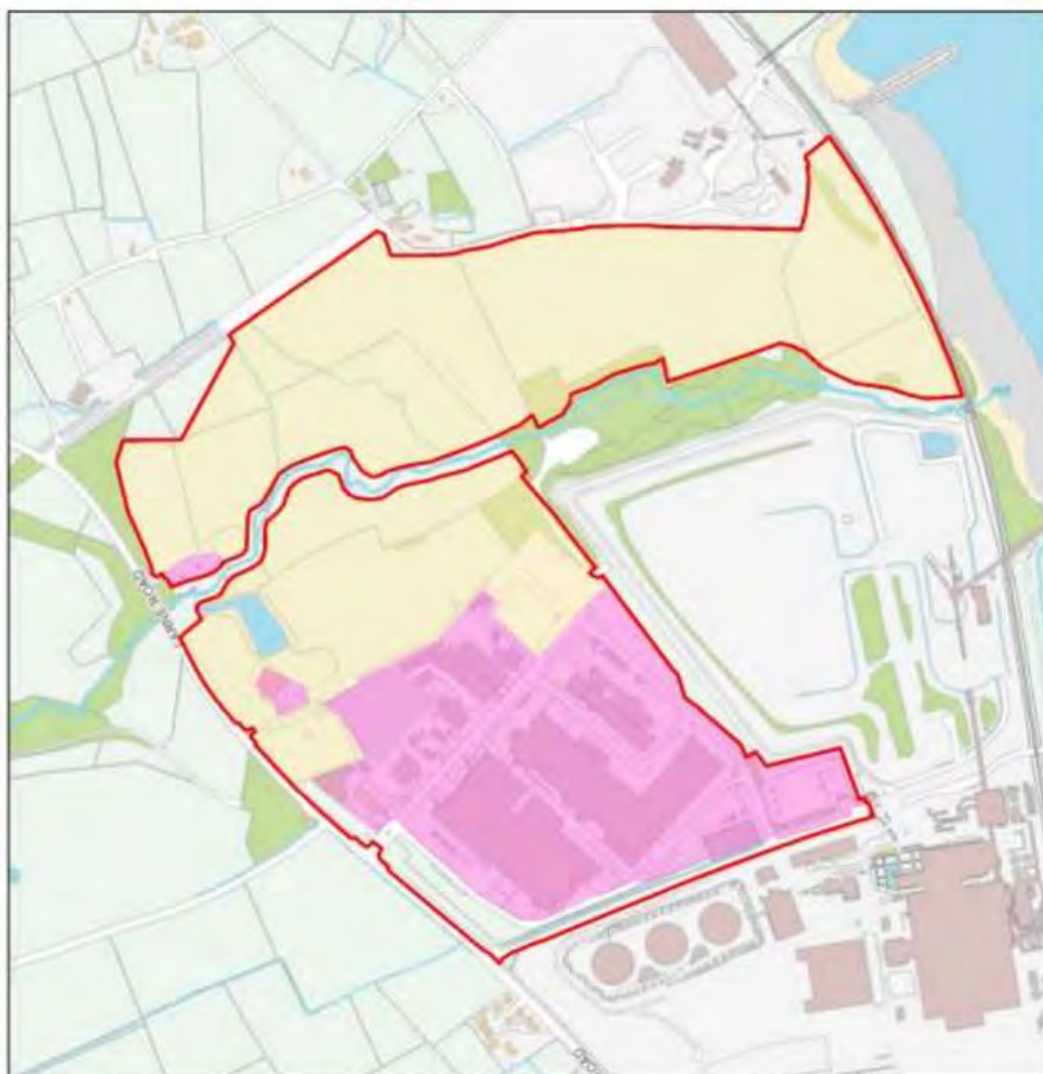
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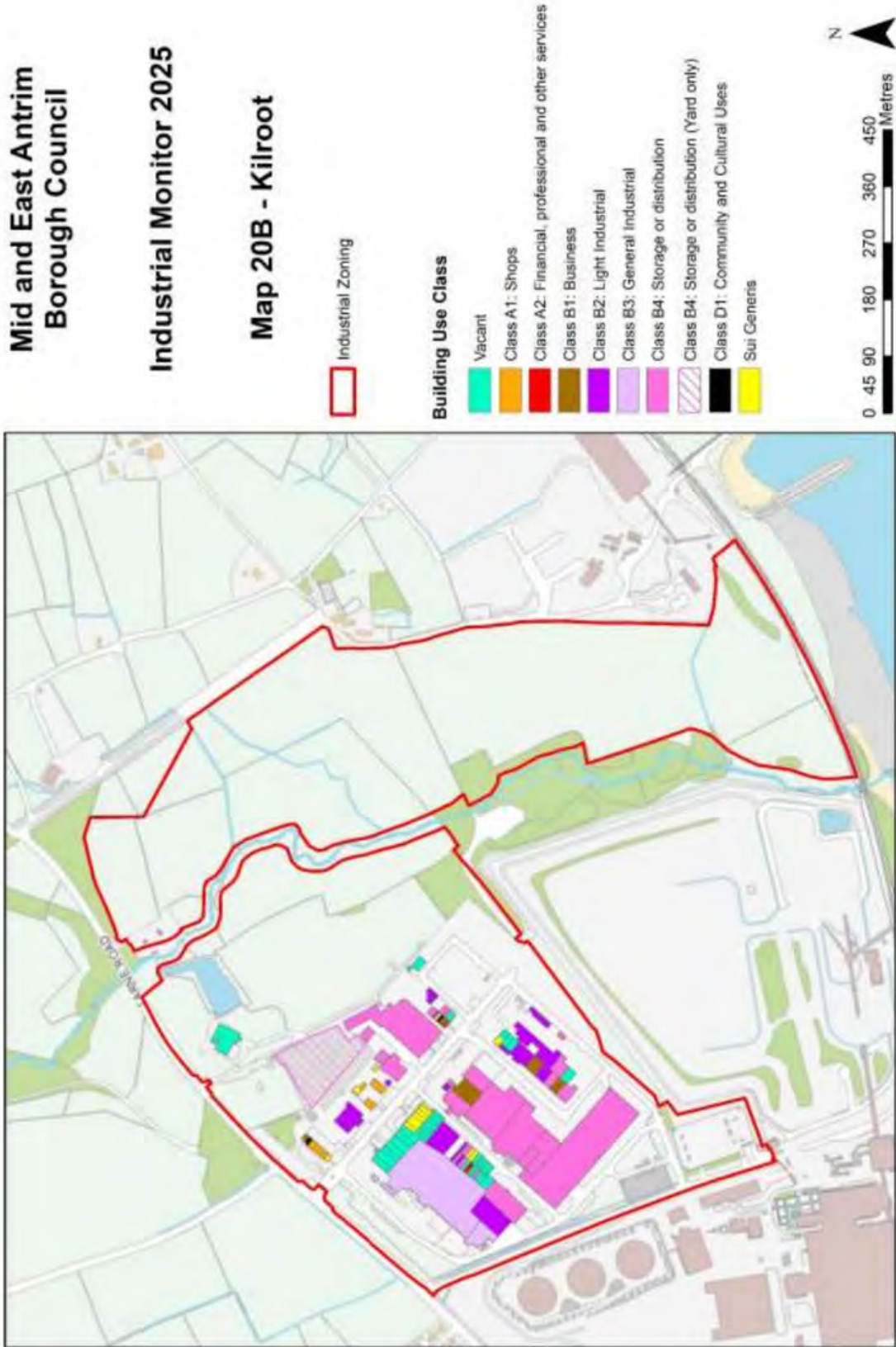
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Map 20A - Kilroot

- Industrial Zoning
- Land Developed Within Zoning
- Undeveloped Land Within Zoning



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Kilroot

Introduction

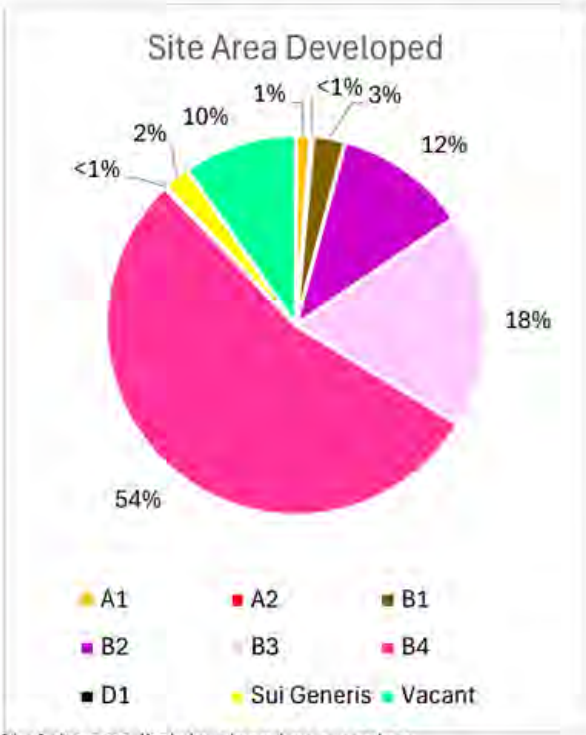
Kilroot is located on the eastern fringes of the town. The 2001 Carrickfergus Area Plan zoned additional 43.5 hectares (ha) of land to compliment the original Kilroot business park which was indicated in that Plan as existing industrial land. BMAP then zoned 68ha of ‘employment’ (industrial) land in total at Kilroot. It is this zoning which has been used as the basis for this monitor. The Kilroot River Local Landscape Policy Area (LLPA) bisects the zoning, which has been prone to fluvial flooding in the past. Surface water flooding has been detected throughout many parts of the area. Bishops House LLPA is located to the East of the zoning with 17th century ruins in situ. Both LLPA’s stipulate that any development within the Industrial zoning should include adequate measures to protect the water resource and associated mature trees along boundaries. The zoning also falls within nearby COMAH and IPRI considerations due to the proximity of Kilroot power station.

Kilroot (zoned)	Gross Area (hectares)
Industrial Area zoned	68.19
Developed land within zoning	21.64
Undeveloped land within zoning	43.15
Other land within zoning	3.4 ^[1]

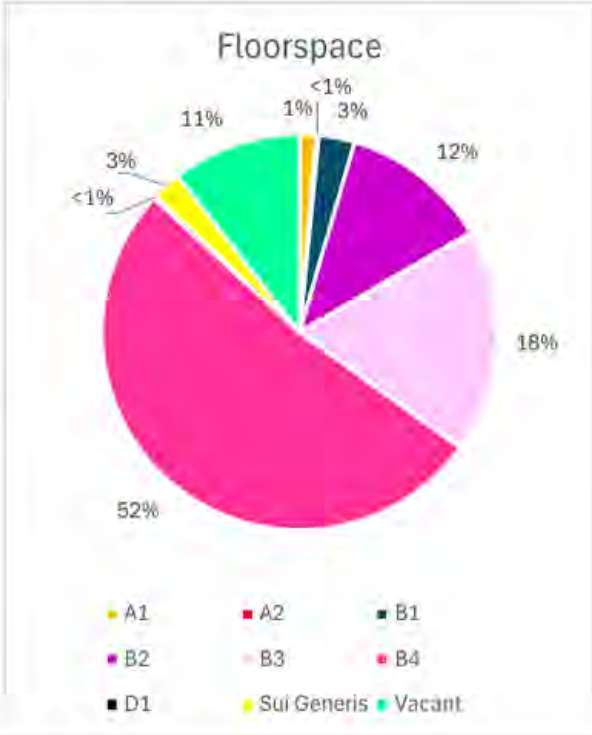
^[1]Includes access roads, communal landscaping and areas of constraint (rivers etc.)

Use Classes

The pie charts below show the current mix of Use Classes within the site. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area.



% of site area (ha) developed per use class.



B4 Storage or distribution uses remain the predominant use class with 54% of total site area and 52% of total floorspace. This compares to 56% and 54% respectively in 2023, 47% and 44% in 2021, and 40% and 37% respectively in the 2019 survey. The percentage of B1 Business uses on site is largely unchanged, down to just 3% now from the 4% of 2023 and 2021, and a slight increase from the 2% back in 2019. Other Industrial uses (combination of B2 and B3 Uses) now account for 30% of both floorspace and site area, up from the 28% of site area and 29% of floorspace in 2023, similar to the 2021 percentages of 29% and 31%, and down from the 36% and 37% respectively in 2019 and 2017. 'A' use classes such as retail and town centre uses have reduced further, now accounting for less than 2% of both site area and floorspace.

Planning and Development Activity

There have been no recent planning applications proposing any new industrial developments of note since the last survey.

Vacancies & New Occupiers

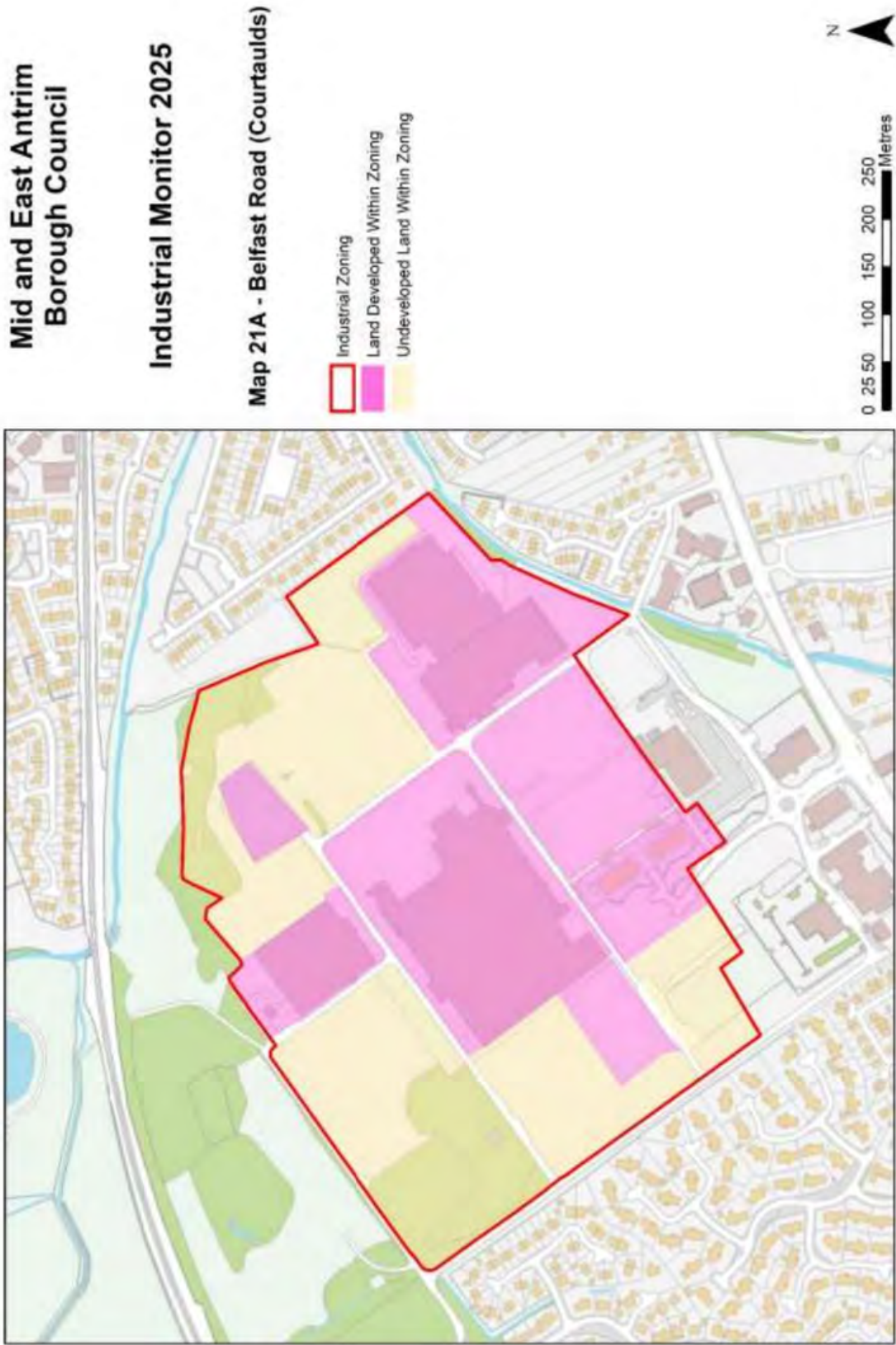
At the time of the previous survey in 2023, 7% of the developed site area and available floorspace within the zoning was vacant. This has now increased to 10% of site area and 11% of floorspace in this latest survey, although vacancy levels are still not as high as the previous 18% in 2021, 21% in 2019, and 15% in the 2017 survey.

Belfast Road (Courtaulds)

Map 21A – Developed and Undeveloped Land within Belfast Road Industrial Zoning

Map 21B – Use classes within Industrial Land at Belfast Road

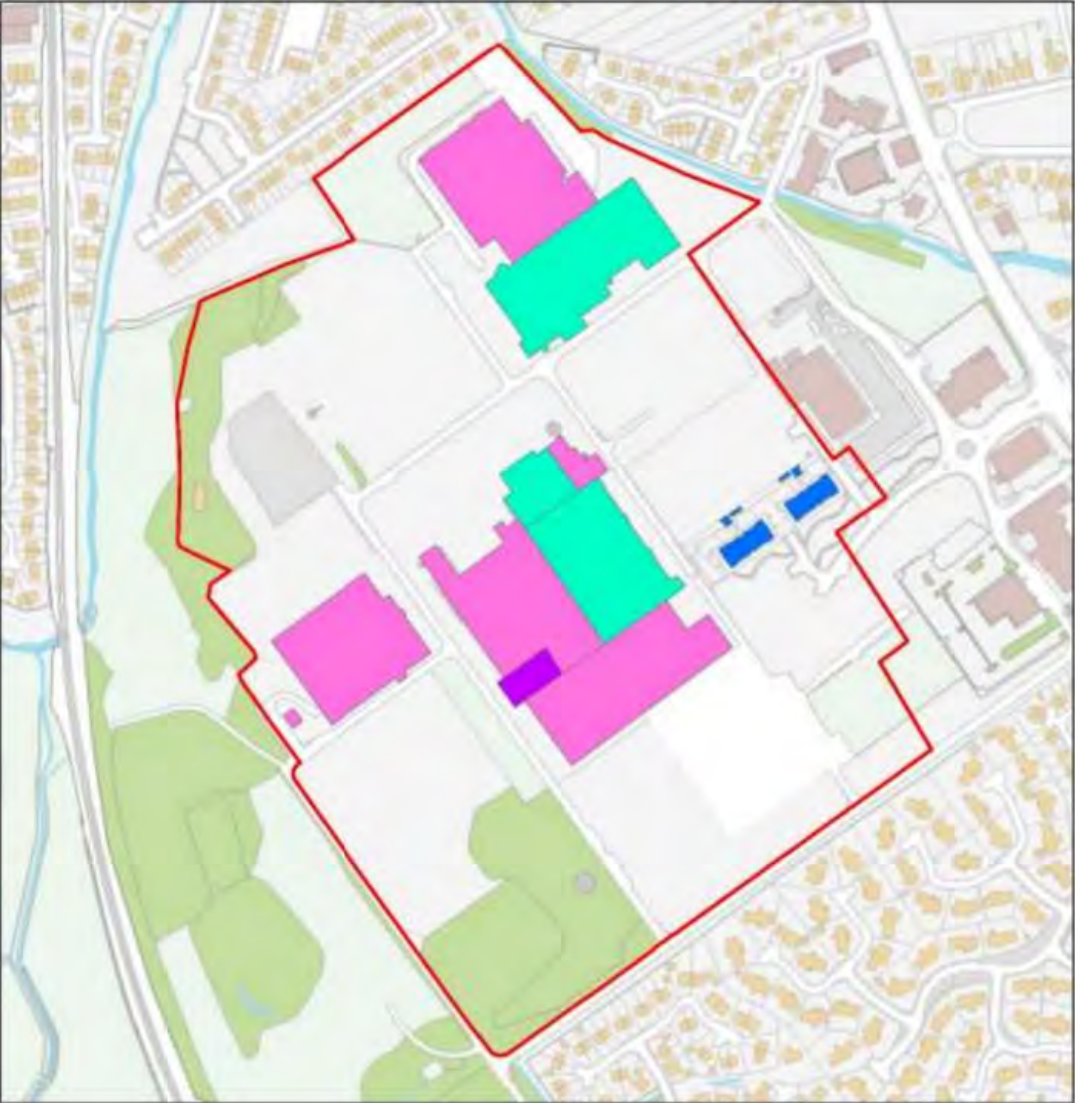
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Industrial Monitor 2025

Map 21B - Belfast Road (Courtaulds)



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Belfast Road (Courtaulds)

Introduction

The Belfast Road site is located to the east of Trooperslane Industrial zoning and separated by the housing development of Priory Drive and Brackenridge. The site was home to the former Courtaulds factory complex and parts of the site may suffer from land contamination. BMAP zoned 30ha at Courtaulds and the Carrickfergus Area Plan 2001 also zoned it as Existing Industrial Use.

The site currently has a number of companies utilising the factory buildings for storage and distribution facilities, however a number of the former factory buildings have now been demolished to make way for the ongoing construction of the residential retirement village. A hotel, M&S foodstore, Lidl supermarket and soft play centre are all located to the south of the zoning.

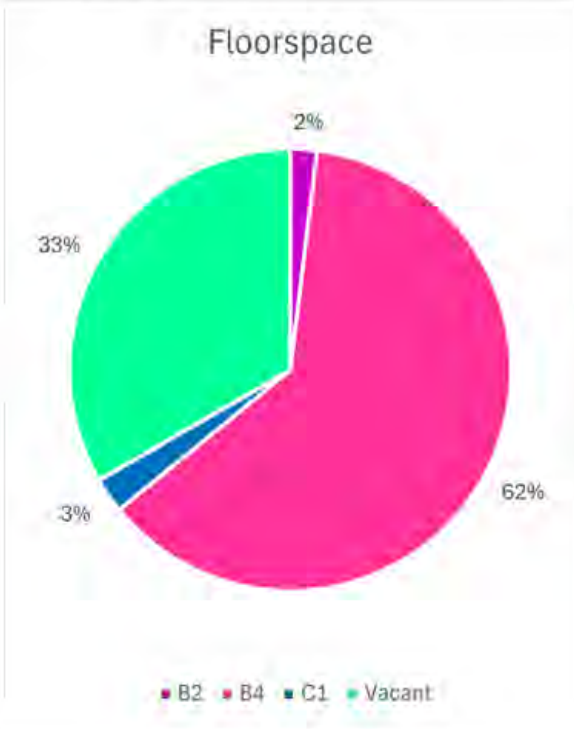
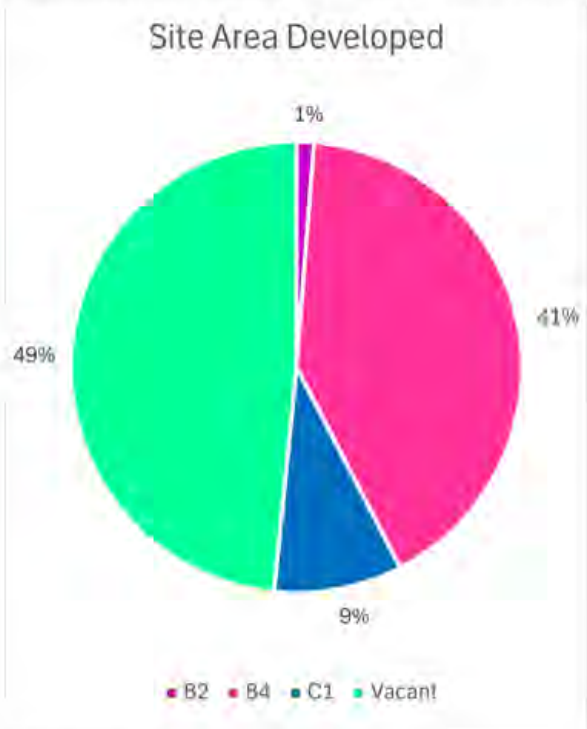
The site has experienced minor fluvial flooding around Woodburn River and considerable surface flooding, most notably surrounding the service roads throughout the site. Woodburn River and Glen LLPA abuts the site to the east and south and links the North Woodburn Glen ASSI with Belfast Lough. The Mount LLPA abuts the site to the north and contains a protected 7th Century Rath and also holds significance for its trees and wildlife habitat. The site is also in close proximity to Outer Belfast Lough ASSI, SPA & RAMSAR designations.

Courtaulds (zoned)	Gross Area (hectares)
Industrial Area zoned	30.0
Developed land within zoning	15.31
Undeveloped land within zoning	13.74
Other land within zoning	0.9 ^[1]

^[1]Includes access roads, communal landscaping and areas of constraint (rivers etc.)

Use Classes

The pie charts below show the current mix of Use Classes within the site.



% of site area (ha) developed per use class.

The predominant use within the site in 2025 remained Storage and Distribution (B4), now accounting for 41% of the total developed site area and 62% of floorspace, down from 52% and 77% respectively in 2023. Residential uses were introduced to the zoning for the first time at the last survey in 2023 and continue to represent 9% of site area and 2% of floorspace now, similar to 2023.

Planning and Development Activity

Several planning applications for industrial uses have been approved on these lands since the last survey, including LA02/2023/1234/F for the erection of a distribution centre (use class B4) and LA02/2022/0814/F for the erection of 7no. business units (use class B4) including trade counters. The Home Bargains retail store approved on this site under LA02/2022/0092/F has now been developed. The wider site continues to be redeveloped, with demolition ongoing since the initial survey in 2017.

Vacancies & New Occupiers

The vacancy rate has again increased from 32% of site area developed in 2021 and 38% in 2023 to 49% now. Vacant floorspace figure has also increased to now be 33%, up from the 19% in 2023 and 21% in 2021.

Trooperslane

Map 22A – Developed and Undeveloped Land within Trooperslane Industrial Zoning

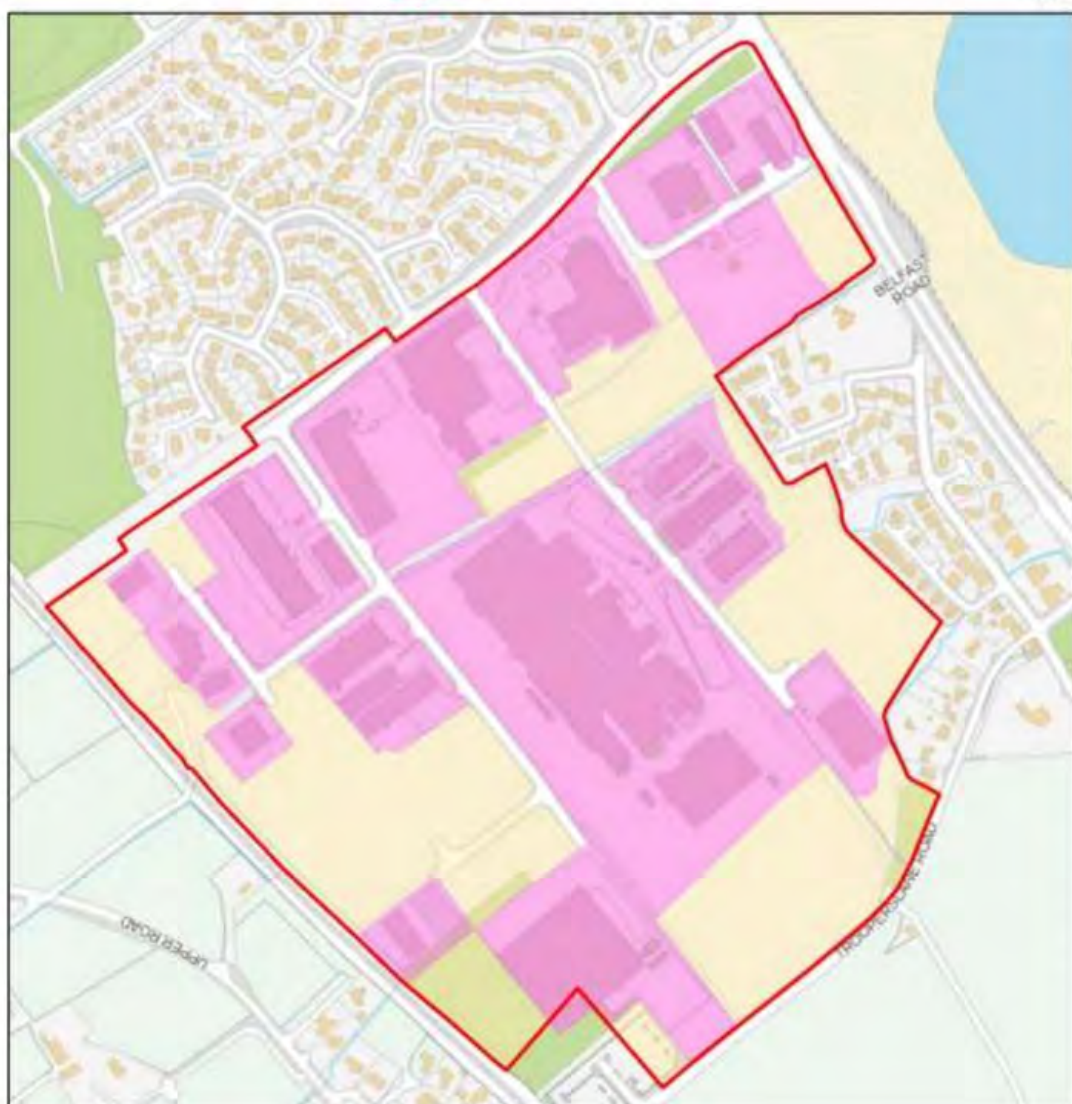
Map 22B – Use classes within Industrial Land at Trooperslane

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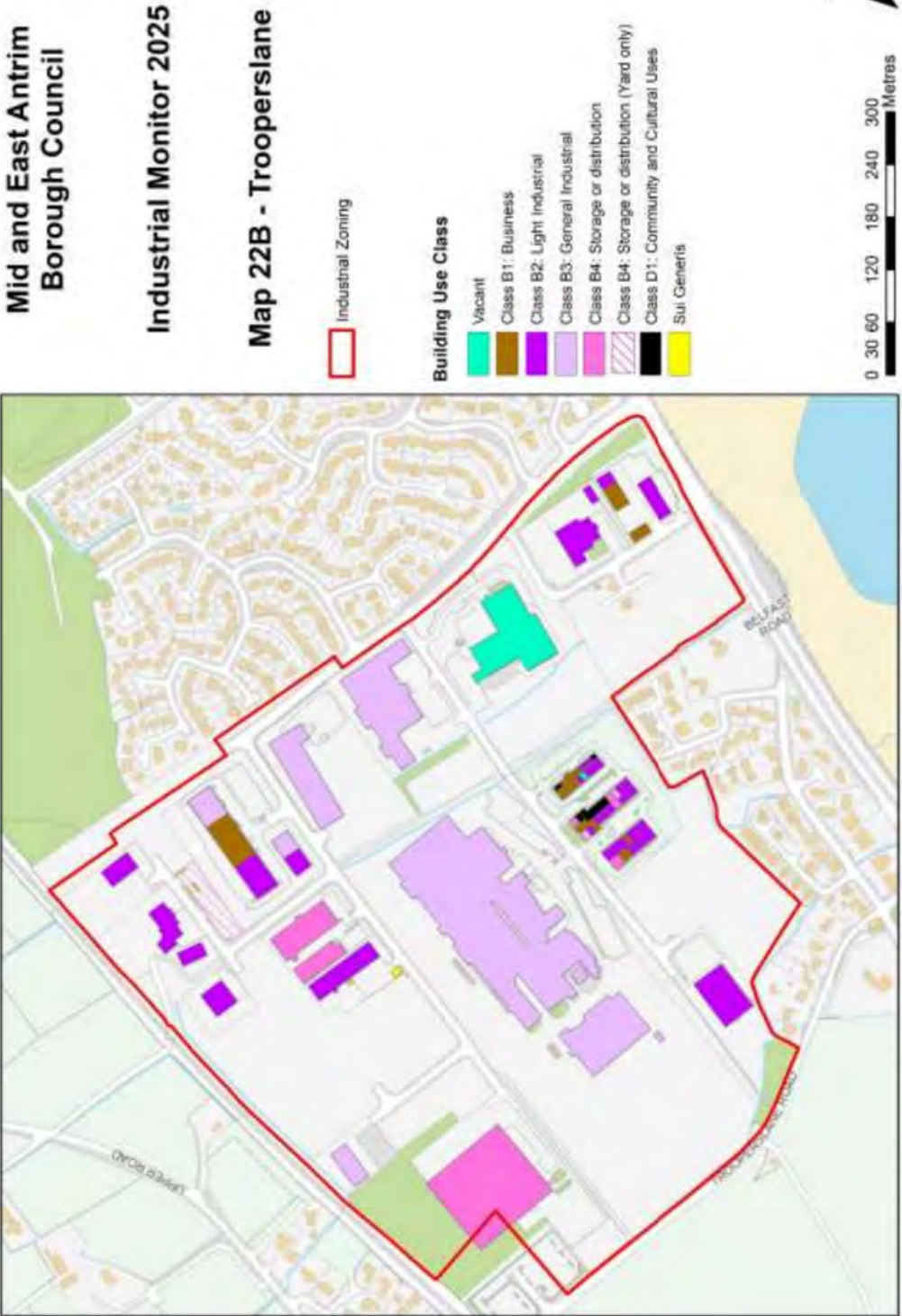
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Map 22A - Trooperslane



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Trooperslane

Introduction

Trooperslane is located on the south-western fringes of Carrickfergus. The Carrickfergus Area Plan 2001 zoned an additional 21 hectares (ha) of Industrial land adjacent to land identified as being in existing Industrial use, whilst BMAP zoned a total of 47ha of land at Trooperslane. Invest NI and some of its client companies such as Ryobi and Yelo continue to hold a notable presence within the site along with Carrickfergus Enterprise - a series of small industrial and business units. The Industrial Estate is also home to various companies including Pollock Lifts, Ryobi, Abbey Upholsters and Douglas & Graham.

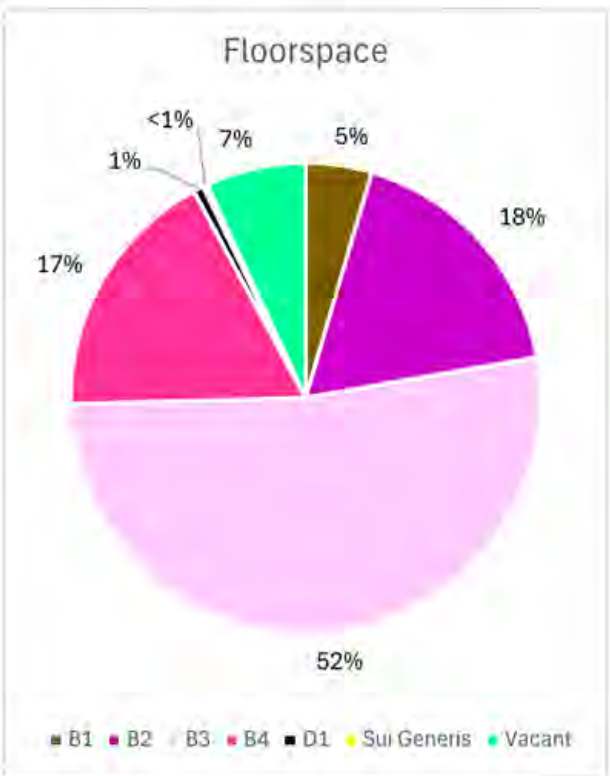
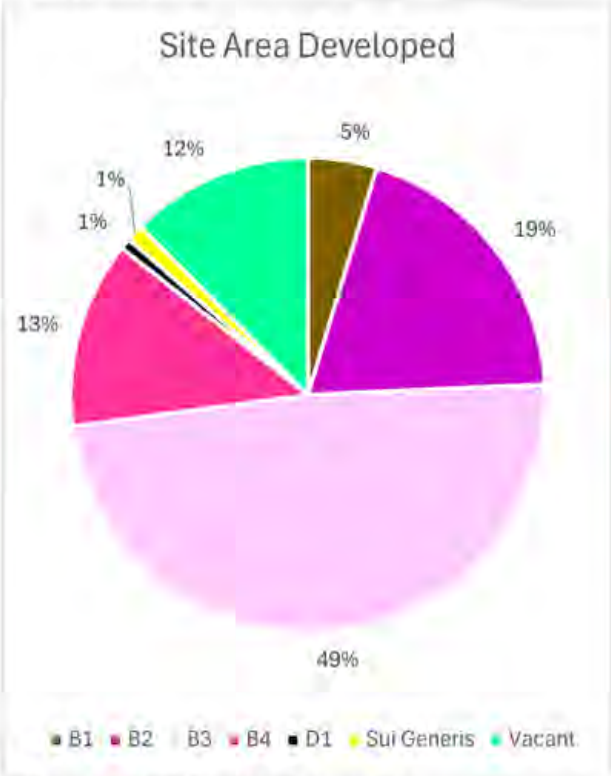
A small element of sea flooding has occurred historically at the area surrounding the A2 Belfast Road. Within the site there are three NIEA monuments designations. The site is also within a COMAH designation in relation to a nearby subterranean gas pipeline. The Outer Belfast Lough ASSI, SPA and RAMSAR is located beyond the A2 road.

Trooperslane (zoned)	Gross Area (hectares)
Industrial Area zoned	46.53
Developed land within zoning	26.98
Undeveloped land within zoning	15.86
Other land within zoning	3.69 ⁽¹⁾

⁽¹⁾ Includes access roads, communal landscaping and areas of constraint (rivers etc.)

Use Classes

The pie charts below show the current mix of Use Classes within the site. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area.



* % of site area (ha) developed per use class.

The predominant use within the site remains General Industrial (B3), accounting for 49% of the total developed site area and 52% of the total floorspace...down from 58% of site area and 56% of floorspace in previous surveys. The large percentage of B3 is due to the presence of several large scale manufacturing companies. B1 business uses now make up 5% of floorspace compared to 6% in 2023, whilst B2 light industrial use now accounts for 18% of floorspace, up from 12% in 2023. B4 storage or distribution remains similar to previous surveys at 17% of floorspace. 12% of the total site area is now vacant compared to 6% in previous surveys, whilst 7% of floorspace remains vacant.

Planning and Development Activity

Several planning applications were approved on this site since the last survey including LA02/2024/0591/F for a yard for the secure parking of commercial vehicles; LA02/2024/0731/F for 12 new office pods at Carrickfergus Enterprise Agency; and LA02/2024/0801/F for a new manufacturing industrial unit at 11 Sloefield Drive. The large former factory near the Belfast Road is now demolished with construction of a new housing development approved under LA02/2023/1439/F now underway.

Vacancies & New Occupiers

There remains a very low vacancy rate within Trooperslane with most of the previously vacant units now occupied.

Woodburn Road

Map 23A – Developed and Undeveloped Land within Woodburn Road Industrial Zonings

Map 23B – Use classes within Industrial Land at Woodburn Road

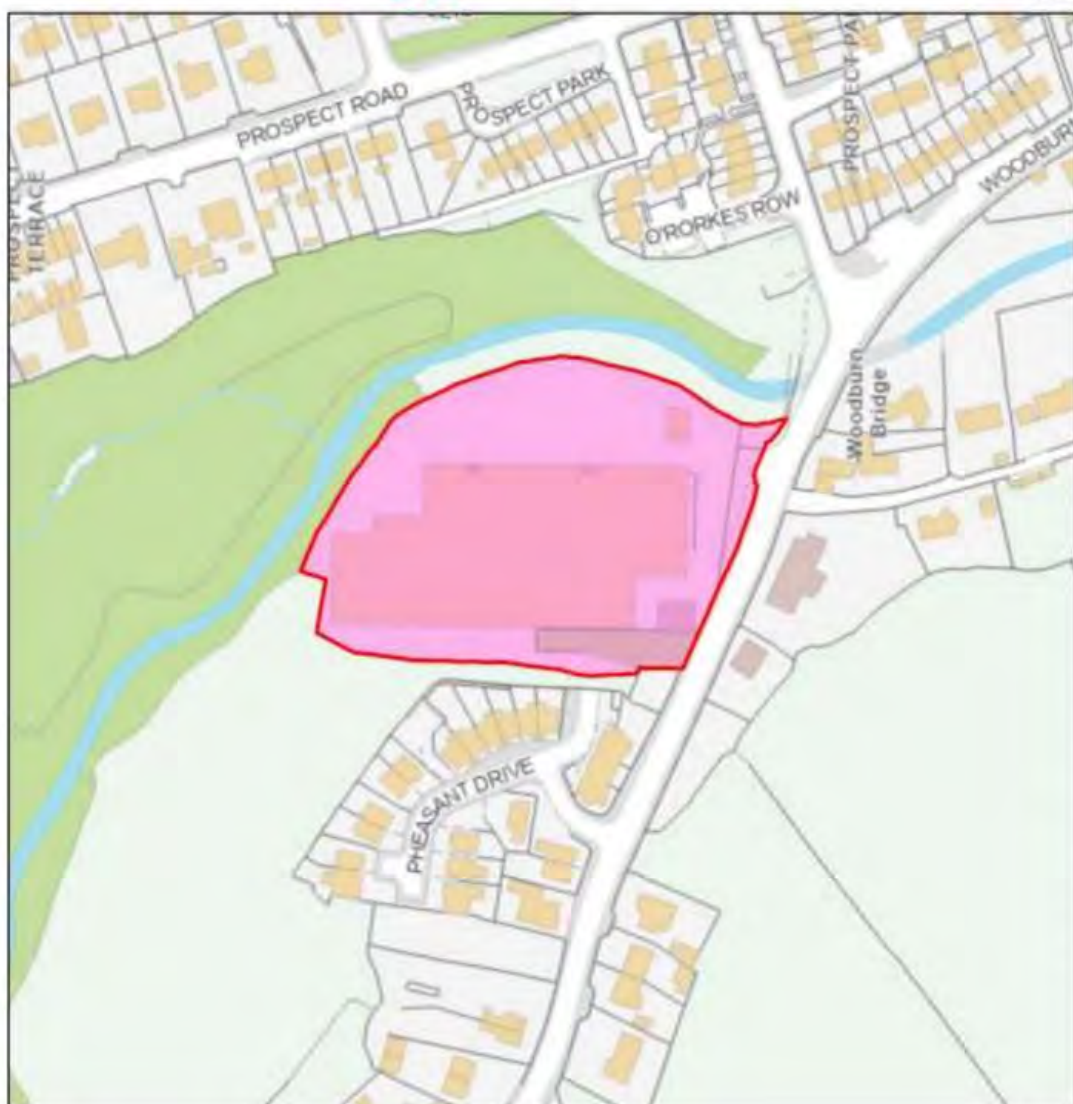
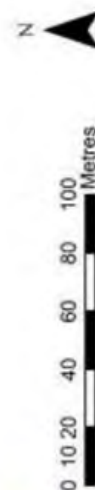
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Industrial Monitor 2025

Map 23A - Woodburn Road

Industrial Zoning
Land Developed Within Zoning

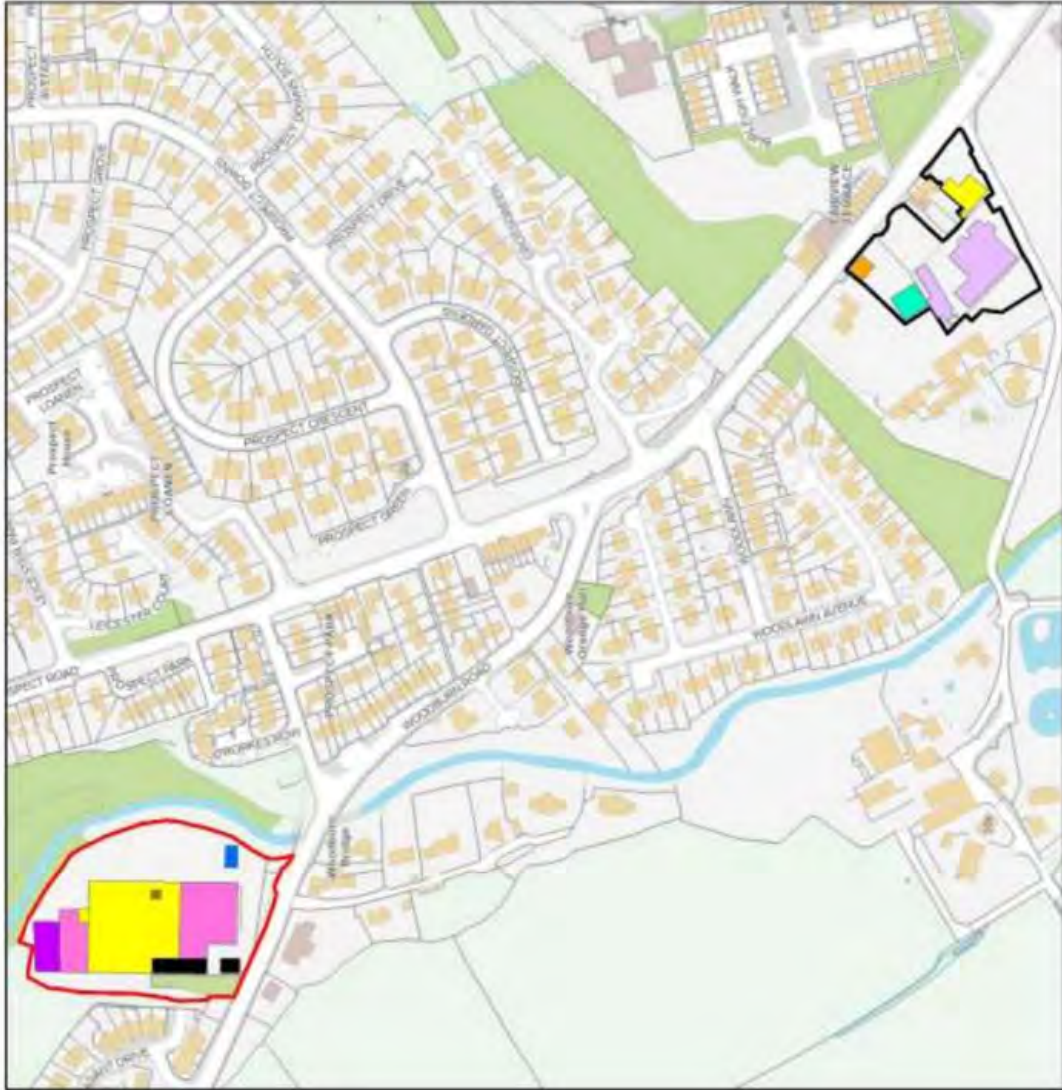


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Map 23B - Woodburn Road



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Woodburn Road

Introduction

The Carrickfergus Area Plan 2001 did not zone land at Woodburn Road, however BMAP did zone a 1.3ha site formerly known as ‘Weston Business Park’, but which had lain derelict for a number of years. This site consists of several businesses and a church within the site Woodburn River LLPA abuts the site to the North and East along with South Woodburn SLNCI. Small pockets of surface flooding and fluvial flooding along the Woodburn River have been detected in the past. Also three monuments are in the vicinity of the zoning.

Woodburn Road (zoned)	Gross Area (hectares)
Industrial Area zoned	1.32
Developed land within zoning	1.32

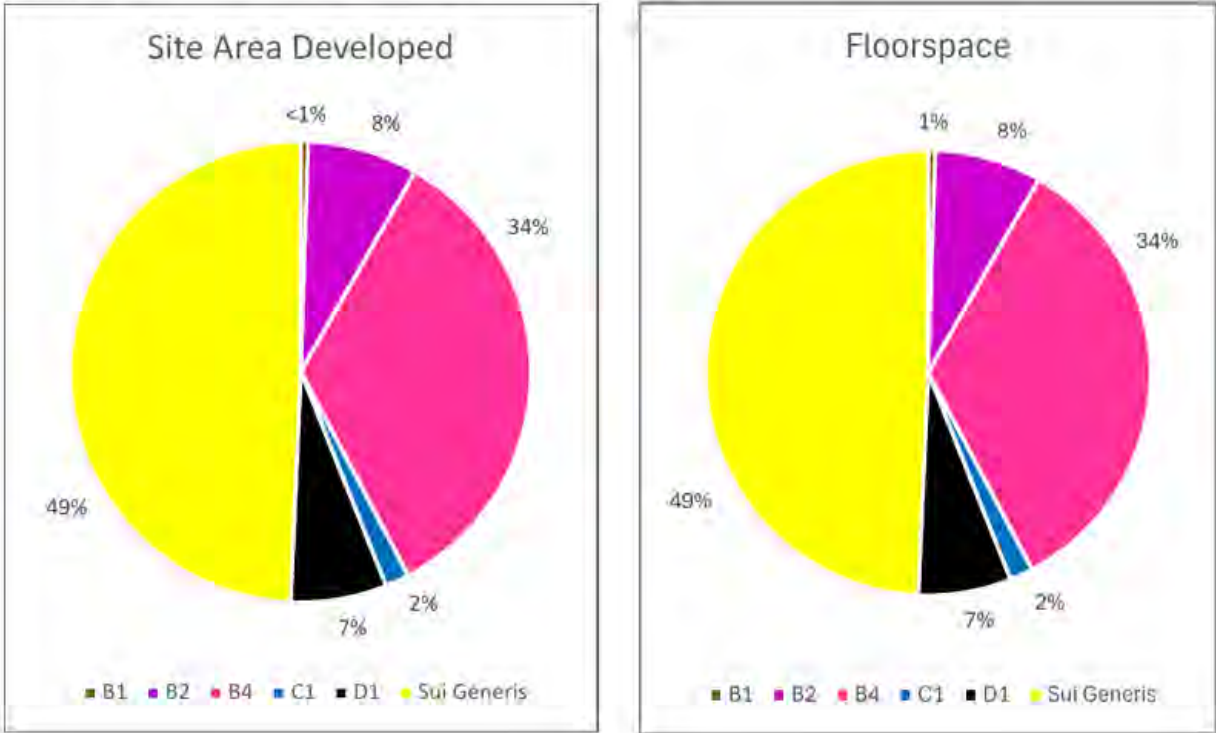
A further site was also surveyed 500 metres further along the road, just to the north of Woodburn playing fields. This is in Industrial use but unzoned.

Woodburn Road (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	0.66

Use Classes

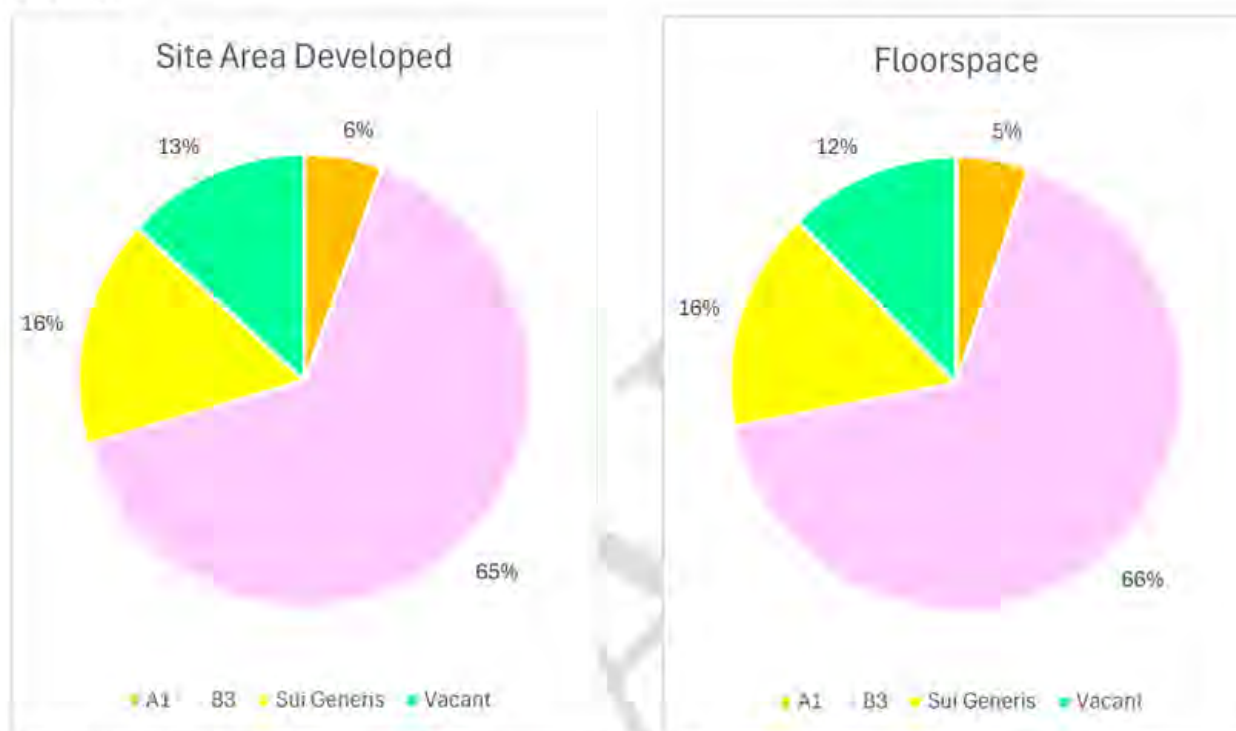
The pie charts below show the current mix of Use Classes within the site. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area.

Zoned



The figures for the latest survey are the same as the previous 2023 survey. As indicated by the pie chart, sui generis uses continue to make up half of the site area and floor space for the zoning (49%) largely due to the Jordan victory church. Storage or Distribution (B4) uses make up the 2nd largest at 34%, the same as 2023 and 2021, and up from the 24% in 2019. There remains a crèche (D1) and a dwelling (C1) within the site.

Unzoned



* % of site area (ha) developed per use class.

The unzoned site surveyed remains dominated by Pollock Lifts with B3 General Industrial use continuing to account for 66% of floorspace. Sui Generis uses account for 16% and retail for 5% - the same as previous surveys.

Planning and Development Activity

There have been no recent planning approvals or development activity of note on the site since the last survey.

Vacancies & New Occupiers

There is no vacancy within the zoned site whilst there remains a 13% vacancy rate on the unzoned part of the survey site, the same as in 2023 and 2021.

Keeburn

Map 24A – Developed and Undeveloped Land within Keeburn Industrial Zoning

Map 24B – Use classes within Industrial Land at Keeburn Industrial Zoning

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Mid and East Antrim Borough Council

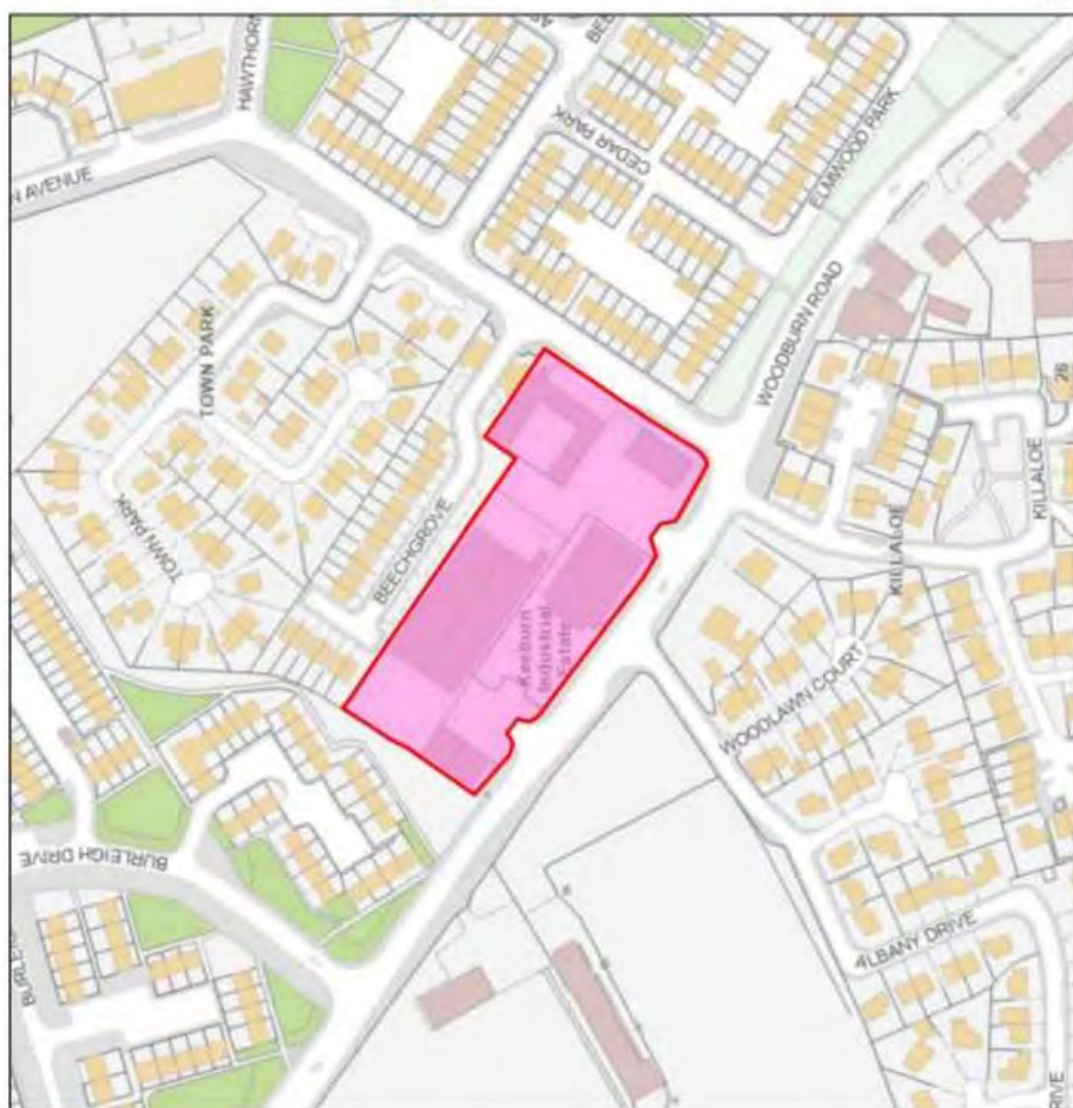
Industrial Monitor 2025

Map 24A - Keeburn

Industrial Zoning
Land Developed Within Zoning



0 10 20 40 60 80 100 Metres

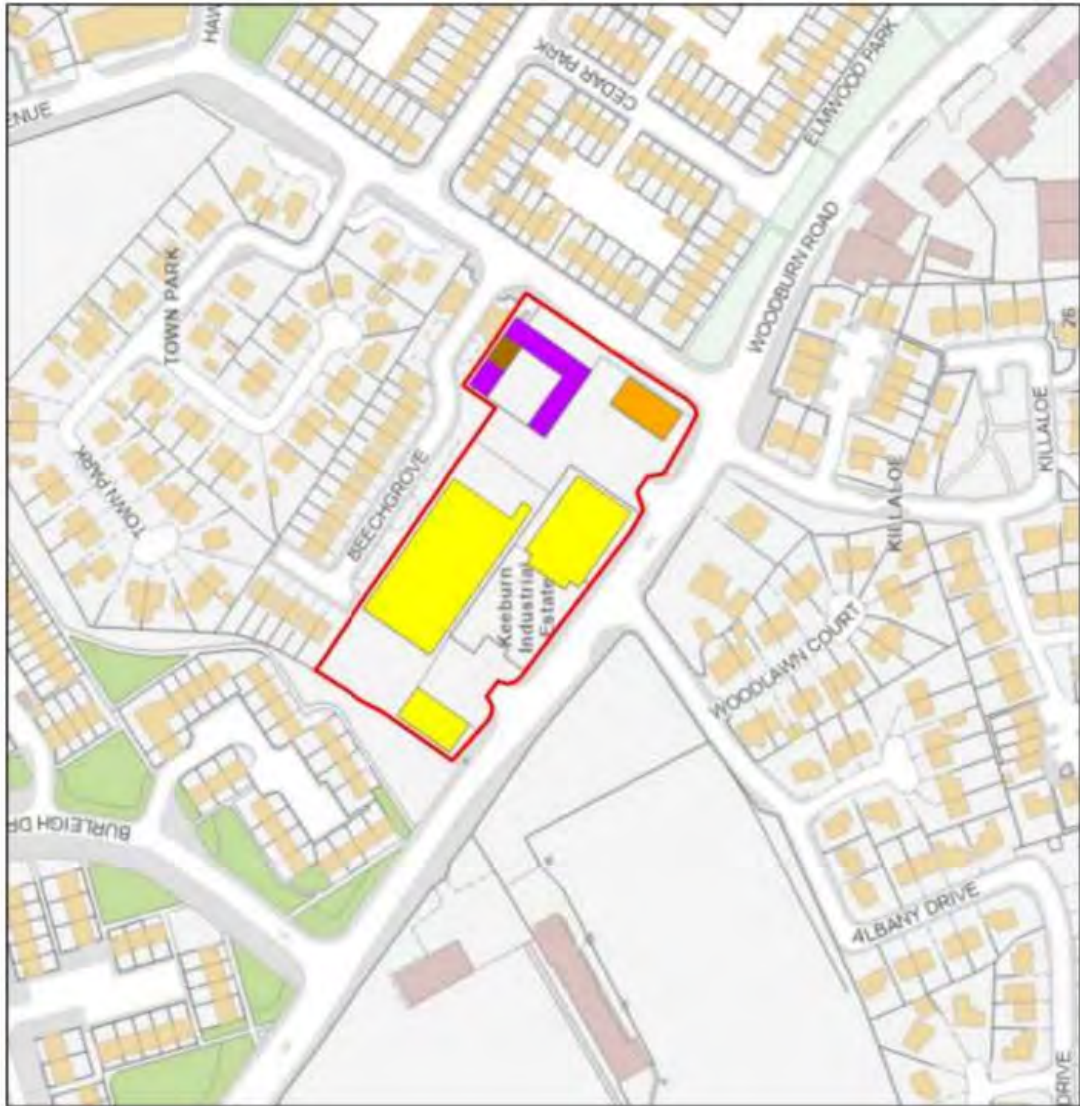


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Mid and East Antrim
Borough Council

Industrial Monitor 2025

Map 24B - Keeburn



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Keeburn

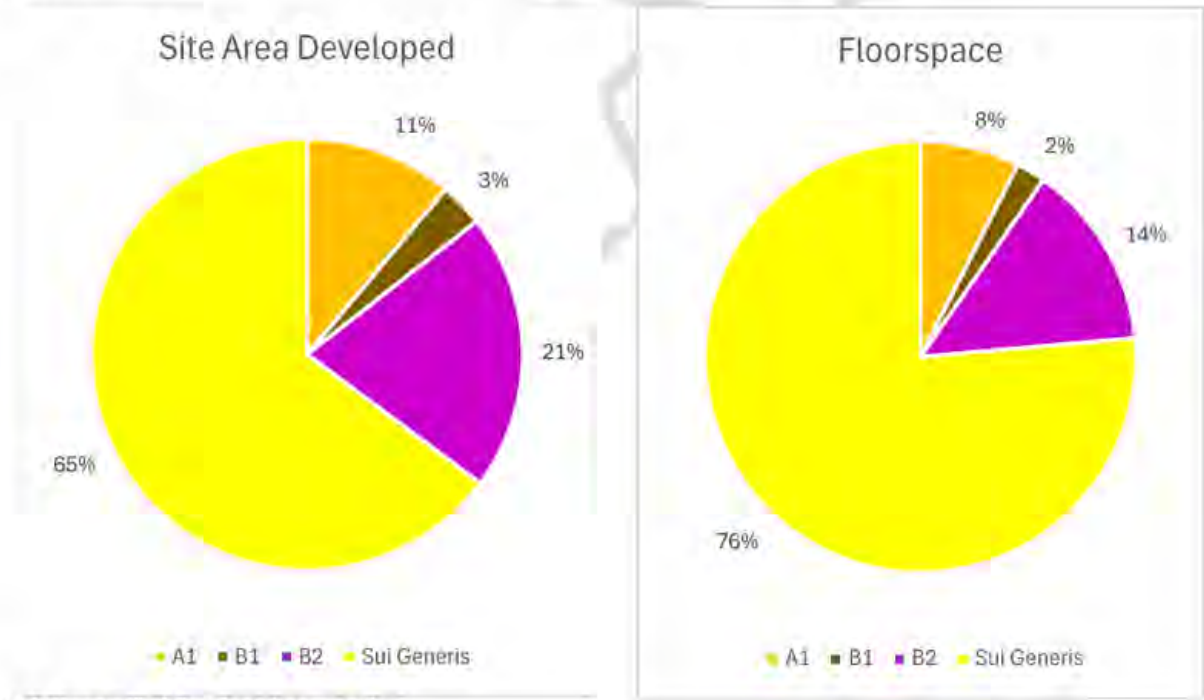
Introduction

Also located on Woodburn Road is the small Industrial estate of Keeburn consisting of five separate units. Although the Carrickfergus Area Plan 2001 did not zone this 1.1ha site, BMAP did zone it as existing industry. There is past evidence of fluvial and surface water flooding along the south and eastern boundaries of the site along Woodburn Road and Avenue. The site is surrounded on all four sides by housing and no other designations are apparent. Both JP Corry and Royal Mail dominate the estate in terms of building size and site area.

Keeburn (zoned)	Gross Area (hectares)
Industrial Area zoned	1.15
Developed land within zoning	1.15

Use Classes

As the pie charts indicate, sui generis remains the predominate use class on the site with 65% of site area and 76% of floorspace, the same as 2023. This is due to the presence of JP Corry and the Royal Mail sorting office. B2 Light Industrial, including car repairs businesses now account for 21% of site area and 14% of floorspace, a slight increase from the 19% and 13% respectively in 2023 and previous surveys.



% of site area (ha) developed per use class.

Planning and Development Activity

No planning applications or industrial development of note on site since the last survey.

Vacancies & New Occupiers

Most businesses on site are fairly well established and no vacancies recorded.

Trailcock

Map 25A – Developed and Undeveloped Land within Trailcock Industrial Zoning

Map 25B – Use classes within Industrial Land at Trailcock

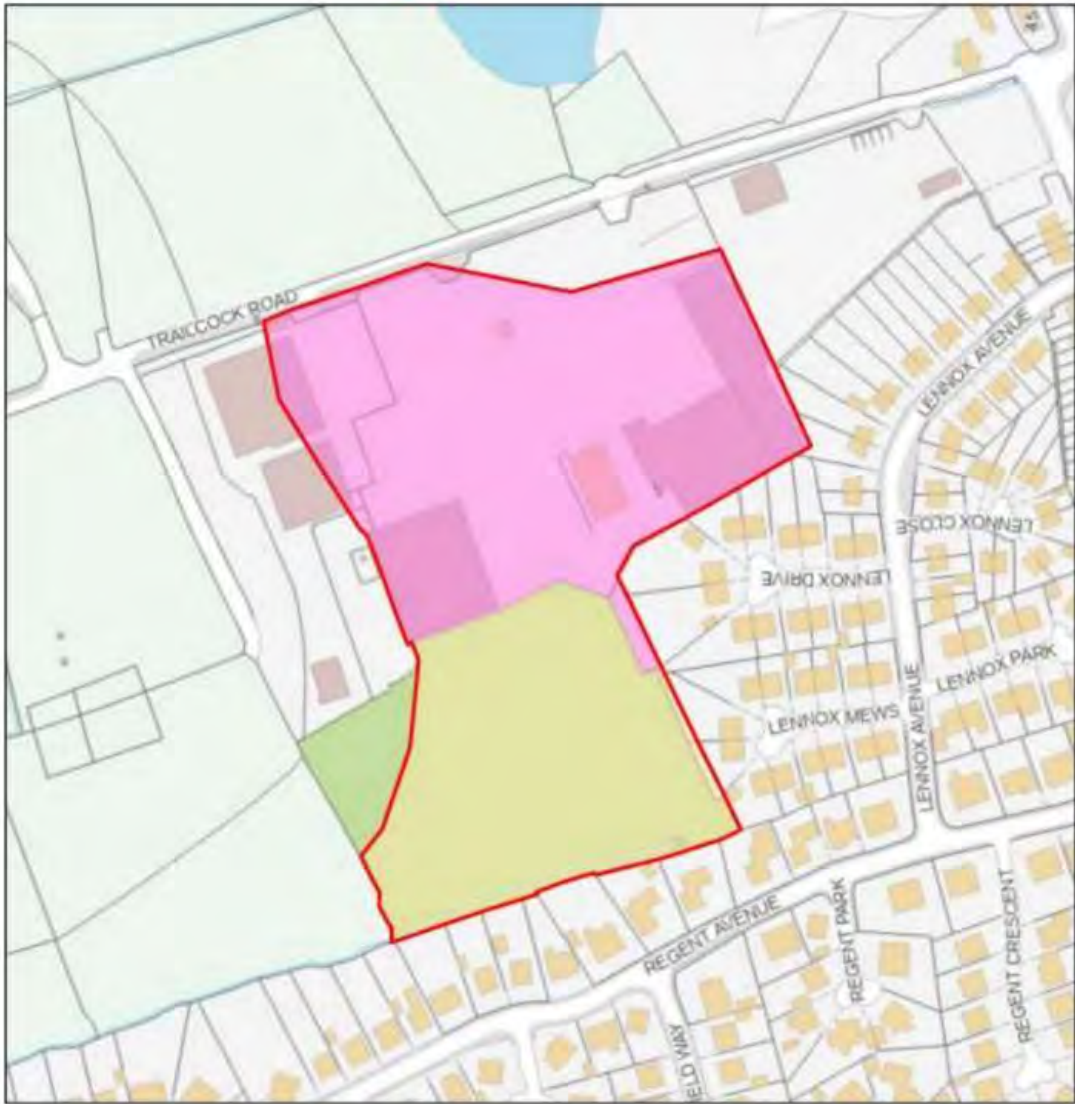
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Industrial Monitor 2025

Map 25A - Trailcock

- Industrial Zoning
- Land Developed Within Zoning
- Undeveloped Land Within Zoning

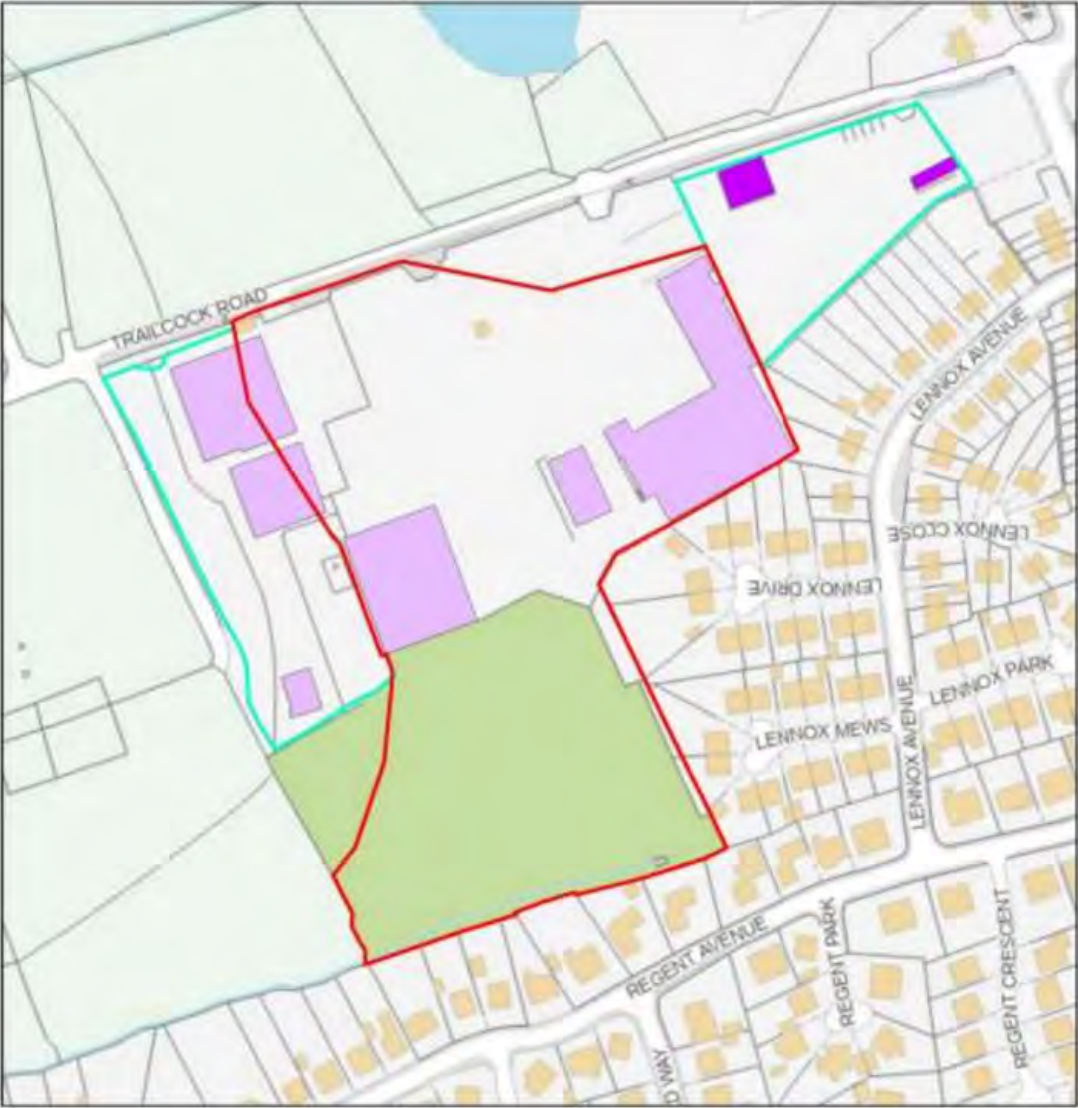


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Industrial Monitor 2025

Map 25B - Trailcock



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Trailcock

Introduction

Trailcock Industrial estate is located at the north-eastern fringes of the Carrickfergus settlement limit. The Carrickfergus Area Plan 2001 did not zone land at Trailcock Road, however BMAP zoned 3.45ha at Trailcock Road as existing industrial land. It is accessed at the junction of Dromore Road and Trailcock Road via a narrow lane. Eden Local Landscape Policy Area (LLPA) is located to the East whilst flood maps indicate the area has experienced minimal flooding in the past. Two businesses occupy the zoned part of the site (NK fencing and Woodburn engineering) with the latter being located part (0.7 hectares) outwith the zoning. Penrose Roofing is located on the southern part of the unzoned land.

Trailcock (zoned)	Gross Area (hectares)
Industrial Area zoned	3.45
Developed land within zoning	2.16
Undeveloped land within zoning	1.29

Trailcock (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	1.31

Use Classes

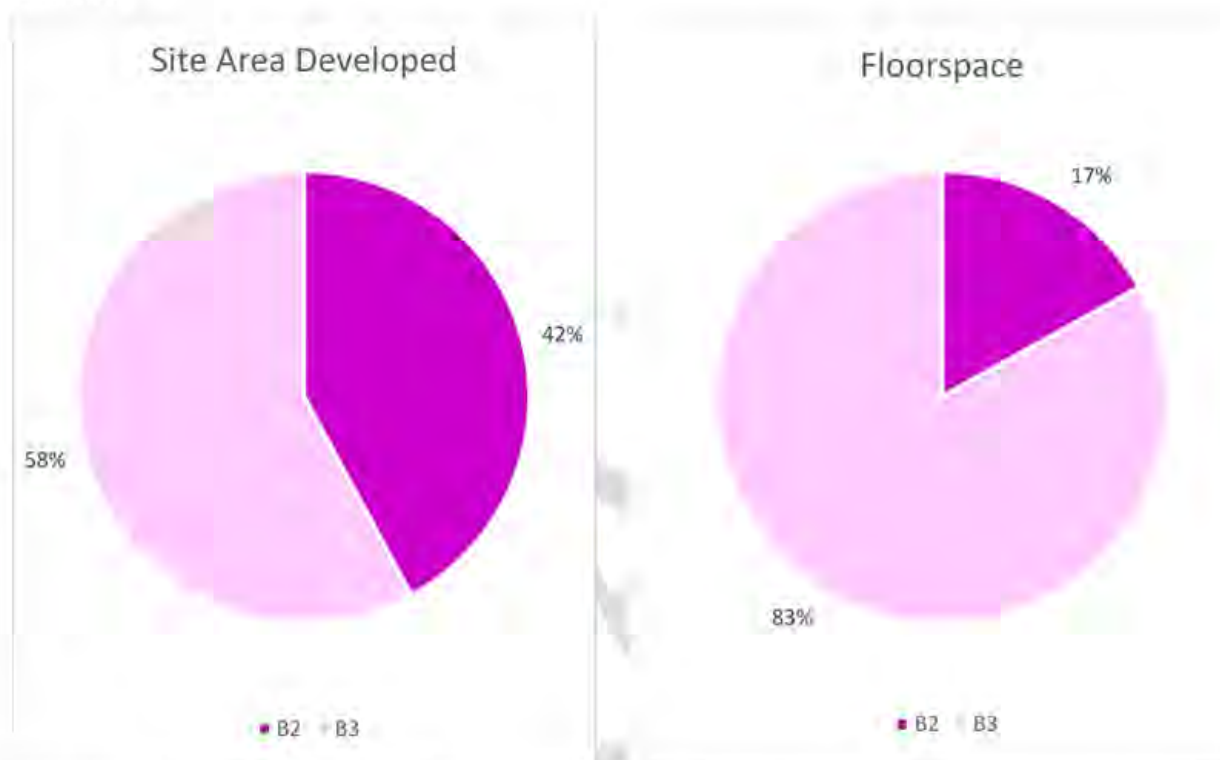
Zoned



* % of site area (ha) developed per use class.

These pie charts show the current mix of Use Classes of development within the site. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area. NK fencing and Woodburn Engineering are the two manufacturing companies which occupy the zoned site surveyed. Both are classed as B3 General Industrial and therefore account for 100% of site area developed and total floorspace within the zoning.

Unzoned



* % of site area (ha) developed per use class.

Woodburn Engineering (B3 General Industrial) now accounts for 58% of site area and 83% of floorspace within the unzoned site surveyed, with Penrose Roofing offices and associated yard making up the remainder of the unzoned industrial area surveyed.

Planning and Development Activity

No recent planning approvals or development activity for industrial development has taken place within the site since the last survey.

Vacancies & New Occupiers

These businesses are well established on site and there are no vacancies.

Carrickfergus Conclusion

Zoned land

As mentioned, there was approx. 151ha of land zoned for industry (employment) in BMAP 2015. As the table below shows, approx. 68.5ha has been developed. (76ha including access roads, communal landscaping etc.) 142.59

Carrickfergus (Zoned)	Gross Area (hectares)
Total Area Identified	150.64
Developed land within zonings	68.55
Undeveloped land within zonings	74.04
Other land within zonings	8.05 ⁽¹⁾

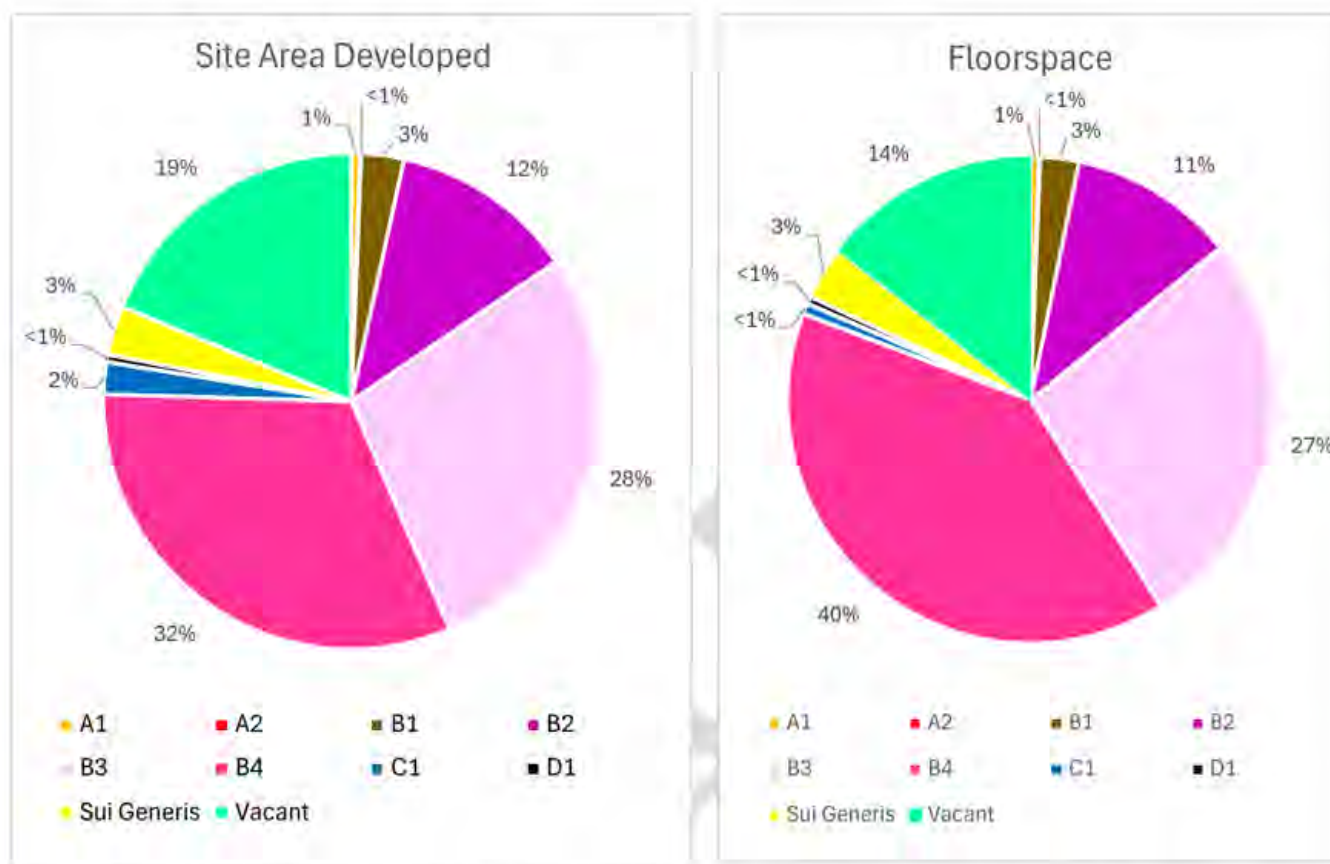
⁽¹⁾Includes access roads, communal landscaping and areas of constraint (rivers etc.)

The table below shows a breakdown of this land that has been developed for a specific land use.

Use Class Carrickfergus (Zoned Sites)	Gross Site Area (hectares)
A1	0.40
A2	0.05
B1	1.91
B2	8.27
B3	19.21
B4	21.90
C1	1.43
C2	0.00
D1	0.33
D2	0.00
Sui Generis	2.20
Vacant	12.87
TOTAL	68.55

Use Classes (Zoned)

The pie charts below show the percentages of site area developed (68.55ha) and total floorspace developed per use class.



Use Classes: A1 – Shops. A2 – Financial, professional and other services. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. D1 – Community and Cultural Uses. Sui Generis – No specified class.

From these pie charts, it is demonstrated that 72% of site area and 78% of total floorspace within zoned Industrial Land in Carrickfergus has been developed for the traditional Industrial Land Uses of Light Industry, General Industry and Storage or Distribution (B2, B3 and B4). This compares to 77% of site area and 80% of total floorspace in the 2023 survey (similar in 2021), and up from the 68% and 61% respectively in 2019. Approximately 3% remains utilised as B1 Business use (offices, call centres and R&D) – slightly down from the 4% in previous surveys.

In addition, only 3% of both zoned land site area and floorspace is being used for Sui Generis uses, similar to 2023 and an increase from the 2% in 2021 and the 1% in 2019. Residential uses on zoned land remains at 2% of site area and 1% of floorspace, a use which the SPPS 2 and Plan Strategy seeks to prevent on zoned land. There is now a 19% site area and 14% floorspace vacancy rate on the zoned land which has been developed in Carrickfergus – and increase from the 13% site area and 10% floorspace vacancy rate in 2023. This compares to 15% in 2021, 25% in 2019 and 17% in the 2017.

All sites surveyed (including unzoned land)

In Carrickfergus, there is little additional industrial land other than that zoned as Industrial/Employment land in BMAP.

Through the surveying of approx. 153ha of land within Carrickfergus for the purposes of this monitor, it has been established that there is approx. 70.5ha of land developed in areas characterised as being Industrial. (78.5ha including access roads, communal landscaping etc).

Carrickfergus (All Land Surveyed)	Gross Area (hectares)
Total Area Identified	152.61
Developed land within identified area	70.52
Undeveloped land within identified area	74.04
Other land within identified area	8.05 ^[1]

^[1] Includes access roads, communal landscaping and areas of constraint (rivers etc.)

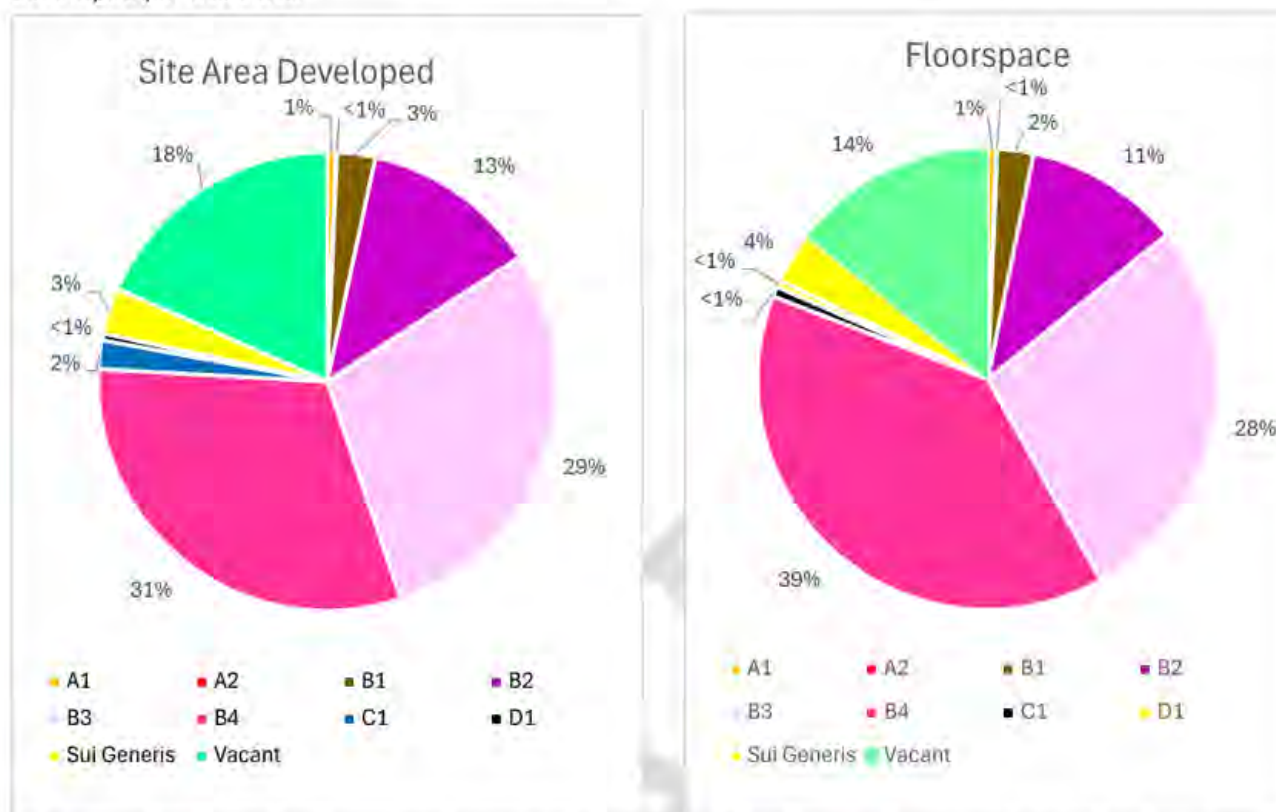
The table below shows a breakdown of this land that has been developed for a specific land use.

Use Class Carrickfergus (All Sites)	Gross Site Area (hectares)
A1	0.43
A2	0.05
B1	1.91
B2	8.82
B3	20.40
B4	21.90
C1	1.43
C2	0.00
D1	0.33
D2	0.00
Sui Generis	2.30
Vacant	12.96
TOTAL	70.52

From this table it can be seen that the predominant land uses on all surveyed Industrial Land within Carrickfergus remains B4 Storage or Distribution uses at 21.9ha. This compares to 24.1ha of B4 use in 2023, 20.4ha in 2021, 15.62ha in 2019 and 20.5ha in 2017). B3 General Industrial uses now account for 23.1ha - the lowest level since surveying started and compares with 23.1ha of B3 uses in 2023, 22.7ha in 2021 and 24.3ha in 2019. The traditional Industrial B Uses of B2, B3 and B4 uses now total approx. 51ha of the 70.5ha developed total site area. This is a reduction from the 54.35ha in 2023 and the 53.7ha in 2021. This compares with 47ha in 2019, and 51.3ha in the 2017 survey. Sui Generis uses continue to account for a small amount (2.3ha) of the developed site area, very similar to the 2.27ha in 2023 and a further increase from the 1.46ha in 2021 and 1.07ha in 2019. The table also shows there is approx. 13ha of developed land currently vacant. This compares to 8.83ha in 2023, 9.94ha in 2021, 16.82 in 2019 and 11.3ha in 2017.

Use Classes (All Sites Surveyed)

The pie charts below show these figures as percentages of site area developed and total floorspace developed per use class.



Use Classes: A1 – Shops. A2 – Financial, professional and other services. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. D1 – Community & Cultural. Sui Generis – No specified class.

From the tables and pie charts, it can be seen that the predominant land use on all Industrial Land surveyed for this monitor remains B4 Storage or Distribution at 31% of site area and 39% of floorspace, down from 34% of site area and 42% of floorspace in 2023, which was then similar to the 2021 survey. B3 General Industry uses in Carrickfergus have reduced from 33% of site area and 30% of floorspace in 2023 to now account for 29% and 28% respectively within the areas surveyed. The traditional Industrial land uses of B2 Light Industry, B3 General Industry and B4 Storage & Distribution now make up 73% of site area developed and 78% of total floorspace, a reduction from the 77% and 81% respectively in 2023, and the 78% for both in 2021. Sui Generis uses continue to account for 3% of site area and 4% floorspace surveyed, the same as in 2023, and up from 2% in 2021. Also, only 1% of site area and floorspace in Industrial areas in Carrickfergus remains used for A1 Retailing use class, the same as in 2023 and a slight reduction from previous surveys before that.

The survey demonstrates that 18% of site area and 14% of total floorspace within Industrial areas surveyed in Carrickfergus are currently vacant - an increase in vacancy compared to the 13% of site area and 10% of total floorspace vacant in 2023 and 15% vacant in 2021. For comparison, the vacancy rate was 24% in 2019, and 18% in 2017. This equates to approx. 12.96ha of vacant land, compared to 8.83ha 2 years ago, 9.84ha in 2021, 18.62 in 2019 and 11.34ha vacant in 2017. With the addition of approx. 74ha of zoned Industrial land not yet developed, there is now a total of approx. 87ha of Industrial land either undeveloped or vacant within Carrickfergus at the time of this latest survey. This compares to 83ha in 2023, 85ha in 2021 and 93.3ha in 2019. This most recent figure shows there is 4ha more economic development land now available in Carrickfergus than 2 years ago, and just 1.6ha less than back in 2017.

Other Settlements

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Ahoghill

Map 26 –Use classes within Industrial Land in Ahoghill

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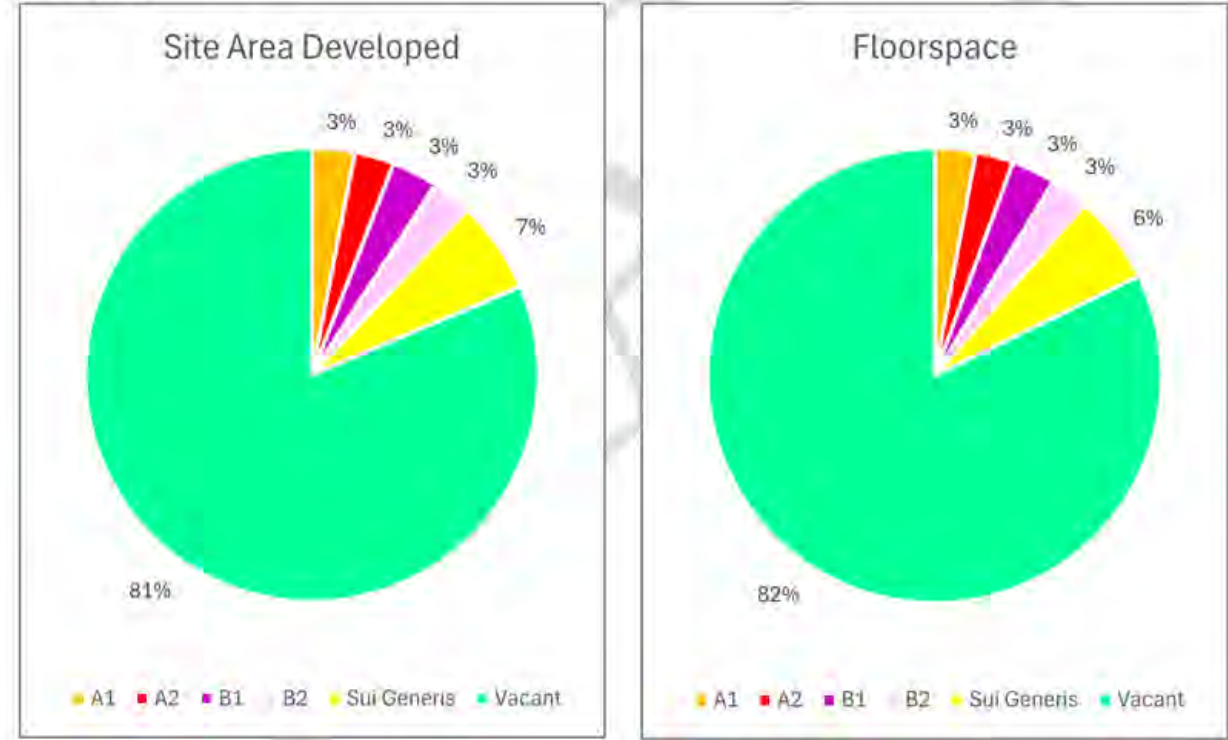
Ahoghill

Introduction

Ahoghill has been designated as a small town within the recently adopted Plan Strategy. It is located approximately 2 miles west of Ballymena. Two sites were surveyed within the settlement development limits – one is the former Hayburn and Co. kitchen manufacturers on the Galgorm Road, and the other is Ahoghill Business Centre on the Cullybackey Road, a 0.15ha site which houses several small business units.

Ahoghill (Unzoned)	Gross Area (hectares)
Total Area Identified	0.8
Developed land within identified area	0.8

Use Classes



*% of site area (ha) developed per use class ¹²

As can be seen from the pie charts, little has changed since the last survey and there remains an 81% vacancy rate in Ahoghill, due to the former Heyburn’s site remaining vacant. Elsewhere, at Ahoghill business centre, there is a range of retail, financial and professional offices, light industrial and gymnasium.

Planning and Development Activity

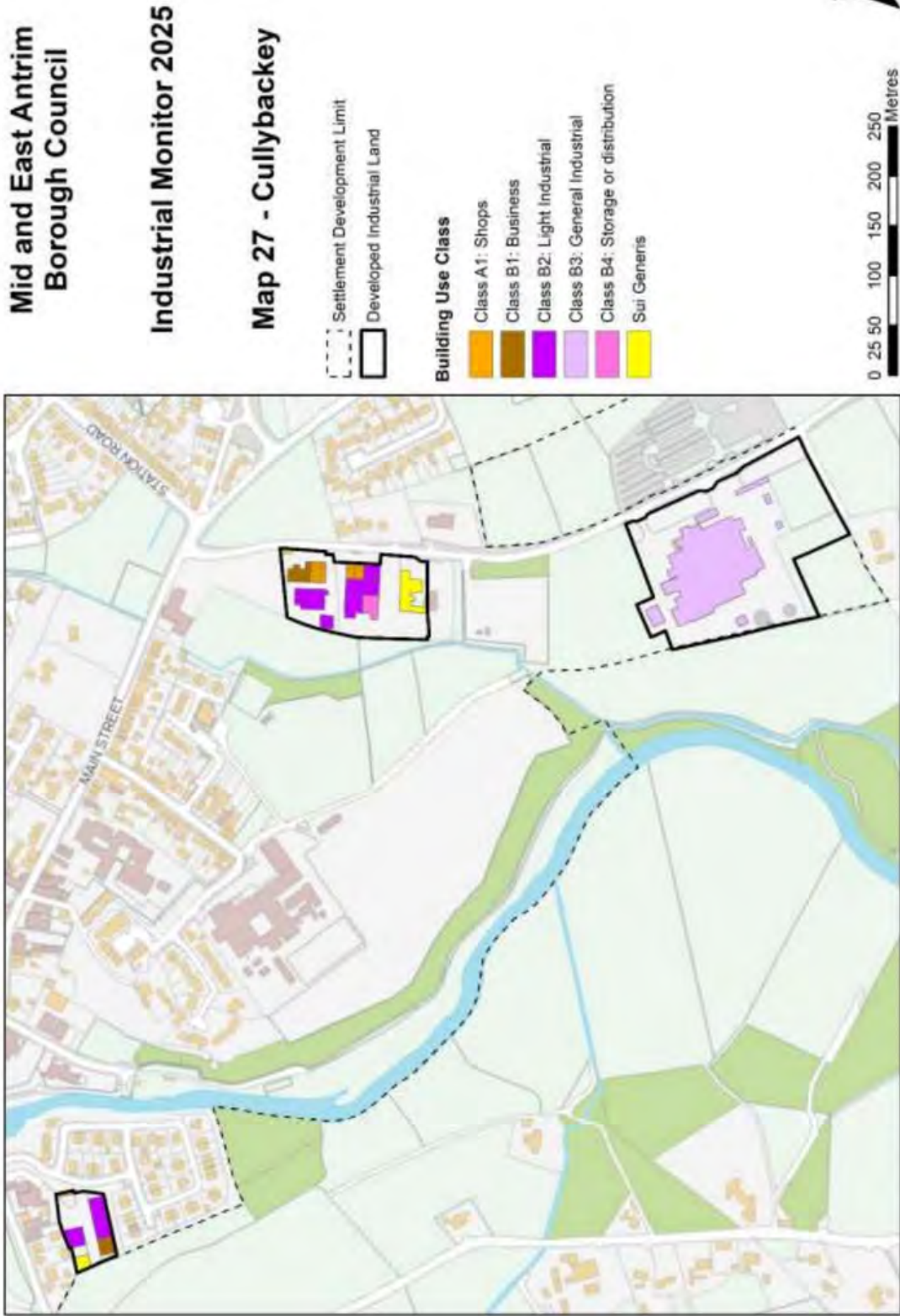
There have been no recent planning approvals on either site and there is no industrial development taking place at the time of survey.

¹² Use Classes: A1 – Shops. A2 – Financial, professional. Sui Generis – No specified class.

Cullybackey

Map 27 –Use classes within Industrial Land in Cullybackey

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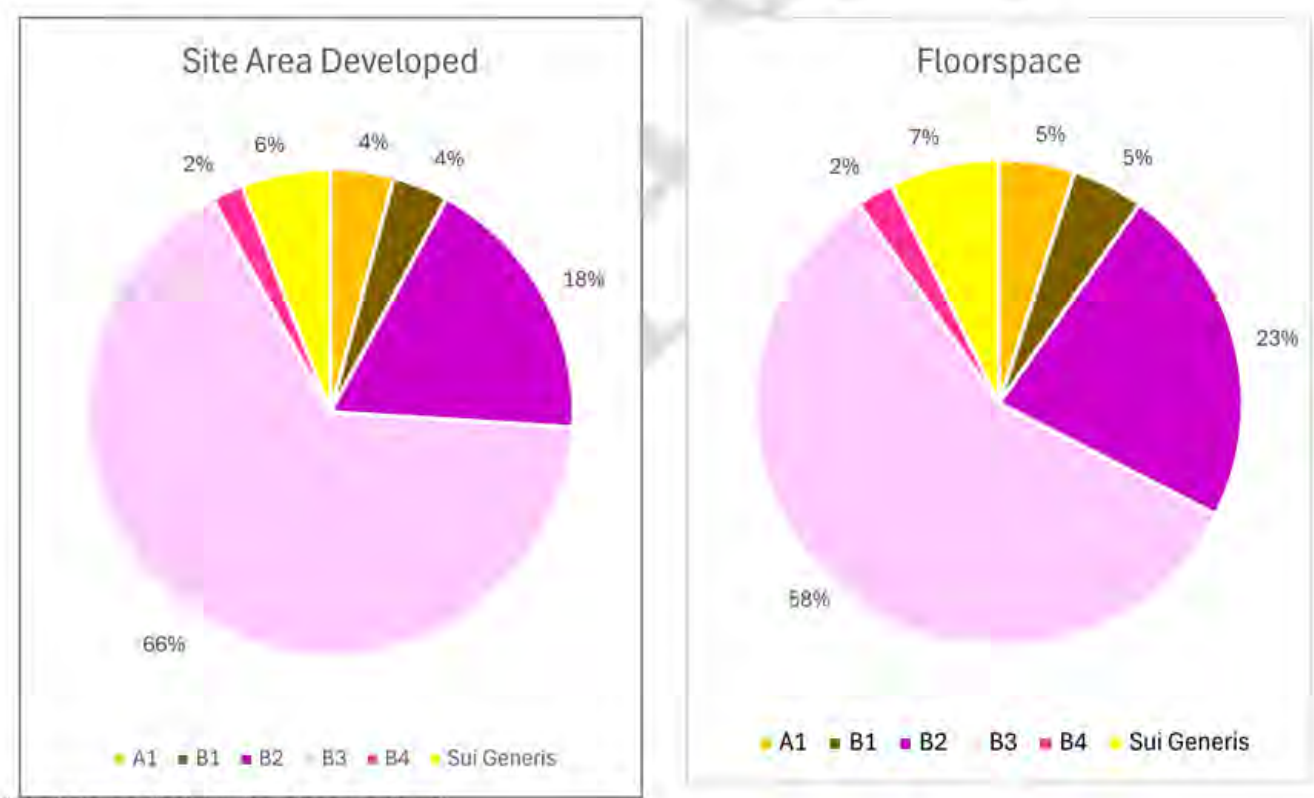
Cullybackey

Introduction

Cullybackey has been designated a small town in the recently adopted Plan Strategy and is situated approximately 4 miles north-west of Ballymena. Formerly a mill village, it sits on the banks of the River Maine and serves as a commuter settlement, helped by its railway halt. There were 3 sites surveyed within Cullybackey. The first is a 0.5ha site situated on Dreen Road to the rear of the service station and contains several industrial units. The other 2 sites are located at 2 different locations on the Fenaghy Road...the Cranswick Food Factory on the edge of the development limit, and Fenaghy Road Industrial Estate.

Cullybackey (Unzoned)	Gross Area (hectares)
Total Area Identified	4.30
Developed land within identified area	4.30

Use Classes



*% of site area (ha) developed per use class ¹³

The predominant use class across the village remains B3 (General Industrial) accounting for 66% of the total site area and 58% of floorspace of the sites surveyed, similar to previously surveys. The largest business in terms of site area is Cranswick Foods, located on the Fenaghy Road. B1 business use remains at 5% of floorspace, whilst light industrial uses were also similar to previous surveys at 18% of site area and 23% of floorspace. Retail remained to 5% of floorspace – the same as the 2023 survey, and a reduction from the 9% of retail floorspace in 2021.

¹³ Use Classes: A1 – Shops. B1 – Business. B2 – Light Industrial. B3 – General Industrial. Sui Generis – no specified class

Planning and Development Activity

There have been numerous planning approvals at the Cranswick site since the last survey, including a new two storey building to provide extension to existing production facility on ground floor with additional offices and storage on the first floor, approved under LA02/204/0450/F. Permission was also granted for an extension to the motorcycle showroom at 154 Fenaghy Road under LA02/2024/0488/F.

Vacancies & New Occupiers

There has been little change within these sites since the previous surveys.

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Broughshane

Broughshane has now been designated as a small town within the recently adopted Plan Strategy. The only economic development site within Broughshane included in previous monitors was a 1.7ha site at Raceview Mill. However, in recent years the site has been developed for non-B use classes to the extent that it is no longer considered to be 'land currently or last used for economic development purposes'. Broughshane will therefore no longer be included in this monitor.

Greenisland

Greenisland lies approximately 2 miles west of Carrickfergus. It is a commuter town and does not have any Industrial sites within the development limits. However, the zoned industrial sites at Trooperslane within the Carrickfergus development limits are only 1.5 miles east of Greenisland. Greenisland is therefore not included in this industrial survey.

Whitehead

Whitehead lies approximately 5 miles north-east of Carrickfergus. Similar to Greenisland, Whitehead is largely a commuter town and does not have any Industrial sites within the development limits. However, the zoned industrial sites at Kilroot within the Carrickfergus development limits are only 4 miles south-west of Whitehead. Whitehead is therefore not included in this industrial survey.

Portglenone

Portglenone is retained as a village in the recently adopted Plan Strategy. As no villages are surveyed for this monitor, Portglenone is therefore no longer included.

Borough Summary

Zoned land

Across the Borough, a total of approx. 308ha of land zoned for Industry was surveyed in the 3 main towns of Ballymena, Carrickfergus and Larne. As seen in the table below, approx. 127ha of this has been developed (not including access roads, communal landscaping etc.)

Borough (Zoned)	Gross Area (Hectares)
Total Area Identified	308.1
Developed land within zonings	126.81
Undeveloped land within zonings	150.21
Other land within zonings	31.09 ^[1]

^[1] Includes access roads, communal landscaping and areas of constraint (rivers etc.)

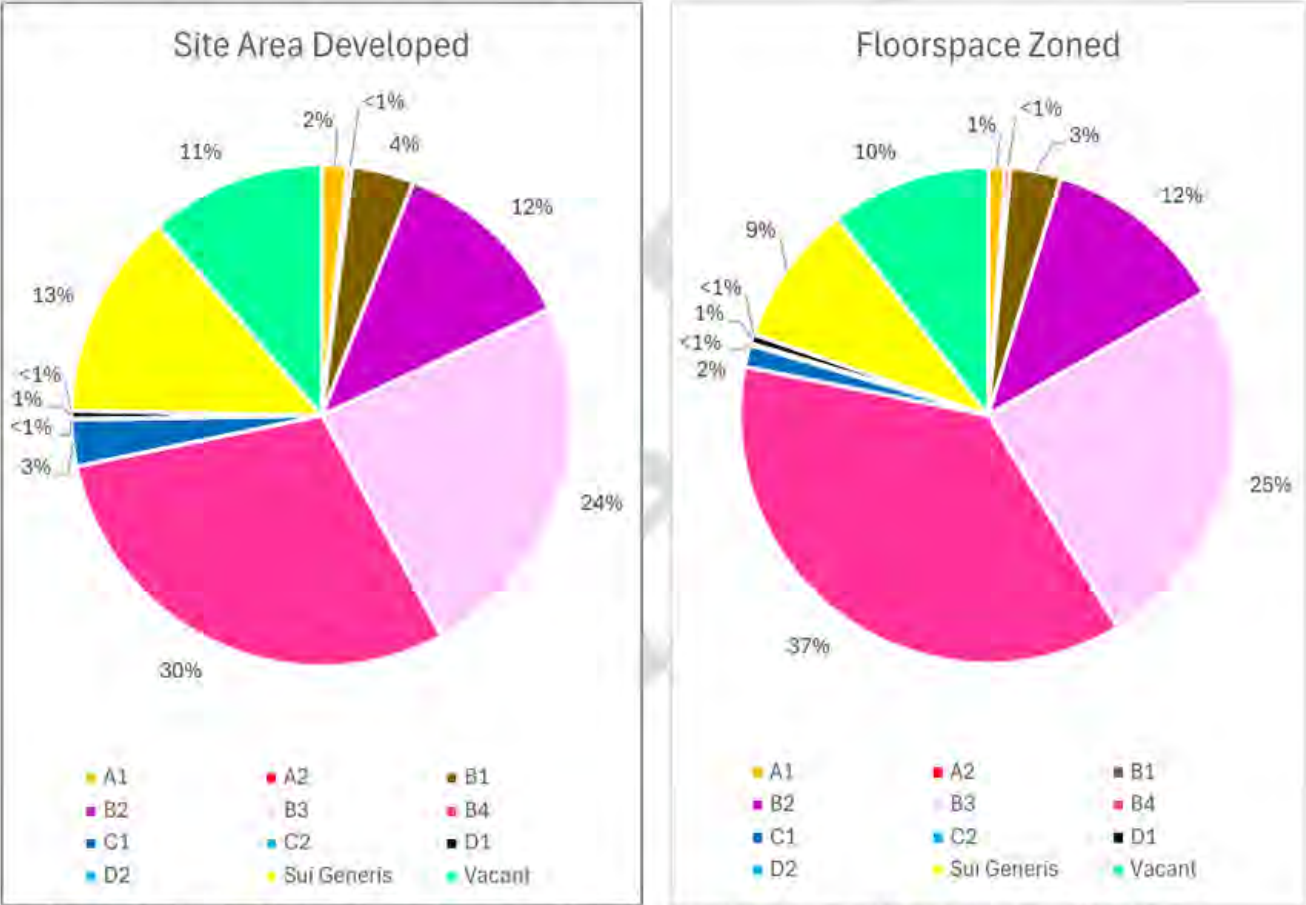
The table below shows a breakdown of this 127ha of zoned land that has been developed for a specific land use.

Use Class (Zoned Sites across Borough)	Gross Site Area (hectares)
A1	2.09
A2	0.39
B1	5.08
B2	15.32
B3	30.50
B4	37.60
C1	3.79
C2	0.07
D1	0.67
D2	0.00
Sui Generis	16.94
Vacant	14.37
TOTAL	126.81

From this table it can be seen that the predominant land use on zoned Industrial Land remains B4 Storage or Distribution uses. This accounts for 37.6ha, a slight reduction from 38.7ha in 2023 (36.5ha in 2021, 27.6ha in 2019 and 31ha in 2017). B3 General Industrial uses now account for 30.5ha, the lowest level since surveying began and a decrease from 33.54ha in 2023, 33.4ha in 2021, 32.82ha in 2019 and 37ha in 2017. The traditional Industrial land uses of Light Industry, General Industry and Storage & Distribution (B2, B3 and B4) account for a total of approx. 83ha of the 127ha developed compared to 84ha of the 126ha developed in 2023, 80ha in 2021, 71ha in 2019 and 77ha in 2017. B1 business uses now account for approx. 5.1ha, a decrease from 6ha in 2023, 6.3ha in 2021 and 4.84ha

in 2019. Sui Generis uses also continue to make up a sizeable amount of the developed site area with 19.94ha, an increase from 16.11ha in 2023, 13.6ha in 2021, 15.2ha in 2019 and now at the highest level since surveying began. The table also shows that approx. 2.48ha of Industrial land has been lost to 'A' use classes - uses (A1 & A2) such as Retailing, Financial and Professional services which are all considered to be more appropriately located in the town centres. In addition, approx. 3.79ha of industrial land has also been lost to residential developments, a decrease from 4.74ha in 2023. The pie charts below show these figures as percentages of site area developed and total floorspace developed per use class.

Use Classes (Zoned sites across the Borough)



Use Classes: A1 – Shops. A2 – Financial, professional and other services. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. C2. Guest Houses. D1 – Community and Cultural. D2 – Assembly and Leisure. Sui Generis – No specified class.

From these pie charts, it is demonstrated that on zoned sites across the Borough, 66% of site area and 74% of total floorspace has been developed for the traditional Industrial land uses of Light Industry, General Industry and Storage or Distribution (B2, B3 and B4), similar to the survey in 2023 (compared to 65% and 71% respectively in 2021, 58% and 55% in 2019, and 64% and 69% in 2017). Also, 4% of both site area and 3% of floorspace remains utilised as B1 Business use such as offices, call centres and R&D facilities, broadly the same as previous surveys.

In addition, 13% of site area within developed zoned land is now being used for Sui Generis uses – which equates to 9% of floorspace developed, broadly similar to the 2023 survey. This compares to 11% of site area and 7% of floorspace in 2021, which was then similar to previous surveys.

Across the Borough's zoned Industrial sites, there is now a 11% site area and 10% floorspace vacancy rate. These are similar figures to the survey in 2023 and remain lower than surveys previous to that which had a 13% vacancy rate for both site area and floorspace in 2021, 19% site area and 29% floorspace vacancy rate in 2019, and a 12% and 15% vacancy rate respectively in 2017. Furthermore, it can be concluded that approx. 6% of developed site area and 5% of floorspace on zoned land across the Borough continues to be used for uses within the A, C and D use classes. This is a slight reduction from the 7% of site area developed for these uses in the last survey in 2023, but returns to the same levels as in surveys previous to that. Whilst there are retail and residential uses on zoned land, these uses are uses which the SPSS 2 and the Plan Strategy policies seek to prevent on zoned economic land, so these percentages essentially represent zoned land lost to non-economic development uses.

All sites surveyed (includes zoned Industrial land and unzoned land in Industrial use)

Through the surveying of a total of approx. 499.3ha of land across the Borough for the purposes of this monitor, it has been established that there is approx. 310.73ha of land developed in areas characterised as being Industrial (not including access roads, communal landscaping, rivers etc).

Borough (All Land Surveyed)	Gross Area (hectares)
Total Area Identified	499.28
Developed land within identified area	310.73
Undeveloped land within identified area	150.21
Other land within identified area	38.34 ^[1]

^[1] Includes access roads, communal landscaping and areas of constraint (rivers etc.)

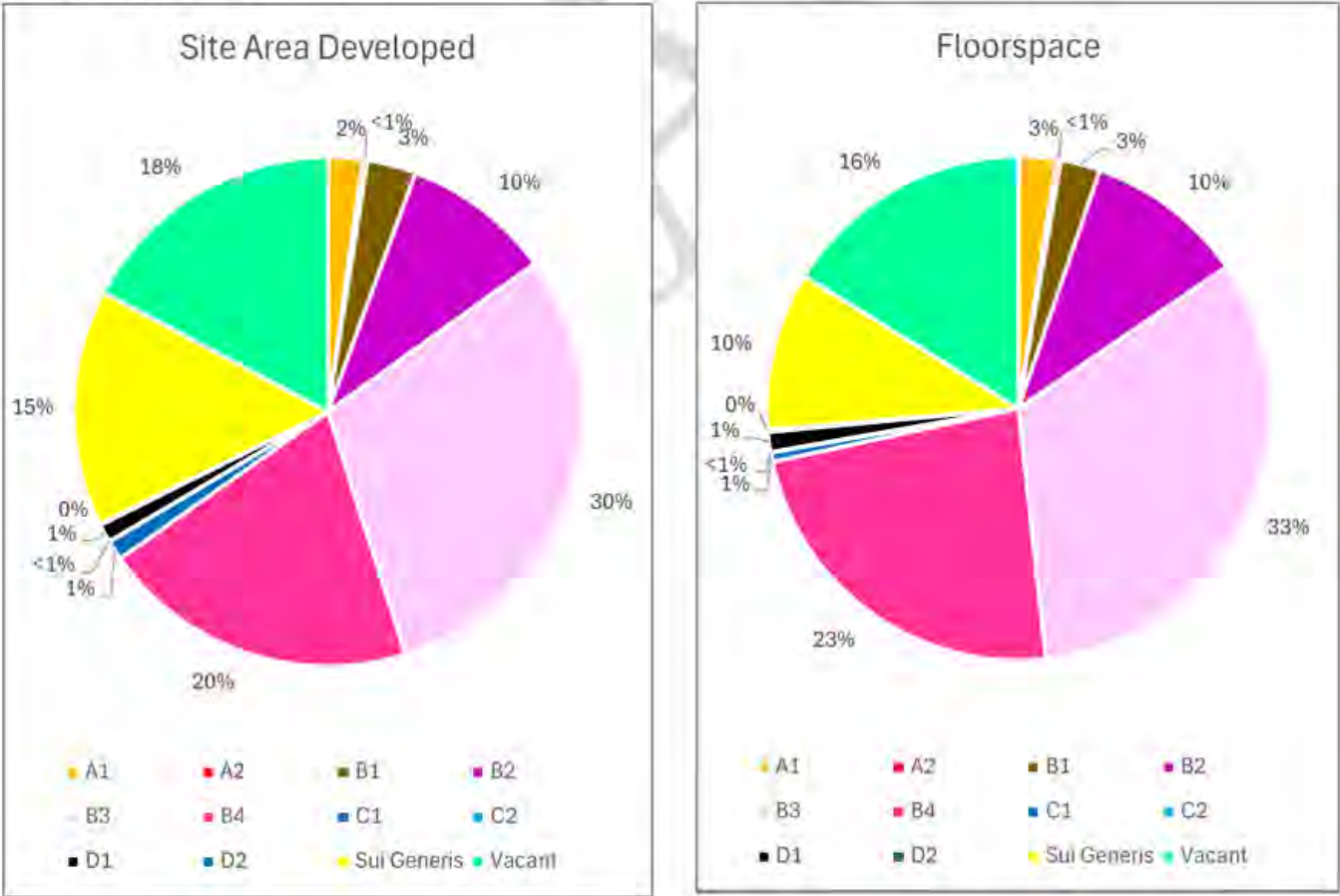
The table below shows a breakdown of this land that has been developed for a specific land use.

Use Class (All sites surveyed across Borough)	Gross Site Area (hectares)
A1	6.79
A2	0.92
B1	9.61
B2	29.40
B3	92.63
B4	62.24
C1	3.89
C2	0.07
D1	3.59
D2	0.23
Sui Generis	46.48
Vacant	54.88
TOTAL	310.73

From this table it can be seen that the predominant land use on all surveyed Industrial land across the Borough remains 'B3 General Industrial' with 92.63ha of land used for such uses. This is a decrease from the 95.6ha in 2023, 94.6ha in 2021 and the 95.5ha in 2019 and remains a significant reduction from the 122ha of B3 use in 2017. There is now approximately 29.4ha used for Light Industry - an increase from the 27ha in 2023 and the 21.5ha in 2021, 18ha in 2019, and 24ha in 2017. In addition, there has also been a slight increase in land used for Storage or Distribution purposes, now 62.24ha, up from 61.5ha in 2023, 60ha in 2021, and 51ha in both 2019 and 2017. The traditional Industrial uses (B2, B3 and B4) now make up approx. 184ha of the 310.73ha developed total site area, similar to the 2023 survey. This is up from the 176ha in 2021 and the 165ha in 2019, but remains down from the 197ha developed for such uses in 2017. Sui Generis uses now make up 46.48ha of the developed site area within industrial sites now being used for such uses, similar to the 46ha in the 2023 survey. This compares to 38ha in 2021 and 35ha in 2019. There has been a slight increase in retailing uses in industrial areas, up from 6.2ha in 2023 to 6.79ha in this survey, largely due to the new Home Bargains store in Carrickfergus. The table also shows that there is approx. 54.88ha of developed Industrial land currently vacant, an increase from the 53ha vacant in 2023, 48ha vacant in 2021 and 31.5ha vacant in 2017. It still remains lower than the highest vacancy level of 65ha recorded vacant in 2019.

Use Classes (All Sites Surveyed across the Borough)

The pie charts below show these figures as percentages of site area developed and total floorspace developed per use class.



Use Classes: A1 – Shops. A2 – Financial, professional and other services. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. C2. Guest Houses. D1 – Community and Cultural. D2 – Assembly and Leisure. Sui Generis – No specified class.

From the tables and pie charts, it can be seen that the predominant land use on all Industrial land surveyed within the Borough for this monitor remains B3 General Industrial use – this now accounts for 30% of total site area surveyed and 33% of total floorspace, very similar to the 2023, 2021 and 2019 surveys but a decrease from the 40% of total site area surveyed and 44% of total floorspace in the 2017 survey. The traditional Industrial Uses (B2, B3 and B4) make up a total of 60% of site area developed (60% in 2023, 59% in 2021, 55% in 2019 and 65% in 2017), or 66% of total floorspace surveyed (68% in 2023, 65% in 2021, 68% in 2019 and 72% in 2017). Sui Generis uses equate to 15% of site area and 10% of floorspace surveyed, which is the same as in 2023, and compares with 13% and 9% in 2021, and 12% of site area and 7% of floorspace in 2019. Also, 2% of site area and 3% of floorspace in Industrial areas continues to be used for Retailing (use class A1) – similar to 2023 and down from 5% and 6% in 2021 (partly due to trade counter reclassification between the 2021 and 2023 surveys).

From these pie charts, it is also demonstrated that 18% of developed site area and 16% of total floorspace within the Industrial areas surveyed were vacant (54.88ha). This compares to 17% of developed site area and 15% of total floorspace vacant in 2023 (53ha), 16% and 14% in 2021 (48ha), 21% and 24% in 2019 (65ha), and 11% and 10% in 2017 (31.5ha).

With the addition of approx. 150ha of zoned Industrial land not yet developed, there is now a total of approx. 205ha of Industrial land either undeveloped or vacant within the Borough at the time of this survey. This is a slight increase from 204ha in 2023, 201ha in 2021, 219ha in 2019, and 188ha in the 2017 survey.

Appendix 1 – The Planning (Use Classes) Order (Northern Ireland) 2015 (extract)

SCHEDULE PART A SHOPPING AND FINANCIAL & PROFESSIONAL SERVICES Class A1: Shops Use for all or any of the following purposes— (a) for the retail sale of goods other than hot food; (b) as a post office; (c) for the sale of tickets or as a travel agency; (d) for hairdressing; (e) for the display of goods for retail sale; (f) for the hiring out of domestic or personal goods or articles; or (g) for the reception of goods including clothes or fabrics to be washed, cleaned or repaired either on or off the premises where the sale, display or service is to visiting members of the public. Class A2: Financial, professional and other services Use for the provision of services which it is appropriate to provide in a shopping area, where the services are provided principally to visiting members of the public including— (a) financial services; or (b) professional services. PART B INDUSTRIAL AND BUSINESS USES Class B1: Business Use— (a) as an office other than a use within Class A2 (Financial, professional and other services); (b) as a call centre; or (c) for research and development which can be carried out without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. Class B2: Light Industrial Use for any industrial process which can be carried out without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. Class B3: General Industrial Use for the carrying on of any industrial process other than one falling within Class B2. Class B4: Storage or distribution Use for storage or as a distribution centre.	PART C RESIDENTIAL USES Class C1: Dwellinghouses Use as a dwellinghouse (whether or not as sole or main residence)— (a) by a single person or by people living together as a family; or (b) by not more than 6 residents living together as a single household where care is provided for residents. Class C2: Guest houses Use as a boarding or guest house or as a hostel where, in each case, no significant element of care is provided. Class C3: Residential institutions Use— (a) for the provision of residential accommodation and care to people in need of care (other than a use within Class C1 (Dwellinghouses)); (b) as a hospital or nursing home; or (c) as a residential school, college or training centre. Class C4: Secure residential institutions Use for the provision of secure residential accommodation, including use as a prison, young offenders centre, detention centre, juvenile justice centre, short term holding centre, secure hospital, or use as a military barracks. PART D COMMUNITY, RECREATION AND CULTURE Class D1: Community and Cultural Uses Any use (not including a residential use)— (a) for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner; (b) as a crèche, day nursery, after school facility or day centre; (c) as a community centre; (d) for the provision of education; (e) for the display of works of art (otherwise than for sale or hire); (f) as a museum; (g) as a public library or reading room; (h) as a public hall or exhibition hall; or (i) as a law court. Class D2: Assembly and leisure Use as a— (a) bingo hall; (b) cinema; (c) concert hall; (d) dance hall; (e) theatre.
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09 July 2026

Dear Stakeholder

Transforming Planning – Independent Inspectors Project

Further to my letter of 7 May 2026 regarding the launch of the application process for the appointment of Independent Inspectors, I am pleased to confirm that the Department has now established a list of Independent Inspectors.

These inspectors may now be asked to conduct independent examinations of local development plan documents, as well as public local inquiries and hearings in relation to the consideration of regionally significant and called-in planning applications.

This Open List will remain in place in line with the current project timetable and funding arrangements which extend to 31 March 2029.

This represents a further significant step in the project's implementation adding capacity and flexibility to the system and providing an additional option for "Hear and Report" work alongside the Planning Appeals Commission. An internal panel of senior officers will consider referrals from business areas and decide the appropriate allocation route.

It remains our intention to allocate work in Quarter 2 of 2026/27 financial year, subject to availability.

Yours faithfully

NOLA JAMIESON
Deputy Director