



LOCAL DEVELOPMENT PLAN PREPARATORY STUDIES

Industrial and Economic Land Monitor 2018

(surveyed November 2017)

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Please Note:

The information contained in this document is only a record of the observed current uses occupying individual premises in the towns and proposed towns within Mid and East Antrim, **as of November 2017**. It does not constitute a record of the Lawful Uses of each property. While every care has been taken to ensure that the information in this Monitor is accurate, Mid and East Antrim Borough Council accepts no responsibility for any errors or omissions. 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 greatly received.

Introduction

The Mid and East Antrim Borough Council Industrial and Economic Land Monitor Report 2018 has been prepared by the Local Development Plan (LDP) Team relating 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 November 2017 by the LDP Team for each of the monitored sites and recorded in the Industrial and Economic Land Monitor Database.

Purpose

This monitor will establish the amount of developed industrial and economic development land and the supply of undeveloped land at a given date, and then monitor changes thereafter on a biennial basis. This will be linked to GIS to enable the production of maps to accompany any monitoring reports.

This initial survey (November 2017) will be the most labour intensive and will establish a baseline which can be added to and updated in subsequent years using planning decision data. This baseline survey will establish the current level of land in industrial and business use as well as the land available for further development including extant permissions, and provide a baseline position for future monitoring.

The purposes of the Monitor are to:

- Monitor industrial / economic development in our main settlements;
- Monitor progress of industrial / economic development in those settlements 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 / economic development in settlements;
- Inform the preparation of the emerging Local Development Plan with regard to the allocation of land for industrial / economic development.

The report will also improve knowledge and intelligence of our local businesses to support future industrial / 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.

Although this is the first monitor of industrial and economic development land to be carried out for the Mid and East Antrim area, there was a previous survey carried by the then DOE HQ Development Plan Research Team for the draft Antrim, Ballymena and Larne Area Plan (2016) Area Plan. It was not surveyed to the same extent or level of detail as this current survey; recorded in any database, nor digitised onto GIS (Geographical Information Systems). This was published as an Industry Topic Paper in 2003, but work was then stopped on that Plan. Other Topic Papers relating to industrial land in the

Carrickfergus area were also prepared as part of the Belfast Metropolitan Area Plan. These topic papers assist in giving a broad indication of industrial land at the particular point in time of surveying. Where possible, comparisons will be made in this report.

Regional Policy Context

The Regional Policy context is provided by the Regional Development Strategy (RDS) 2035, the Strategic Planning Policy Statement (SPPS) and relevant Planning Policy Statements (PPSs). A summary of these documents as they pertain to plan making and employment and 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 locations 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.

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. This
Taking Stock of the Existing Situation	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 (SPPS)

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.

Both the SPPS and PPS 4 set regional policy objectives for economic development:

- 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 and 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.

Methodology

What will be 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 used for industry/economic development and greater than 0.5ha may also be monitored. Some of these sites may include compatible sui generis uses such as car showrooms, scrapyards, and waste management facilities.

In the existing small towns (Greenisland and Whitehead) and the proposed small towns (Ahoghill, Broughshane, Cullybackey and Portglenone), sites greater than 0.5ha and currently used for industry/economic development will also be monitored.

The monitor will establish the following:

- Type of site (zoned/unzoned)
- Site Area (zoned/unzoned)
- Amount of land developed, under construction or undeveloped
- Type of business use on site (classified according to the Planning (Use Classes) Order (NI) 2015) – see appendix 2 for further details
- Floorspace and Site Area used (per business use class)
- Current development status
- Additional information (such as planning histories/type of developer/name of businesses etc) – see appendix 1

At this stage, sites outside of these towns will not be monitored. Certain other sites within villages, small settlements and the countryside which have been developed or approved for use classes B1-B4, and which make a significant contribution to the local economy may be recorded for information only. This reflects the more flexible approach of PPS 4 for sites in villages and small settlements where zoning for industry/economic development purposes could inhibit flexibility.

Reports

The results of the monitor can be produced 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 2003 survey and 2017 survey (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 will also be plotted on GIS and linked to 'Pointer' data from Land and Property Services (LPS) which will provide 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 will enable maps of the zonings and established industrial/economic development land to be produced to accompany the monitoring reports.

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 is acknowledged in both the 1966 and the 1986.

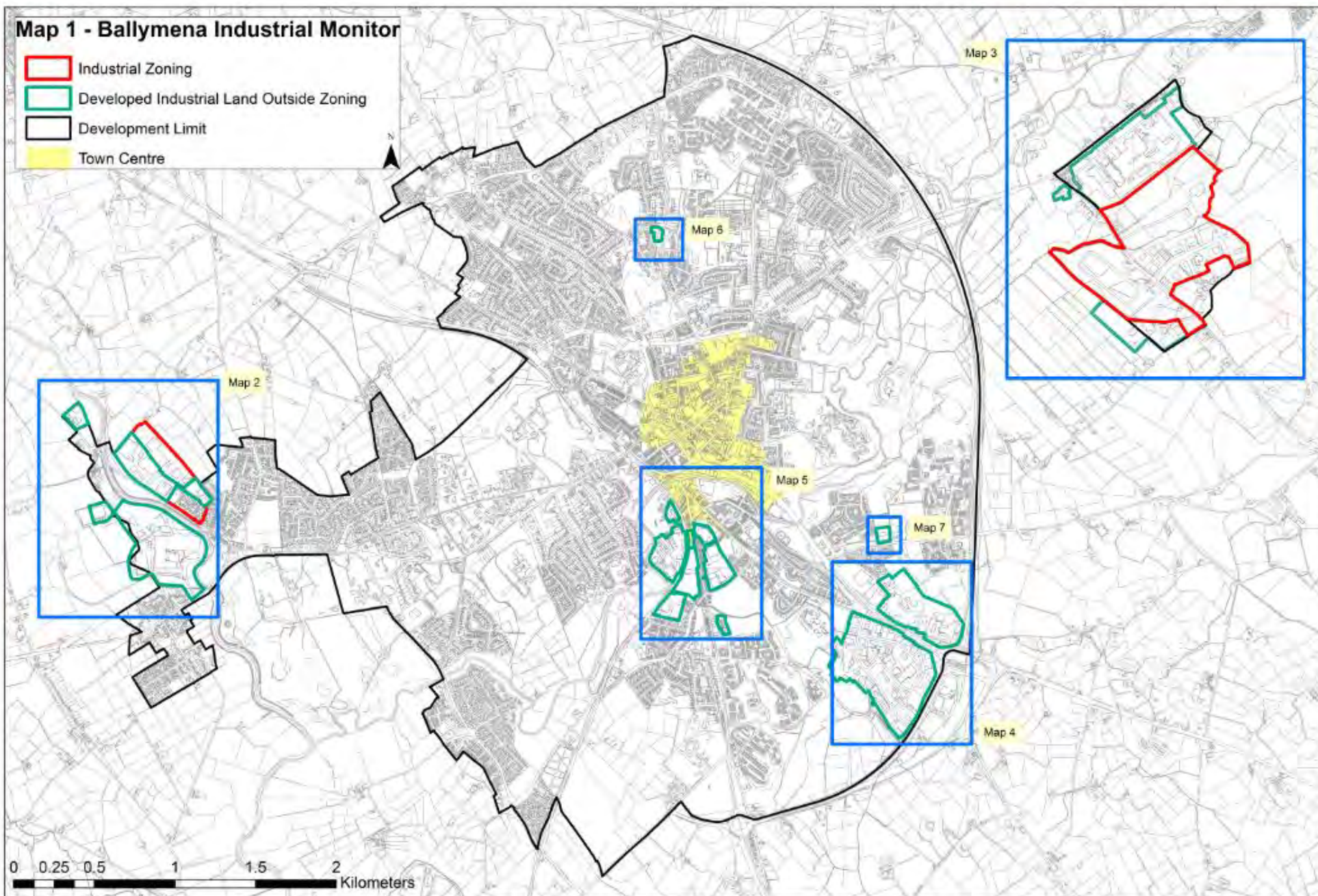
These zonings only go some way to providing the land required for various industries over a Plan period. It is recognised that other areas of unzoned land will be able to accommodate industrial uses provided they are compatible with adjoining land uses.

Therefore, this monitor has not only focussed on surveying the Galgorm and Woodside Road zonings, but also takes in other areas outside these zonings which have an industrial character. These include other areas of Galgorm and Woodside Road, as well as Pennybridge and Larne Road Link, Harryville, Circular Road/Doury Road and Ballykeel.

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

Map 1 - Ballymena Industrial Monitor

- Industrial Zoning
- Developed Industrial Land Outside Zoning
- Development Limit
- Town Centre



Galgorm

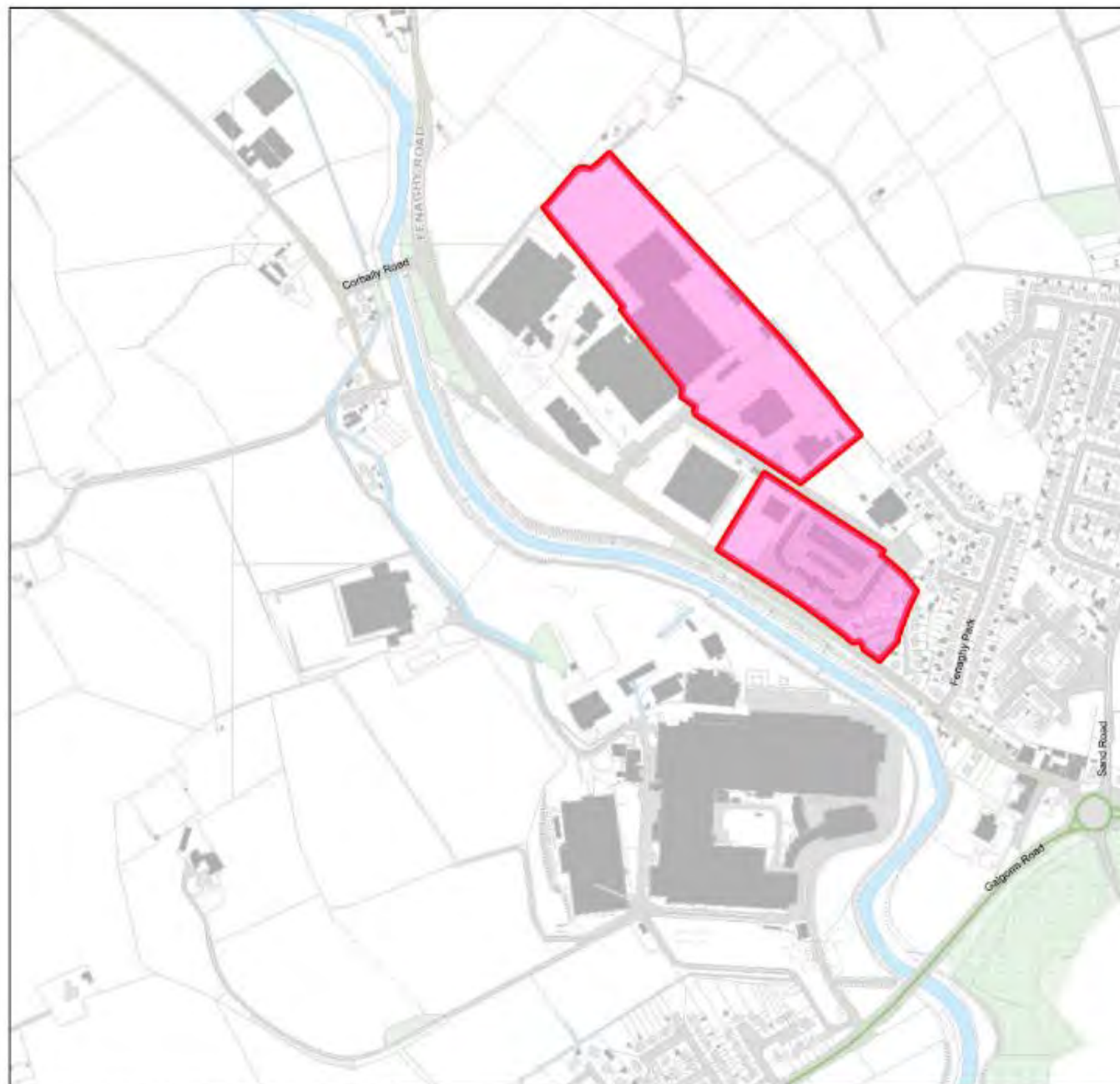
Map 2A – Developed and Undeveloped Land within the Galgorm Industrial Zoning


Map 2B – Use classes within Industrial Land at Galgorm


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Map 2A - Galgorm



 Industrial Zoning

 Land Developed Within Zoning

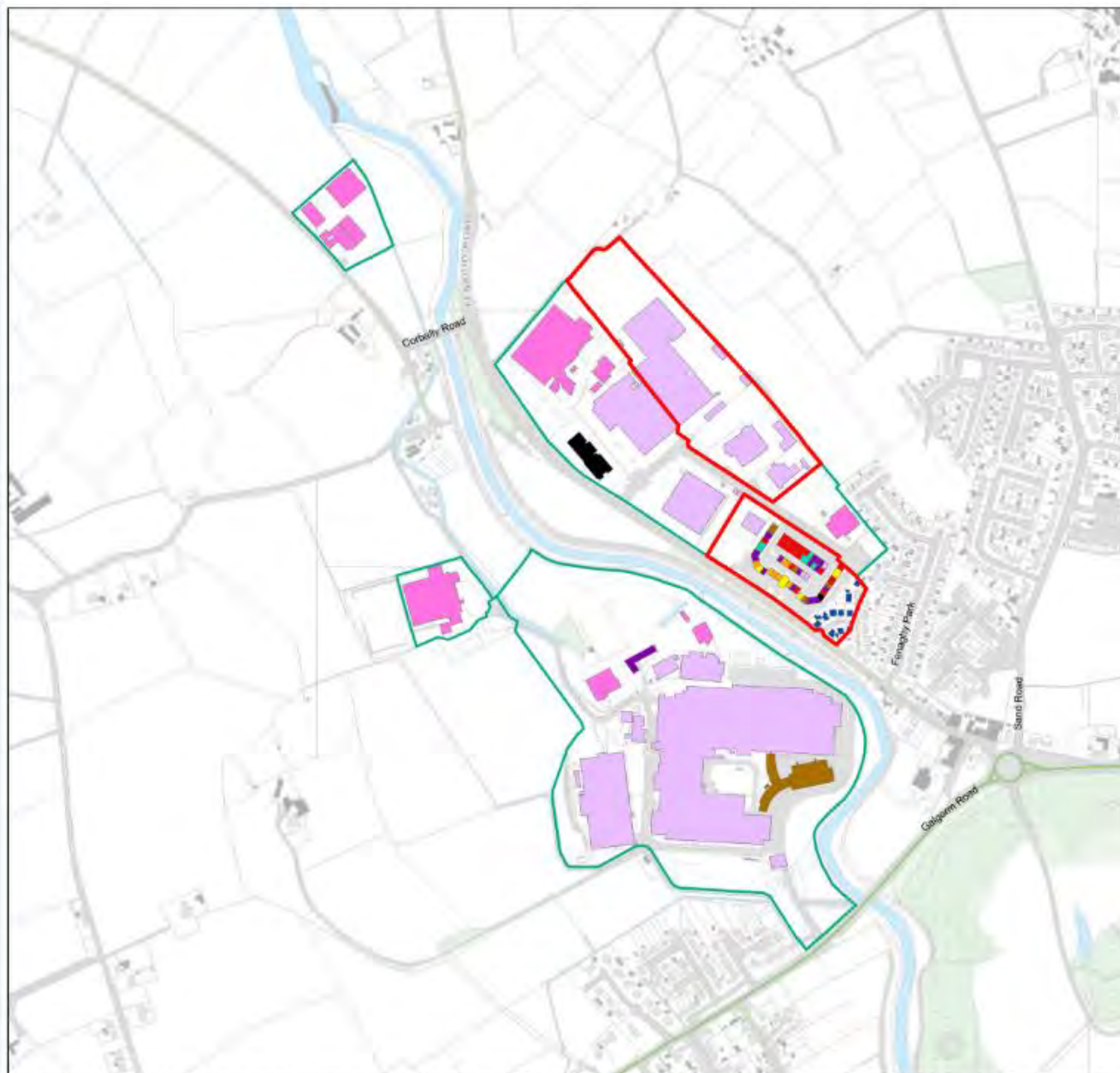
0 100 200 400 Meters



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Map 2B - Galgorm



- Industrial Zoning
- Developed Industrial Land Outside Zoning

Building Use Class

- Vacant
- Class A1: Shops
- Class A2: Financial, professional and other services
- Class B1: Business
- Class B2: Light Industrial
- Class B3: General Industrial
- Class B4: Storage or distribution
- Class C1: Dwellinghouses
- Class D1: Community and Cultural Uses
- Sui Generis

0 125 250 500 Meters



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, one being Galgorm Industrial Estate which is predominantly occupied by Wrightbus and its various departments, and the other predominantly occupied by Ballymena Business Centre – which offers a mix of high density 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)
Industrial Area zoned	8.35
Developed land within zoning	8.35
Undeveloped land within zoning	0
Land under construction for Industrial Use (as of Nov 2017)	0
Other land within zoning	0 ^[1]

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

There are also a number of sites outside Industrial zoning which have been developed for Industrial Uses. Wrightbus have expanded operations beyond the existing zoning, and also now occupy the former JTI Gallaher's factory, a 22ha site which fronts on to the Galgorm Road. The Galgorm Group also occupy a 1.42ha site on the Corbally Road.

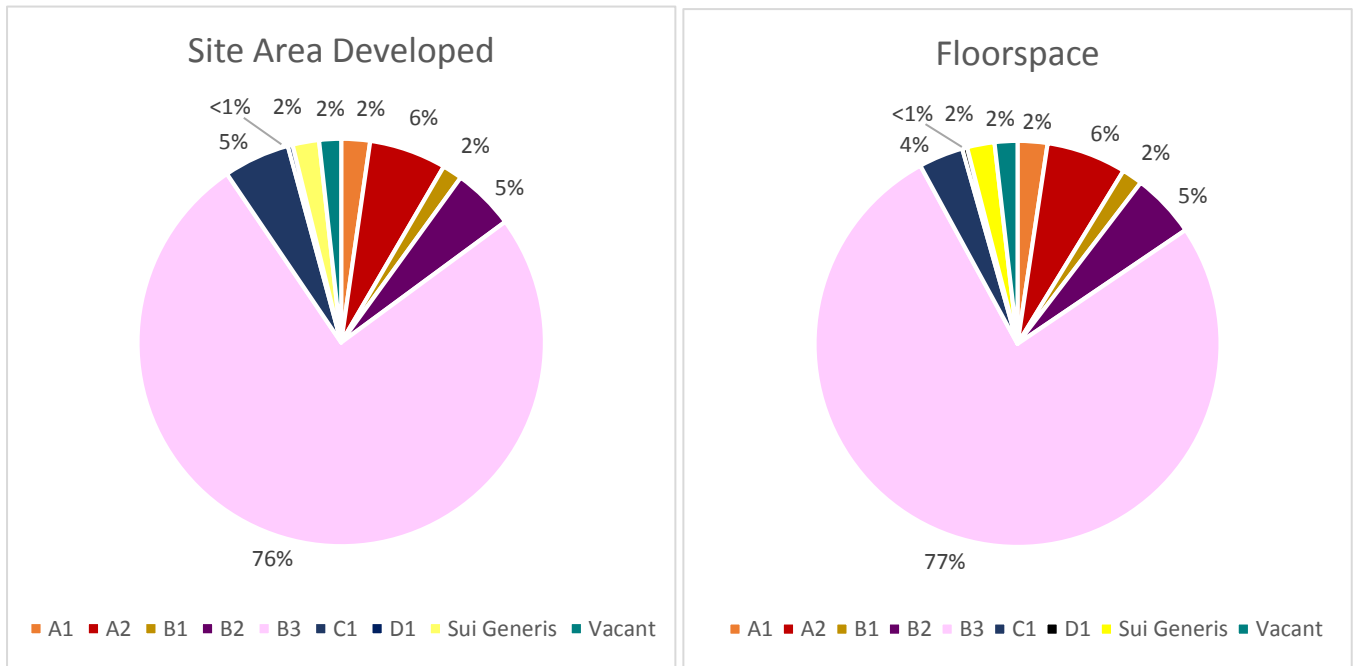
Galgorm (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	28.67
Other land within identified area	1.88 ^[1]

This additional 28.67ha of unzoned land currently in Industrial use means there is a total of approx. 37ha 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.

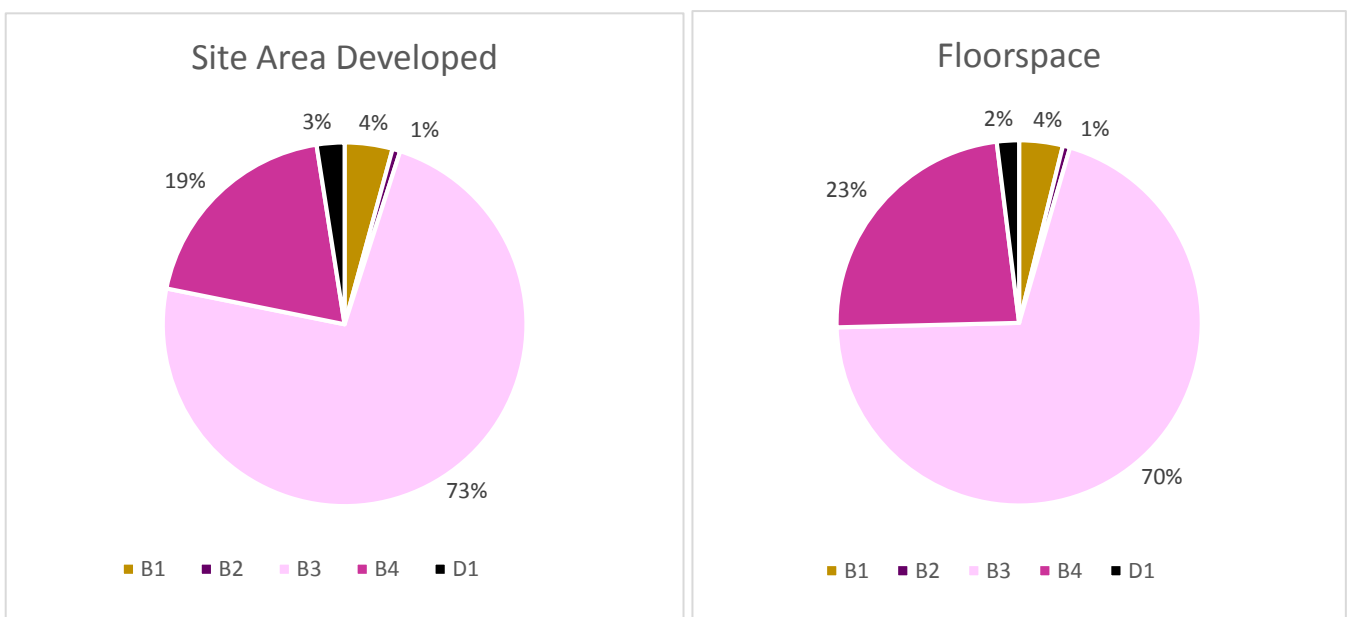
Zoned



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

It is clear from the survey information, that 'Use Class B3: General Industry' is the overwhelming predominant use class within the Galgorm Industrial zoning, both in terms of site area developed and floorspace used. This is understandable given that Wrightbus occupies such a large percentage of the zoning. There is a wide range of other Use Classes within the zoning, which is reflective of the fact that Ballymena Business Centre is on site, as well as the adjacent housing development which encroaches into the zoning.

Unzoned



¹ **Use Classes:** A1 – Shops. A2 – Financial, professional. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. Sui Gen – No specified class

In relation to the areas developed as industrial land outside the zoning, it is again clear from the survey information, that 'Use Class B3: General Industry' is the overwhelming predominant use class, both in terms of site area developed and floorspace used. This is again understandable given that Wrightbus occupies such a large percentage of this area, both at Fenaghy Road and at the former JTI Gallaher's Factory on the Galgorm Road. There is a relatively high percentage of the site area (19%) and floorspace (23%) being used for storage and distribution. This is reflective of Wrightbus (including former JTI site) and the Galgorm Group occupying these sites.

Planning and Development Activity

Wrightbus operations have expanded beyond the existing Industrial zoning and now abuts the Fenaghy Road and Ballymena Business Centre. Since the zoning was designated, there has also been housing developed within the zoning, immediately south-east of Ballymena Business Centre. There are currently no live planning applications within the zoned Industrial Land at Galgorm, and there is no development taking place at the time of survey. Recent applications included G/2008/0509/F for the erection of a light industrial building subdivided into 4 units. Within the unzoned land, there have been numerous recent applications, including G/2014/0104/F for changing the use of the Green Pastures church to the new Wrightbus Headquarters. The Galgorm Group are also proposing a 1000sqm extension to an existing storage and distribution warehouse to the rear of their site on Corbally Road under planning approval LA02/2017/0616/F.

Vacancies & New Occupiers

At the time of the survey, the former JTI Gallaher's factory site on the Galgorm Road was in the process of being occupied by Wrightbus. There is also a vacant industrial unit to the rear of Ballymena Business Centre, which appears to have been recently acquisitioned by Wrightbus. This building is likely to be suited to Use Classes B2, B3 or B4.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The purpose of this comparison seeks to improve our knowledge and intelligence of local businesses and to analyse use trends, vacancy and market activity at Galgorm as a further barometer of economic performance, and to support future economic development. This comparison will help provide an up to date evidence base to support the decision making process with regards to the preparation of the Local Development Plan.

The 2003 report stated that nearly all of the zoned land had been taken up, with an *estimated* 3ha remaining. Any remaining land has since been developed, meaning there is now no undeveloped space with the Galgorm Industrial zoning. Table 1 in Appendix 1 shows the comparison of surveyed businesses at Galgorm between the 2003 and 2017 reports.

Woodside Road (& including Raceview Road)




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

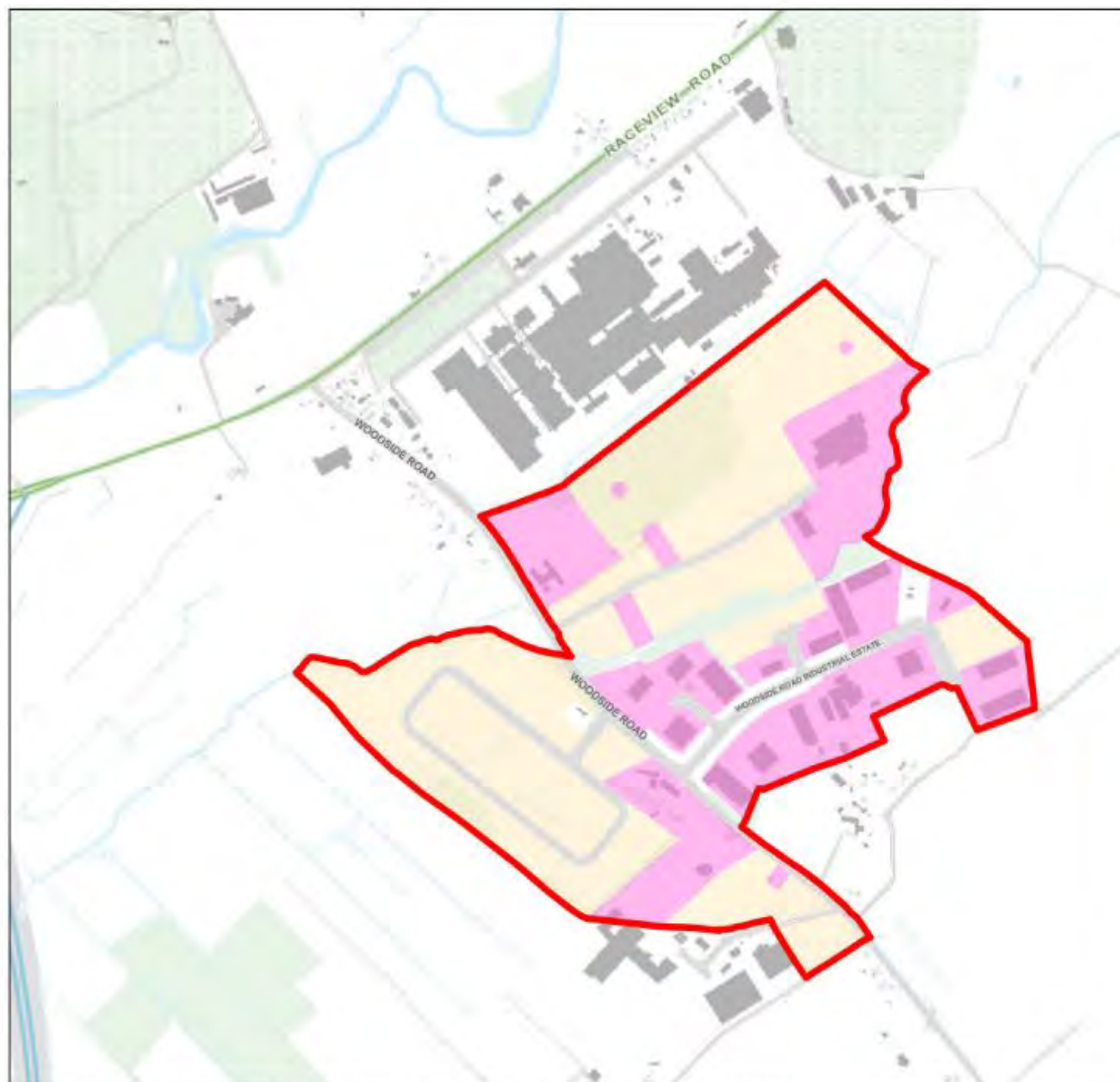
Map 3B – Use classes within Industrial Land at Woodside Road (includes Raceview Road)

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Map 3A - Woodside Road

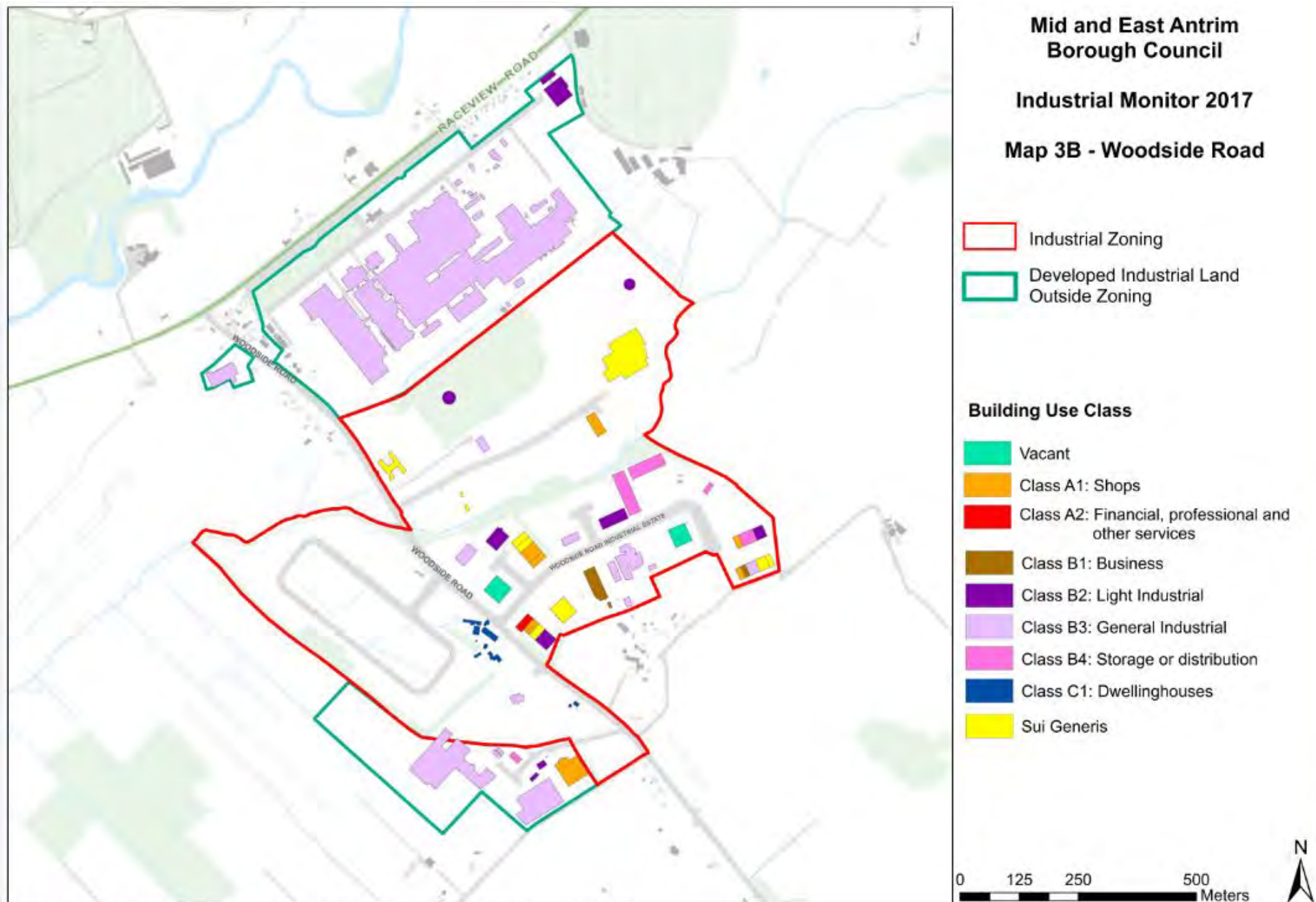
-  Industrial Zoning
-  Land Developed Within Zoning
-  Undeveloped Land Within Zoning



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Borough Council**

Industrial Monitor 2017

Map 3B - Woodside Road



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 south-west portion of the zoning 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 burn which meanders through the middle of the zoning. This area has experienced varying levels of historical flooding in the past, particularly around the site currently occupied by E.A Bell Country Stores Ltd, 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. 35ha of undeveloped land within the zoning. Also, 7.07ha 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	22.39
Undeveloped land within zoning	35.24
Land under construction for Industrial Use (as of Nov 2017)	0
Other land within zoning	7.07 ^[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 Michelin which fronts on to Raceview Road, and Moore Concrete on which has expanded beyond the existing zoning on the western side of Woodside Road (known as OMCO Industrial Estate).

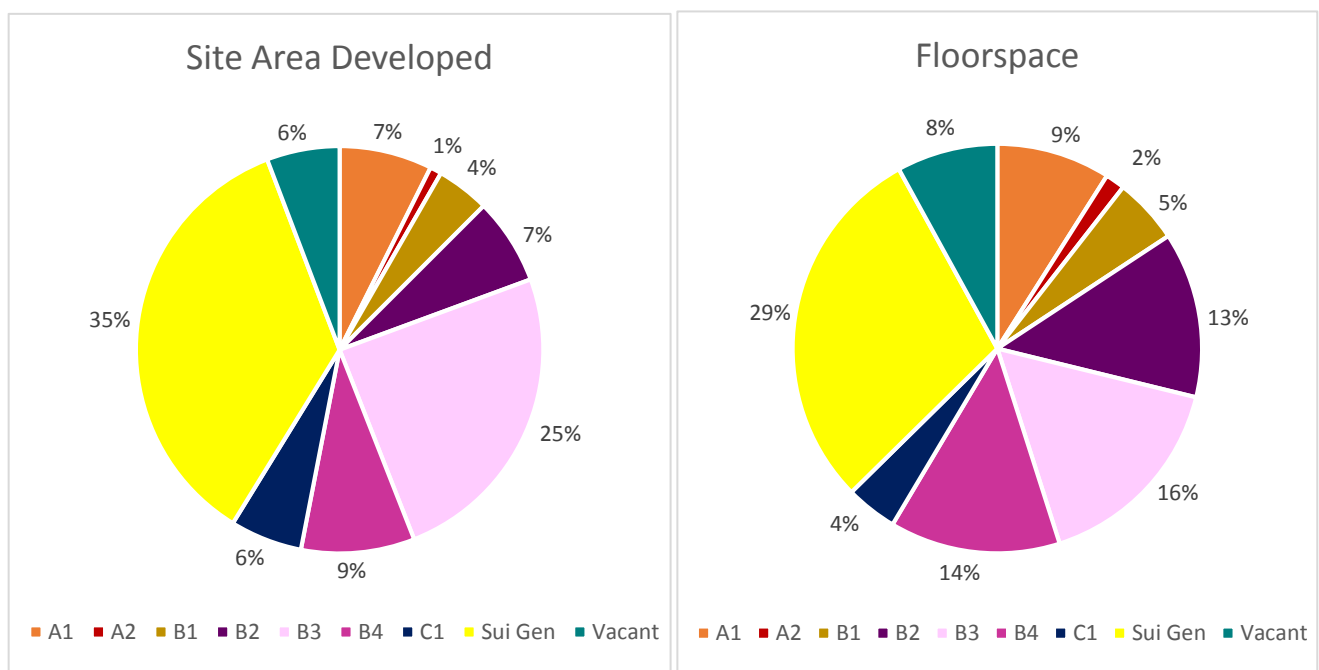
Woodside Road (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	35.25

This additional 35ha of unzoned land currently in Industrial use means there is a total of approx. 100ha 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

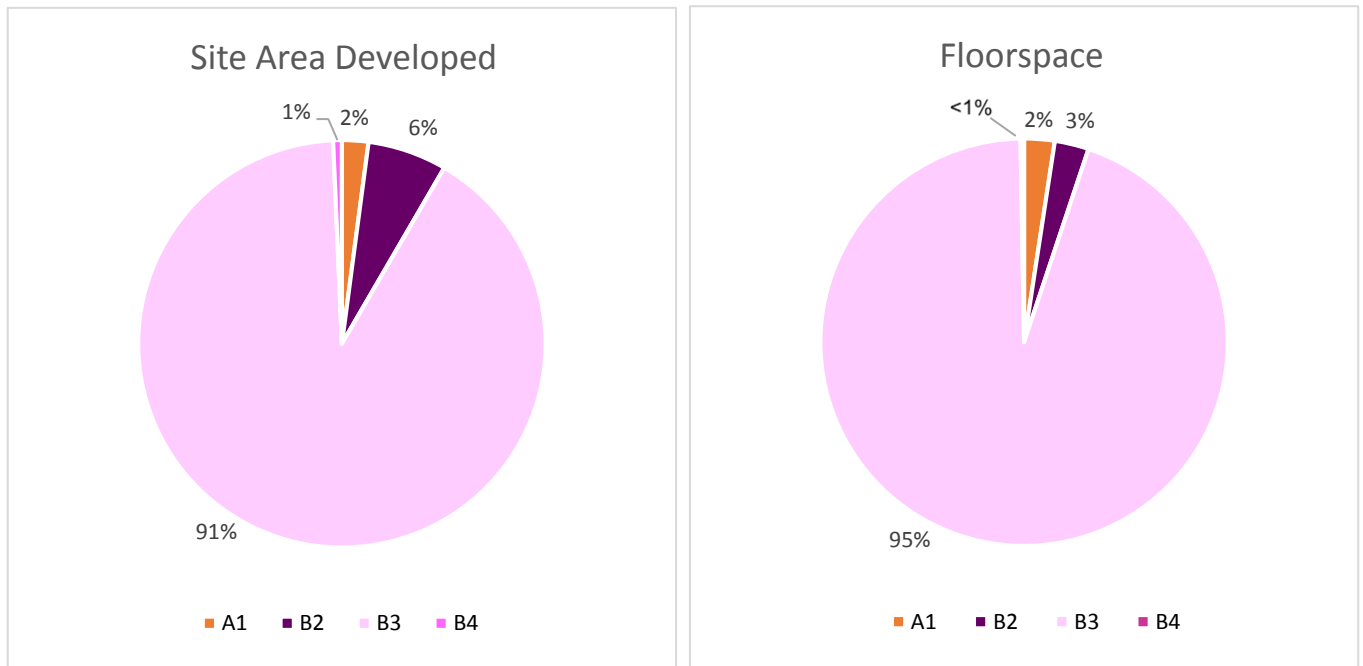


* % of site area (ha) developed per use class.²

The current uses within the zoned land are predominantly composed of Sui Generis units (35% of site area and 29% of total floorspace) and General Industrial units (25% of site area and 16% of total floorspace). The large percentage of Sui Generis on this zoning is due to a karting centre, soft play area, gymnasium and gymnastics clubs, as well as the livestock market. There are also several dwellings located within the zoning. There is an overall vacancy rate of 6% of the total area developed, and 8% vacancy rate of floorspace developed.

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

Unzoned



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

The predominant use on the un-zoned land currently developed for Industrial Use is General Industry, accounting for 91% of the total developed site area and 95% of total floorspace developed, with the remainder a mixture of Storage & Distribution, Light Industry, and ancillary Retail services.

Planning and Development Activity

There are currently no live planning applications on any of the undeveloped sites within the zoned Industrial Land at Woodside Road. There is no development taking place at this time, although there have been a number of recent developments completed in the north-eastern section of the zoning, including a car sales yard and a floor care machinery business, under planning approvals LA02/2016/0511/F and LA02/2016/0230/F respectively. Previous applications G/2008/0701/F and G/2009/0488/F for warehouses on sites adjacent to E.A Bell County Stores have both expired without implementation. Within the unzoned land at Woodside Road there have been no recent applications proposing any new industrial developments or change of uses, the latest application being G/2008/0479/F for an extension to Moore's Concrete.

Vacancies & New Occupiers

At the time of the survey, the former Sunstart Bakery building at the entrance to Woodside Industrial Estate East was vacant and for sale. There is also another building vacant, adjacent to Doherty & Gray and the bunker. Both buildings are Industrial in nature so likely to be suited to Use Classes B2, B3 or B4. There are a number of new tenants, both new to the Industrial Estate, and moving between premises within the Industrial Estate.

³ **Use Classes:** A1 – Shops. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The purpose of this comparison seeks to improve our knowledge and intelligence of local businesses and to analyse use trends, vacancy and market activity within Woodside Road as a further barometer of economic performance, and to support future economic development. This comparison will help provide an up to date evidence base to support the decision making process with regards to the preparation of the local development plan.

The 2003 report *estimated* that approx. 44ha of land within the zoning remained undeveloped, although no detailed digitisation of the undeveloped plots was recorded to enable a direct comparison. Between 2003 and 2017, approx. 12ha of land has since been developed within the zoning. Also 4.29ha of land outside the zoning (to the south-west) has been developed for industry, with Ace Fixings, Apeers, and Moore Concrete producing the most floorspace. Also, two additional businesses (craft studios and graphics printers) on a factory site on the Raceview Road, adjacent to Michelin, were not captured in the 2003 assessment.

Table 2 in Appendix 1 shows the comparison of surveyed businesses at Woodside Road between the 2003 and 2017 reports.


Pennybridge (& including Larne Road Link)

Map 4 - Pennybridge

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Industrial Monitor 2017

Map 4 - Pennybridge

 Developed Industrial Land

Building Use Class

-  Vacant
-  Class A1: Shops
-  Class A2: Financial, professional and other services
-  Class B1: Business
-  Class B2: Light Industrial
-  Class B3: General Industrial
-  Class B4: Storage or distribution
-  Class D1: Community and Cultural Uses
-  Sui Generis



0 75 150 300 Meters



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 numerous factories, car showrooms, depots, NIE premises and DVLA test centre. Retailing also makes up a notable proportion of the industrial estate.

To the north of the Larne Road Link is the Moy Park factory; agricultural sales and hire businesses, as well as NI Water and DfI Roads depots.

Flood maps indicate past surface water and fluvial flooding, confined mostly to the north and west of the estate around Deerfin Burn.

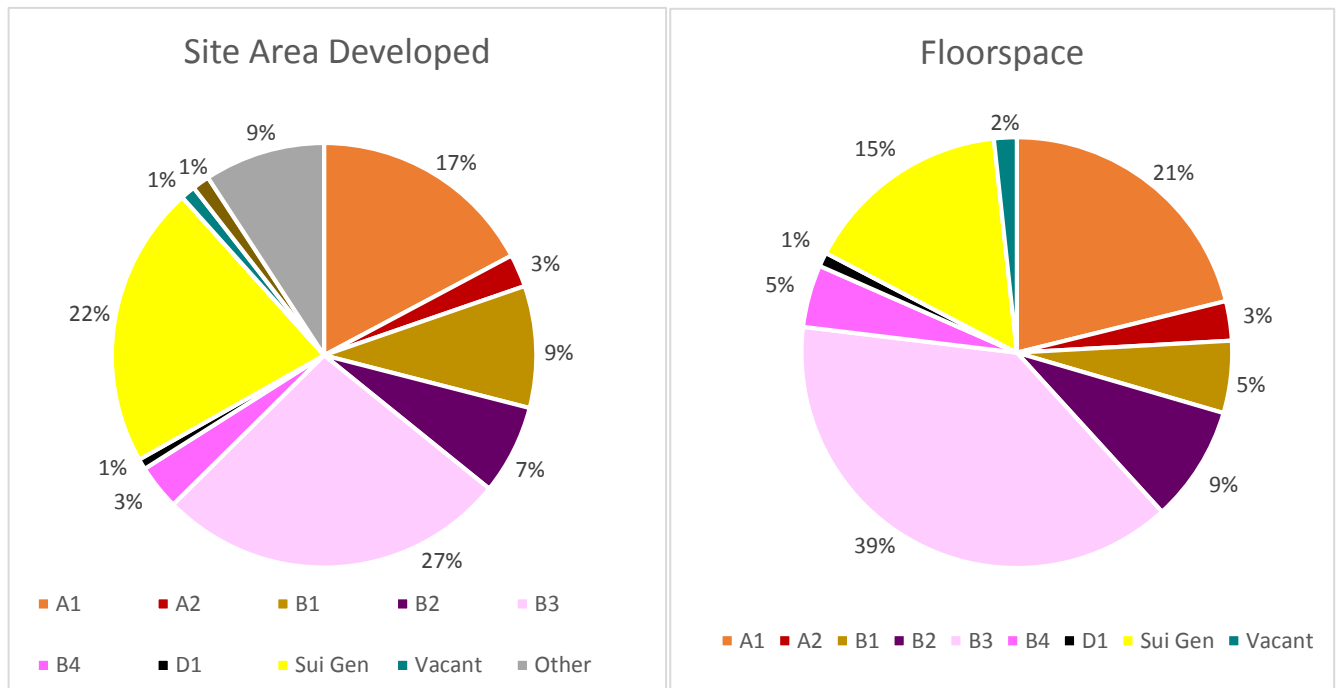
Pennybridge (Unzoned)	Gross Area (hectares)
Total Area Identified	41.12
Developed land within identified area	36.85
Land under construction for Industrial Use (as of Nov 2017)	0.53
Other land within identified area	3.74 ^[1]

^[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.

As mentioned, there is a wide range of commercial land uses across a range of planning use classes, with B3 General Industrial being the predominant use class (27% of total site area and 39% of total floorspace) due to the presence of Moy Park, Dale Farm and Wrightbus Metallix amongst others. Sui Generis uses also account for 22% of the total site area developed and 15% of the total floorspace – this includes several car showrooms, the DVLA Test Centre and several vehicle depots (for NIHE, DfI Roads, and Council). Retailing (use class A1) also makes up a notable proportion – 17% of site area developed and 21% of total floorspace.



* % of site area (ha) developed per use class.
 'Other' includes access roads, footpaths, landscaping etc.

Planning and Development Activity

Located in the centre of Pennybridge, a proposed meat packing and preparation factory is currently under construction (LA02/2017/0726/F), located opposite the George Sloan day-care facility.

Vacancies & New Occupiers

At the time of survey, three units within Pennybridge were vacant which equates to 0.45ha or 1% of the total area. These vacant units are all industrial in nature so likely to be 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.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

No detailed site area data is available from 2003 as Pennybridge (includes Larne Road Link) Industrial Area was not zoned for Industry in the Ballymena Area Plan 1986-2001. It was however estimated that 3.21ha of land at the Larne Road Link side was undeveloped, which has since been developed.

Table 3 in Appendix 1 shows the comparison of surveyed businesses in Pennybridge between the 2003 and 2017 reports.


Harryville

Map 5 – Harryville

Mid and East Antrim Borough Council

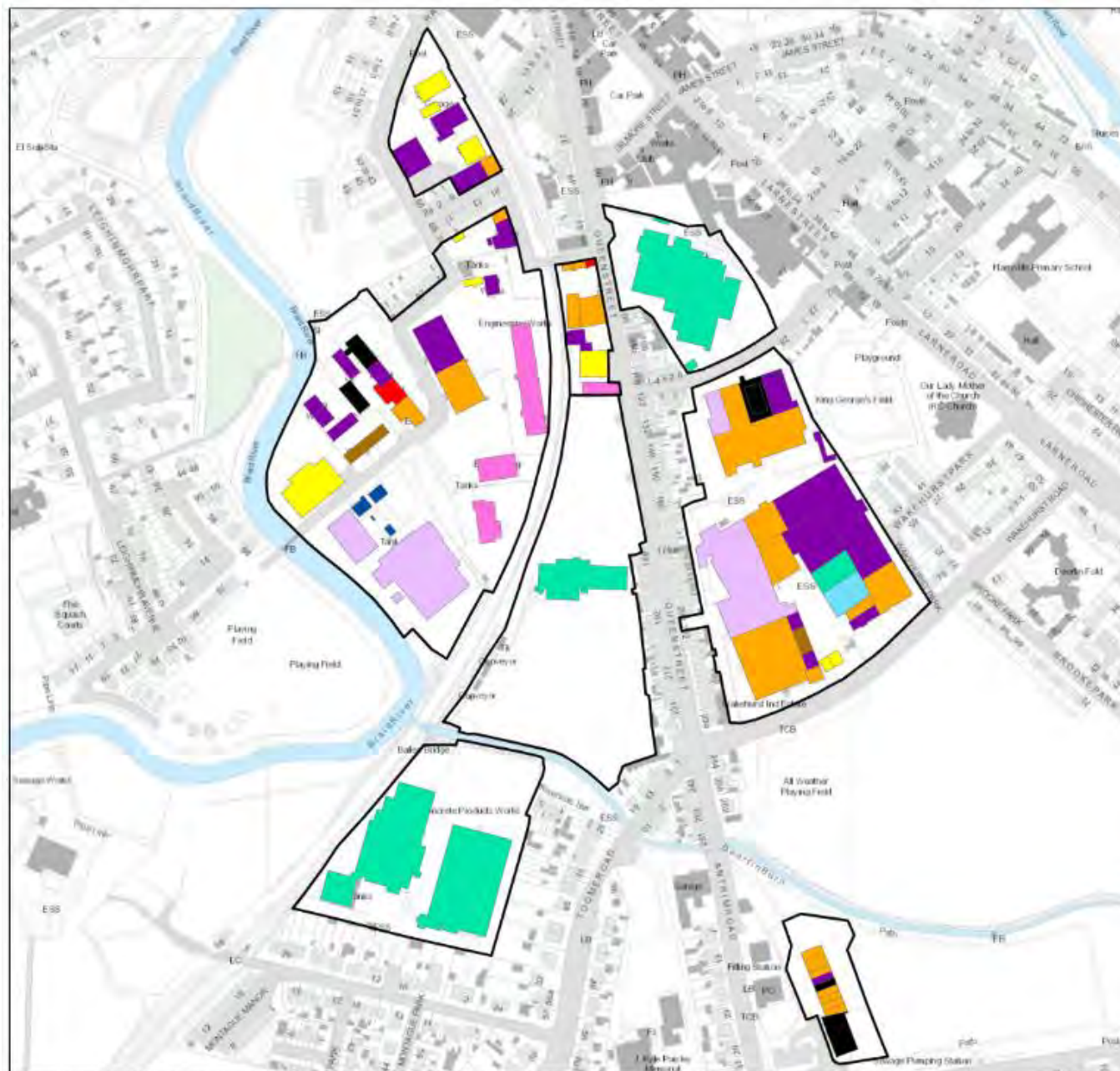
Industrial Monitor 2017

Map 5 - Harryville

 Developed Industrial Land

Building Use Class

-  Vacant
-  Class A1: Shops
-  Class A2: Financial, professional and other services
-  Class B1: Business
-  Class B2: Light Industrial
-  Class B3: General Industrial
-  Class B4: Storage or distribution
-  Class C1: Dwellinghouses
-  Class D1: Community and Cultural Uses
-  Class D2: Assembly and leisure
-  Sui Generis



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0 65 130 260 Meters



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. 16.4ha.

The Railway Street area contains the majority of present day industrial uses in this area, ranging from car sales and car repairs, to light and general industry (Norbev, Maxwell Packaging and JBE Electrical Engineering), fuel depots, and the Royal Mail sorting office.

Several of the larger sites on either side of Queen Street and off Toome Road, including the former John Crane (Flexibox) site, and the Concrete Works, are now vacant. On the Antrim Road, Ballee and Harryville Community Enterprise (to the rear of the Phoenix Filling Station) houses small start-up businesses, retail and community uses. It appears to be fully occupied with no vacant buildings.

Flood maps indicate surface water and fluvial flooding to the west of Railway Street where it abuts the Braid River, and well as between Wakehurst Road and Antrim Road, due to the presence of the Deerfin Burn.

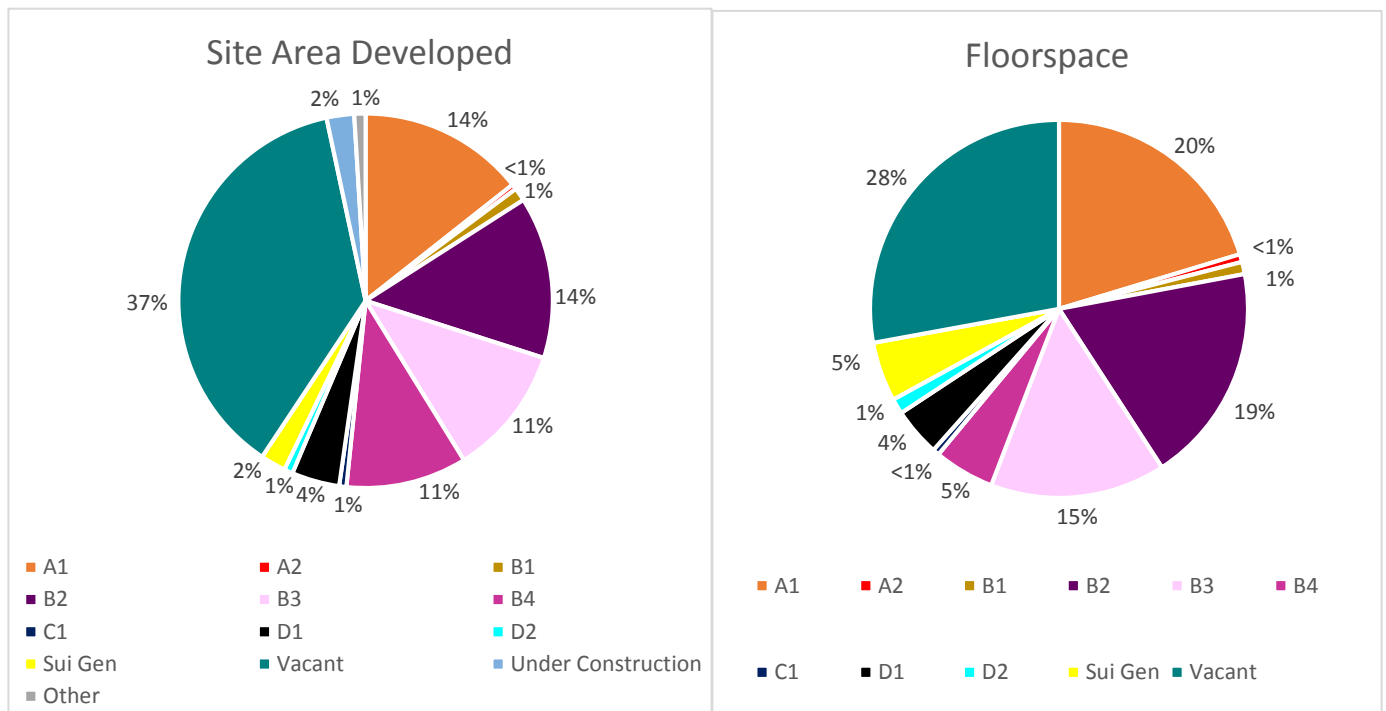
Harryville (Unzoned)	Gross Area (hectares)
Total Area Identified	16.40
Developed land within identified area	15.85
Land under construction for Industrial Use (as of Nov 2017)	0.39
Other land within identified area	0.16 ^[1]

^[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 Retailing (use class A1), light industry (B2) and general industry (B3) being the predominant use classes. Shops account for 14% of total site area and 20% of total floorspace, due to the presence of Arbuckle & Calderwood and Montrose Garden Centre amongst others. Industrial uses (B2 and B3) make up 25% of site area and 34% of floorspace between them, whilst B4 Storage & Distribution accounted for 11% of the site area developed and 5% of total floorspace.



* % of site area (ha) developed per use class.⁴
 'Other' includes access roads, footpaths, landscaping etc

Planning and Development Activity

A 1750sqm replacement Industrial Unit is currently under construction (LA02/2017/0647/F) at 100 Railway Street.

Vacancies & New Occupiers

At the time of survey there were several large sites vacant in Harryville - these vacant buildings/lands equate to 37% of the total site area surveyed, and 28% of the total floorspace. These vacant buildings are Industrial in nature so likely to be suited to Use Classes B2, B3 or B4. Lynas' frozen food have recently opened on the redeveloped site of the former SportsBowl.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

No detailed site area data is available from 2003 as this area was not zoned for Industry in the Ballymena Area Plan 1986-2001. The 2003 report had however stated that the land at Queen Street/Railway Street was fully developed at that stage, with approx. 4ha having already been lost to housing.

Table 4 in Appendix 1 shows the comparison of surveyed businesses in Harryville between the 2003 and 2017 reports.

⁴ **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. D2 – Assembly and Leisure. Sui Gen – No specified class


Circular Road / Doury Road

Map 6 – Circular Road / Doury Road




Mid and East Antrim Borough Council

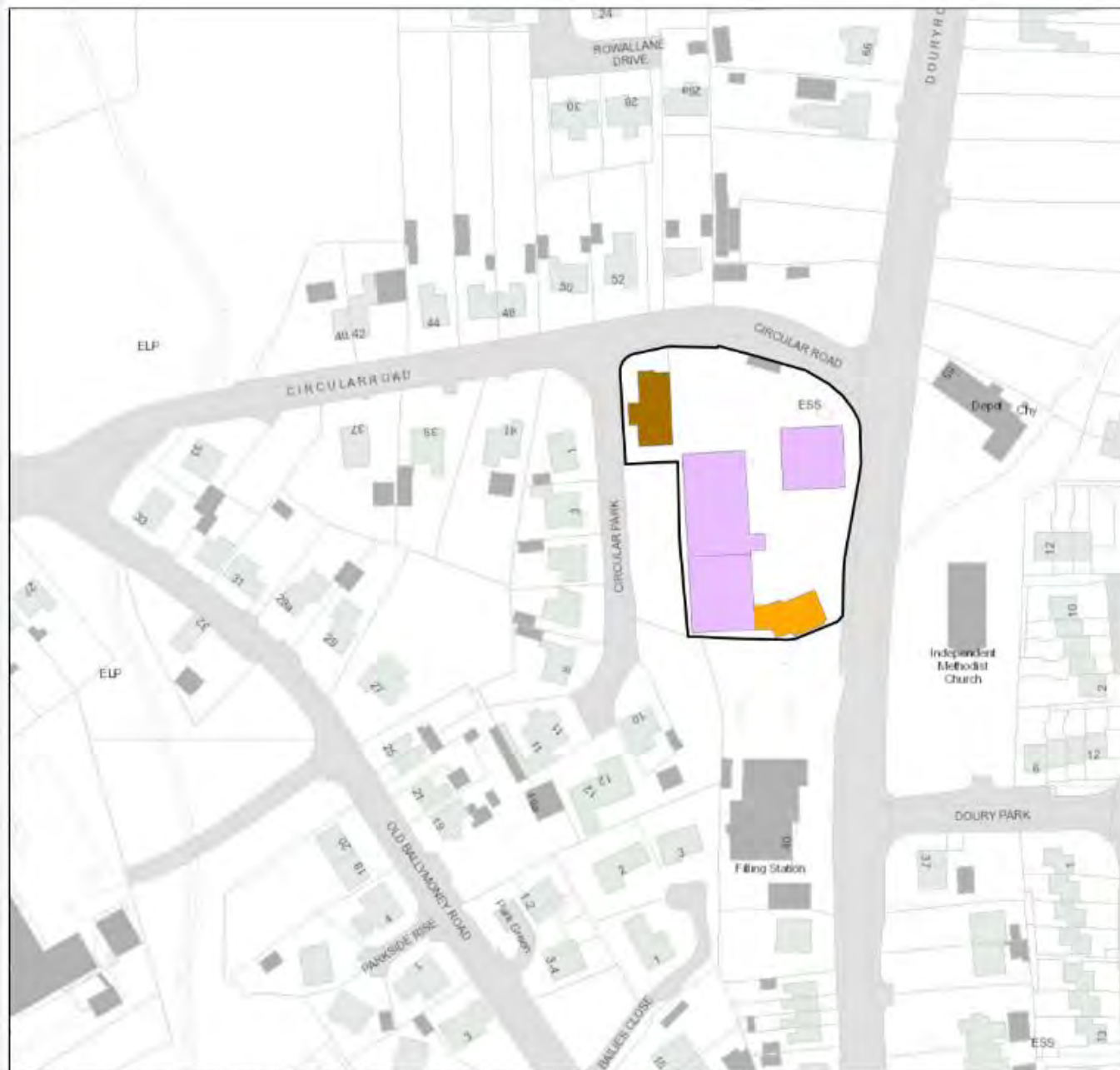
Industrial Monitor 2017

Map 6 - Circular Road

 Developed Industrial Land

Building Use Class

-  Class A1: Shops
-  Class B1: Business
-  Class B3: General Industrial



0 20 40 80 Meters



Circular Road / Doury Road

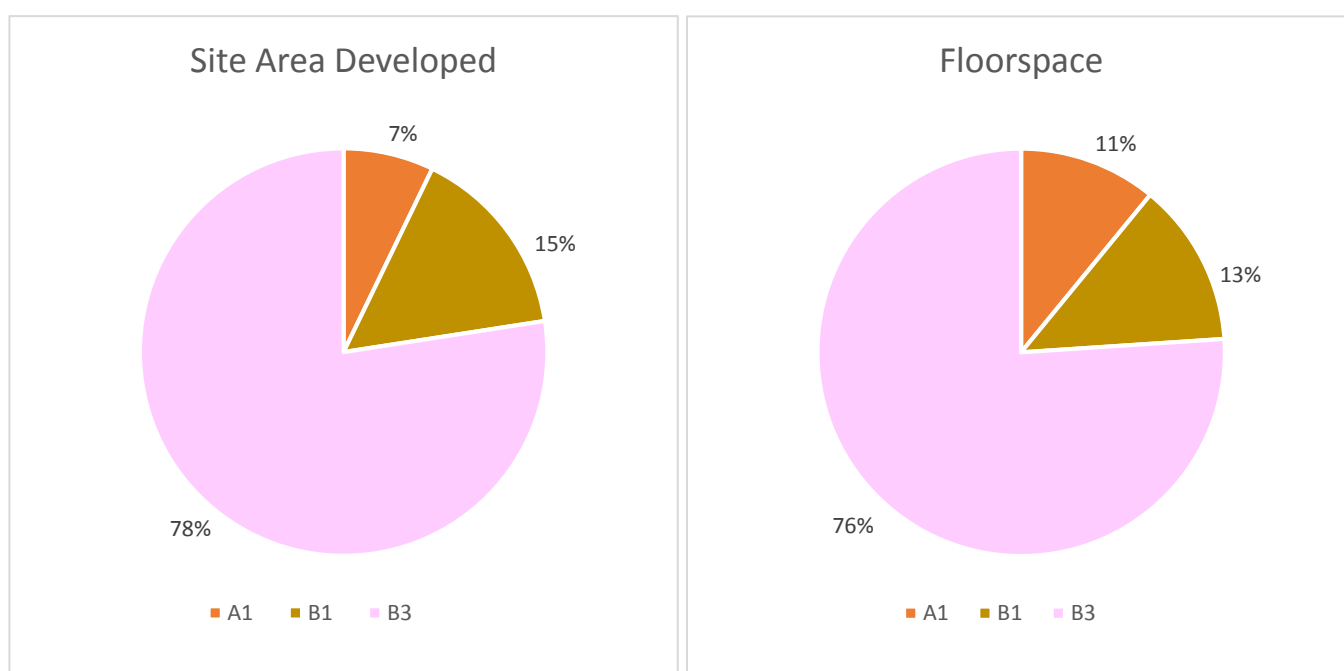
Introduction

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, a church, a car wash yard, and a filling station.

Circular Road (Unzoned)	Gross Area (hectares)
Total Area Identified	0.50
Developed land within identified area	0.50
Land under construction for Industrial Use (as of Nov 2017)	0

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. B3 General Industrial is the predominant use class (78% of total site area and 76% of total floorspace) due to the presence of Ashgrove furniture/Mobalpa kitchens. The retail element is ancillary to this business. The site also contains one B1 Business use building (offices).



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

Planning and Development Activity

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

⁵ **Use Classes:** A1 – Shops. B1 – Business. B3 – General Industry.


Ballykeel

Map 7 - Ballykeel

Mid and East Antrim Borough Council

Industrial Monitor 2017

Map 7 - Ballykeel

 Developed Industrial Land

Building Use Class

-  Vacant
-  Class A1: Shops
-  Class A2: Financial, professional and other services
-  Class B1: Business
-  Class B2: Light Industrial
-  Class B3: General Industrial
-  Class D1: Community and Cultural Uses
-  Sui Generis



Ballykeel

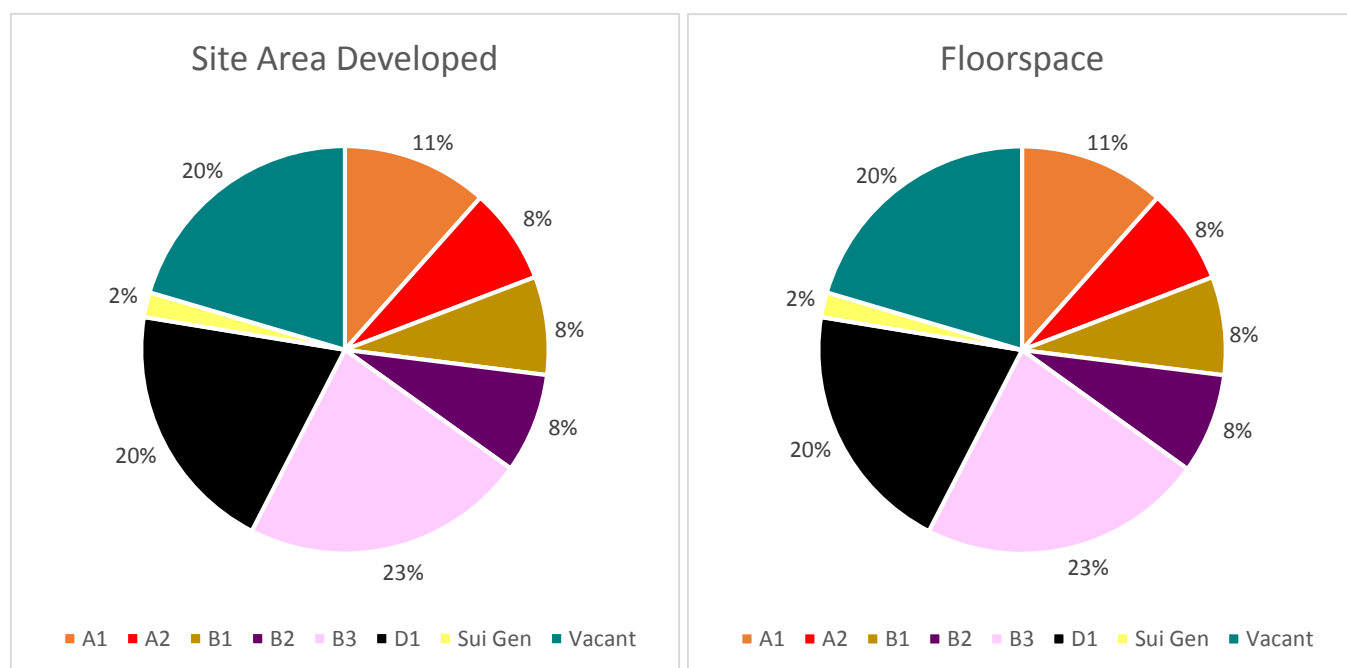
Introduction

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	0.73
Developed land within identified area	0.73
Land under construction for Industrial Use (as of Nov 2017)	0

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. B3 General Industrial is the predominant use class (78% of total site area and 76% of total floorspace) due to Allen Meats. The retail element include fuel sales and a shop ancillary to the Meat factory. The site also contains 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

At the time of survey there were several units vacant within Ballykeel - these vacant buildings/lands equate to 20% of the total site area surveyed, and of the total floorspace. These are likely to be suited to any of the B Use Classes (B1, B2, B3 or B4).

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. 31ha of this has been developed (not including access roads, communal landscaping etc.)

Ballymena (Zoned)	Gross Area (hectares)
Total Area Identified	73.06
Developed land within zonings	30.75
Undeveloped land within zonings	35.24
Land under construction for Industrial Use (as of Nov 2017)	0
Other land within zonings	7.07 ^[1]

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

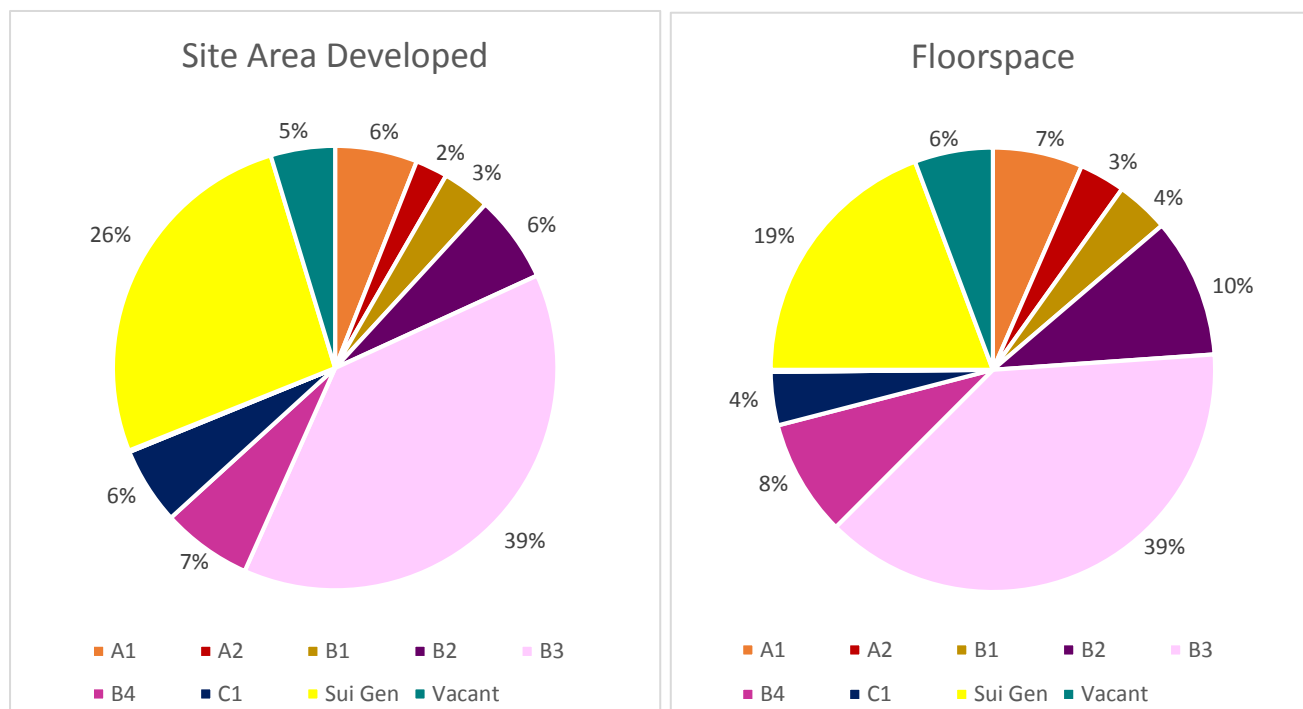
The table below shows a breakdown of the 30.75ha of zoned land that has been developed for a specific land use.

Use Class Ballymena (Zoned Sites)	Gross Site Area (hectares)
A1	1.84
A2	0.71
B1	1.08
B2	1.95
B3	11.84
B4	2.02
C1	1.72
C2	0.00
D1	0.03
D2	0.00
Sui Generis	8.11
Vacant	1.44
Under Construction	0.00
TOTAL	30.75

From this table it can be seen that the predominant land use on zoned Industrial Land has been General Industry (B3). Sui Generis uses also make up a sizeable amount (8.11ha) of the developed site area. The table also shows that 1.84ha has been lost to Retailing (use class A1), 0.71ha to Financial and Professional services (A2), and 1.71ha to Residential (C1).

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. Sui Gen – No specified class.

From these pie charts, it is demonstrated that 39% of site area and total floorspace has been developed for General Industrial uses. The traditional Industrial Land Uses of Light Industry, General Industry and Storage & Distribution (B2, B3 and B4) make up 52% of site area developed, and 57% of total floorspace. Also, 3% of site area and 4% of floorspace is currently utilised as B1 Business use (offices, call centres and R&D). It can be concluded that 45% of site area and 39% of floorspace on zoned land within Ballymena is currently being used for use classes outside of the traditional 'Part B – Industrial and Business Uses' and can be considered as economic land lost to other non-industrial uses, something which PPS 4 seeks to prevent.

All sites surveyed (including unzoned land)

Through the surveying of approx. 196ha of land within Ballymena for the purposes of this monitor, it has been established that there is approx. 149ha of land developed in areas characterised as being Industrial. (160ha including access roads, communal landscaping etc).

Ballymena (All Land Surveyed)	Gross Area (hectares)
Total Area Identified	195.73
Developed land within identified areas	148.59
Undeveloped land within identified areas	35.24
Land under construction for Industrial Use (as of Nov 2017)	0.53
Other land within identified areas	10.97 ^[1]

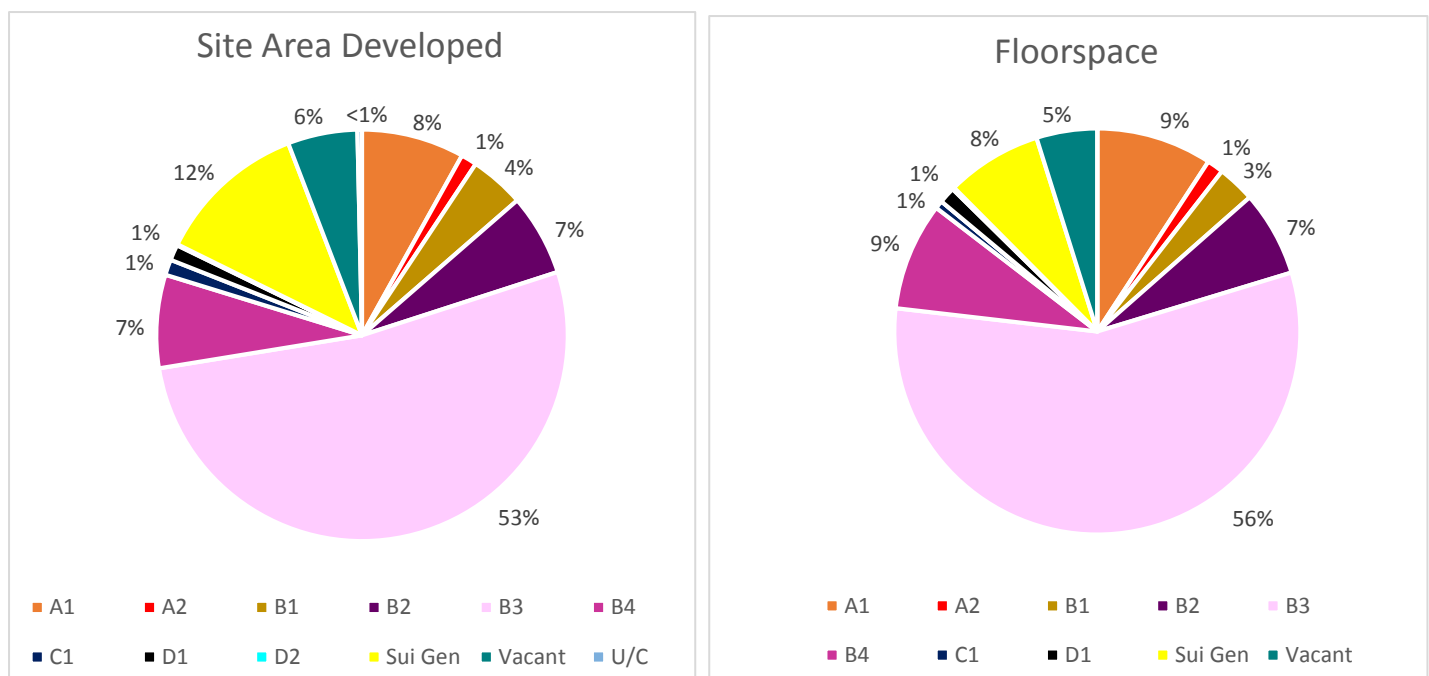
^[1]Includes access roads, communal landscaping and areas of constraint (rivers etc.)

The table below shows a breakdown of the 149ha of zoned land that has been developed for a specific land use.

Use Class Ballymena (All Sites)	Gross Site Area (hectares)
A1	12.04
A2	1.86
B1	6.38
B2	9.48
B3	78.15
B4	10.92
C1	1.82
C2	0.00
D1	1.89
D2	0.12
Sui Generis	17.70
Vacant	8.16
Under Construction	0.53
TOTAL	149.09

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 and Cultural Uses. D2 – Assembly and Leisure. Sui Gen – 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 has been General Industry (B3). This totals 78ha and accounts for 53% of total site area and 56% of total floorspace developed. The traditional 'Part B – Industrial and Business Uses' make up a total of 71% of site area developed, or 75% of total floorspace surveyed.

Sui Generis uses account for almost 18ha – which equates to 12% of site area, and 8% of floorspace surveyed. Also, 8% of site area and 9% of floorspace in Industrial areas is being used for Retailing (use class A1).

From these pie charts, it is demonstrated that 6% of site area and 5% total floorspace within Industrial areas surveyed are currently vacant. This equates to approx. 8.16ha of land. With the addition of approx. 35ha of zoned Industrial land not yet developed, there is a total of more than 43ha of Industrial land either undeveloped or vacant within Ballymena.

Larne

Introduction

The Larne Area Plan 2010 zoned 71.15 hectares (ha) of land for Industrial use – this included land at Drumnahoe, Millbrook/Willowbank, Ballyloran and at Larne Port/Redlands. (Since then, the actual amount of land zoned for Industrial use was re-calculated to be 77.8ha when accuracy digitised).

There was also an additional 3.5ha zoned for Harbour related Industry at Curran Point adjacent to Larne Port. This makes a total of 81.3ha of land zoned for Industry within Larne.





In addition, there was a further mixed use zoning at Bank Road to accommodate industrial, housing and leisure uses. This 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 – Drumnahoe/Millbrook and Curran Port - with a small amount at Ballyloran. The 2010 Larne Area Plan retained reduced amounts of these 3 zonings. Whilst land was removed from the Millbrook and Ballyloran zonings, a new greenfield zoning further out at Drumnahoe 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.

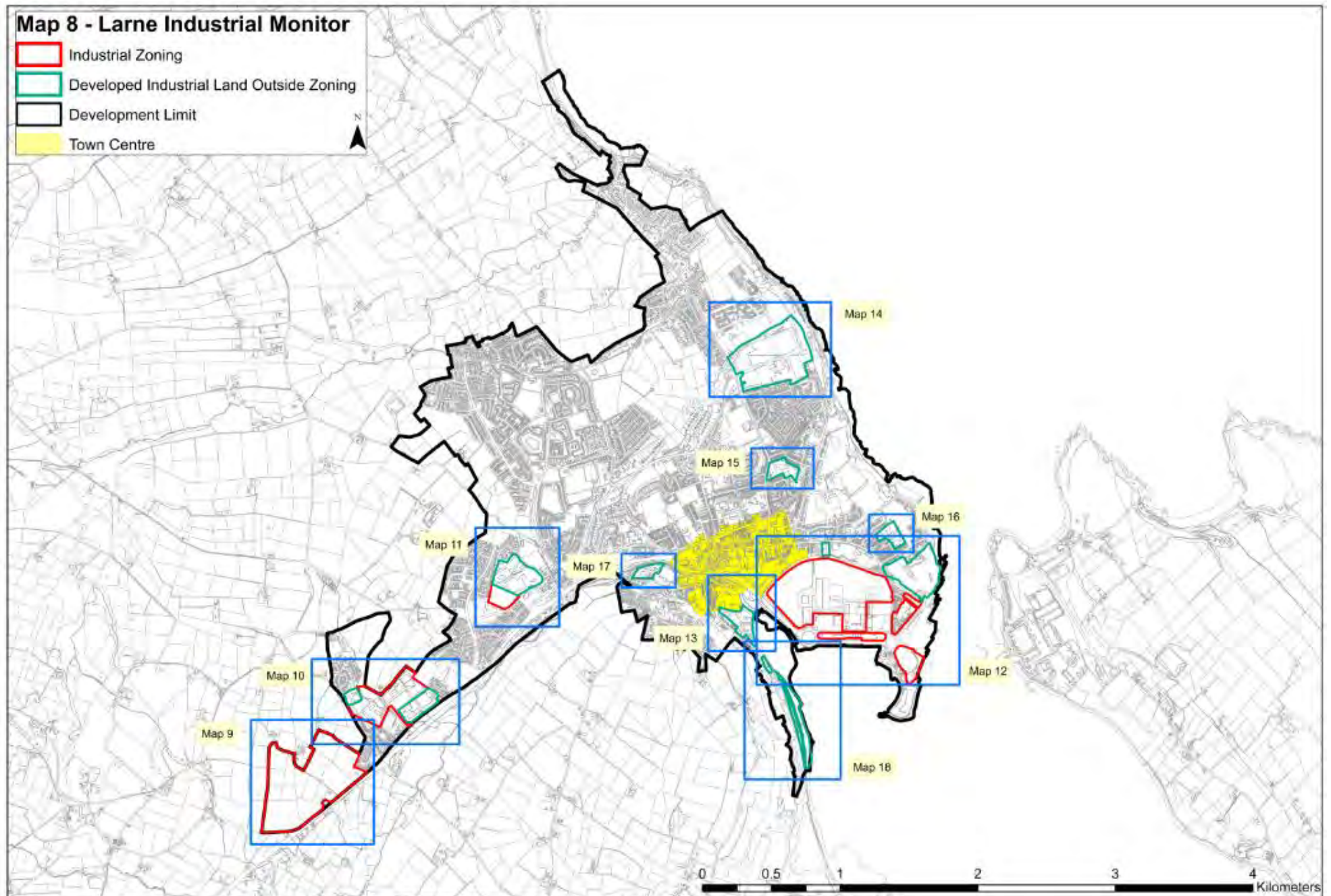
In relation to Larne, this monitor has not only focussed on surveying these zonings, but also takes in other areas outside these zonings which have an industrial character. These include other areas at Willowbank and Millbrook, Ballyloran, Redlands and Larne Port, Inver Road, Bank Road, Curran Road and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

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

Map 8 - Larne Industrial Monitor

-  Industrial Zoning
-  Developed Industrial Land Outside Zoning
-  Development Limit
-  Town Centre

N



Drumnahoe

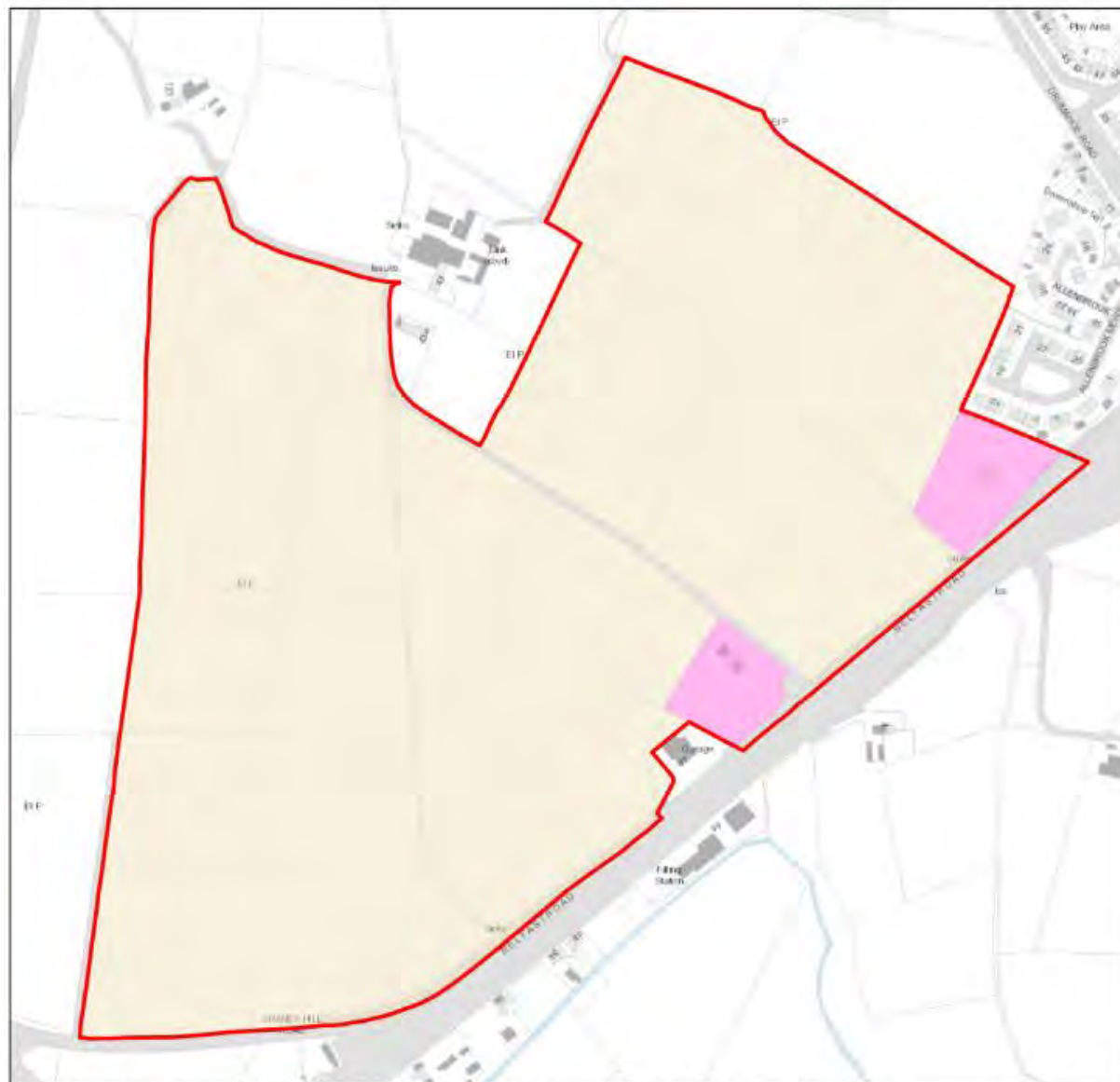
Map 9A – Developed and Undeveloped Land within Drumnahoe Industrial Zoning

Map 9B – Use classes within Industrial Land at Drumnahoe

**Mid and East Antrim
Borough Council**

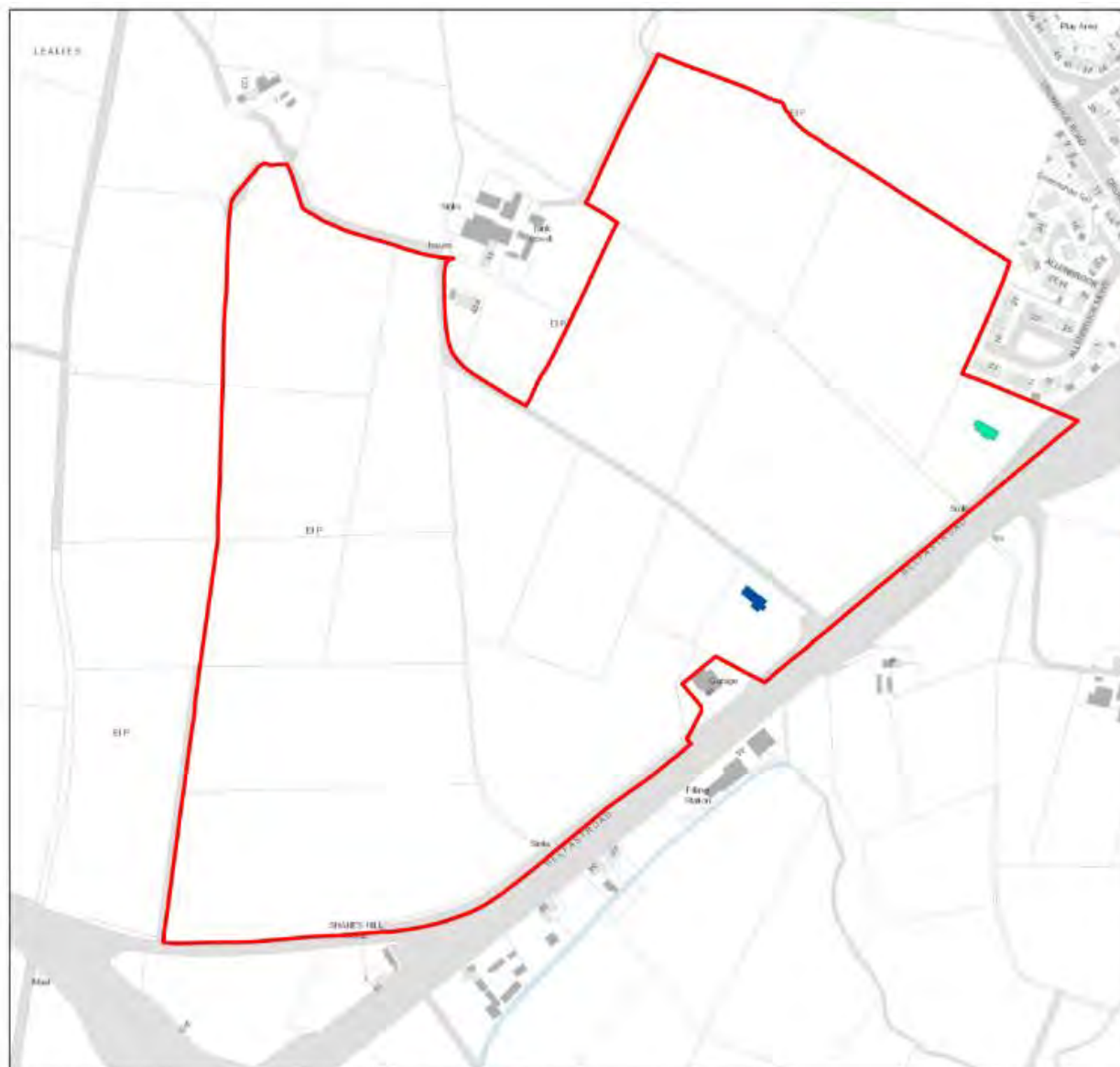
Industrial Monitor 2017

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

 Vacant

 Class C1: Dwellinghouses

0 25 50 100 150 200 Meters



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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 31.7ha zoning remains undeveloped apart from a 2 dwellings.

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

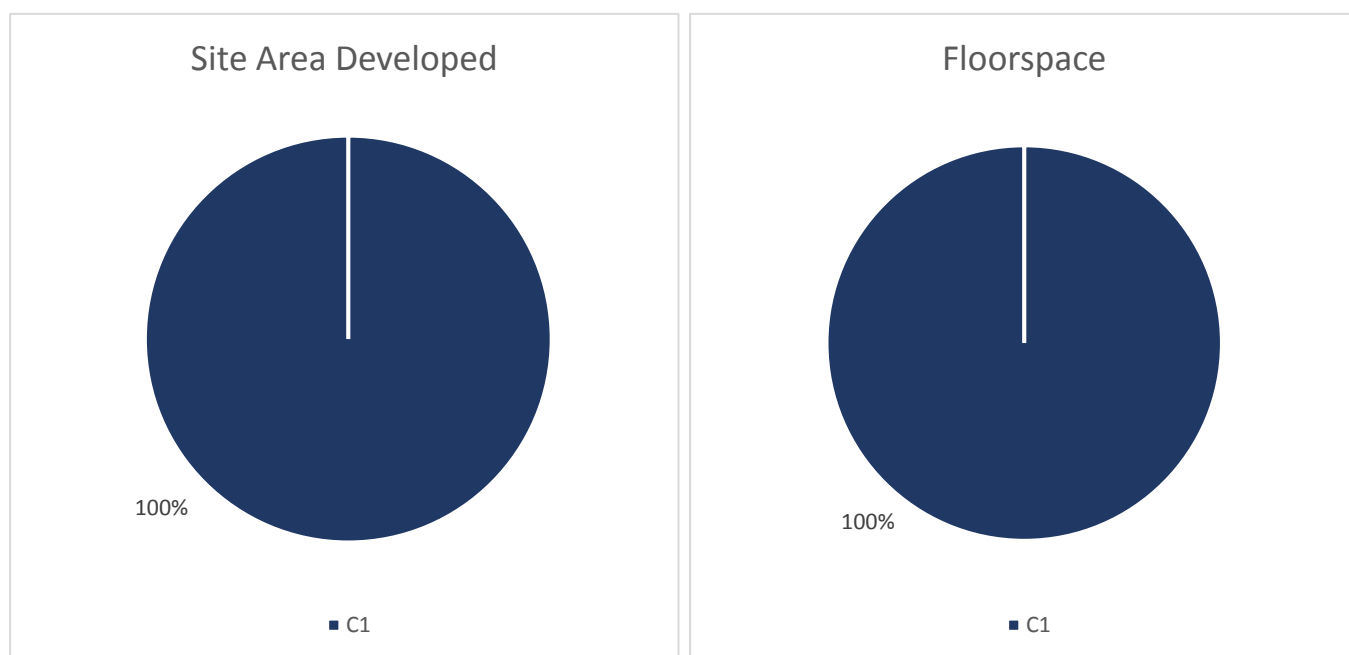
Drumnahoe (zoned)	Gross Area (hectares)
Industrial Area zoned	31.7
Developed land within zoning	1.1
Undeveloped land within zoning	30.6
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zoning	0.0 ^[1]

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

There are several areas with 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.

Use Classes: C1 – Dwelling houses.

Planning and Development Activity

There is no recent planning activity on this site. The only application was back in 2007 for industrial development, however this outline application F/2007/0253/O was refused due to lack of information submitted with the application.

Vacancies & New Occupiers

One of the two dwellings within the zoning appeared to be vacant at the time of survey.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The 2003 report stated that this zoned land was undeveloped, and this remains the case apart from the 2 dwellings already referred to.

Willowbank / Millbrook

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

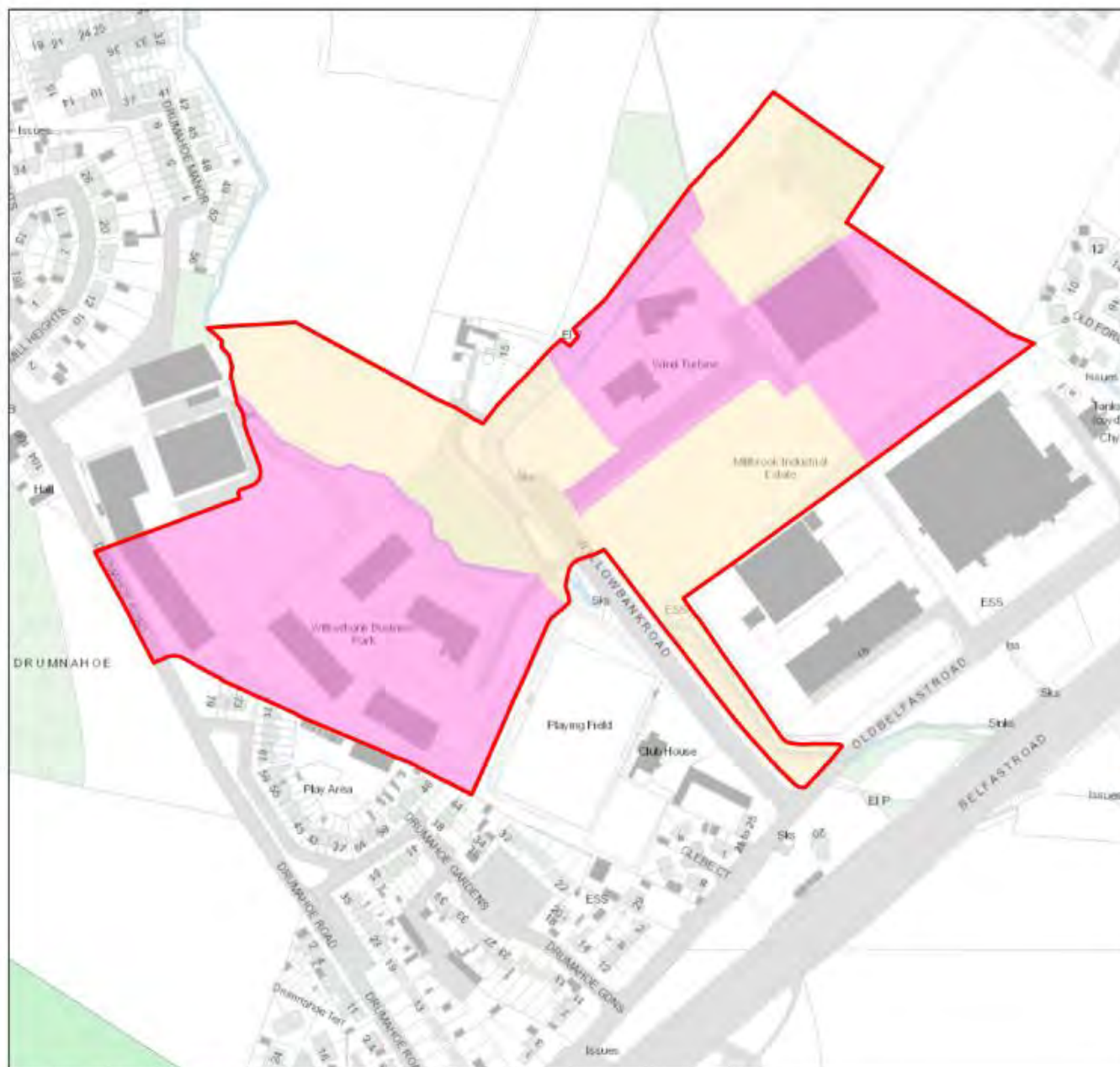
Map 10B – Use classes within Industrial Land at Willowbank / Millbrook

Mid and East Antrim Borough Council

Industrial Monitor 2017

Map 10A - Willowbank/Millbrook

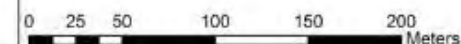
-  Industrial Zoning
-  Land Developed Within Zoning
-  Undeveloped Land Within Zoning



Mid and East Antrim Borough Council

Industrial Monitor 2017

Map 10B - Willowbank/Millbrook



Willowbank/Millbrook

Introduction

The existing Industrial zoning at Willowbank/Millbrook, as defined by the Larne Area Plan 2010, is located on the Old Belfast Road, just off the A8 Belfast Road, on the western fringes of the development limit of Larne. Approx. 4.4ha of the zoning has been developed, with approx. 3.7ha remaining undeveloped 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 have been developed and include businesses such as Low Carbon Solutions, B9 Energy and Actavis. Portions of the zoning north and east of Willowbank Business Park 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	8.1
Developed land within zoning	4.4
Undeveloped land within zoning	3.7
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zoning ¹	0.0 ^[1]

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

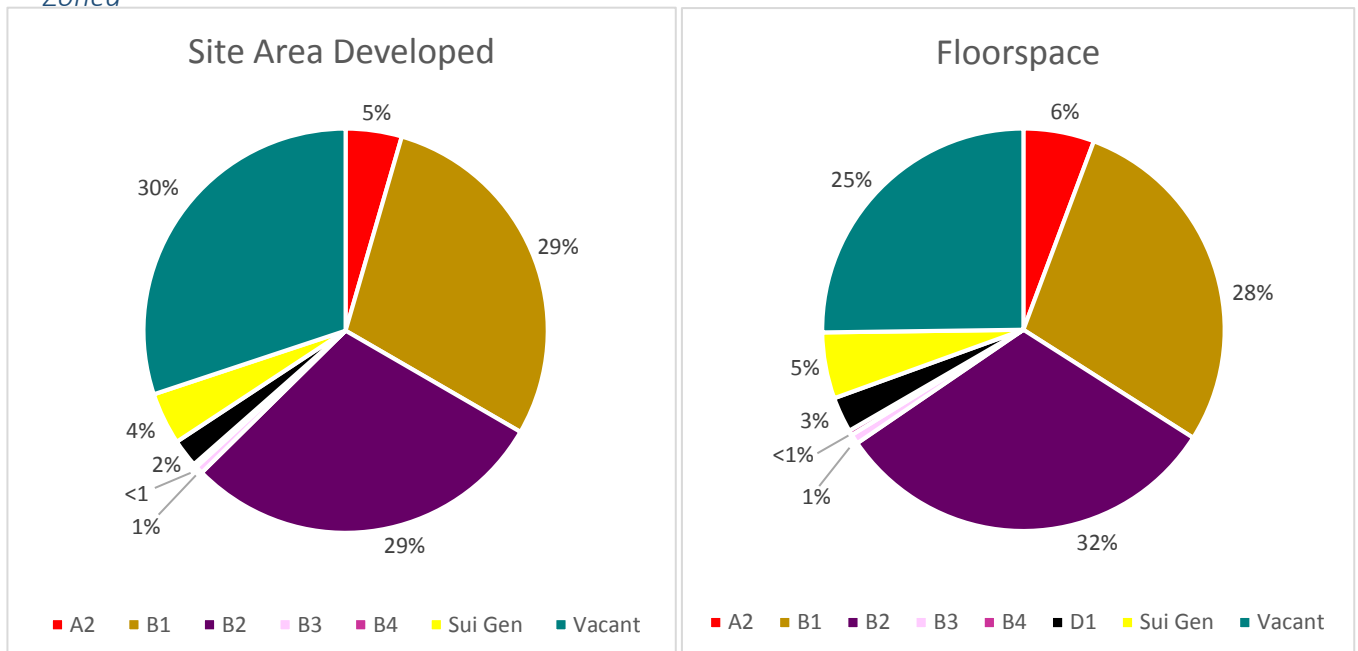
There are also a number of sites outside this zoned Industrial land historically in Industrial Use, including Topping Meats, Terumo BCT and Actavis on the Old Belfast Road, and the large factory/warehouses on the Drumnahoe Road (currently vacant).

Willowbank / Millbrook (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	4.7

Use Classes

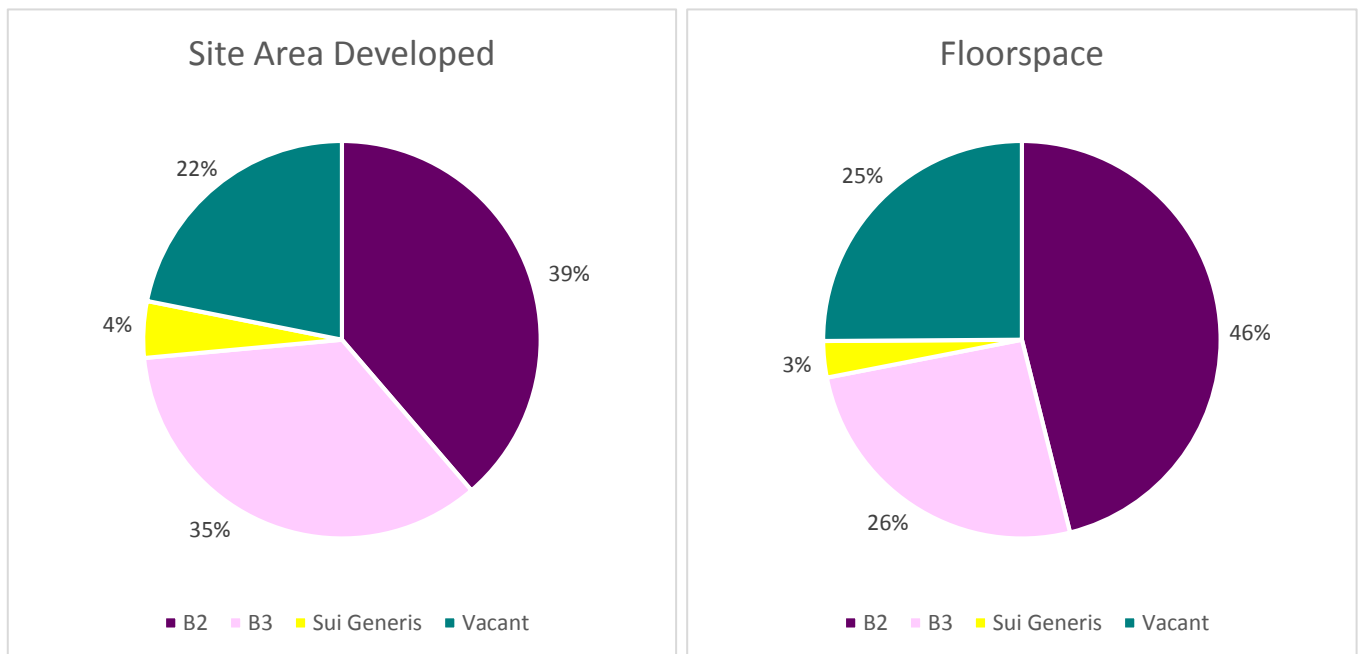
The pie charts below show the current mix of Use Classes both within and outside the Industrial zoning at Willowbank/Millbrook. The information is captured in terms of the site area developed for a particular use class against the overall site area of the surveyed area, or the floorspace used for a particular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

Zoned



Within the zoning, there is a mix of use classes with 'Use Class B1: Business' being the main use class both in terms of site area developed and floorspace used (29% and 28% respectively). 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 B9 Energy and Low Carbon Solutions. There is also a high percentage of 'B2: Light Industrial' within the zoning (29% of site area developed and 32% of total floorspace developed), which is reflective of the large building and site that Actavis has within the zoning.

Unzoned



* % of site area (ha) developed per use class.⁶

⁶ **Use Classes:** A2 – Financial, professional and other services. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. D1 – Community and Cultural Uses. Sui Gen – No specified class

In relation to the areas developed as industrial land outside the zoning, it is again clear from the survey information, that 'Use Class B2: Light Industry' and 'B3: General Industry' are the two main use classes, both in terms of site area developed and floorspace used. This is again understandable given that Topping Meats and Actavis occupy the majority of the industrial area outside the zoning. The vacant rates are caused by the vacant distribution warehouses on the Drumnahoe Road already referred to above.

Planning and Development Activity

There have been a number of applications in recent years including planning approval F/2013/0049/F for a new Office building at Actavis. Planning approval F/2011/0128/F was for new offices and manufacturing facilities with associated parking and landscaping on a vacant site adjacent to B9 Energy. Part of this site has since been developed by Low Carbon Solutions under a subsequent planning approval F/2012/0066/F, and the other half was subject of F/2013/0121/F, a Council proposal for allotments - however that application was withdrawn.

Vacancies & New Occupiers

There is 1 vacant unit within Willowbank, and 3 large vacant warehouses on Drumnahoe Road which appear to be up for sale/let at the time of survey. These are likely to be suited to B2, B3 or B4 use classes.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The purpose of this comparison seeks to improve our knowledge and intelligence of local businesses and to analyse use trends, vacancy and market activity within Willowbank and Millbrook as a further barometer of economic performance, and to support future economic development. This comparison will help provide an up to date evidence base to support the decision making process with regards to the preparation of the local development plan.

The 2003 report had the Drumnahoe zoning and the Willowbank/Millbrook zoning combined together. Given that Drumnahoe is undeveloped, it is considered the sites referred to as being developed were all at Willowbank/Millbrook. The 2003 report stated that construction was taking place on some of the InvestNI lands – now known as Willowbank Business Park. The Report also stated that the 3 large warehouses on the Drumnahoe Road outside the zoning which are currently vacant were previously used as Distribution Warehouses by P&O, Newington Agencies, and Waveline Distributors.

Between 2003 and 2017, approx. 3.5ha of land has since been completed/developed within the zoning. Also, the 4.7ha of land outside the zoning had already been developed for industry in 2003, as already referred to above.

Table 5 in Appendix 1 shows the comparison of surveyed businesses at Willowbank/Millbrook between the 2003 and 2017 reports.

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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Industrial Monitor 2017

Map 11A - Ballyloran



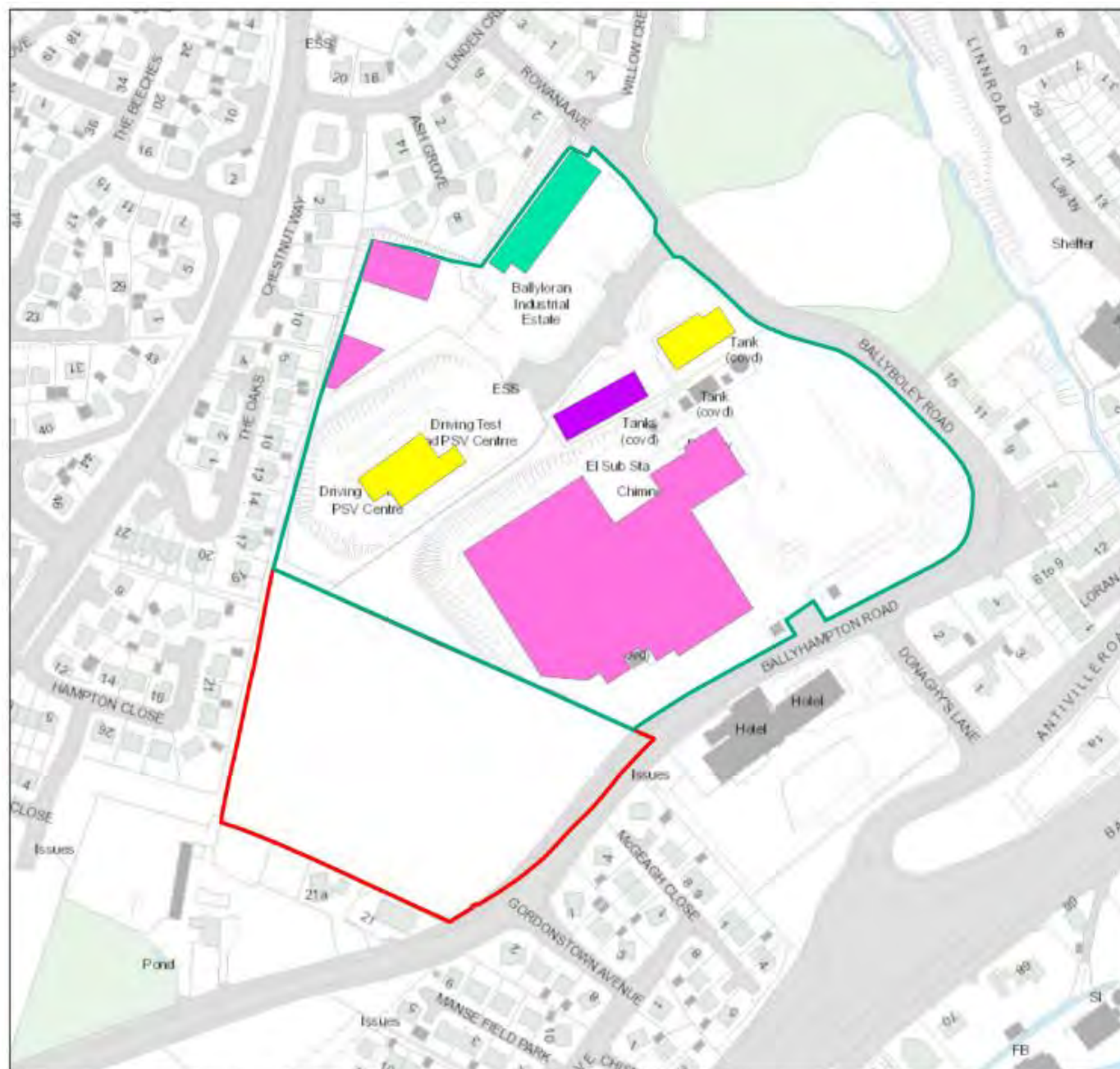
 Industrial Zoning

 Undeveloped Land Within Zoning

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Industrial Monitor 2017

Map 11B - Ballyloran



Industrial Zoning

Developed Industrial Land Outside Zoning

Building Use Class

Vacant

Class B2: Light Industrial

Class B4: Storage or distribution

Sui Generis

0 20 40 80 120 160 Meters



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, (incorrectly stated as 4.2ha in the 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	0.0
Undeveloped land within zoning	2.3
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zoning	0.0 ^[1]

^[1]Includes access roads, communal landscaping etc

There are also a number of sites outside this zoned Industrial land, including the adjacent former factory which is currently being used as a storage and distribution hub by Caterpillar. Further north, within the area surveyed is Ballyloran Industrial Estate, which includes a car showroom, DVLA test centre, and several large warehouses (one of which is currently vacant).

Ballyloran (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	5.9
Other land within identified area	0.6 ^[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.

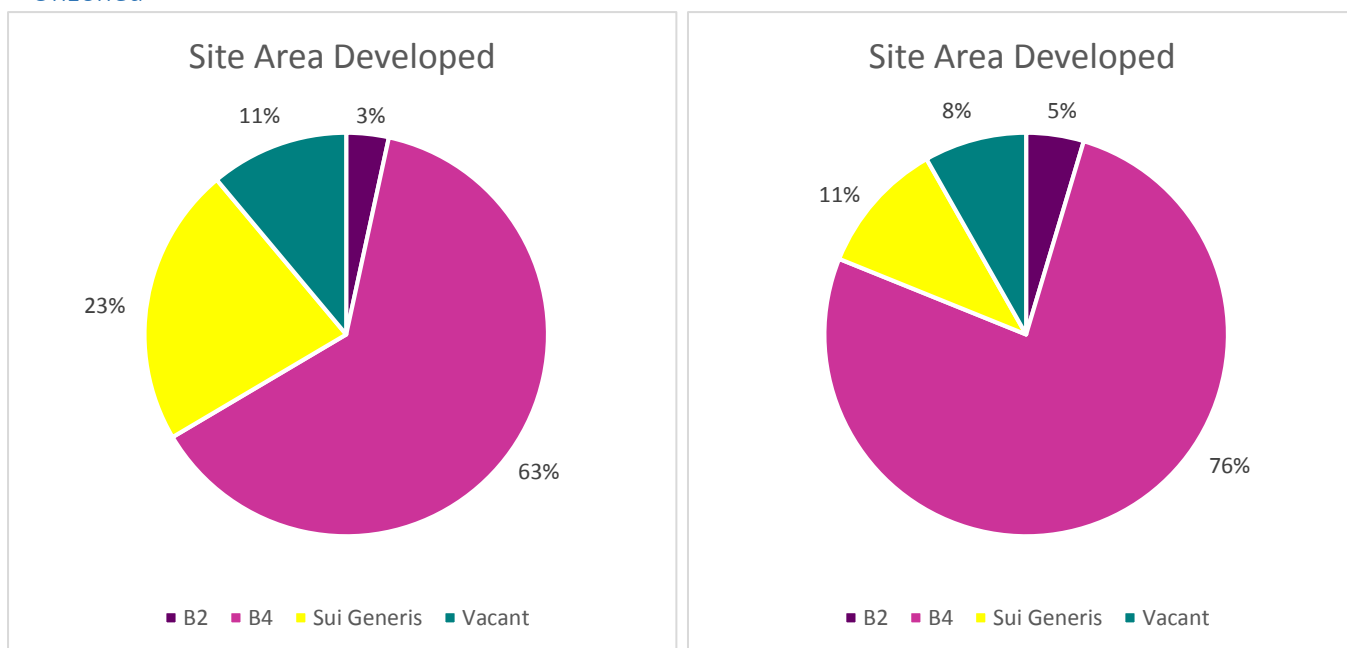
Use Classes

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.⁷

The predominant use on the unzoned land currently developed for Industrial Use is Storage and Distribution (B4), accounting for 63% of the total developed site area and 76% of total floorspace developed, with the remainder a mixture of Light Industry and Sui Generis use.

Planning and Development Activity

There have been no planning applications on the undeveloped zoned Industrial Land at Ballyloran. Within the unzoned land at Ballyloran Industrial Estate there have been no recent applications proposing any new industrial developments or change of uses. In 2012, there was an application approved (F/2008/0066/F) for residential development on the large storage and distribution site on the Ballyhampton Road, currently being used by Caterpillar, but this has now lapsed.

Vacancies & New Occupiers

At the time of the survey, a large warehouse remains vacant within Ballyloran Industrial Estate - this is likely to be suited to a B3 or B4 use. Caterpillar currently occupy the large distribution warehouse on the Ballyhampton Road which was previously vacant and approved for residential development.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The purpose of this comparison seeks to improve our knowledge and intelligence of local businesses and to analyse use trends, vacancy and market activity at Ballyloran as a further barometer of economic performance, and to support future economic development. This comparison will help provide an up to date evidence base to support the decision making process with regards to the preparation of the local development plan. The 2003 report stated that all land within the zoning remained undeveloped. It also stated that the developments at Ballyloran Industrial Estate had all occurred in the period 1974-1991. Table 6 in Appendix 1 shows the comparison of surveyed businesses at Willowbank/Millbrook between the 2003 and 2017 reports.

Larne Port / Redlands

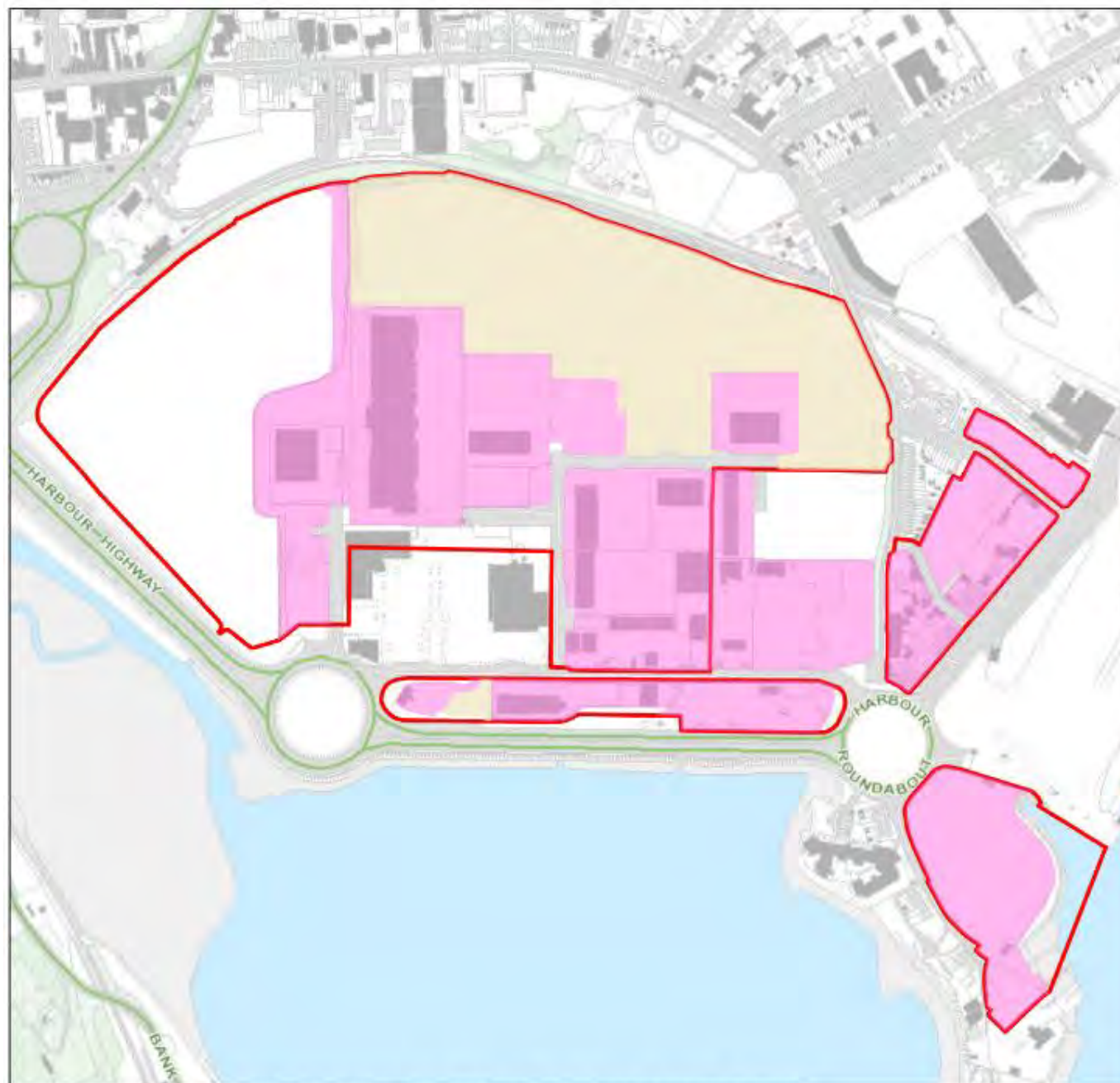
Map 12A – Developed and Undeveloped Land within Larne Port / Redlands Zoning


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

**Mid and East Antrim
Borough Council**


Industrial Monitor 2017

Map 12A - Larne Port/Redlands



 Industrial Zoning

 Land Developed Within Zoning

 Undeveloped Land Within Zoning

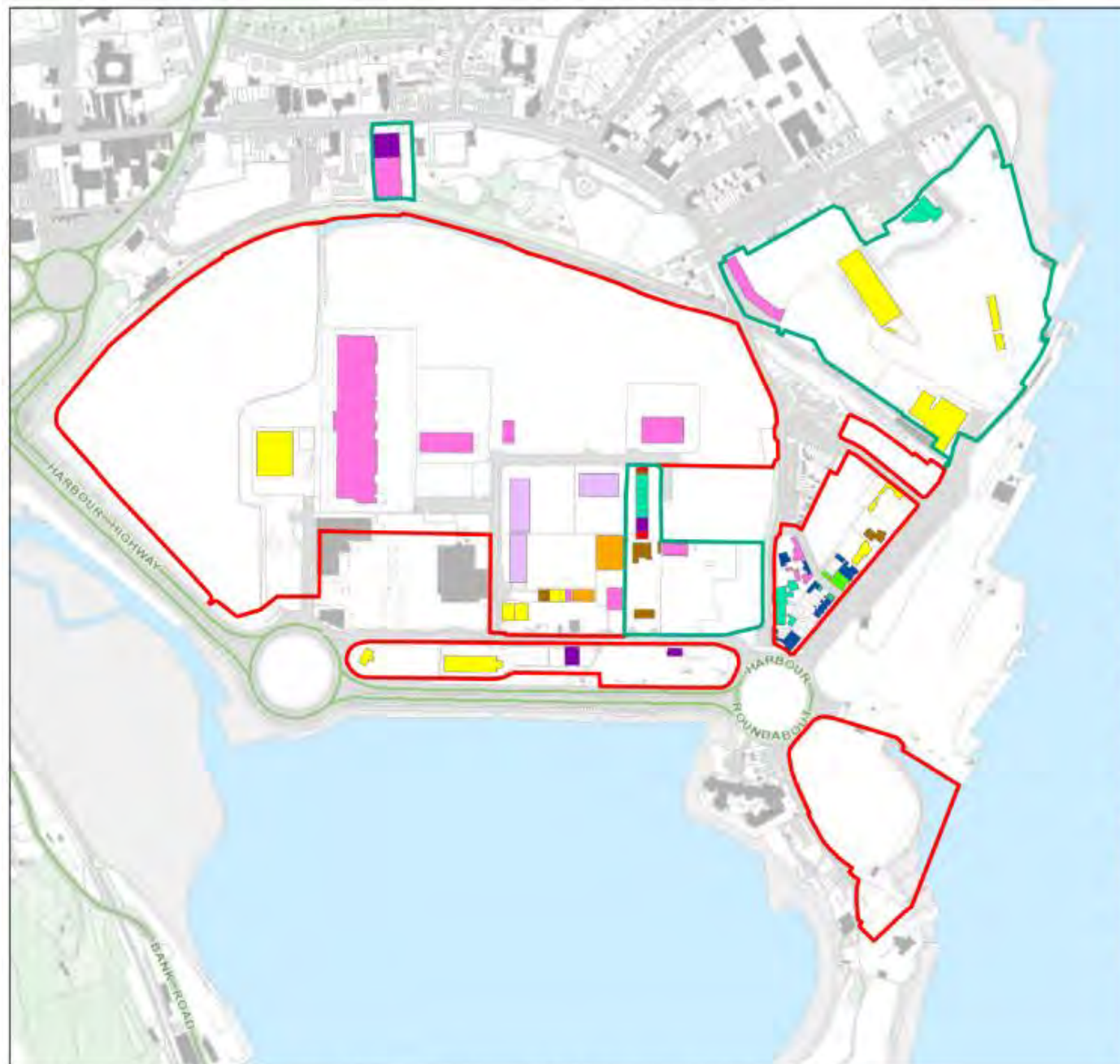
0 75 150 300
Meters



Mid and East Antrim Borough Council

Industrial Monitor 2017

Map 12B - Larne Port/Redlands



Industrial Zoning

Developed Industrial Land
Outside Zoning

Building Use Class

Vacant

Class A1: Shops

Class A2: Financial, professional
and other services

Class B1: Business

Class B2: Light Industrial

Class B3: General Industrial

Class B4: Storage or distribution

Class C1: Dwellinghouses

Class C2: Guest houses

Class D1: Community and Cultural Uses

Sui Generis

0 50 100 200 300 400
Meters



Larne Port / Redlands

Introduction

The existing Industrial 39.2ha zoning at Larne Port/Redlands, as defined by the Larne Area Plan 2010, is located at between the Harbour Highway and Olderfleet Road. This figure 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 Boast Club. The Redlands site is the main part of the zoning and comprises of approx. 32ha, developed for a mix of uses including Storage and Distribution (B4), General Industry (B3); Sui Generis uses such as Council recycling depot, NI Water Waste Water Treatment Works, Filling Station and Gymnasium, as well as Retail Uses. 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 Coastguard building. The area at Curran Point (approx. 3.5ha) has been developed for harbour related industry – predominantly lorry and trailer parking, and storage of parts of large turbines. There remains approximately 9.5ha 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	39.2
Developed land within zoning	18.5
Undeveloped land within zoning	9.5
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zoning	11.20 ^[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. 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.

Larne Port / Redlands (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	11.4
Associated access roads, communal landscaping etc.	0.0

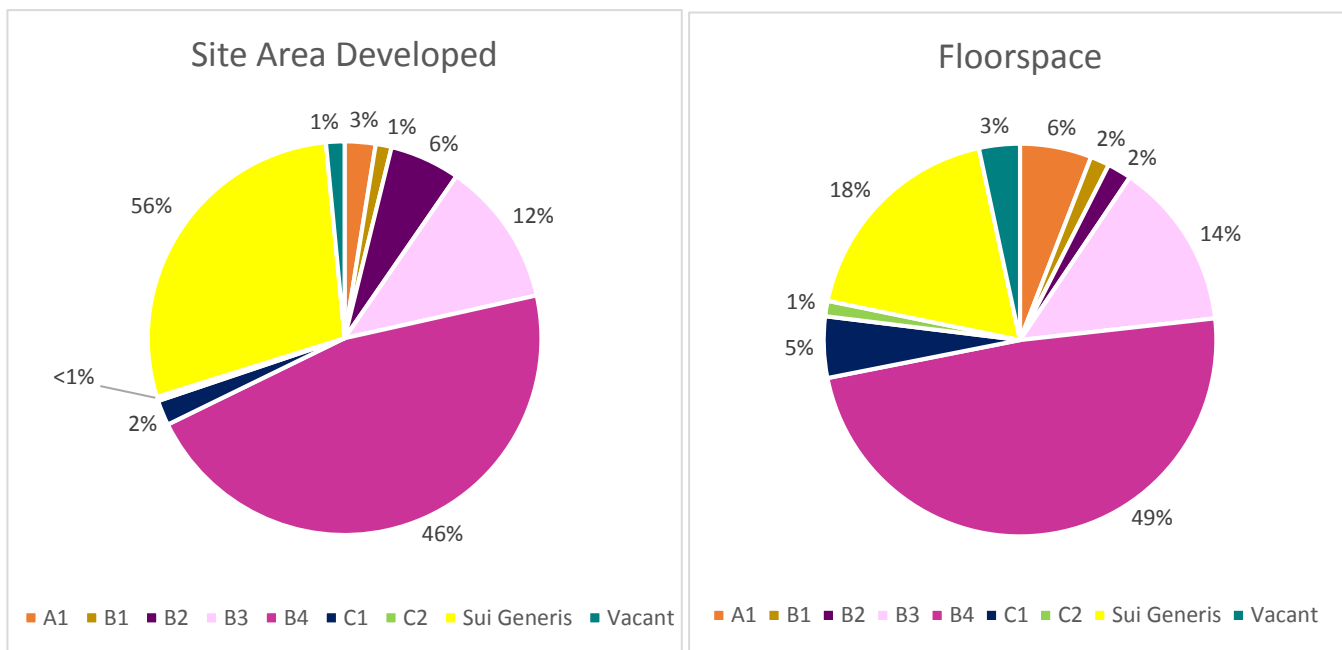
This additional 11.4ha of unzoned land currently in Industrial use means there is a total of approx. 50ha of potential Industrial Land at Redlands / Larne Port and Curran Point, 9.5ha of which remains undeveloped at the time of survey.

Use Classes

The pie charts below show the current mix of Use Classes at Redlands/Larne Port. The information is

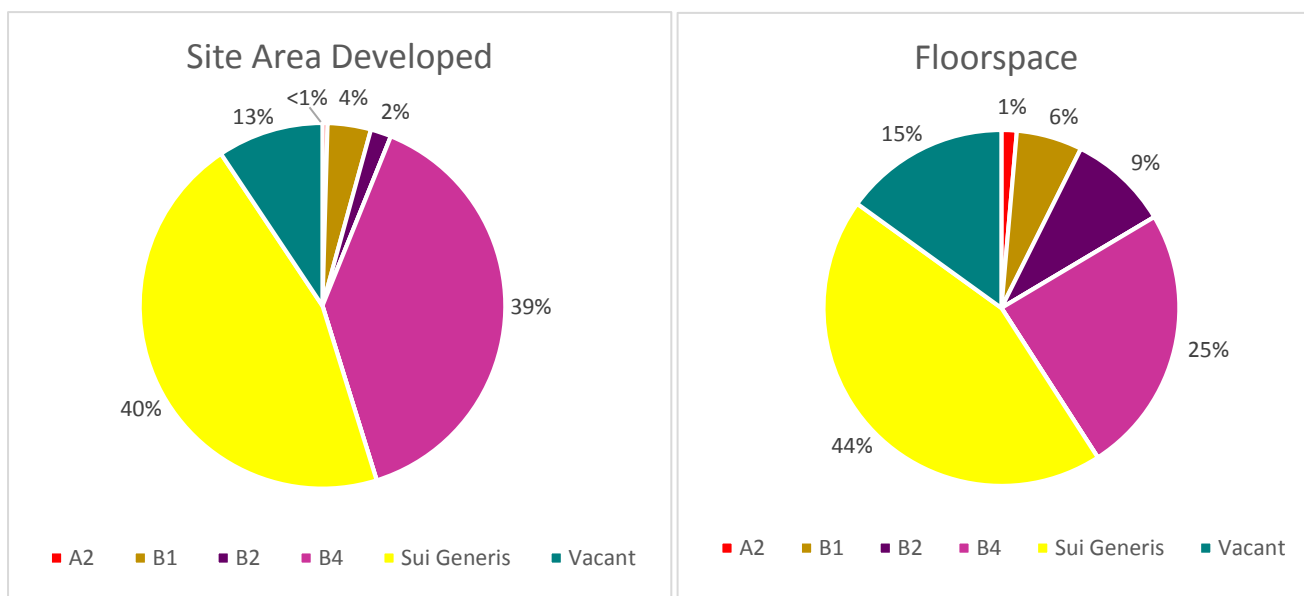
captured in terms of the site area developed for a particular use class against the overall site area developed, or the floorspace used for a particular use class against the overall floorspace developed.

Zoned



The current uses within the zoned land are predominantly Sui Generis and Storage or Distribution uses. The large percentage of Sui Generis on this zoning (56% of site area and 18% of total floorspace) is due to the presence of the large NI Water treatment works, the Council household recycling centre: a filling station; gymnasium; eateries; and a hotel. The predominant B Class use class within the zoning is Storage or Distribution (46% of site area developed and 49% of total developed floorspace).

Unzoned



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

⁸ **Use Classes:** A1 – Shops. A2 – Financial, professional. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. C2 – Guest Houses. Sui Gen – No specified class

In relation to the areas developed as industrial land outside the zoning, it is again clear from the survey information that Storage or Distribution and Sui Generis uses are the two main use classes, both in terms of site area developed and floorspace used. This is again understandable given the activities of the Larne Port.

Planning and Development Activity

The most planning approval at Redlands included a research and development workshop for 'Warmfill' under F/2010/0270/F. The most recent Larne Port application was in 2008 for the reclaiming of land at Curran point for additional storage space for Port activities.

Vacancies & New Occupiers

At the time of the survey, there remains a number of vacant properties within the zonings, including new build business space at Redlands Crescent near Coastguard Road. These are likely to be suitable for any of the 'B' use classes (B1, B2, B3 or B4).

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The purpose of this comparison seeks to improve our knowledge and intelligence of local businesses and to analyse use trends, vacancy and market activity at Redlands/Larne Port as a further barometer of economic performance, and to support future economic development. This comparison will help provide an up to date evidence base to support the decision making process with regards to the preparation of the local development plan.

The 2003 report stated that 23ha of the main 35ha zoning remained undeveloped, as well as the 3.5ha at Curran point, totalling 26.5ha. In the 2017 monitor, it has been calculated that approx. 17.5ha of this still remains undeveloped. Table 7 in Appendix 1 shows the comparison of surveyed businesses at Redlands / Larne Port between the 2003 and 2017 reports.


Bank Road (LED COM)

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

Mid and East Antrim Borough Council

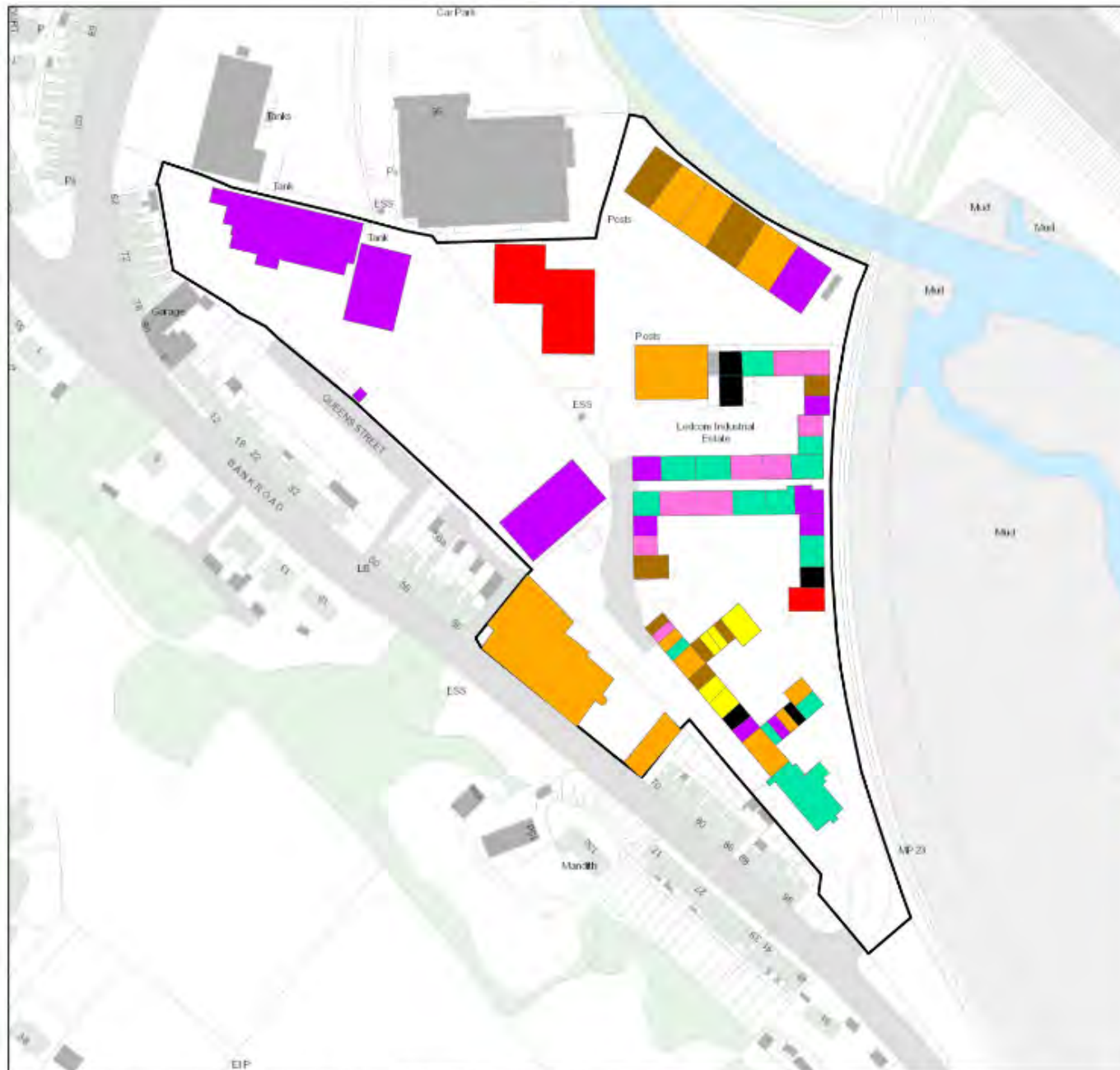
Industrial Monitor 2017

Map 13 - Bank Road (LEDKOM)/ Circular Road

 Developed Industrial Land

Building Use Class

-  Vacant
-  Class A1: Shops
-  Class A2: Financial, professional and other services
-  Class B1: Business
-  Class B2: Light Industrial
-  Class B4: Storage or distribution
-  Class D1: Community and Cultural Uses
-  Sui Generis



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.

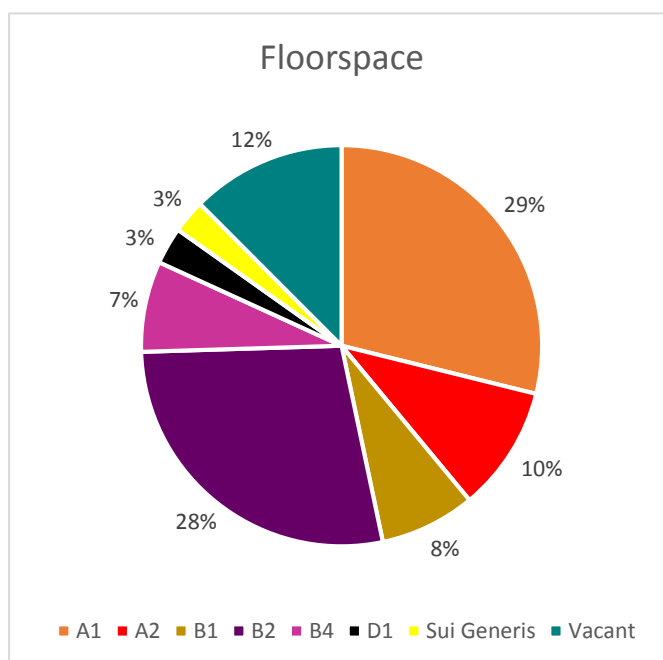
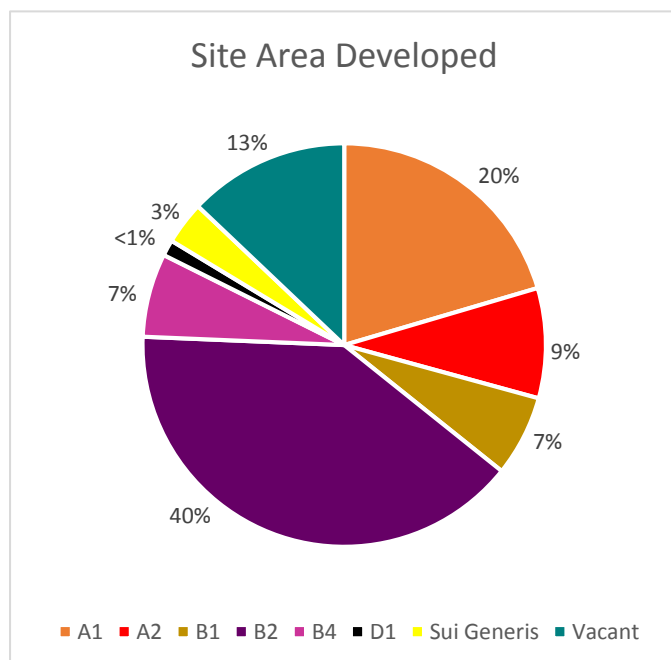
The eastern portion of the area surveyed is a 2.2ha site developed by LEDCOM. The western part of the site has several large warehouses used by Road Trucks Ltd, whilst 2 further buildings adjacent to Bank Road house Rae's Furniture. Parts of this area are susceptible to surface water flooding, with the 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	3.3
Developed land within identified area	2.8
Undeveloped land within identified area	0
Land under construction for Industrial Use (as of Nov 2017)	0
Other land within identified 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.⁹

⁹ **Use Classes:** A1 – Shops. A2 – Financial, professional. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. D1 – Community and Cultural Uses. Sui Gen – No specified class

The predominant use on the unzoned land currently developed for Industrial Use is Light Industry (B2), accounting for 40% of the total developed site area and 28% of total floorspace developed. A1 Shops make up 20% of the total area developed and 29% of the floorspace developed due to the presence of retail units such as Rae's Furniture, Forever Living products, JS Workwear and A&R Autoparts. The remainder is a mixture of Business use, financial & professional and Sui Generis use.

Planning and Development Activity

There have been no recent planning applications on this land developed for Industrial Use at Bank Road.

Vacancies & New Occupiers

At the time of the survey, there remains a number of vacant properties within this LEDCOM site. The tenants within LEDCOM change on a regular basis due to the nature of it being geared towards business start-ups. These vacant units are likely to be suited to smaller scale B1, B2, or B4 uses.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The purpose of this comparison seeks to improve our knowledge and intelligence of local businesses and to analyse use trends, vacancy and market activity at Bank Road as a further barometer of economic performance, and to support future economic development. This comparison will help provide an up to date evidence base to support the decision making process with regards to the preparation of the local development plan.

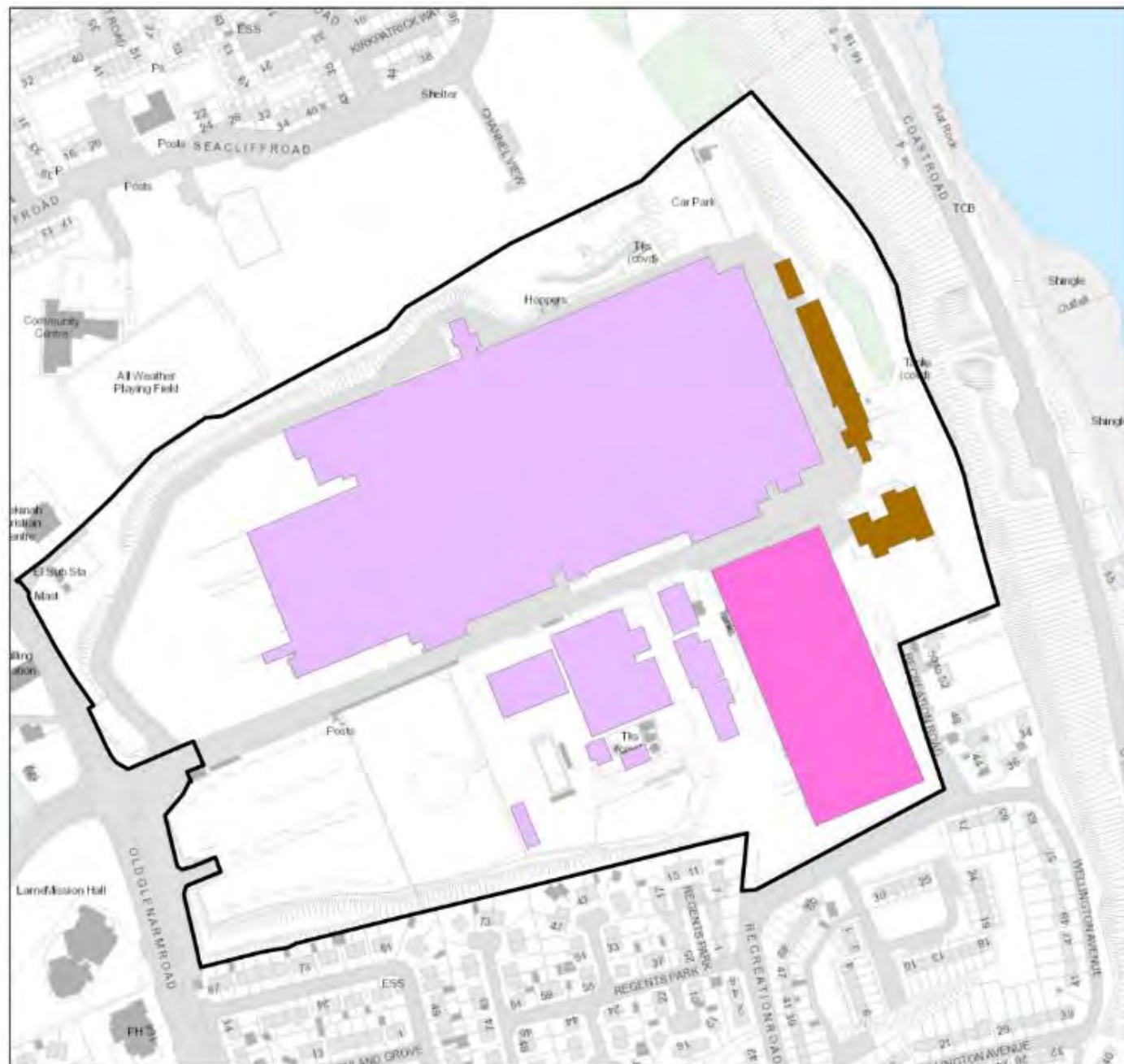
Old Glenarm Road

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

Mid and East Antrim Borough Council

Industrial Monitor 2017

Map 14 - Old Glenarm Road



Old Glenarm Road

Introduction

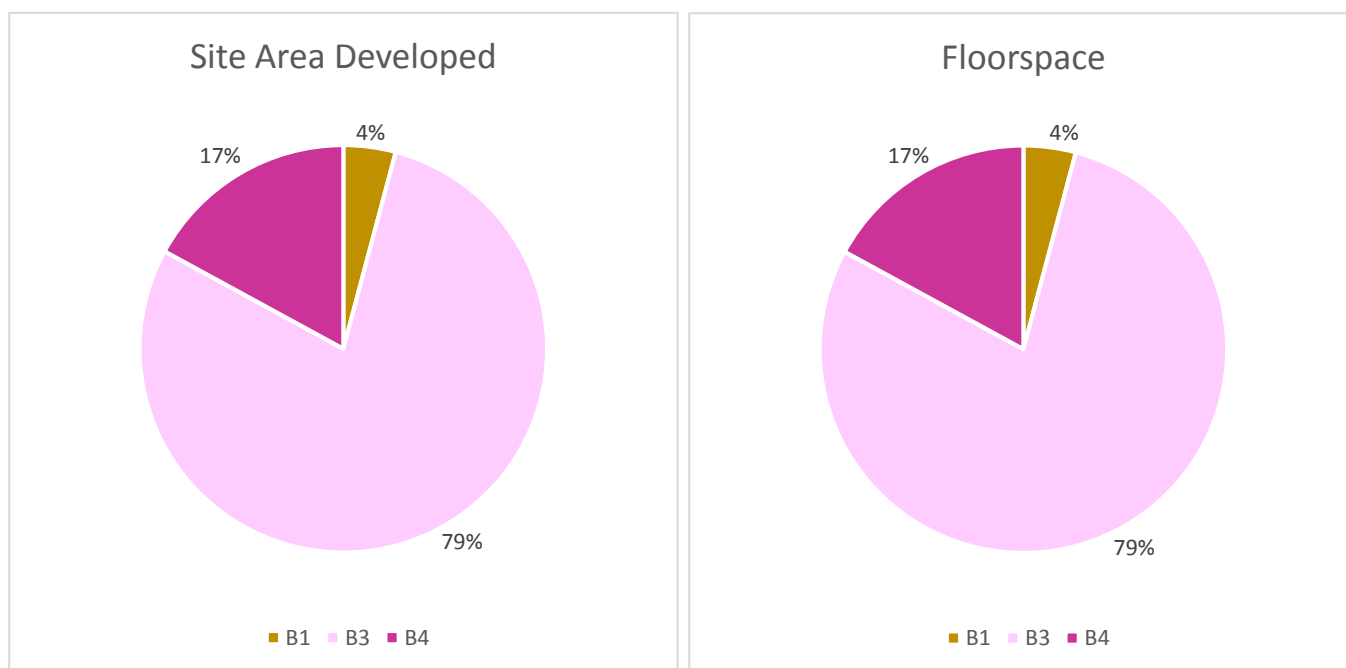
This site surveyed on the Old Glenarm Road is a 20ha site wholly within the control of Caterpillar.

Caterpillar (unzoned)	Gross Area (hectares)
Total area identified	20.3
Developed land within identified area	19.6
Undeveloped land within identified area	0
Land under construction for Industrial Use (as of Nov 2017)	0
Other land within identified area	0.7 ^[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 Caterpillar 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.¹⁰

B3 General Industrial is the predominant use class with 79% of total site area and total floorspace. Other uses within the site include B1 Office Space, and B4 Storage and Distribution.

Planning and Development Activity

There have been no recent applications proposing any new industrial developments or change of uses

¹⁰ **Use Classes:** B1 – Business. B3 – General Industry. B4 – Storage and Distribution.

within the site.

Vacancies & New Occupiers

None of the buildings are vacant within the site. Caterpillar (formerly as FG Wilson) has been on the site for several decades.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The 2003 report highlighted the land developed within this site. This remains the case in the 2017 survey.


Stylux Industrial Estate

Map 15 – Use classes within Industrial Land at Stylux

Mid and East Antrim Borough Council

Industrial Monitor 2017

Map 15 - Stylux

 Developed Industrial Land

Building Use Class

-  Vacant
-  Class A1: Shops
-  Class B2: Light Industrial
-  Class B3: General Industrial
-  Class B4: Storage or distribution
-  Class D1: Community and Cultural Uses
-  Sui Generis



Stylux

Introduction

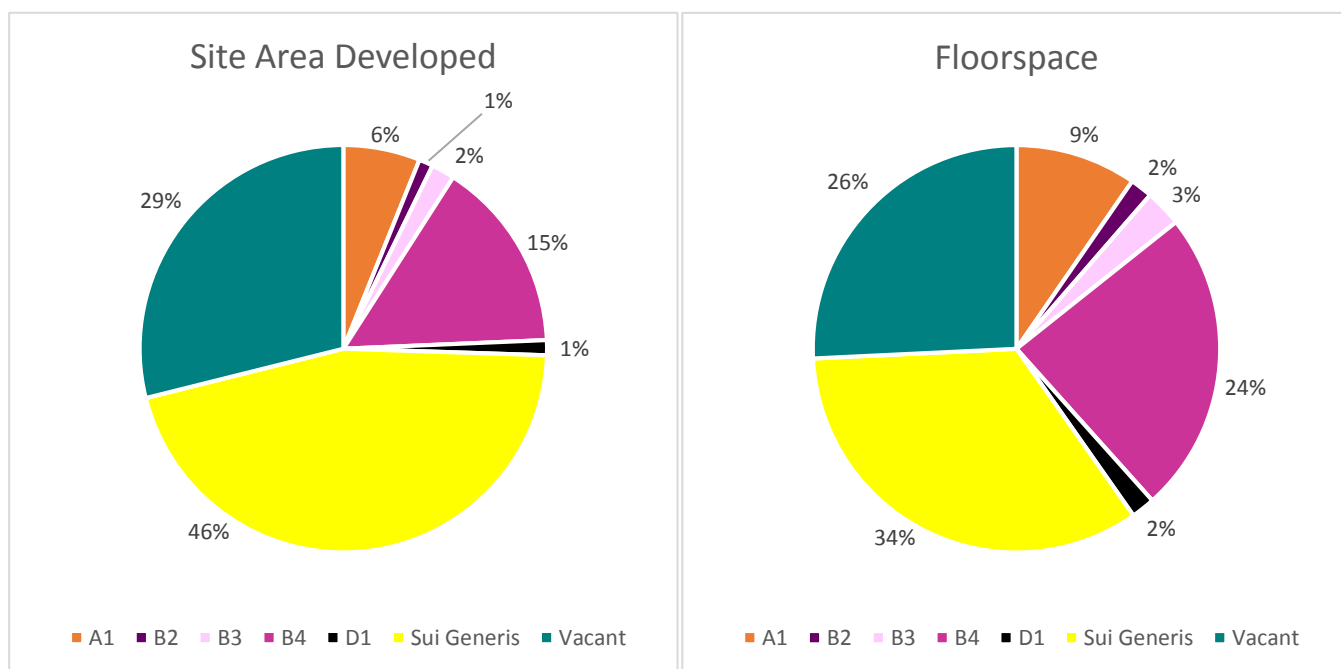
This area surveyed includes an established Industrial Estate on the former factory site on the Old Glenarm Road at the junction with Lower Waterloo Road, and an area to the east of it on Newington Avenue / Agnes Avenue. This 2ha site was not zoned in the Larne Area Plan. The site has been subdivided into approximately 16 units ranging from 900 – 10000 sq. ft.

Stylux (unzoned)	Gross Area (hectares)
Total area identified	2.3
Developed land within identified area	2.3
Undeveloped land within identified area	0.0
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within identified area	0.0 ^[1]

^[1]Includes access roads, communal landscaping and areas of constraint

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.¹¹

The predominant use class is Sui Generis – with 46% of the total developed site area and 34% of total

¹¹ **Use Classes:** A1 – Shops. B1 – Business. B2 – Light Industry. B3 – General Industry. B4 – Storage and Distribution. D1 – Community and Cultural Uses. Sui Generis – No specified class.

floorspace developed - in part due to the presence of a filling station at the front of the Business Park, as well as a gymnasium and an archery centre. Storage and Distribution (B4) accounts for 15% of the total developed site area and 24% of total floorspace developed.

[Vacancies & New Occupiers](#)

Several of the buildings are vacant within the site. These are likely to be suited to any of the 'B' use classes (B1, B2, B3 or B4). Vacancy accounts for 29% of site area or 26% of total floorspace within the site area surveyed.

[2003 – 2017 Comparison \(comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan\)](#)

No detailed survey of the site was included in the 2003 report.

Curran Business Park

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

Mid and East Antrim Borough Council

Industrial Monitor 2017

Map 16 - Curran Business Park



Developed Industrial Land

Building Use Class

- Vacant
- Class B1: Business
- Class B2: Light Industrial
- Class B3: General Industrial
- Class B4: Storage or distribution
- Sui Generis

0 10 20 40 60 80 Meters



Curran Business Park

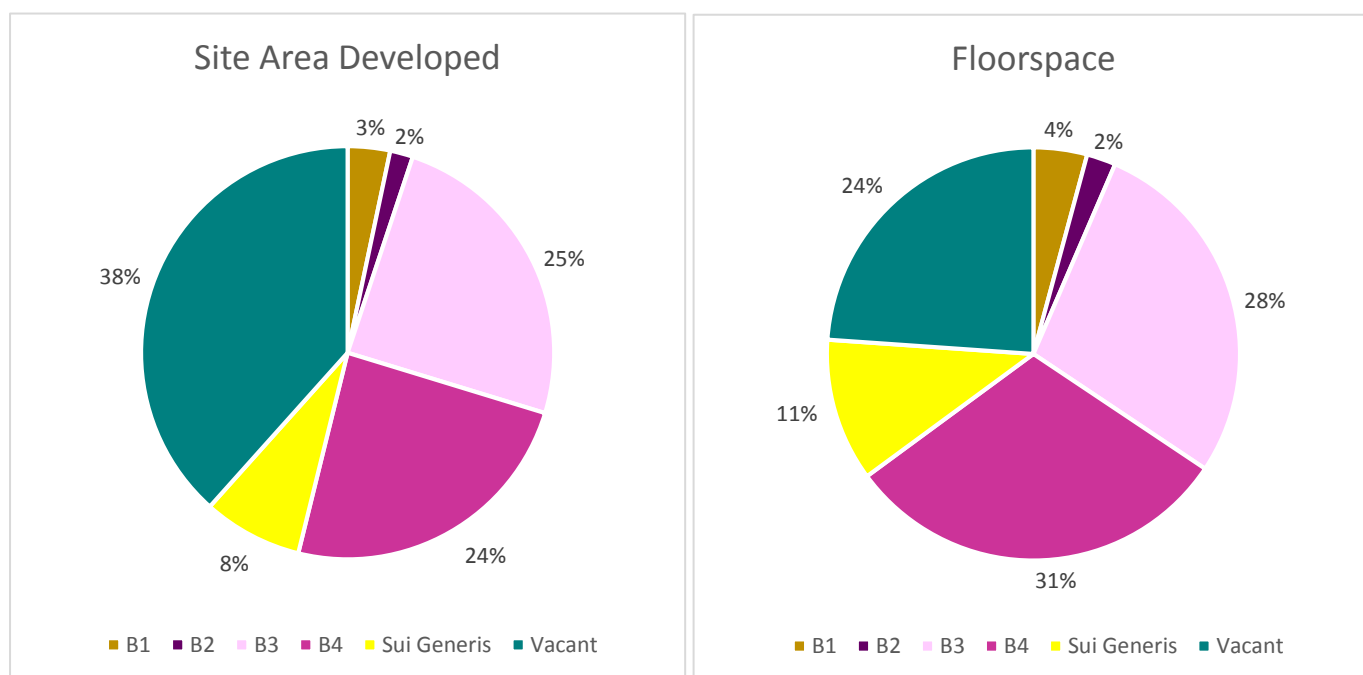
Introduction

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	2.1
Developed land within identified area	2.1
Land under construction for Industrial Use (as of Nov 2017)	0.00
Other land within identified area	0.00 ^[1]

Use Classes

The pie charts below show the current mix of Use Classes at Curran Business Park. 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.¹²

Within Curran Business Park, the predominant use class is B4 Storage or Distribution at 31% of total floorspace. There is a combined 30% of floorspace used for light and general industrial uses, with a further 11% used for sui generis uses (including Council depot and dog grooming parlour), and a 24% vacancy rate.

¹² **Use Classes:** B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. Sui Generis – No specified class

Within Curran Business Park, the predominant use class is B4 Storage or Distribution at 31% of total floorspace. There is a combined 30% of floorspace used for light and general industrial uses, with a further 11% used for sui generis uses (including Council depot and dog grooming parlour), and a 24% vacancy rate.

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

24% of the buildings are vacant within the site. These are a range of buildings which could be tailored to suit to any of the 'B' use classes (B1, B2, B3 or B4).

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The 2003 report highlighted the occupiers of the site included McCartney Surgical, Water Service, a coal supplier, 2 joinery works, a paint works, and Whiteford Geoservices. There was no record of vacancies or which building within the site each of these companies occupied.

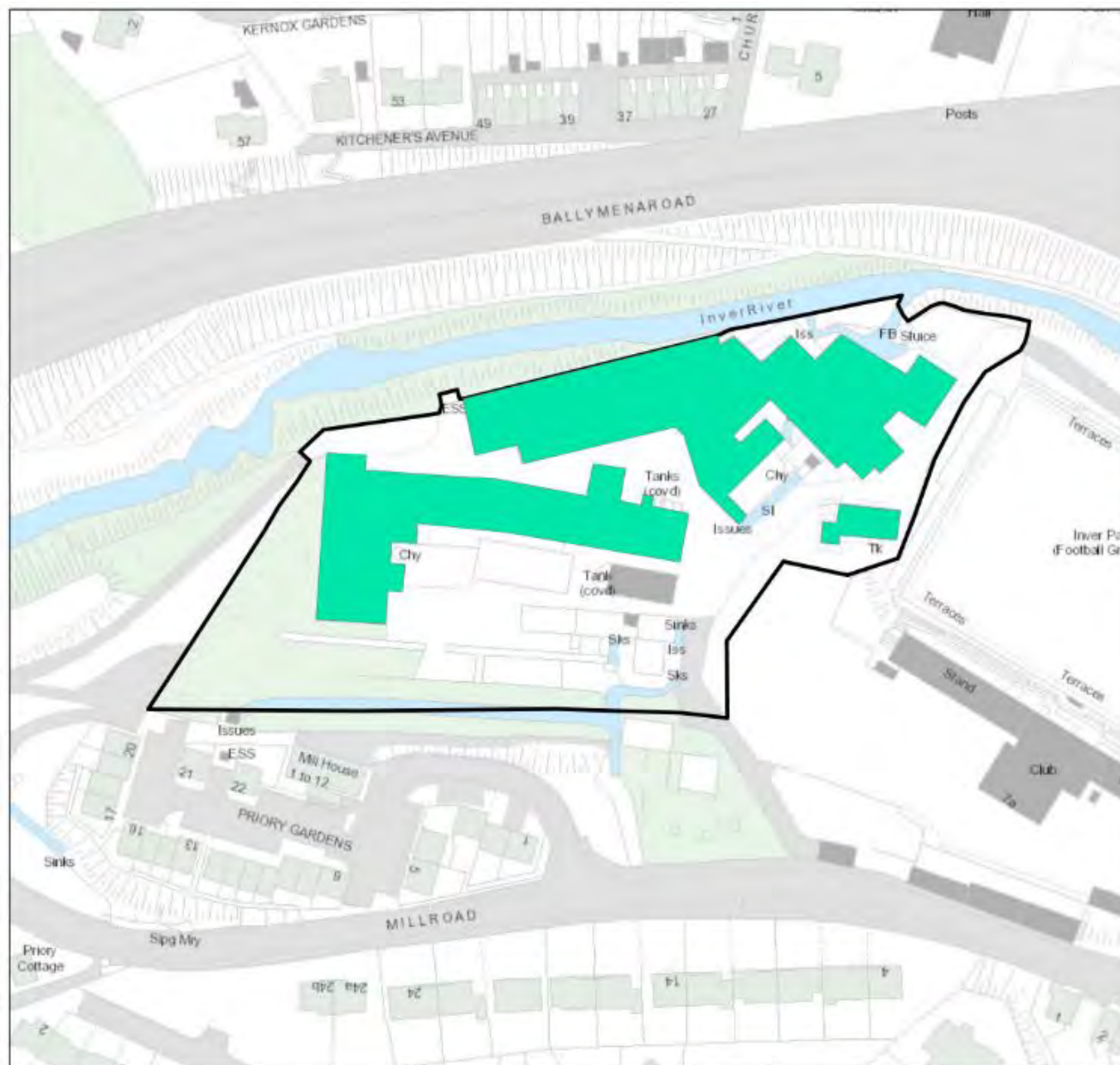
Inver Road / Church Road

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

**Mid and East Antrim
Borough Council**

Industrial Monitor 2017

Map 17 - Inver Road/Church Road



Developed Industrial Land

Building Use Class

Vacant

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.

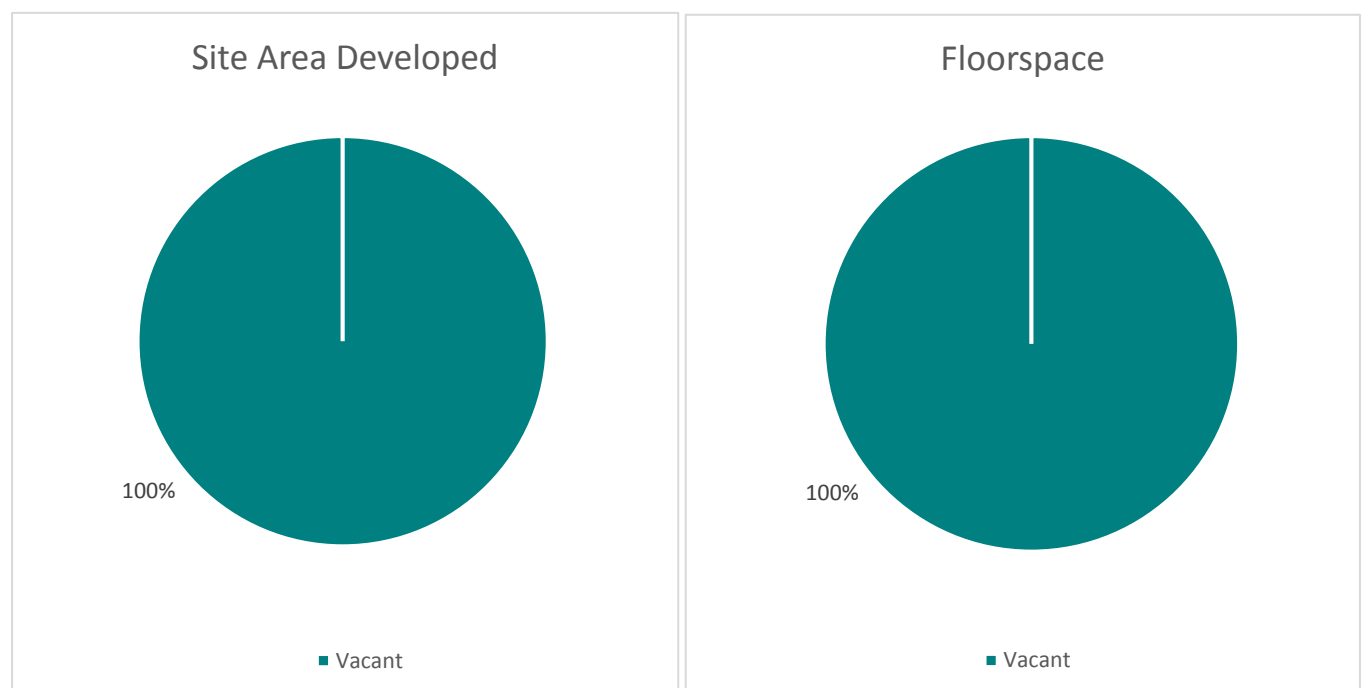
Inver Road (unzoned)	Gross Area (hectares)
Total area identified	1.6
Developed land within identified area	1.6
Undeveloped land within identified area	0.0
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within identified area	0.0 ^[1]

^[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 at Curran Business Park. 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.

All of the land surveyed was derelict at the time of survey with some demolition taking place on site.



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

Planning and Development Activity

There were several applications in 2008, 2009 and 2014 for mixed use commercial development including a retail food store, however the 2 former applications were refused permission and the latter was withdrawn. There have been numerous applications on the adjacent site at Inver Park, home of Larne FC.

Vacancies & New Occupiers

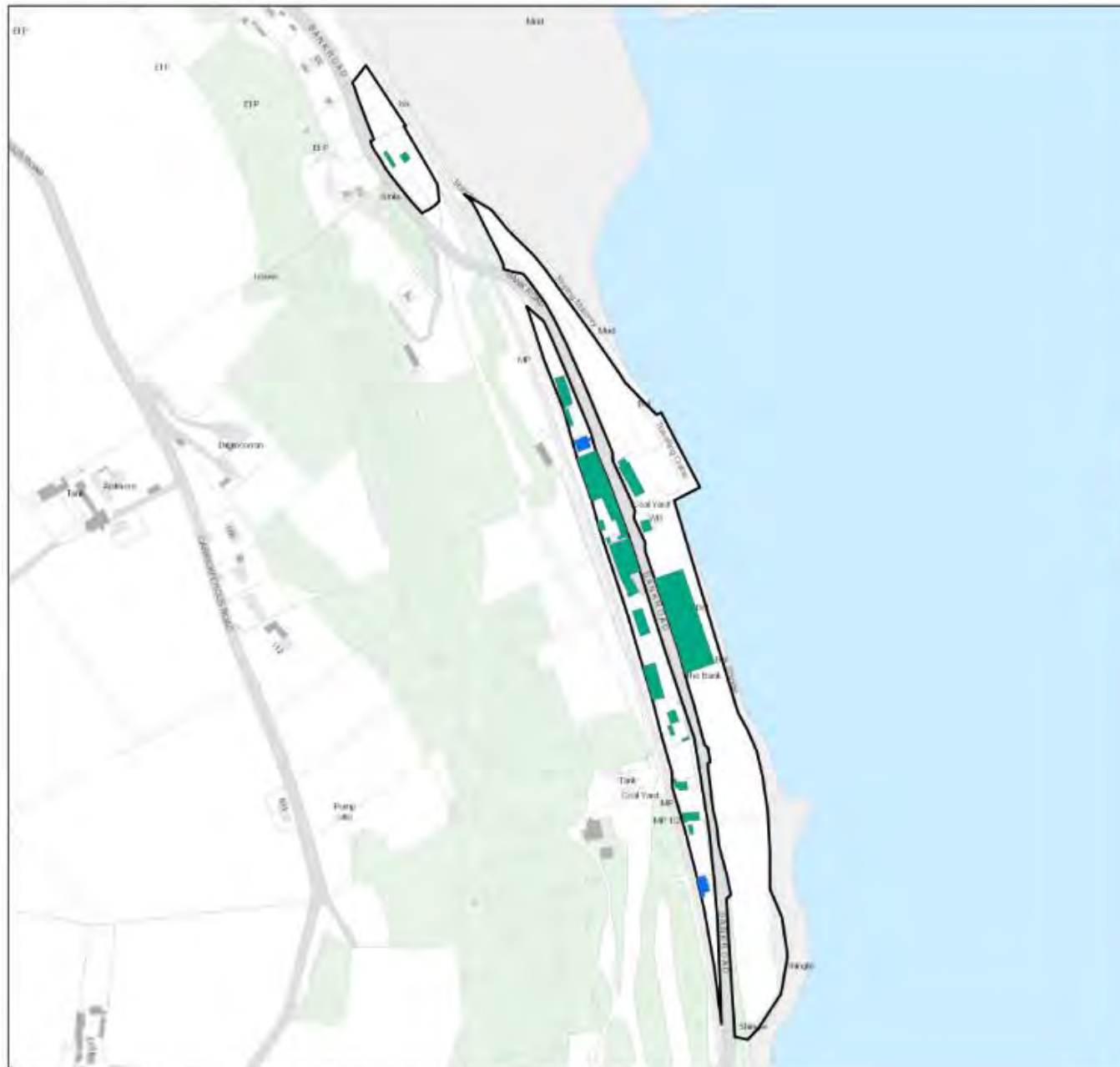
At the time of the survey, the site was totally vacant with demolition activity taking place on the site. These buildings are likely to be suited to B3 or B4 uses.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The 2003 report highlighted Inver Textiles as the occupiers of the site, with some of the buildings vacant.

Bank Road


Map 18 – Use classes within Industrial Land at Bank Road



Mid and East Antrim Borough Council


Industrial Monitor 2017

Map 18 - Bank Road

 Developed Industrial Land

Building Use Class

 Vacant

 Class C1: Dwellinghouses

0 25 50 100 150 200
Meters



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. The Plan stated this site should be development in a manner in which not less than 55% of the site be used for Industrial purposes.

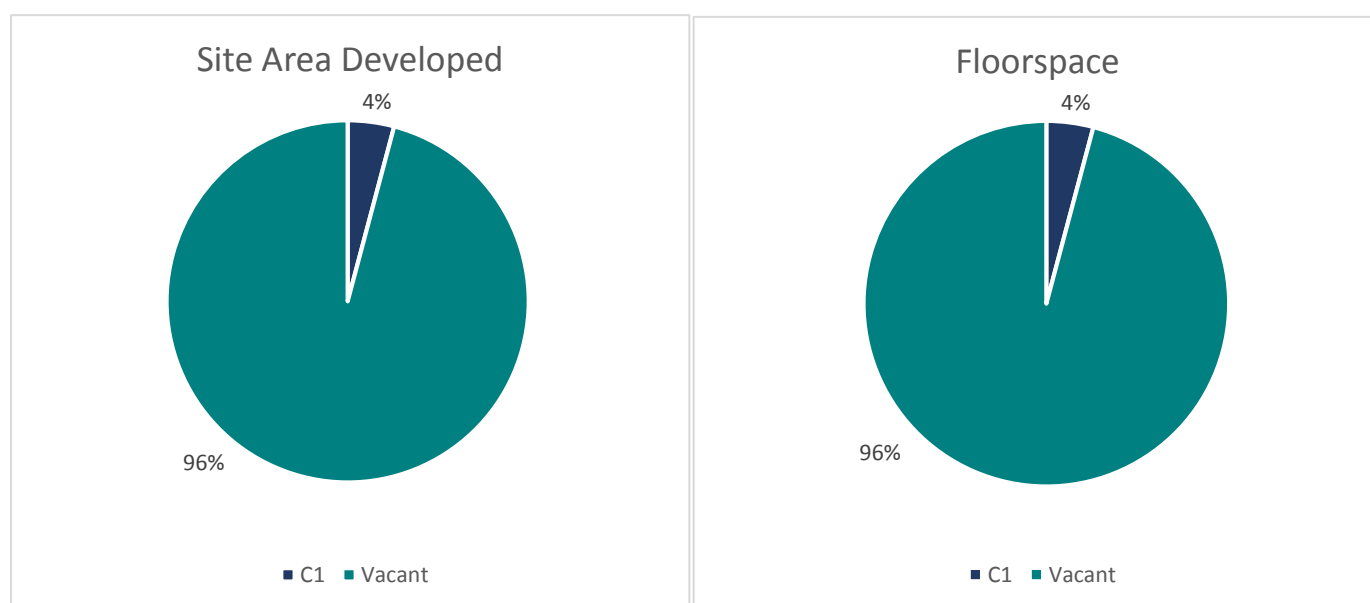
This mixed-use land has not been redeveloped since, and much of the land within the zoning to the west of Bank Road remains woodland and agricultural land. The area surveyed for this monitor has concentrated on the parts of this zoning immediately adjacent to Bank Road on both sides of the road, from the recently vacated fuels yard in the north to the bridge at its most southern point. This 3.9 ha portion of land is mostly vacant, with 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 tables below provide more detail on the amount of land developed (and undeveloped) within the zoning.

Bank Road (part of Mixed use zoning)	Gross Area (hectares)
Total area identified	3.9
Developed land within identified area	3.9
Undeveloped land within identified area	0.0
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within identified area	0.0 ^[1]

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

Use Classes



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

¹³ Use Classes: C1 – Dwelling houses.

The pie charts show the only occupied use class within the site is now C1 - Dwelling houses.

Planning and Development Activity

In 2014, outline planning permission was granted for mixed use development on this site (F/2005/0315/O) and in 2009, a covered dry solid fuel storage was approved under planning application F/2009/0086/F.

Vacancies & New Occupiers

The Fuels yard has recently closed and is now vacant. This has added to the overall vacancy rate within this site which now equates to 96% of site area. There are no industrial uses currently on the site. The vacant buildings on the site are likely to be suited to B3 or B4 uses.

2003 – 2017 Comparison (comparison based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

The site was not included in the 2003 report.

Larne Conclusion

Zoned land

As mentioned, the Larne Area Plan 2010 zoned 71.15 hectares (ha) of land for industrial use (later re-calculated as 77.8ha), 3.5ha for Harbour related Industry, and a further 11.42ha as mixed use development site to accommodate industrial uses. As seen in the table below, approx. 24.1ha of this 71.15ha has been developed (not including access roads, communal landscaping etc.)

Larne (Zoned)	Gross Area (hectares)
Total Area Identified	81.3
Developed land within zonings	24.1
Undeveloped land within zonings	46.1
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zonings	11.2 ^[1]

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

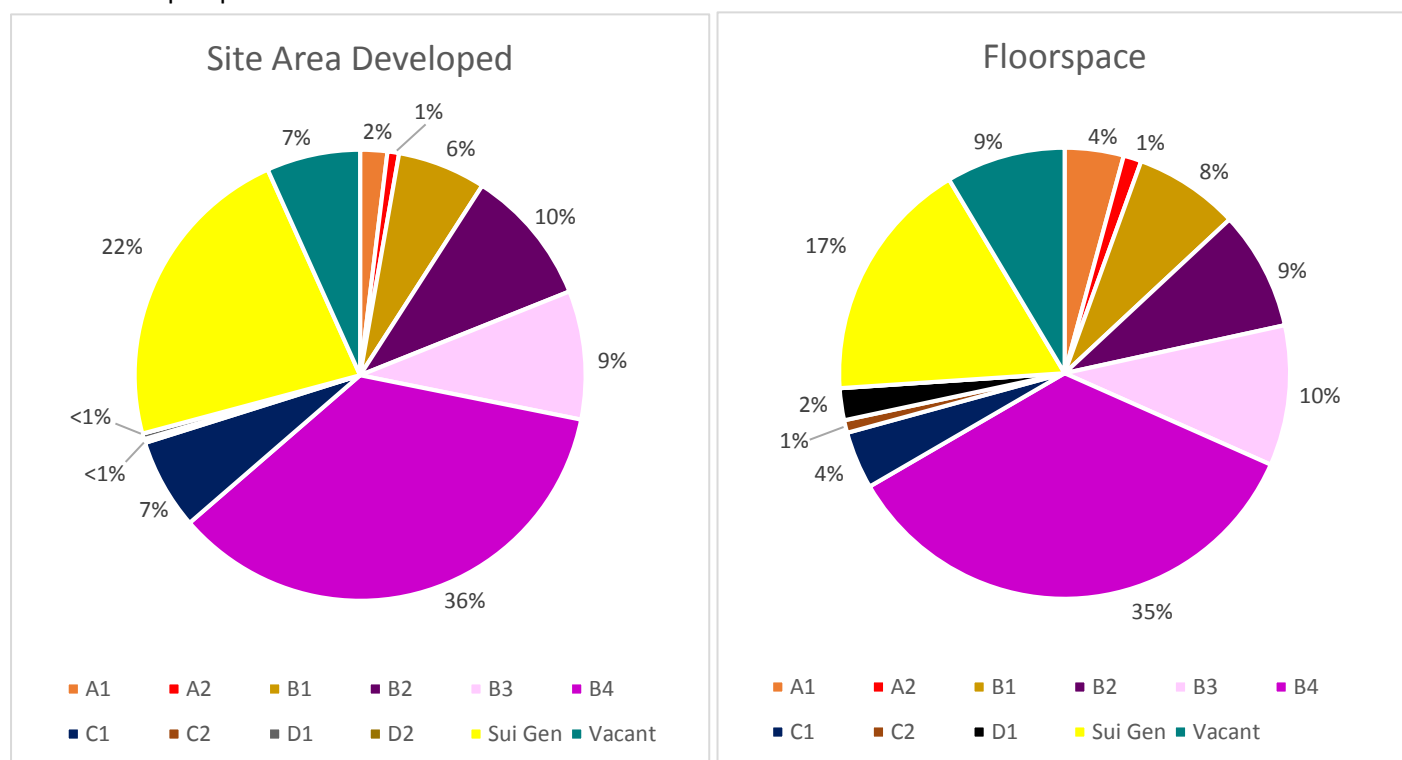
The table below shows a breakdown of the 78ha of zoned land that has been developed for a specific land use.

Use Class Larne (Zoned Sites)	Gross Site Area (hectares)
A1	0.47
A2	0.20
B1	1.53
B2	2.37
B3	2.23
B4	8.58
C1	1.57
C2	0.06
D1	0.09
D2	0.00
Sui Generis	5.43
Vacant	1.62
Under Construction	0.00
Undeveloped	46.15
Other	11.2
TOTAL	81.3

From this table it can be seen that the predominant land use on zoned Industrial Land has been B4 – Storage & Distribution (8.58ha), with the traditional Industrial ‘B’ use classes totalling 14.71ha of the 24ha developed site area total. Sui Generis uses also make up a sizeable amount (5.43ha) of the developed site area. The table also shows that 0.67ha has been lost to ‘A’ use classes (Retailing, Financial and Professional services) which should be in the town centres. Approx. 1.57ha of industrial land has also been lost to Residential (C1) development.

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. D2 – Assembly and Leisure. Sui Gen – No specified class.

From these pie charts, it is demonstrated that 55% of site area and 54% of total floorspace has been developed in Larne for the traditional Industrial Land Uses of Light Industry, General Industry and Storage & Distribution (B2, B3 and B4). Also, 6% of site area and 8% of floorspace is currently utilised as B1 Business use (offices, call centres and R&D), and 22% of site area having been developed for Sui Generis uses (equating to 17% of floorspace). It can be concluded that approx. 12% of both developed site area and floorspace on zoned land within Larne is currently being used for uses within the A, C and D use classes – resulting in economic land being lost to other non-industrial uses, something which PPS 4 seeks to prevent.

All sites surveyed (including unzoned land)

Through the surveying of approx. 136ha of land within Larne for the purposes of this monitor, it has been established that there is approx. 80ha of land developed in areas characterised as being Industrial. (90ha including access roads, communal landscaping etc).

Larne (All Land Surveyed)	Gross Area (hectares)
Total Area Identified	138.62
Developed land within identified area	79.47
Undeveloped land within identified area	46.15
Land under construction for Industrial Use (as of Nov 2017)	0.00

Other land within identified area	13.0 ^[1]
-----------------------------------	---------------------

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

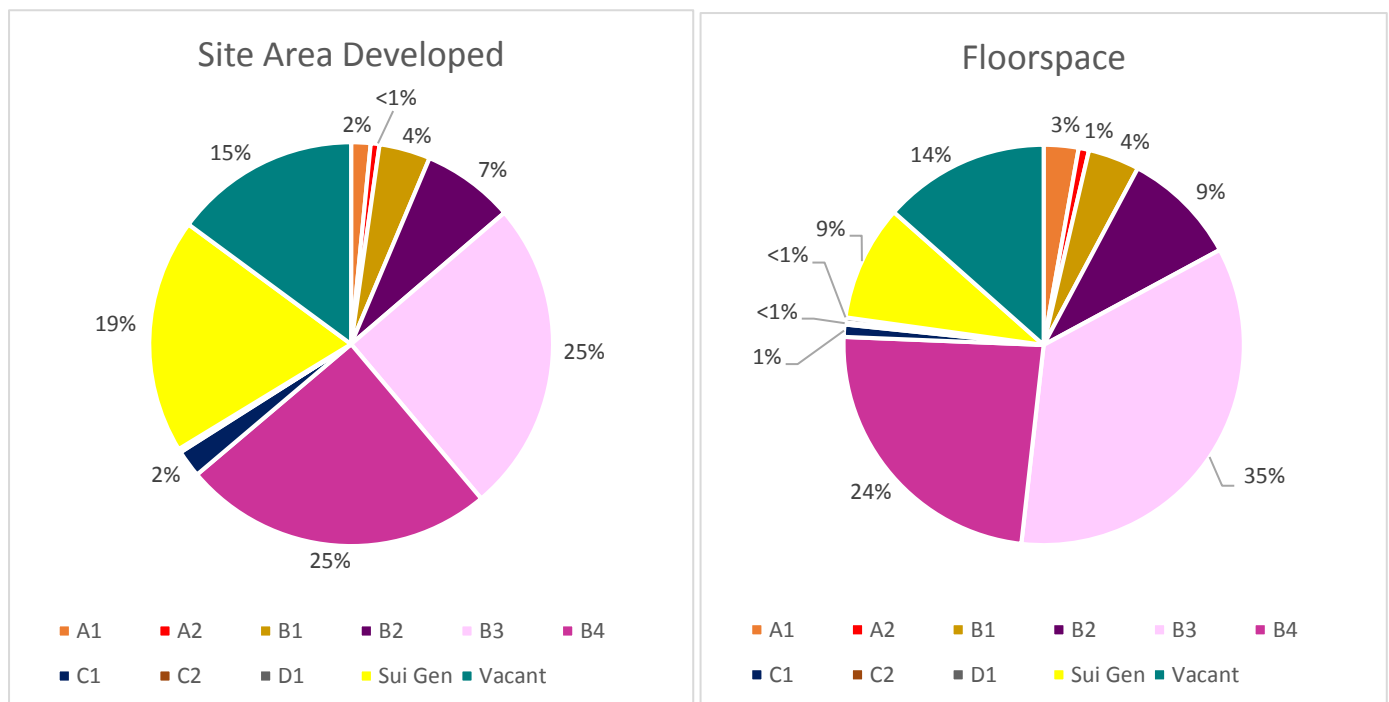
The table below shows a breakdown of the 80ha of zoned land that has been developed for a specific land use.

Use Class Larne (All Sites)	Gross Site Area (hectares)
A1	1.23
A2	0.55
B1	3.25
B2	5.85
B3	19.97
B4	19.84
C1	1.73
C2	0.06
D1	0.16
D2	0.00
Sui Generis	15.0
Vacant	11.83
Under Construction	0.00
Undeveloped	46.15
Other	13.0
TOTAL	138.62

From this table it can be seen that the predominant land uses on all surveyed Industrial Land is B3 – General Industrial (20ha) and B4 – Storage & Distribution (20ha) – largely due to the presence of Caterpillar in the town. The traditional B1 uses total approx. 45ha of the 80ha developed total site area. Sui Generis uses also make up a sizeable amount (15ha) of the developed site area. The table also shows that there is approx. 12ha of developed land currently vacant.

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 and Cultural Uses. Sui Gen – 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 has been B3 General Industrial – again, largely due to the presence of Caterpillar. This accounts for 25% of total site area surveyed and 35% of total floorspace. The traditional 'Part B – Industrial and Business Uses' make up a total of 57% of site area developed, or 68% of total floorspace surveyed. Sui Generis uses equate to 19% of site area, and 9% of floorspace surveyed. Also, 2% of site area and 3% of floorspace in Industrial areas is being used for Retailing (use class A1).

From these pie charts, it is also demonstrated that 15% of developed site area and 14% of total floorspace within the Industrial areas surveyed are currently vacant (12ha). With the addition of approx. 46ha of zoned Industrial land not yet developed, there is a total of approx. 58ha of Industrial land either undeveloped or vacant within Larne at the time of survey.

Carrickfergus

Introduction

The Belfast Metropolitan Area Plan (BMAP) 2015 was adopted on 9 September 2014. It zoned 151 hectares (ha) of land for employment use (industrial). This 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.

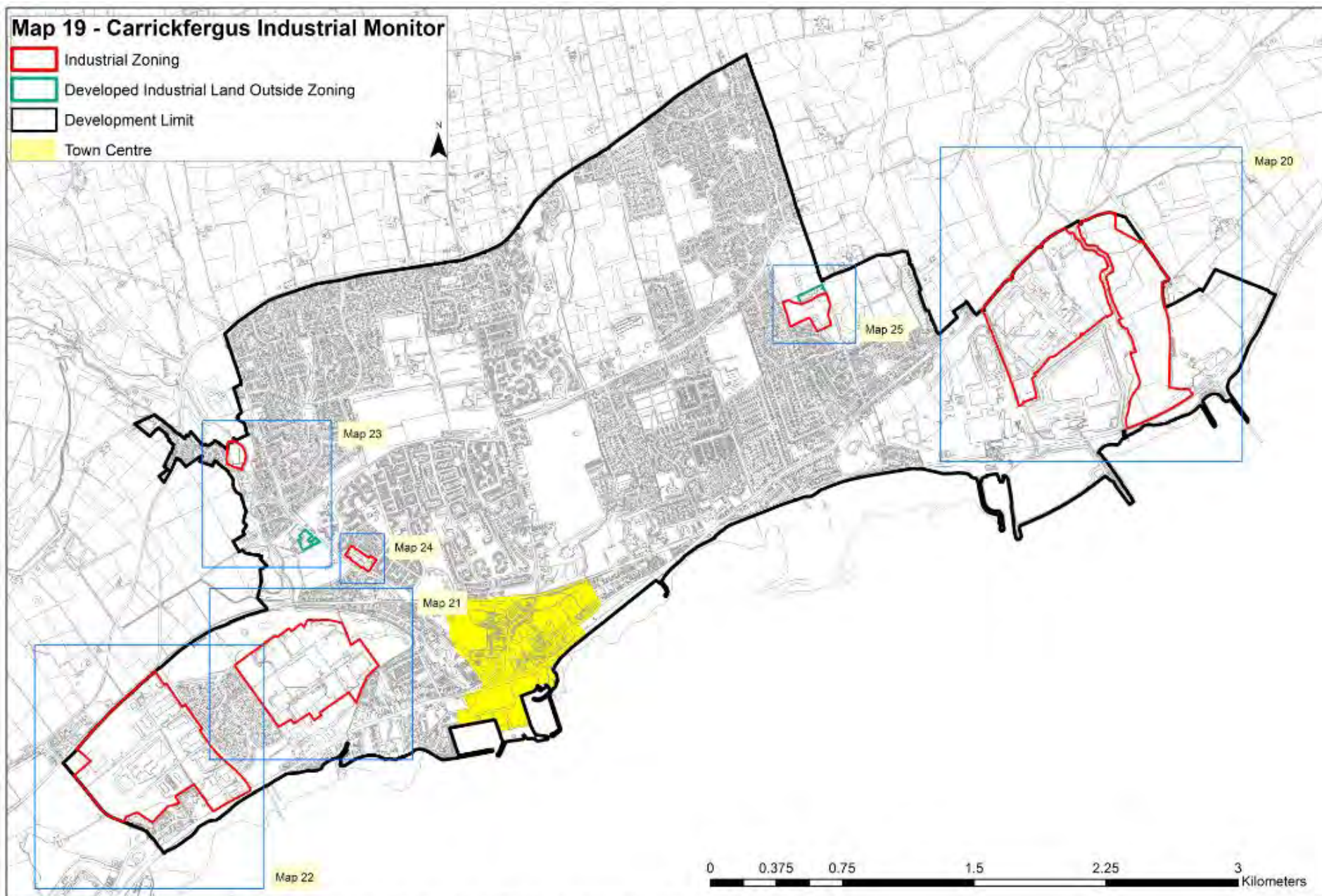
Since adoption, BMAP has been judicially challenged and subsequently quashed as a result of a judgment in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Carrickfergus Area Plan 2001 (CAP) is now the statutory development plan for the Carrickfergus area with draft BMAP remaining a material consideration.

The Carrickfergus Area Plan 2001 zoned 65.5ha of land for Industrial development – 43.5ha at Kilroot and 21ha at Trooperslane. CAP also identified existing Industrial sites, much of which was then zoned within BMAP. Given that the BMAP zonings were more comprehensive than the CAP zonings, and captured land which is now home to much of Carrickfergus' industry, this monitor will use the BMAP Industrial zonings. In addition, this monitor has not only focussed on surveying the BMAP Industrial zonings, but also takes in other areas outside these zonings which have an industrial character.

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

Map 19 - Carrickfergus Industrial Monitor

- Industrial Zoning
- Developed Industrial Land Outside Zoning
- Development Limit
- Town Centre



Kilroot

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

Map 20B – Use classes within Industrial Land at Kilroot

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Map 20A - Kilroot



 Industrial Zoning

 Land Developed Within Zoning

 Undeveloped Land Within Zoning

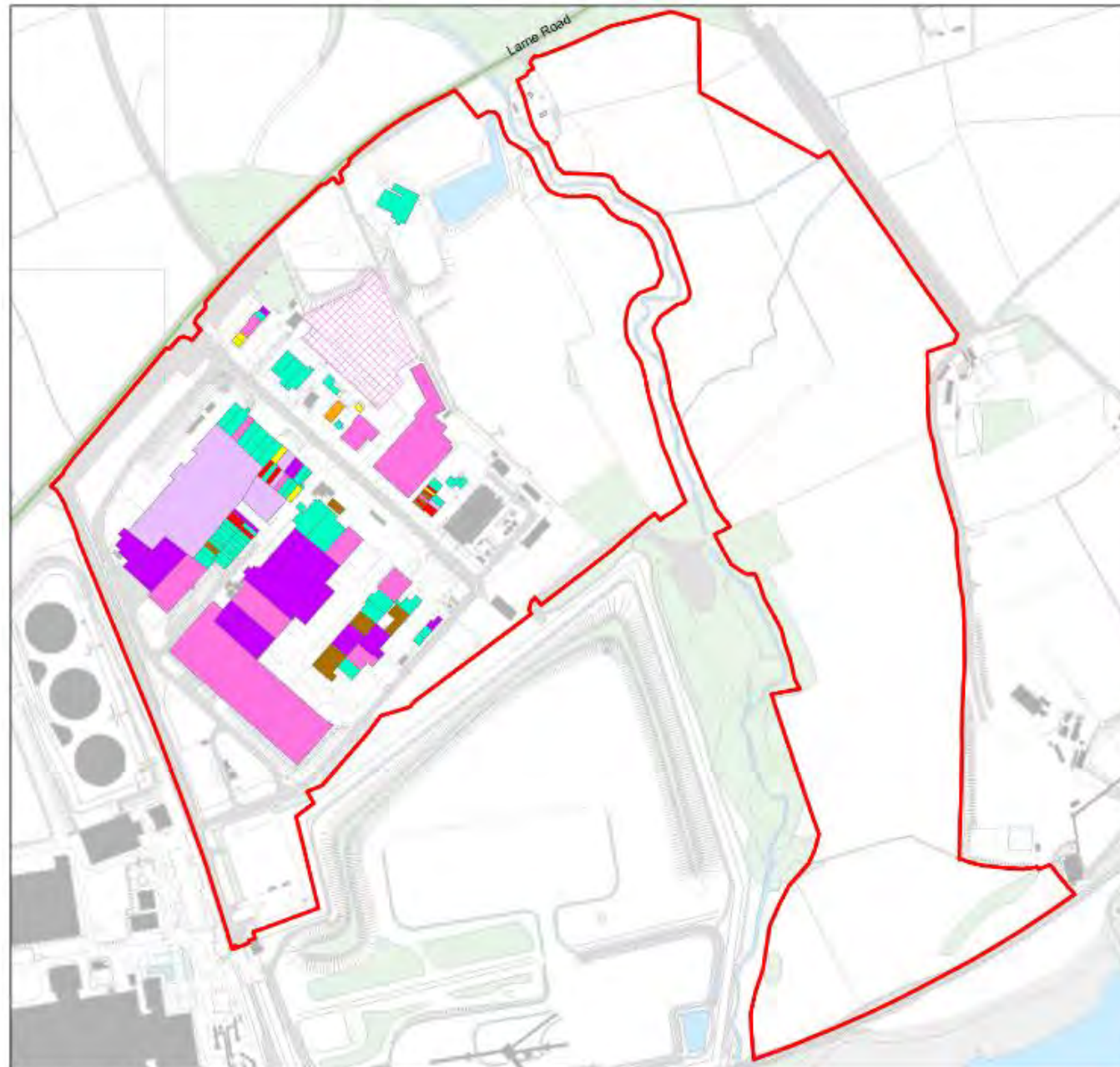
0 100 200 400
Meters




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Map 20B - Kilroot



 Industrial Zoning

Building Use Class

-  Vacant
-  Class A1: Shops
-  Class A2: Financial, professional and other services
-  Class B1: Business
-  Class B2: Light Industrial
-  Class B3: General Industrial
-  Class B4: Storage or distribution
-  Class B4: Storage or distribution (Yard Only)
-  Sui Generis

Kilroot

Introduction

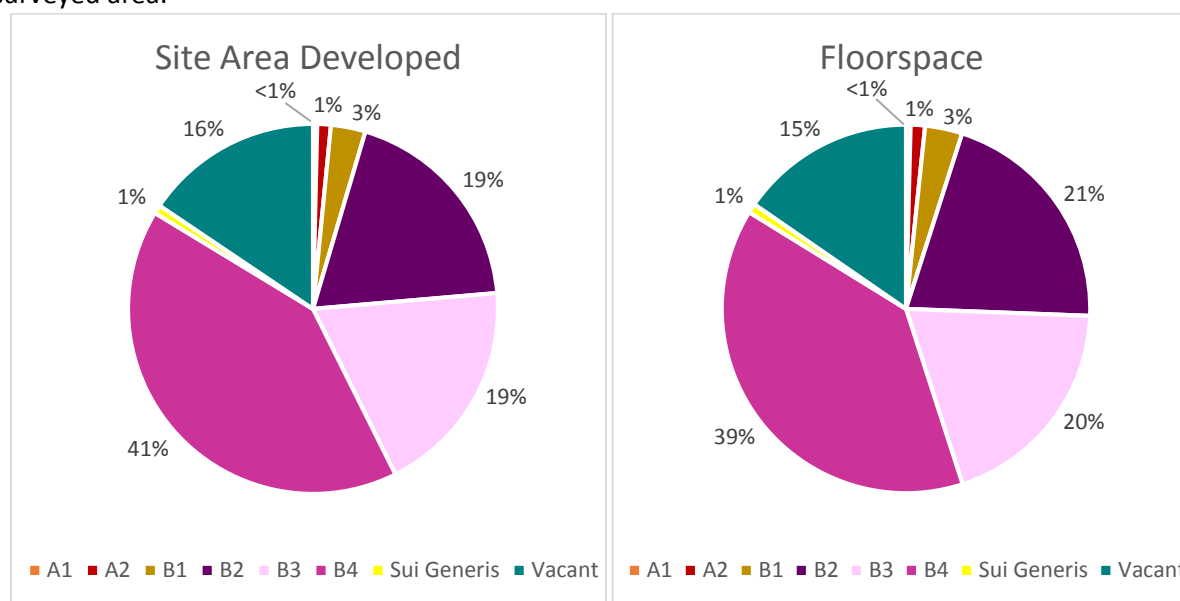
Kilroot is situated at the eastern fringes of the town. The 2001 Carrickfergus Area Plan additional 43.5 hectares (ha) of land was zoned to compliment the original Kilroot business park which was indicated in the plan as existing industrial land. BMAP zoned 68ha of 'employment' (industrial) land in total 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	68.2
Developed land within zoning	21.5
Undeveloped land within zoning	43.2
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zoning	3.5 ^[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.¹⁴

¹⁴ **Use Classes:** A2 – Financial, professional. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. Sui Generis – No specified class

B4 Storage and distribution is the predominant use class (41% of total site area and 39% of total floorspace) due to the presence of companies such as Glenrag Ltd, IFS Global Logistics and Amazon along with a portion of the estate which is dedicated to the storage of caravans. Industrial uses (combination of B2 and B3) also account for 38% of site area within Kilroot.

Planning and Development Activity

There has been little development or construction in recent years with the only recent planning approvals on the site being V/2011/0071/F for 2 storey office block within one of the units at Kilroot Business Park, and LA02/2017/0356/F for a new office block, car parking and associated landscaping for Irish Salt Mining Co.

Vacancies & New Occupiers

At the time of survey, 15% of the available floorspace within the zoning was vacant. These vacant buildings are likely to be suited to any of the 'B' use classes (B1, B2, B3 or B4).

Courtaulds

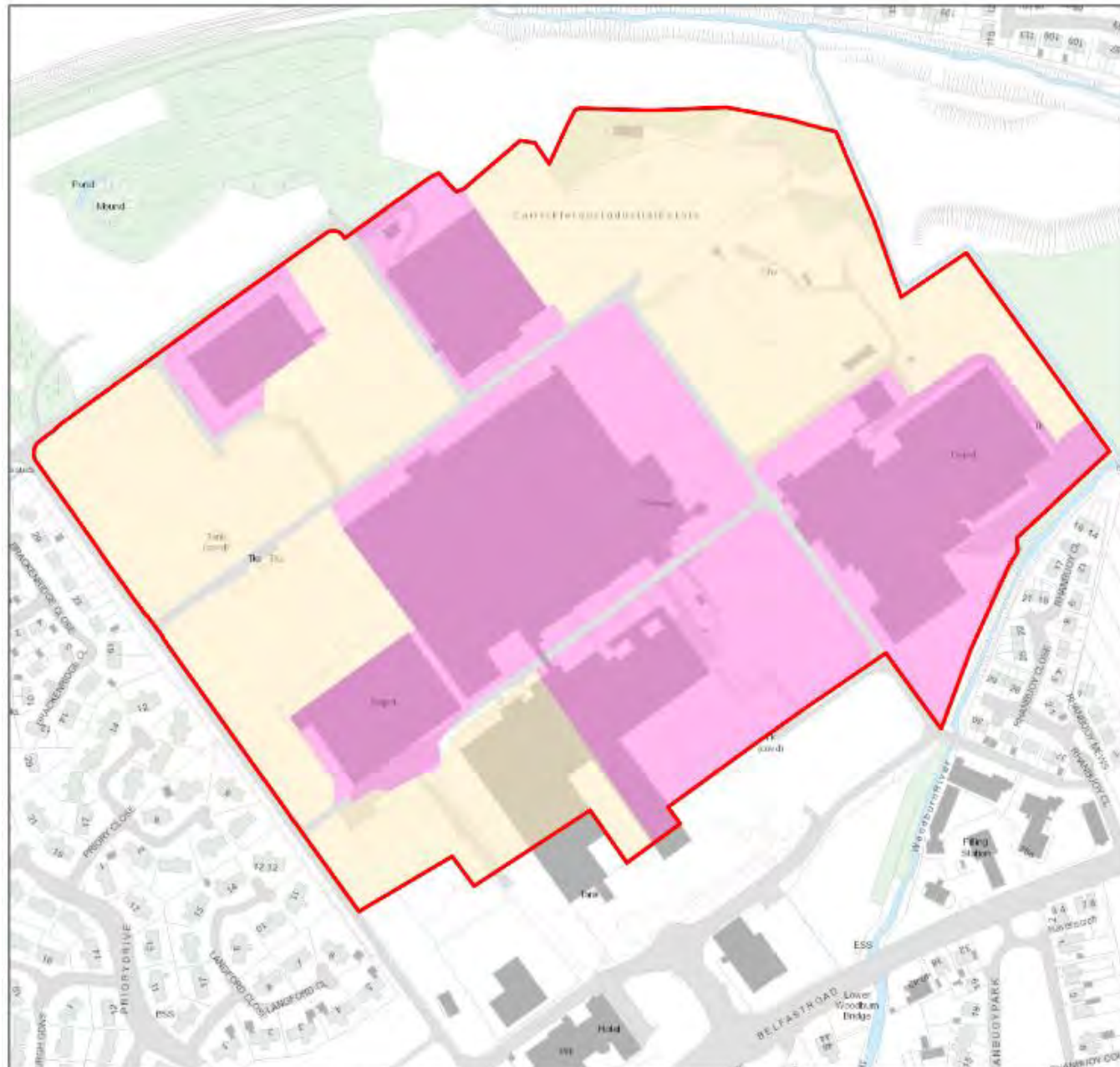
Map 21A – Developed and Undeveloped Land within Courtaulds Industrial Zoning


Map 21B – Use classes within Industrial Land at Courtaulds

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Industrial Monitor 2017

Map 21A - Courtaulds



 Industrial Zoning

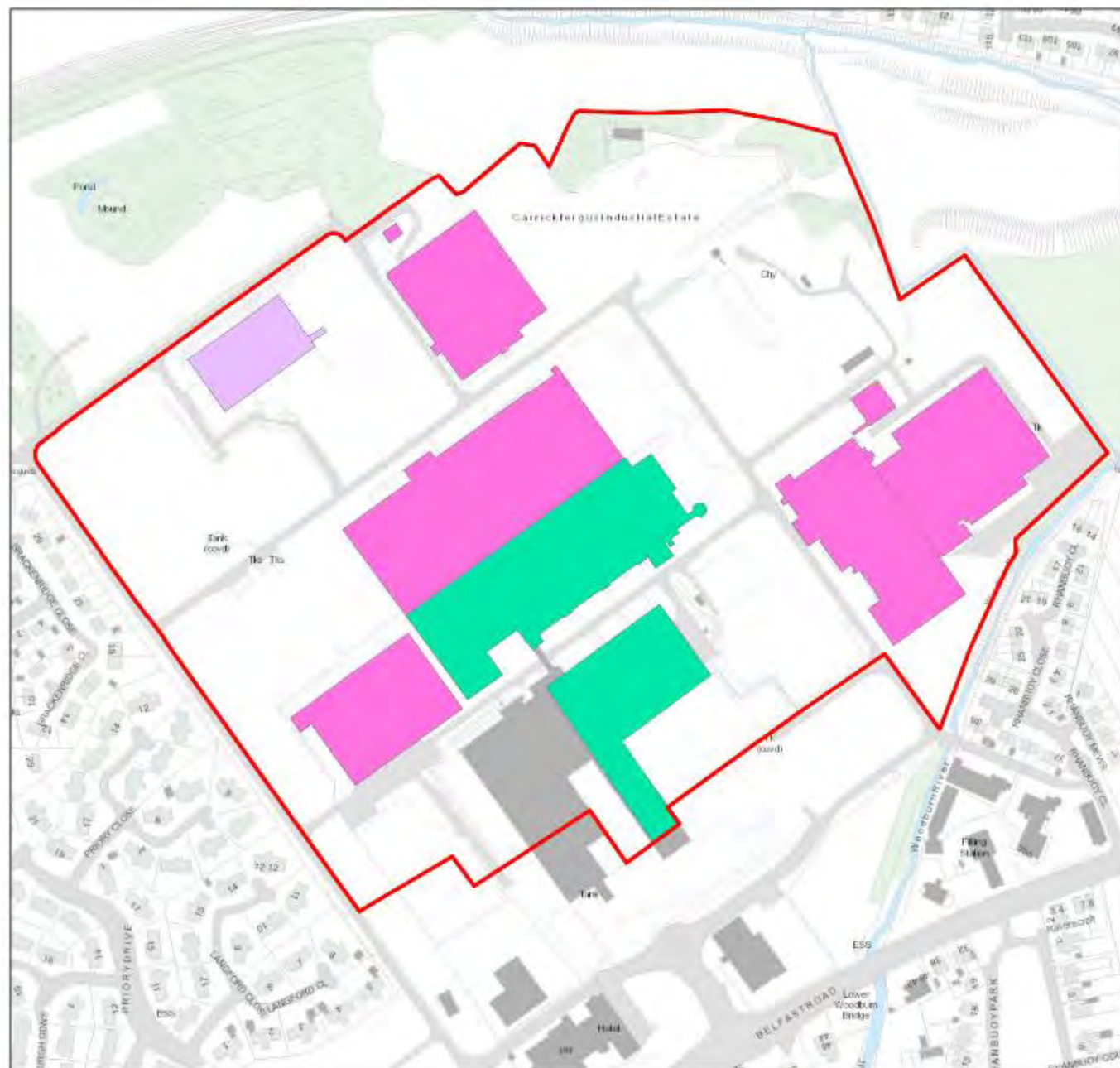
 Land Developed Within Zoning


 Undeveloped Land Within Zoning

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Industrial Monitor 2017

Map 21B - Courtaulds



 Industrial Zoning

Building Use Class

-  Vacant
-  Class B3: General Industrial
-  Class B4: Storage or distribution

Courtaulds

Introduction

Courtaulds is located to the East of Trooperslane Industrial zoning separated by the housing development of Priory Drive and Brackenridge. The site was home to the old Courtaulds factory complex and part of the site may suffer from land contamination. BMAP zoned 30ha at Courtaulds whilst CAP showed it as Existing Industrial Use.

The Mount Local Landscape Policy Area 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 currently has a number of companies which have moved into the surrounding factory buildings and utilise them as a storage and distribution facility. Large swathes of the area lie in disrepair and many old factory buildings have since been demolished. Woodburn River and Glen LLPA abuts the site to the East and South and links the North Woodburn Glen Area SSI with Belfast Lough. A hotel and Lidl supermarket are 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. The site is also in close proximity to the Outer Belfast Lough ASSI, SPA and RAMSAR designations.

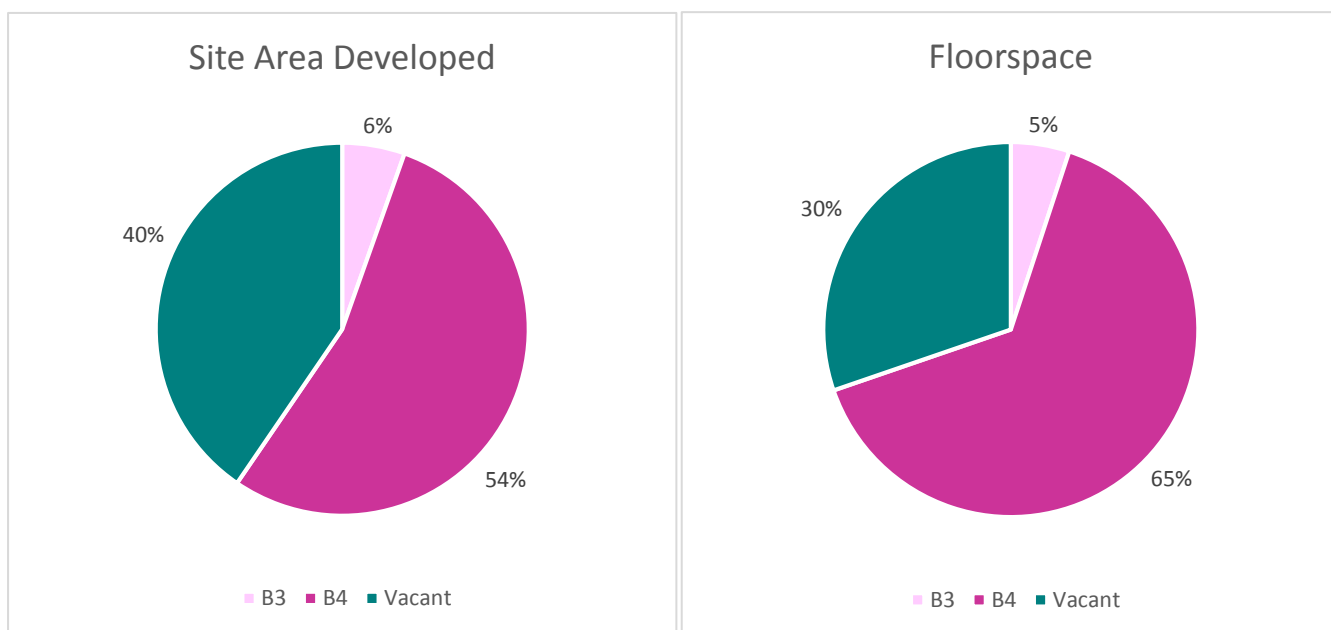
Courtaulds (zoned)	Gross Area (hectares)
Industrial Area zoned	30
Developed land within zoning	14.9
Undeveloped land within zoning	14.1
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zoning	1.0 ^[1]

^[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.

The predominant use within the site is Storage and Distribution (B4), accounting for 54% of the total developed site area and floorspace, used by a number of companies including Chain Reaction, the Co-operative group, Yodel and Unifi Textured Yarns Limited Ltd. Approx. 14.1 hectares of the site remains undeveloped as demolition of many of the old factory buildings no longer in use continues.



* % of site area (ha) developed per use class.¹⁵

Planning and Development Activity

A Major planning application is currently under consideration for a private residential assisted living and retirement housing scheme consisting of 321 no. residential and associated parklands (LA02/2018/0065/F). Also, a 2015 application resulted in a change of use of a storage warehouse to soft play centre and a new Marks & Spencer's food hall was approved under (LA02/2017/0180/F) adjacent to the Loughshore, however this lies just outside the Industrial zoning.

Vacancies & New Occupiers

At the time of survey, there are a number of vacant units within Courtaulds, but this is being reduced due to demolition currently taking place. These vacant buildings are likely to be suited to B3 or B4 uses.

¹⁵ **Use Classes:** B3 – General Industrial. B4 – Storage or Distribution.

Trooperslane

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

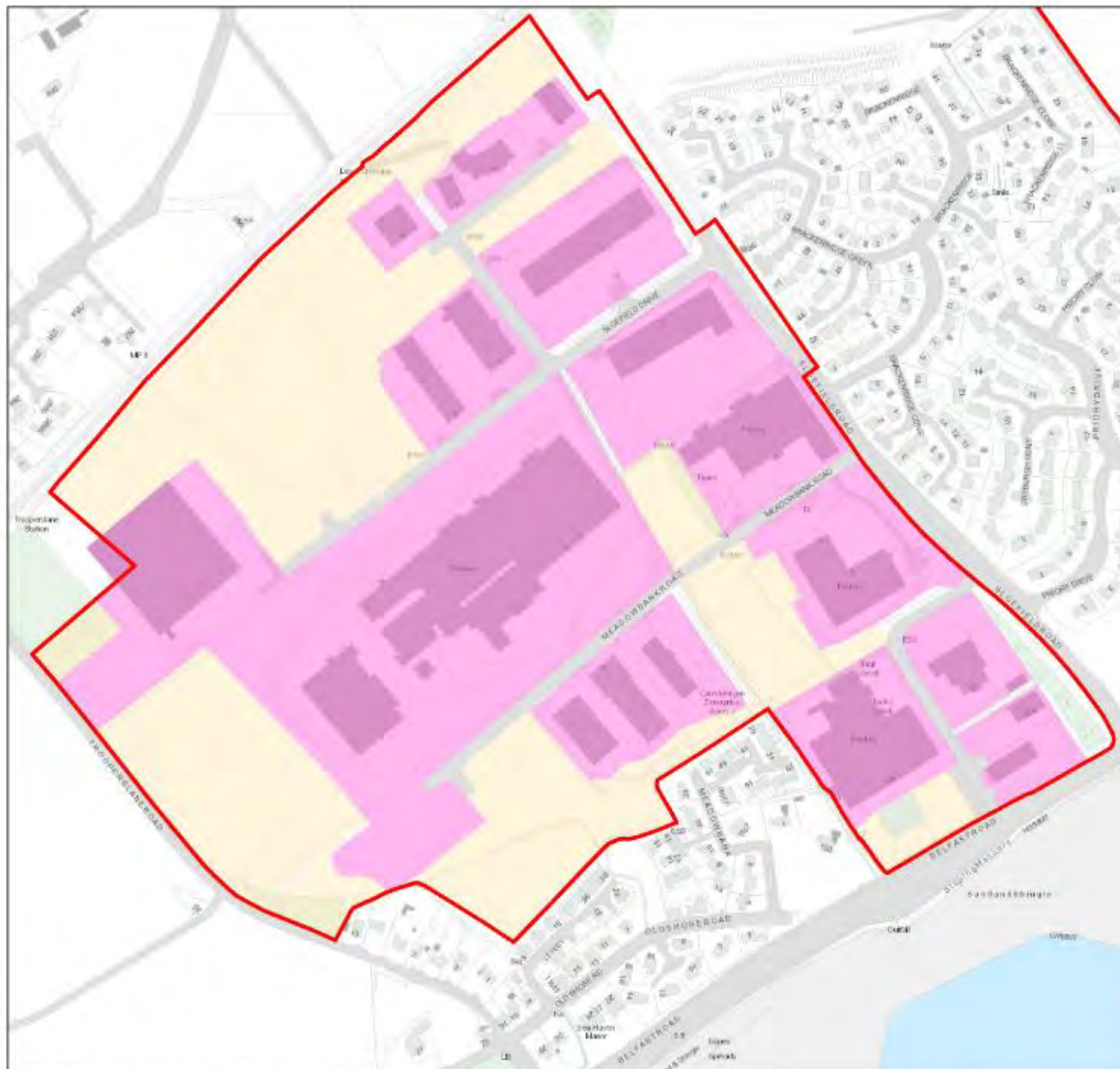
Map 22B – Use classes within Industrial Land at Trooperslane

Map 22A - Trooperslane

☐ Industrial Zoning

Land Developed Within Zoning

Undeveloped Land Within Zoning




0 75 150 300 Meters



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Industrial Monitor 2017

Map 22B - Trooperslane

 Industrial Zoning

Building Use Class

-  Vacant
-  Class A1: Shops
-  Class A2: Financial, professional and other services
-  Class B1: Business
-  Class B2: Light Industrial
-  Class B3: General Industrial
-  Class B4: Storage or distribution
-  Class D1: Community and Cultural Uses
-  Sui Generis



Trooperslane

Introduction

Trooperslane is located on the South-western fringes of Carrickfergus. BMAP zoned 47ha of land at Trooperslane, whilst the 2001 Carrickfergus Area Plan zoned an additional 21 hectares (ha) of Industrial land beside the land identified as being in existing Industrial use.

Invest NI and its client companies such as Ryobi, Yelo and Schrader hold a notable presence within the site along with Carrickfergus Enterprise - a series of small industrial units. The Industrial Estate is home to various companies including Maud's Ice cream, Advanced Sensors, Vista Blinds and Food Technology NI Ltd.

A small element of sea flooding has occurred historically at the area surrounding the A2 Belfast Road. Also on site there are three NIEA monuments designations in the form of a Rath, Souterrain and a site of archaeological potential. The site also lies 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	46.8
Developed land within zoning	26.0
Undeveloped land within zoning	16.7
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zoning	4.1 ^[1]

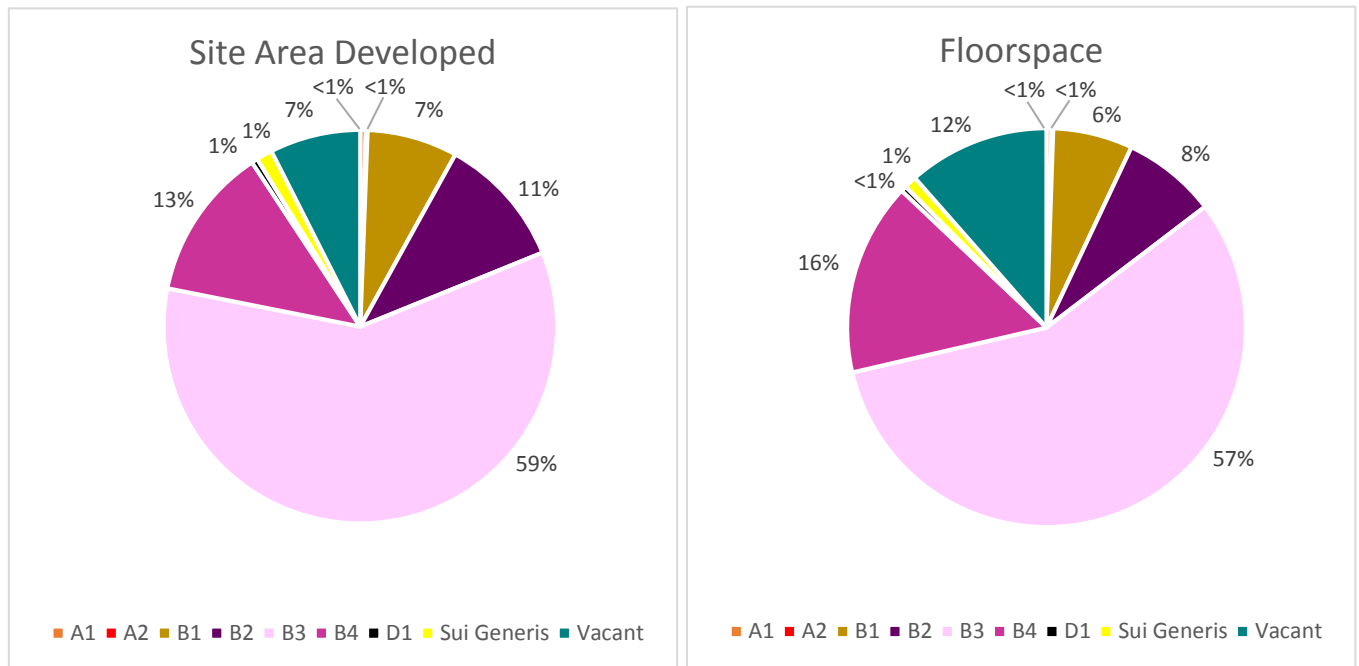
^[1]Includes access roads, communal landscaping and areas of constraint (rivers etc.)

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.

The predominant use within the site is General Industrial (B3), accounting for 59% of the total developed site area and 57% of the total floorspace. The large percentage of B3 is due to the presence of companies such as Schrader Electronics, Ryobi and Abbey Upholsters. The remainder is made up of a mixture of light industry, storage and distribution whilst 7% of the total site area (and 12% of floorspace) remains vacant.

Zoned



* % of site area (ha) developed per use class.¹⁶

Planning and Development Activity

A 2017 application (LA02/2017/0462/F) was recently approved for 'Proposed Workshop and Offices' for Solid Fabrications Ltd, adjacent to Douglas & Graham. An earlier application on the same site for a factory for the manufacture of production parts and accessories for motor vehicles and their engines was passed in 2011 but since expired. Between 2008 and Schrader electronics had several planning approvals for extensions to the factory and a new car park. In 2017, Abbey upholsters also had permission to extend their factory under LA02/2017/1105/F.

Yelo secured planning approval for their factory adjacent to the Enterprise centre (LA02/2016/0093/F). Ryobi also extended their factory and car park under planning approvals V/2013/0163/F, LA02/2016/0597/F, LA02/2016/0708/F and LA02/2016/0423/F. In 2017, outline planning approval was granted for residential development on the site of a derelict factory building close to the Belfast Road (V/2008/0131/O). Other approvals have been for a Production and Storage Unit at Buchanan & Sons Ltd under LA02/2017/0335/F; and additional office space for Geoff Castle Boiler Services under LA02/2016/0381/F.

Vacancies & New Occupiers

A large factory remains vacant near the Belfast Road as referred to above. In addition, several small units within the Enterprise buildings remain vacant. These vacant buildings are likely to be suited to any of the 'B' use classes (B1, B2, B3 or B4). Yelo commenced business in late 2017.

¹⁶ **Use Classes:** A1 – Shops. A2 – Financial, professional. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. D1 – Community and Cultural. Sui Gen – No specified class

Woodburn Road

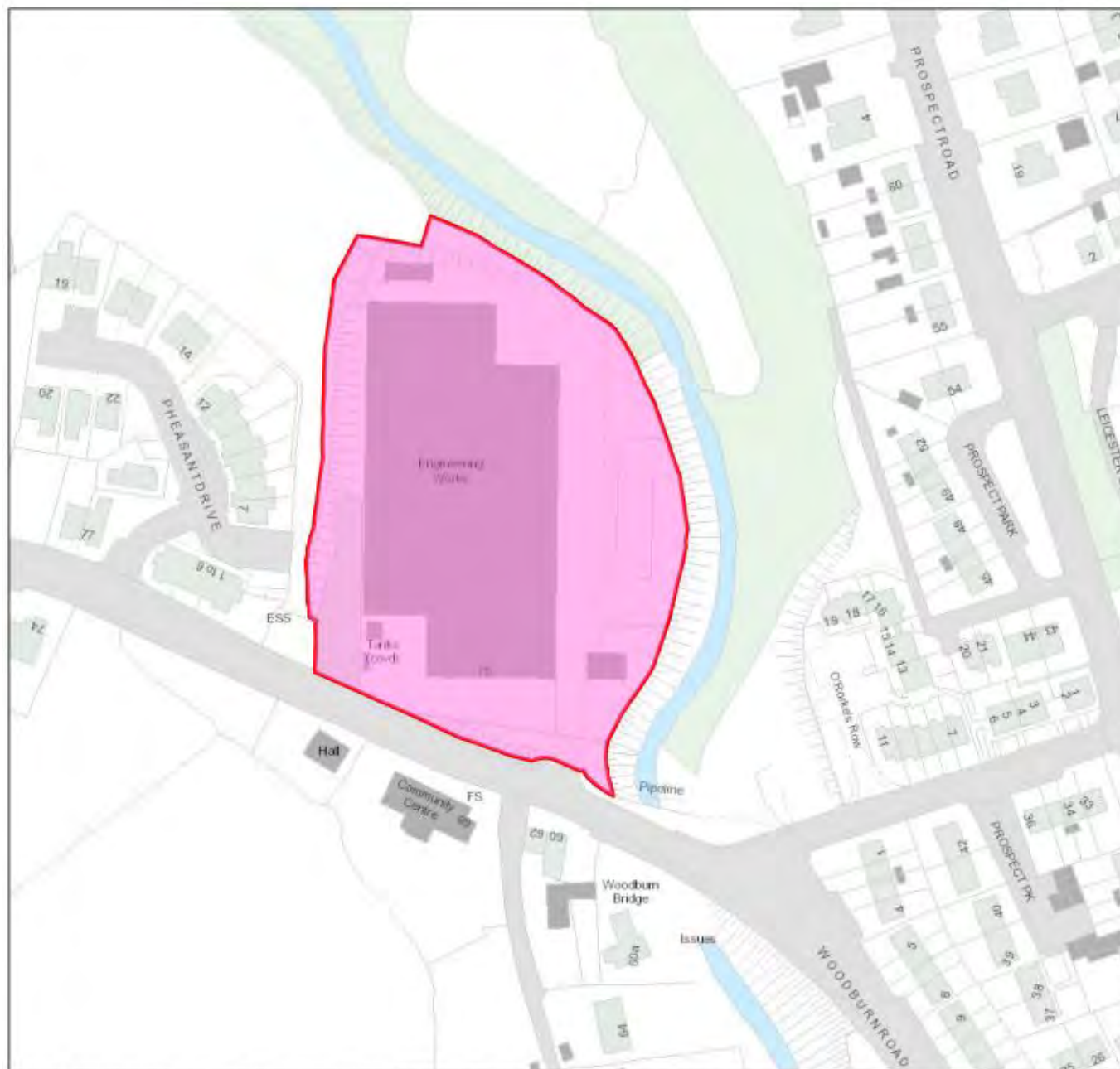
Map 23A – Developed and Undeveloped Land within Woodburn Road Industrial Zonings


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

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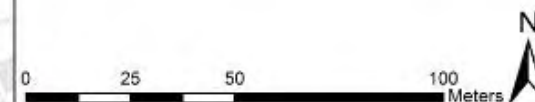
Industrial Monitor 2017

Map 23A - Woodburn Road



 Industrial Zoning



 Land Developed Within Zoning



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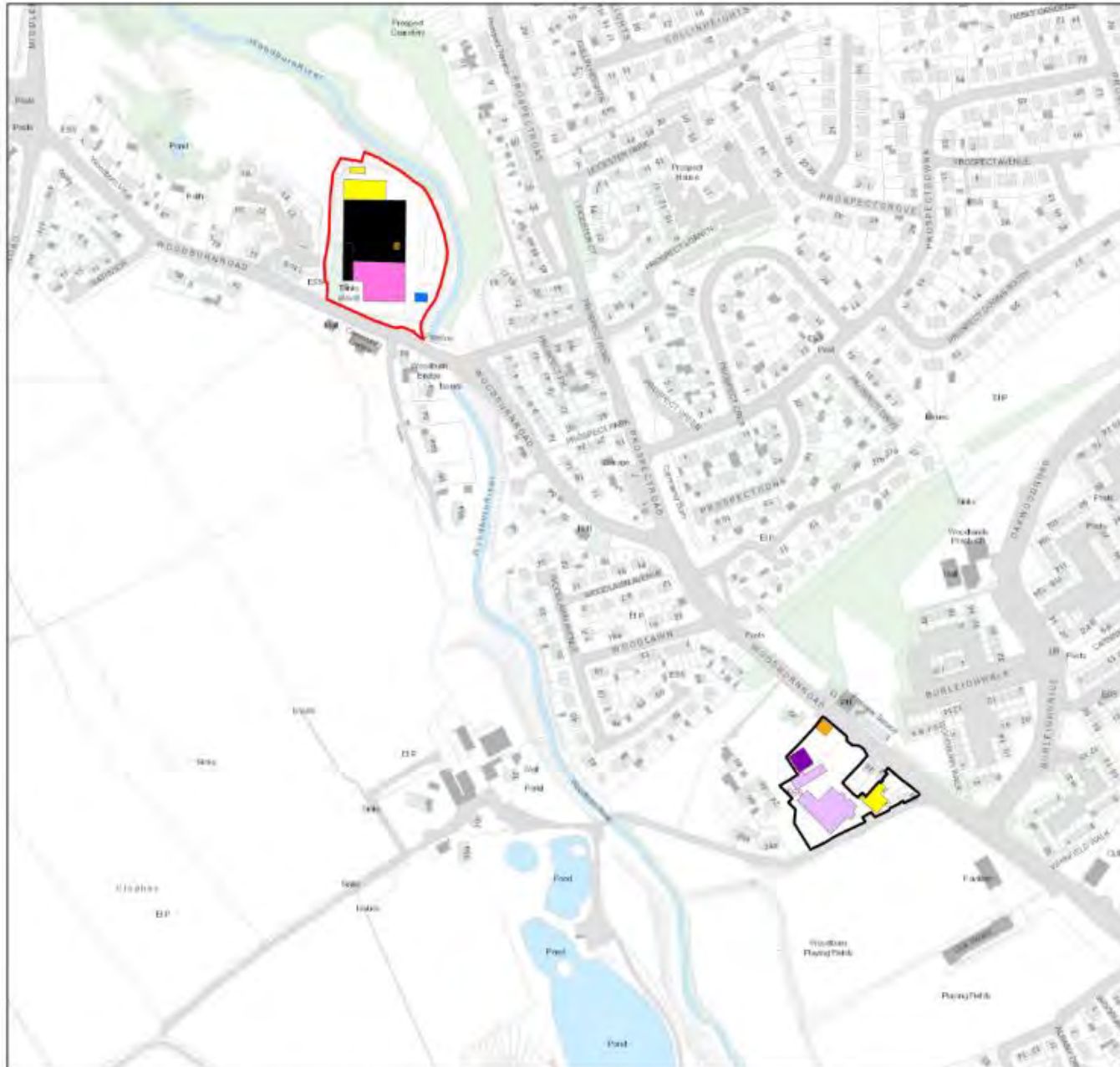
Industrial Monitor 2017

Map 23B - Woodburn Road

-  Industrial Zoning
-  Developed Industrial Land

Building Use Class

-  Class A1: Shops
-  Class B1: Business
-  Class B2: Light Industrial
-  Class B3: General Industrial
-  Class B4: Storage or distribution
-  Class C1: Dwellinghouses
-  Class D1: Community and Cultural Uses
-  Sui Generis



0 75 150 300 Meters



Woodburn Road

Introduction

BMAP zoned 1.3ha at Woodburn Road. This zoning consists of four businesses and a church within the zoning with a further four surveyed 500 metres down the road to the north of Woodburn playing fields. Formerly known as 'Weston Business Park' the zoned site lay derelict for a number of years.

Woodburn River Local Landscape Policy Area abuts the site to the North and East along with South Woodburn Site of local Nature Conservation Importance. 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	1.3
Developed land within zoning	1.3
Undeveloped land within zoning	0.0
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zoning	0.00 ^[1]

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

There is also a site on the Woodburn Road in Industrial use but unzoned. It is partly occupied by Pollock Lifts and has been captured in the survey.

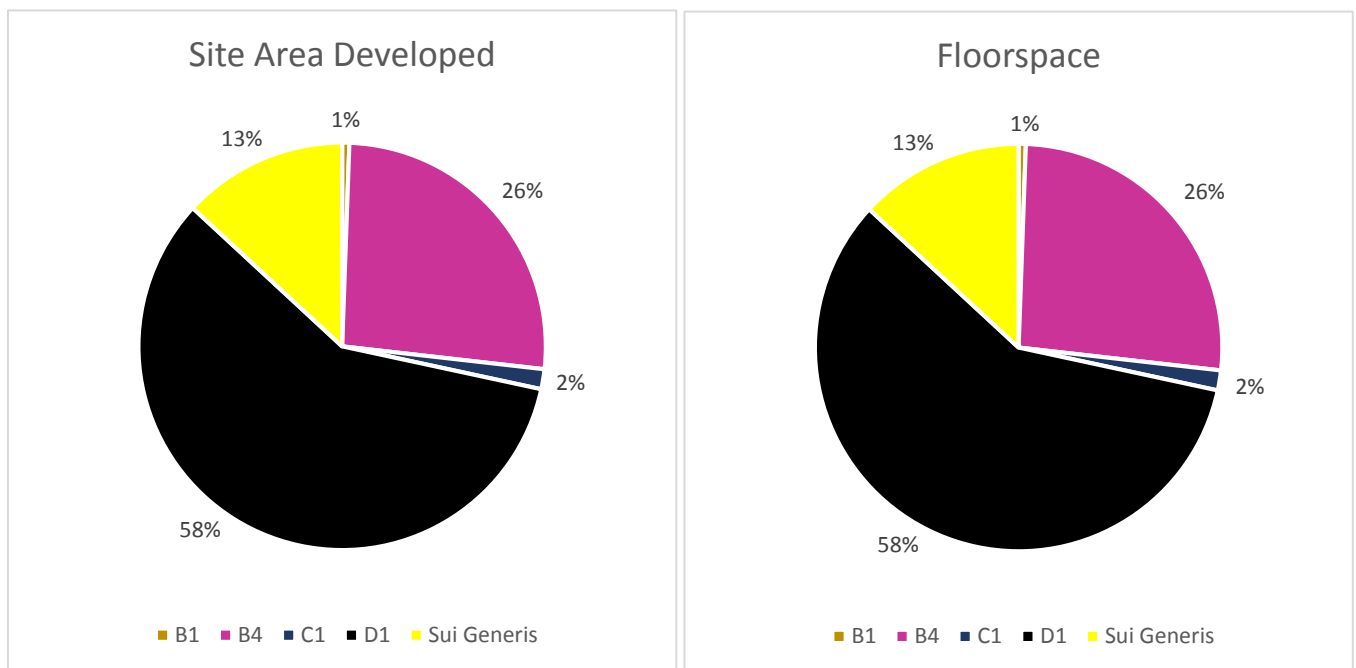
Woodburn Road (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	0.6
Associated access roads, communal landscaping etc.	0.0

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

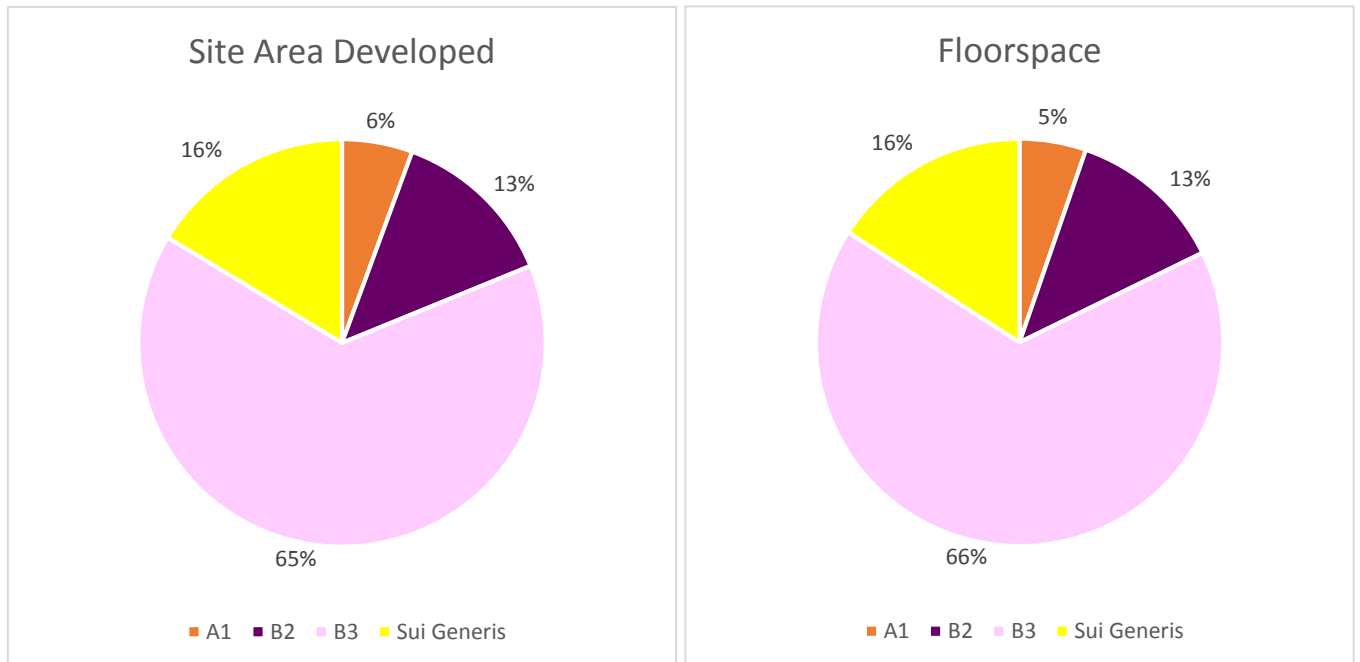
As indicated by the pie chart, the Jordan victory church occupies the majority of the site area and floor space for the zoning, and along with 'Important Mini people' crèche to the side of the unit account for a total of 58% of site area developed and floorspace. This is followed by B4 Storage and Distribution at 26% due to the presence of Martin Philips carpets/flooring. There is also a dog grooming parlour, a web design business, and 1 dwelling within the site.



* % of site area (ha) developed per use class.¹⁷

Unzoned

Pollock lifts in the unzoned portion of Woodburn Road accounts for 65% of the site area - B3 General Industrial - with the main building set back from the public road. Carnoisseur (A1 Retail), Fuels Store, and Auto Repairs make up the other uses on site.



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

¹⁷ **Use Classes:** A1 – Shops. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. D1 – Community and Cultural. Sui Gen – No specified class

Planning and Development Activity

A 2011 application (V/2011/0095/F) sought approval for a change of use to Jordan Victory church. Further applications were approved for a change of use to the front of the building to accommodate Martin Philips (V/2014/0024/F) and a day nursery (V/2014/0043/F). A retrospective application also saw a change of use of the security building at the front of the site to a dwelling for the church caretaker approved under LA02/2015/0546/F.

Vacancies & New Occupiers

There doesn't appear to be any vacancies within both sites at the time of survey. Carnoisseur (A1 Retail) is a relative newcomer and replaced Marina Motors on the unzoned site.

Keeburn


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

Map 24B – Use classes within Industrial Land at Trooperslane

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Map 24A - Keeburn

 Industrial Zoning

 Land Developed Within Zoning




0 25 50 100 Meters






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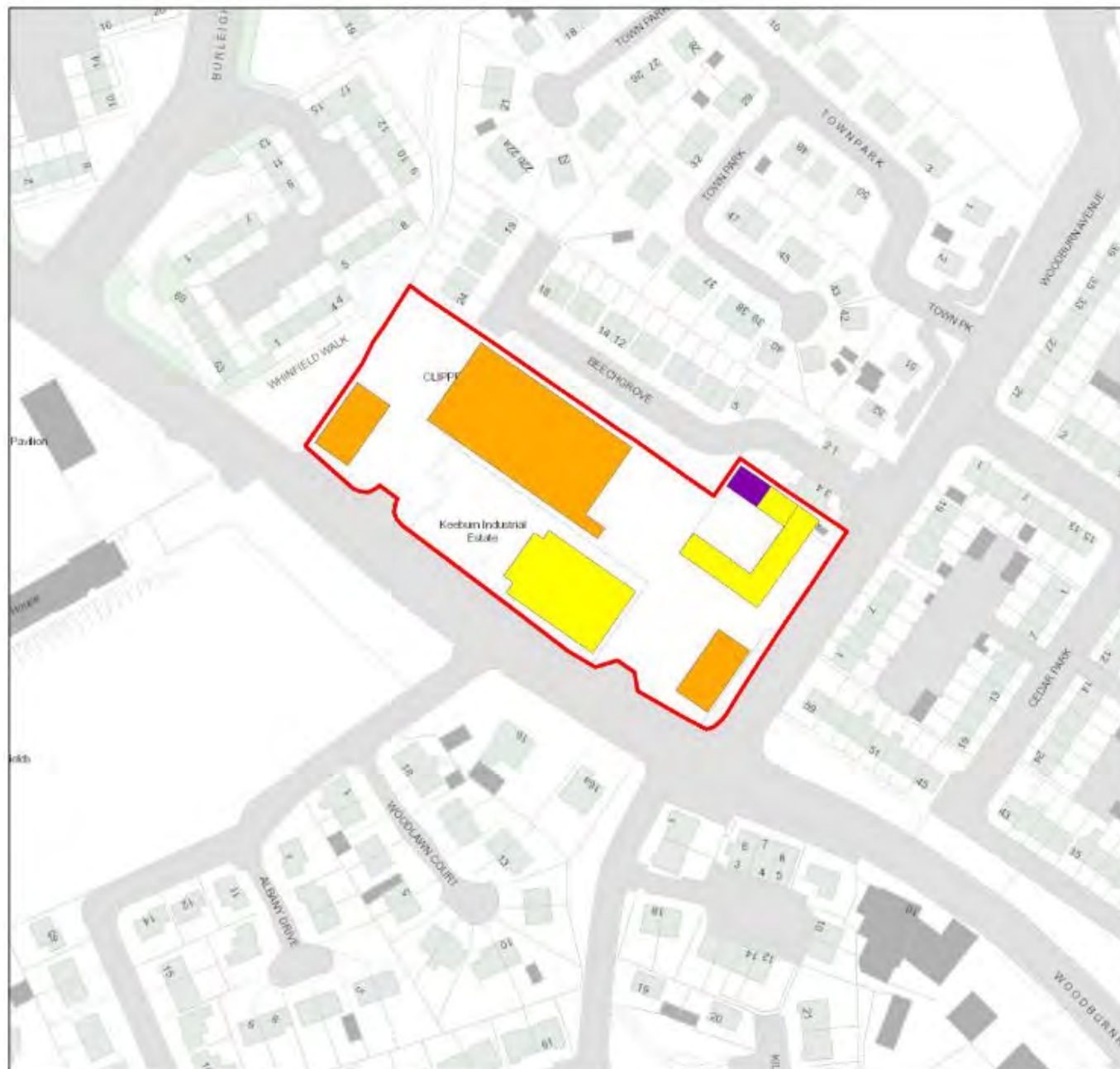
Industrial Monitor 2017

Map 24B - Keeburn

 Industrial Zoning

Building Use Class

-  Class A1: Shops
-  Class B2: Light Industrial
-  Sui Generis



0 25 50 100 Meters



Keeburn

Introduction

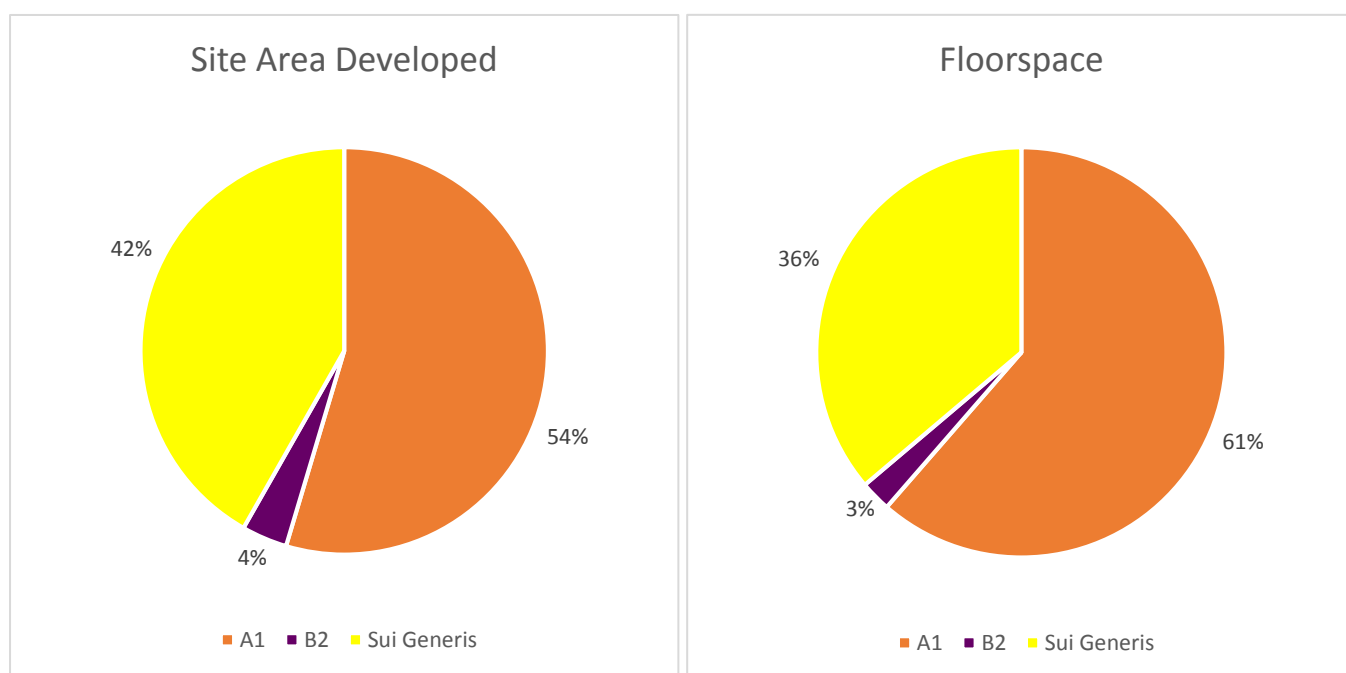
Also located on Woodburn Road is the small Industrial estate of Keeburn consisting of five separate units. BMAP zoned this 1.1ha site at Keeburn. There is past evidence of fluvial and surface water flooding along the south and eastern boundaries of the site along Woodburn Road and Avenue. The site is 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 and site area.

Keeburn (zoned)	Gross Area (hectares)
Industrial Area zoned	1.1
Developed land within zoning	1.1
Undeveloped land within zoning	0.0
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zoning	0.00 ^[1]

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

Use Classes

As the pie charts indicate, the presence of JP Corry ensures the predominate use class in terms of site area and floorspace is Retail (54% & 61% respectively), followed by Sui Generis (42% & 36%) due to the presence of the Royal mail sorting office. The remainder is made up of B2 Light Industrial.



* % of site area (ha) developed per use class.¹⁸

¹⁸ Use Classes: A1 – Shops. B2 – Light Industrial. Sui Gen – No specified class

Planning and Development Activity

A 2014 application (V/2014/0037/F) sought a change of use of a unit formerly occupied by Steam Plant Services (Light Industrial) to a builder's merchants, ensuring the unit would complement that of the surrounding units utilised by JP Corry. No other applications or development have taken place on site within the last five years.

Vacancies & New Occupiers

All the businesses within the estate are fairly well established and no new occupiers have moved in within recent years.

Trailcock

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

Map 25B – Use classes within Industrial Land at Trailcock

Map 25A - Trailcock

Undeveloped Land Within Zoning



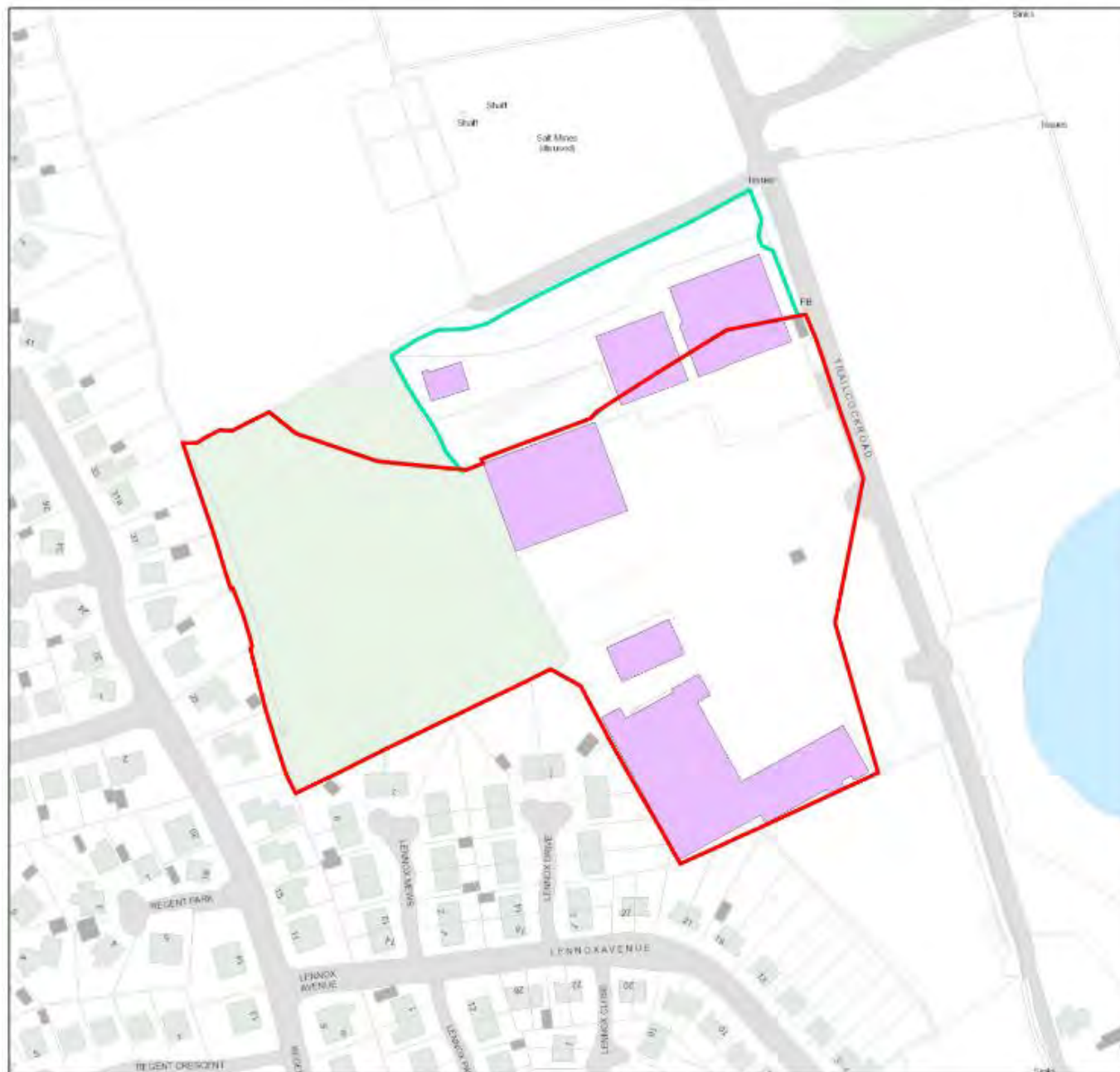
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Map 25B - Trailcock



 Industrial Zoning

 Developed Industrial Land
Outside Zoning

Building Use Class

 Class B3: General Industrial

Trailcock

Introduction

BMAP zoned 3.5ha at Trailcock Road. Trailcock Industrial estate is located at the north-eastern fringes of the Carrickfergus settlement limit. It is accessed at the junction of Dromore Road and Trailcock Road via a narrow lane and is located within an area of potential mining subsidence. 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 site and part of Woodburn Engineering (0.7 hectares) is located outwith the zoning.

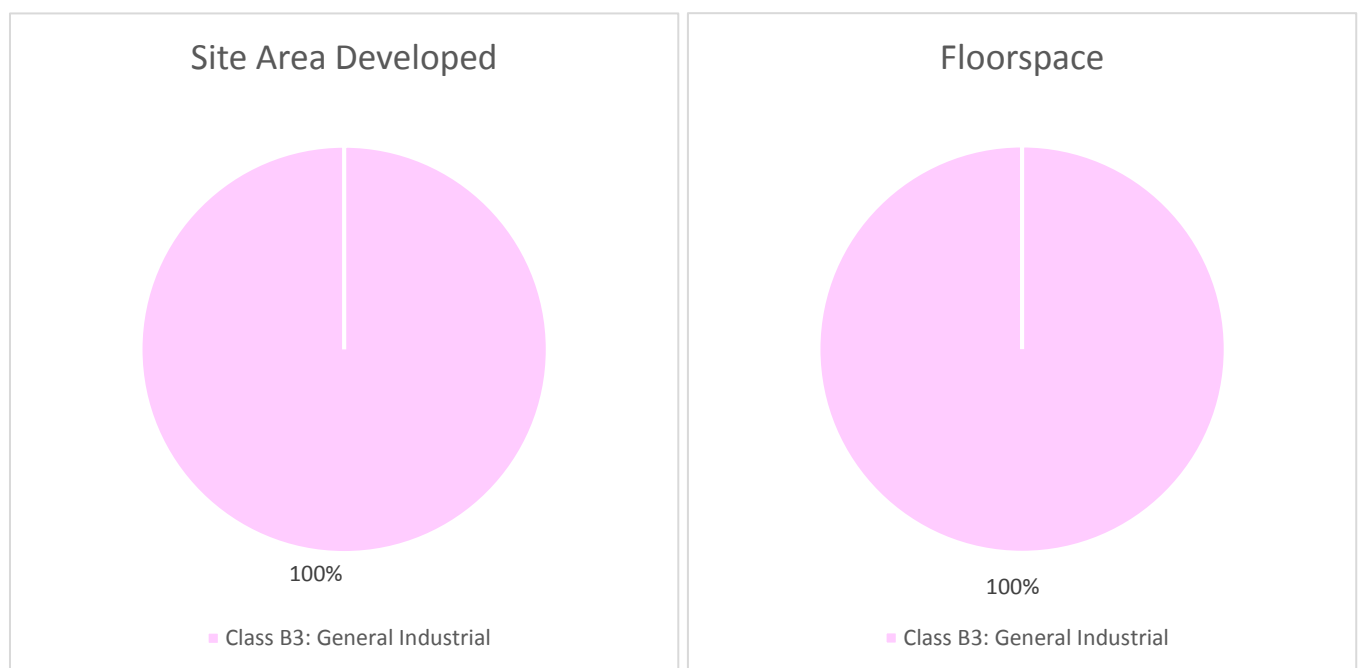
Trailcock (zoned)	Gross Area (hectares)
Industrial Area zoned	3.5
Developed land within zoning	2.1
Undeveloped land within zoning	1.2
Land under construction for Industrial Use (as of Nov 2017)	0.0
Other land within zoning	0.2 ^[1]

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

Trailcock (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	0.7
Associated access roads, communal landscaping etc.	0.0

Use Classes

Zoned

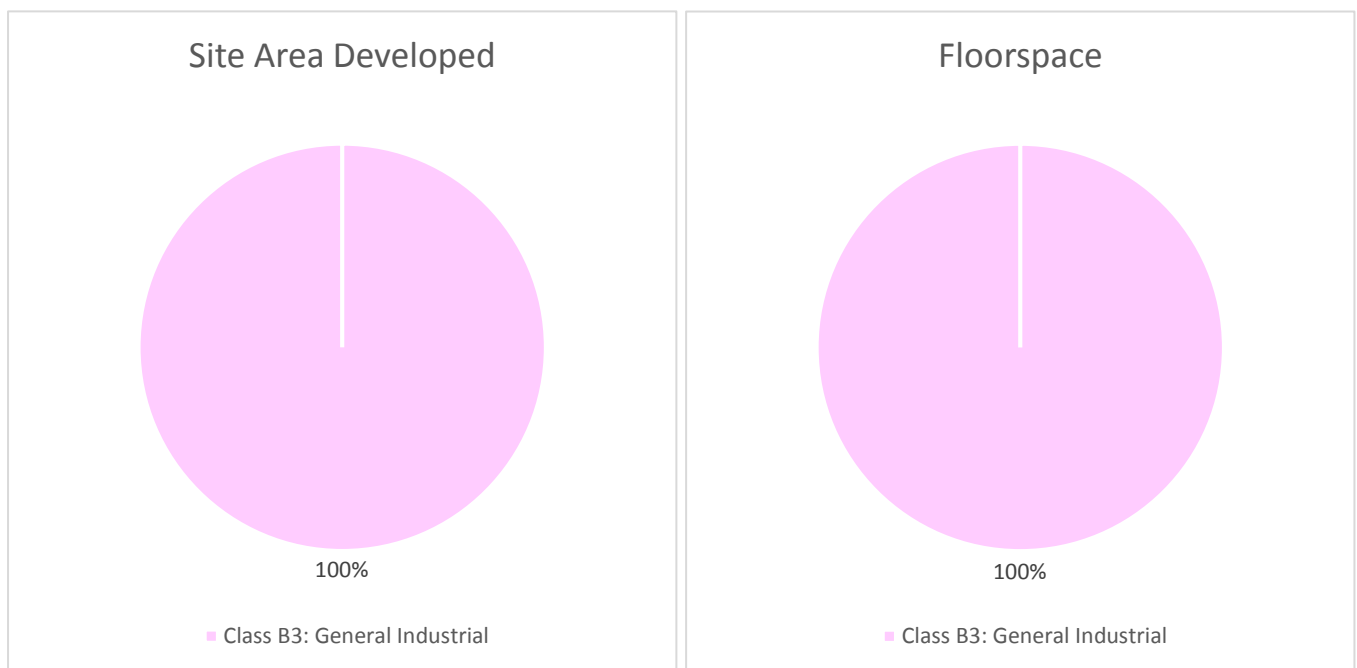


* % of site area (ha) developed per use class.

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.

Both NK fencing and Woodburn Engineering are classed as B3 General Industrial and therefore account for 100% of site area developed and total floorspace.

Unzoned



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

Planning and Development Activity

There was a 2014 planning application for 32 apartments proposed within the site - just south of NK fencing, but was refused due to potential for subsidence amongst other considerations (V/2014/0150/F).

Vacancies & New Occupiers

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

Carrickfergus Conclusion

Zoned land

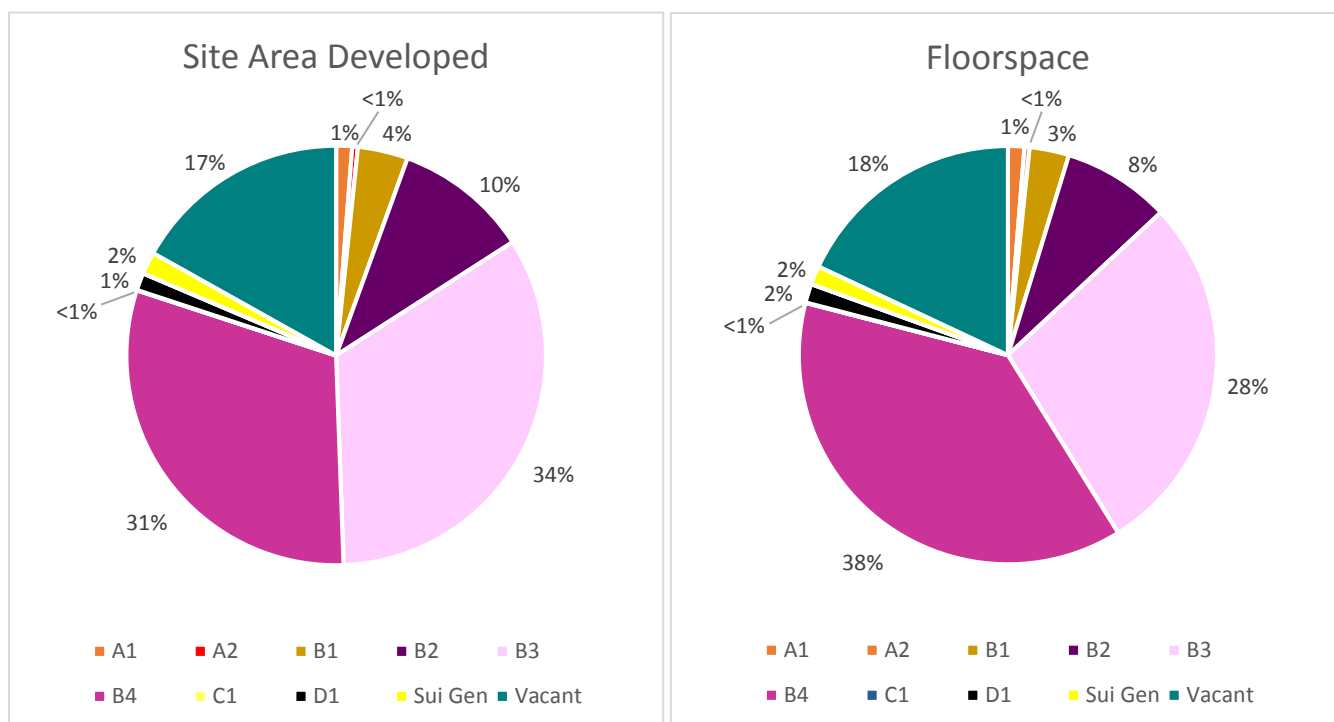
As mentioned, there was approx. 151.5ha of land zoned for industry (employment) in BMAP 2015. As the table below shows, approx. 67ha has been developed. (76ha including access roads, communal landscaping etc.)

Carrickfergus (Zoned)	Gross Area (hectares)
Total Area Identified	151.50
Developed land within zonings	67.20
Undeveloped land within zonings	75.40
Land under construction for Industrial Use (as of Nov 2017)	0.00
Other land within zonings	8.90 ^[1]

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

Use Classes (Zoned)

The pie charts below show the percentages of site area developed (67.20ha) 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 Gen – No specified class.

From these pie charts, it is demonstrated that 75% of site area and 74% 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 & Distribution (B2, B3 and B4). Also, 4% of site area and

3% of floorspace is currently utilised as B1 Business use (offices, call centres and R&D), with only 2% of zoned land having been developed for Sui Generis uses. It can also be concluded that only 5% of developed zoned land within Larne is currently being used for uses within the A, C and D use classes – something which PPS 4 seeks to prevent. There is a 17% vacancy rate on zoned land which has been developed (which equates to 18% of floorspace developed).

All sites surveyed (including unzoned land)

In Carrickfergus, there is little additional industrial land other than that zoned as Industrial/Employment land in BMAP. This is because the Plan is much more up to date than the Ballymena and Larne Plans, and also due to the fact the BMAP zoned existing and proposed Industrial Land.

Through the surveying of approx. 153ha of land within Carrickfergus for the purposes of this monitor, it has been established that there is approx. 69ha of land developed in areas characterised as being Industrial. (78ha including access roads, communal landscaping etc).

Carrickfergus (All Land Surveyed)	Gross Area (hectares)
Total Area Identified	152.90
Developed land within identified area	68.60
Undeveloped land within identified area	75.40
Land under construction for Industrial Use (as of Nov 2017)	0.00
Other land within identified area	8.90 ^[1]

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

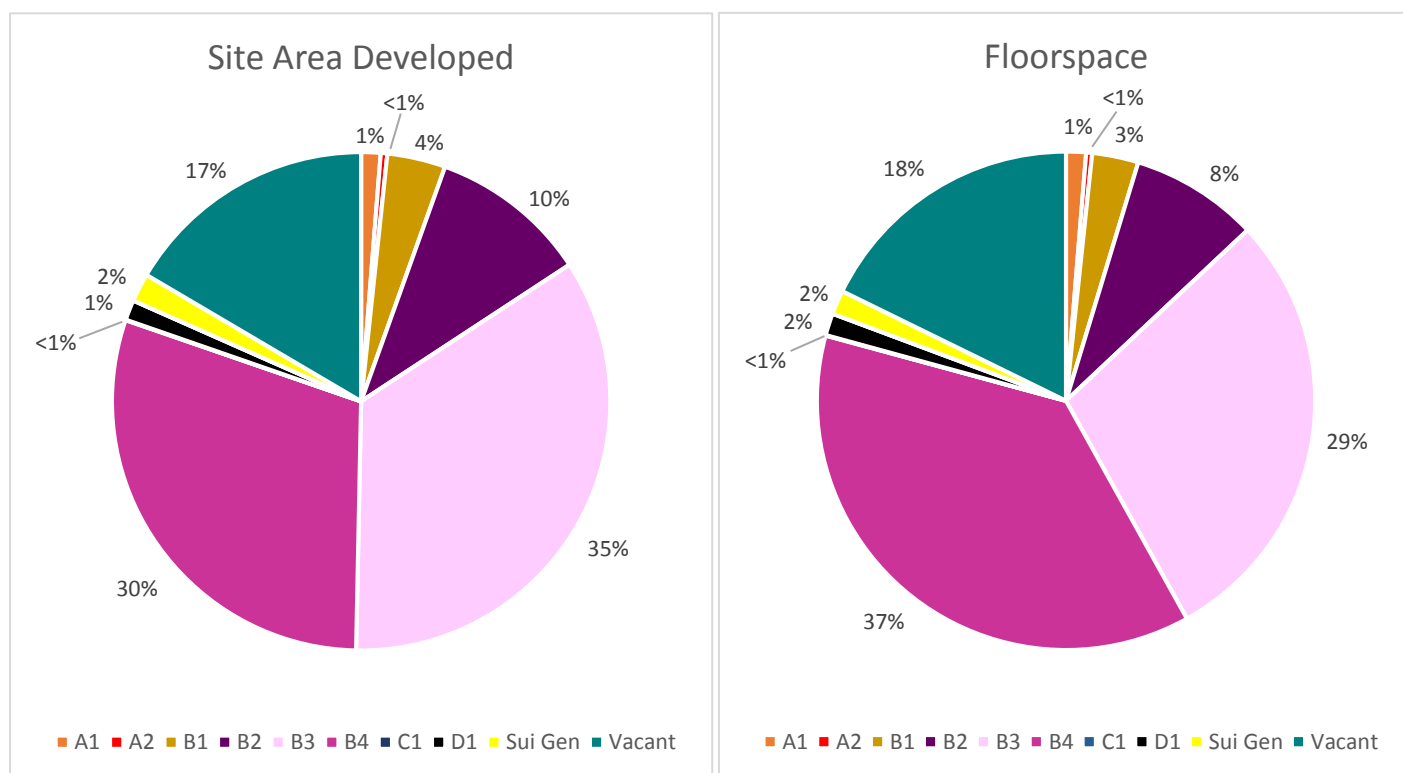
The table below shows a breakdown of this land that has been developed for a specific land use.

Use Class Carrickfergus (All Sites)	Gross Site Area (hectares)
A1	0.86
A2	0.29
B1	2.59
B2	7.06
B3	23.72
B4	20.56
C1	0.02
C2	0.00
D1	0.90
D2	0.00
Sui Generis	1.26
Vacant	11.34
Under Construction	0.00
TOTAL	68.60

From this table it can be seen that the predominant land uses on all surveyed Industrial Land within Carrickfergus is B3 – General Industrial (24ha) and B4 – Storage & Distribution (20.5ha). The traditional B1 uses total approx. 52ha of the 69ha developed total site area. Sui Generis uses only accounts for a small amount (1.26ha) of the developed site area. The table also shows that there is approx. 11.3ha of developed land currently vacant.

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 and Cultural Uses. Sui Gen – No specified class.

From the tables and pie charts, it can be seen that the predominant land uses on all Industrial Land surveyed for this monitor is General Industry (B3) and Storage or Distribution (B4). This totals 44.5ha and accounts for 65% of total site area and 66% of total floorspace developed. The traditional 'Part B – Industrial and Business Uses' make up a total of 75% of site area developed, or 74% of total floorspace surveyed. Sui Generis uses account for only 2% of site area and floorspace surveyed. Also, only 1% of site area and floorspace in Industrial areas in Carrickfergus is being used for Retailing (use class A1).

From these pie charts, it is demonstrated that 17% of site area and 18% of total floorspace within Industrial areas surveyed are currently vacant. This equates to approx. 11.34ha of land. With the addition of approx. 75.4ha of zoned Industrial land not yet developed, there is a total of approx. 87ha of Industrial land either undeveloped or vacant within Carrickfergus at the time of survey.

Ahoghill

Map 26 –Use classes within Industrial Land in Ahoghill

Mid and East Antrim Borough Council

Industrial Monitor 2017

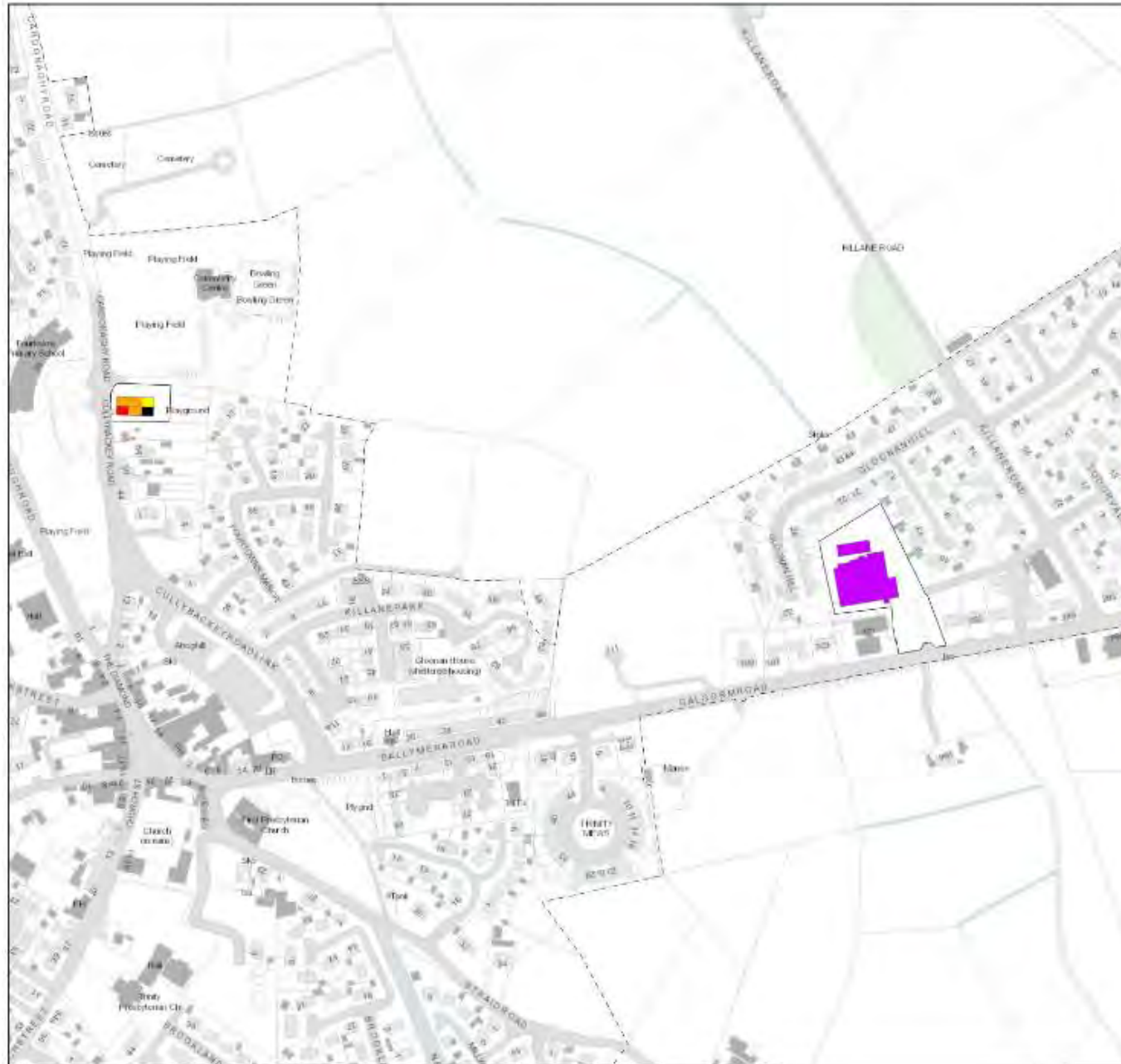
Map 26 - Ahoghill

Settlement Development Limit

Developed Industrial Land

Building Use Class

- Class A1: Shops
- Class A2: Financial, professional and other services
- Class B2: Light Industrial
- Class D1: Community and Cultural Uses
- Sui Generis



Ahoghill

Introduction

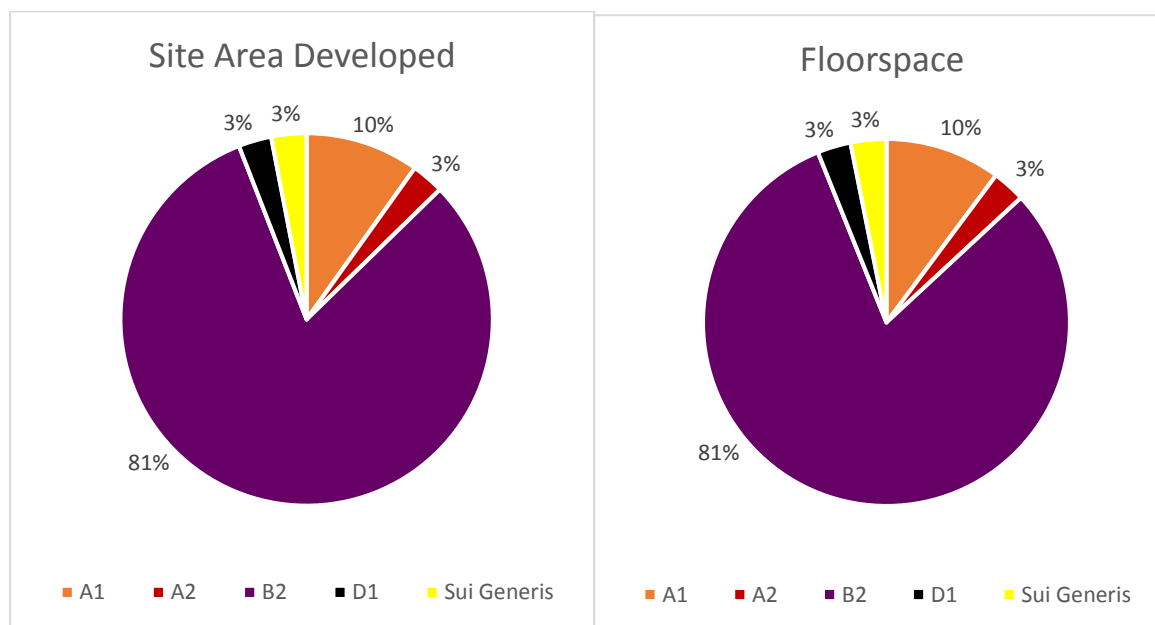
Ahoghill is located approximately 2km South-West of Ballymena. The areas surveyed in the village are comprised of two sites within the settlement development limits – one is Hayburn and Co. kitchen manufacturers on the Galgorm Road, and the other is Ahoghill Business Centre on the Cullybackey Road which houses several small business units. The Hayburn and Co. site is approx. 0.65ha, and has been susceptible to flooding in the past. The Ahoghill Business Centre site totals 0.15ha in size and currently comprises 6 separate businesses.

Ahoghill (Unzoned)	Gross Area (hectares)
Total Area Identified	0.80
Developed land within identified area	0.80
Undeveloped land within identified area	0.00
Land under construction for Industrial Use (as of Nov 2017)	0.00
Other land within identified area	0.00 ^[1]

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

Overall the predominant use class within Ahoghill is B2 (Light Industrial) accounting for 81% of the total area. This is due to the presence of Heyburn's in the survey area. At Ahoghill business centre, there is a range of retail, business offices and a crèche.

Use Classes



*% of site area (ha) developed per use class¹⁹

¹⁹ **Use Classes:** A1 – Shops. A2 – Financial, professional. B2 – Light Industrial. D1 – Community and Cultural Uses. Sui Generis – No specified class.

Planning and Development Activity

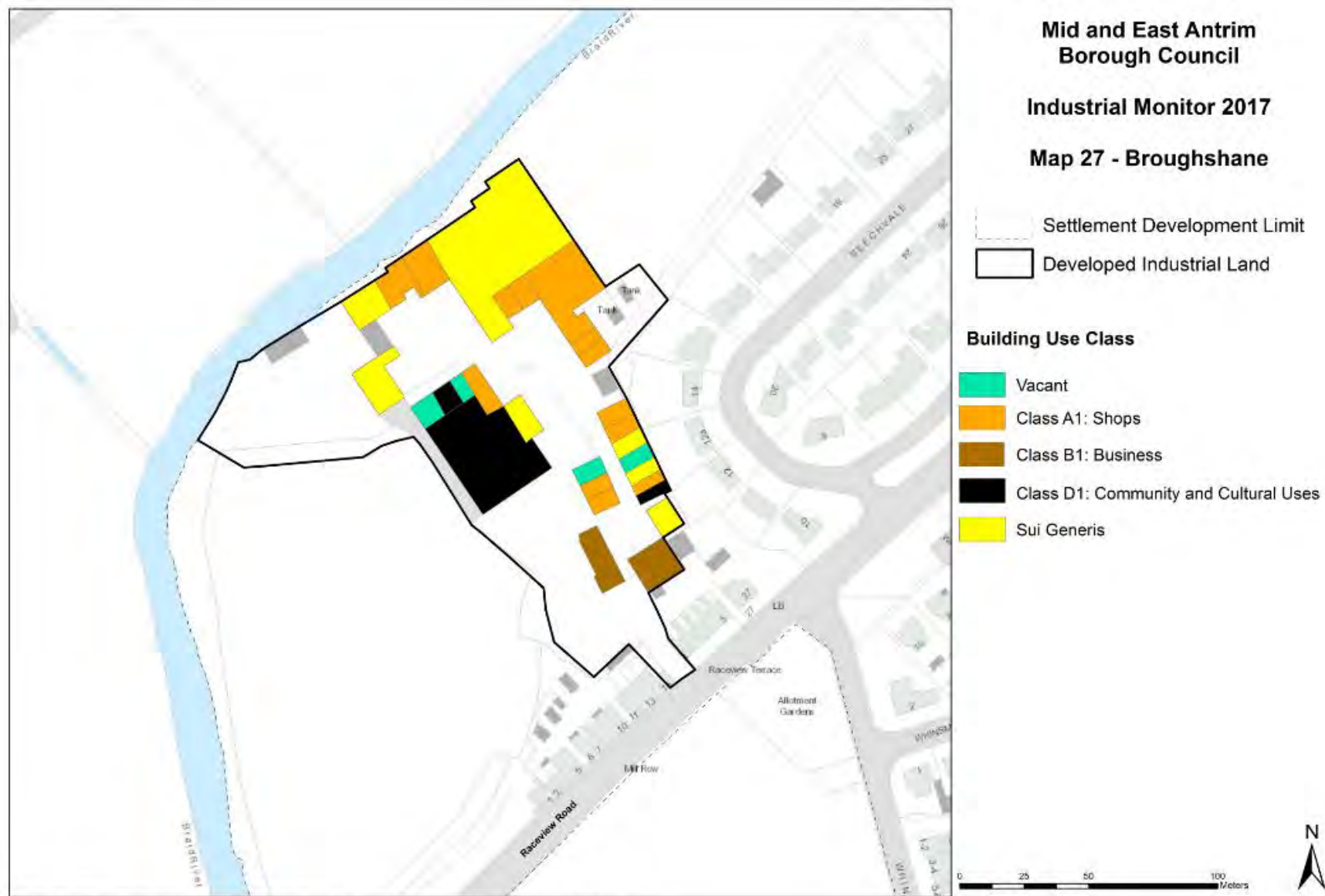
There are currently no live planning applications on either site and there is no development taking place at this time.

Vacancies & New Occupiers

Ahoghill Business Centre at Cullybackey Road gained planning approval in 2004 under G/2004/0316/F. At the time of survey, all the business units were occupied.

Broughshane

Map 27 –Use classes within Industrial Land in Broughshane



Broughshane

Introduction

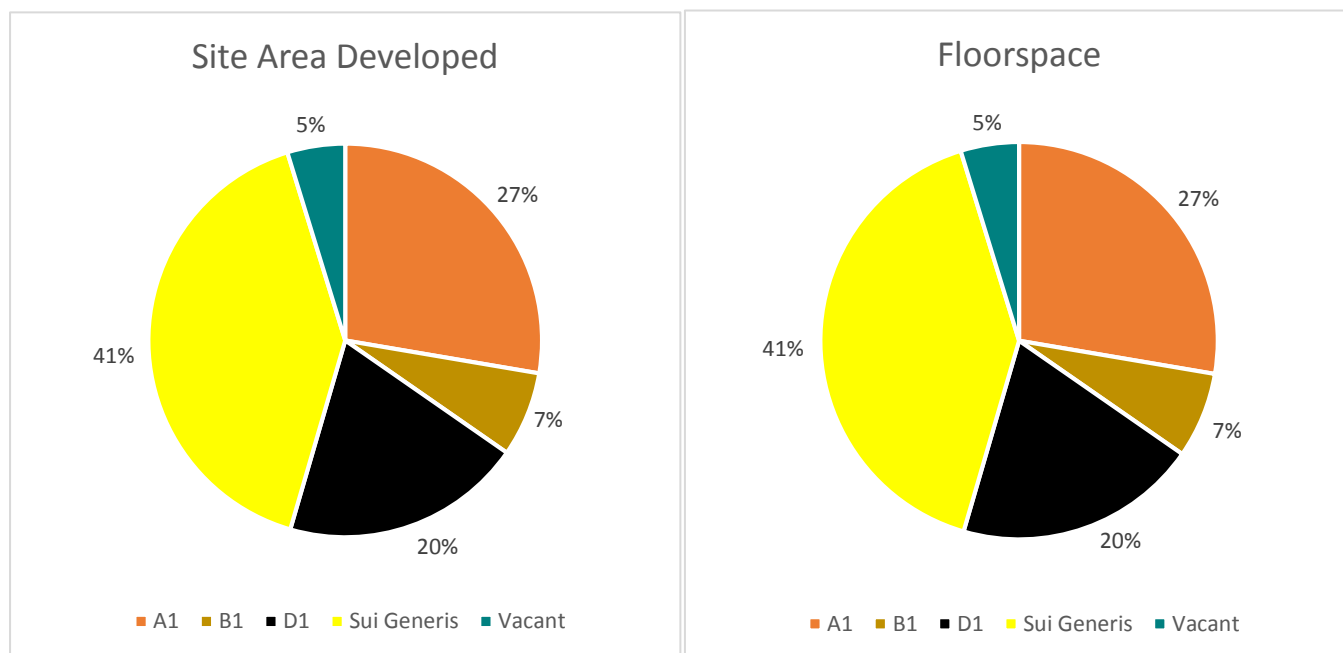
Broughshane is located 2km north-east of Ballymena. The area surveyed within Broughshane was Raceview Mill, which is located to the south-west of the village on the road to Ballymena. The site contains an old mill originating from the late 18th Century that was converted in 2015 into a business village after the previous occupiers of the site, Patton's Building Company ceased trading. The River Braid abuts the site to the north and west and has been susceptible to flooding in the past.

Broughshane (Unzoned)	Gross Area (hectares)
Total Area Identified	1.72
Developed land within identified area	1.72
Undeveloped land within identified area	0.00
Land under construction for Industrial Use (as of Nov 2017)	0.00
Other land within identified area	0.00 ^[1]

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

Use Classes

The site is currently comprised of 24 business with a mixture of uses ranging from boutique shops, cafes, studios, gyms and a wedding venue. 41% of the site is classed as Sui Generis while only 7% would be defined as B1 Business use.



*% of site area (ha) developed per use class²⁰

²⁰ **Use Classes:** A1 – Shops. A2 – Financial, professional. B2 – Light Industrial. D1 – Community and Cultural Uses. Sui Generis – No specified class.

Planning and Development Activity

Since 2015, a series of planning applications have created a change of use from the former mill which had previously been a construction company base with its associated joinery workshops to enterprise units, retail and café space and a conference centre for events such as weddings. LA02/2017/0402/F permitted a variation of a condition on previous approval G/2013/0456/F to allow certain A1 and A2 uses within the enterprise units. At present there are no live planning applications at this site.

Vacancies & New Occupiers

Currently 4 sites within Raceview Mill are vacant. These vacant buildings are likely to be suited to any of the 'B' use classes (B1, B2, B3 or B4). Twenty four units are currently occupied and none of these existed previous to 2013. The vacancies are principally within the newer enterprise buildings located towards the front of the site.

Portglenone

Map 28 –Use classes within Industrial Land in Portglenone

Mid and East Antrim Borough Council

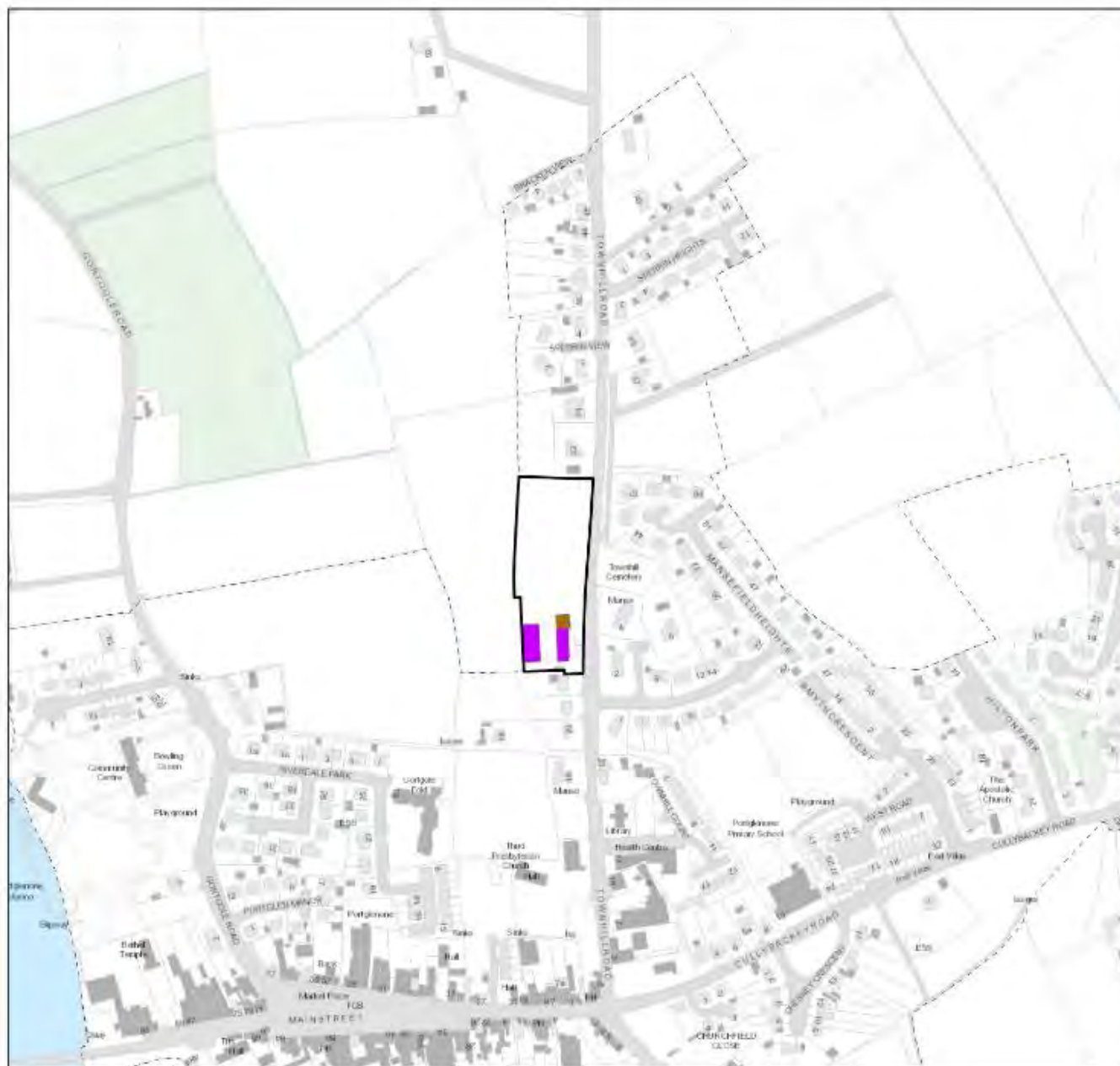
Industrial Monitor 2017

Map 28 - Portglenone

- Settlement Development Limit
- Developed Industrial Land

Building Use Class

- Class B1: Business
- Class B2: Light Industrial



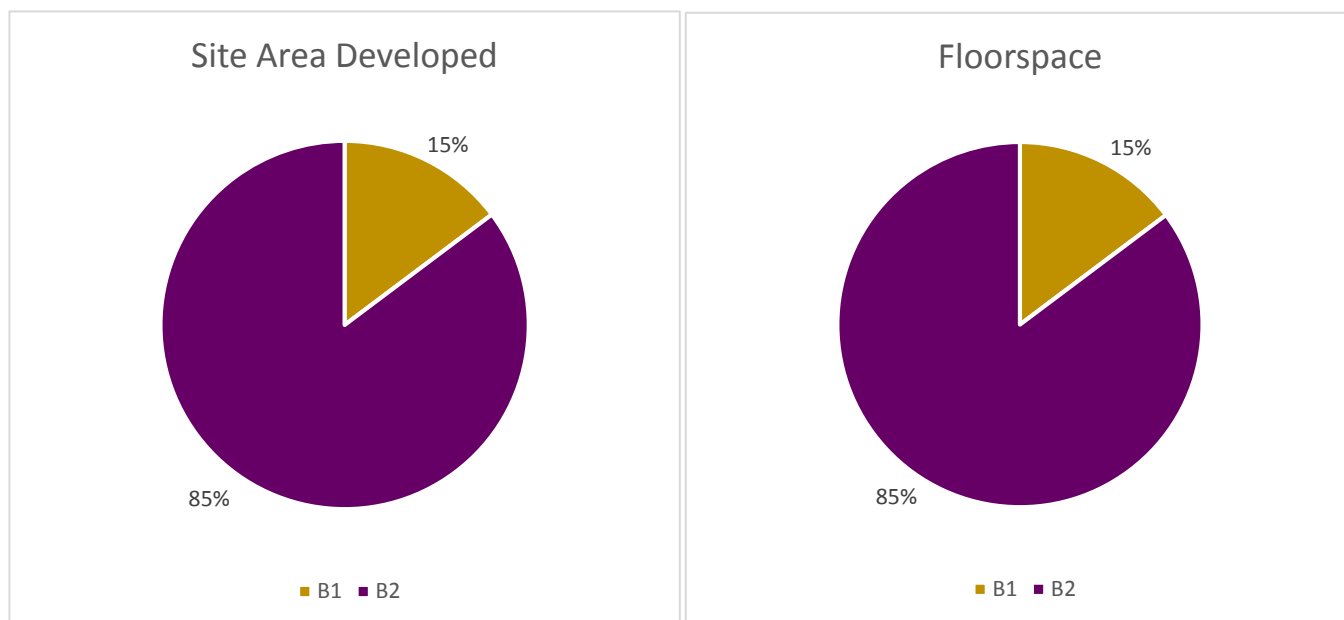
Portglenone

Introduction

Portglenone is a small town located 16km west of Ballymena on the banks of the River Bann. It is a well-established local service centre. The industrial monitor only surveyed one site within the development limit - a 0.85ha site on the Townhill Road comprising of two businesses – Signtime and OB Construction.

Portglenone (Unzoned)	Gross Area (hectares)
Total Area Identified	0.85
Developed land within identified area	0.85
Undeveloped land within identified area	0.00
Land under construction for Industrial Use (as of Nov 2017)	0.00
Other land within identified area	0.00

Use Classes



*% of site area (ha) developed per use class ²¹

The dominate use class is B2 (Light Industrial) at 85% for site area developed and total floorspace with the remaining 15% comprised of B1 (Business)

Planning and Development Activity

Both businesses surveyed on the Townhill Road are relatively new. There was a 2013 planning application (G/2013/0199/F) for OB Construction approved for redevelopment of the site.

Vacancies & New Occupiers

There are currently no vacancies. The storage yard adjacent to the offices is an economic opportunity, but is currently being used as a building supplies storage area for OB Construction.

²¹ **Use Classes:** B1 – Business. B2 – Light Industrial. Sui Generis – No specified class

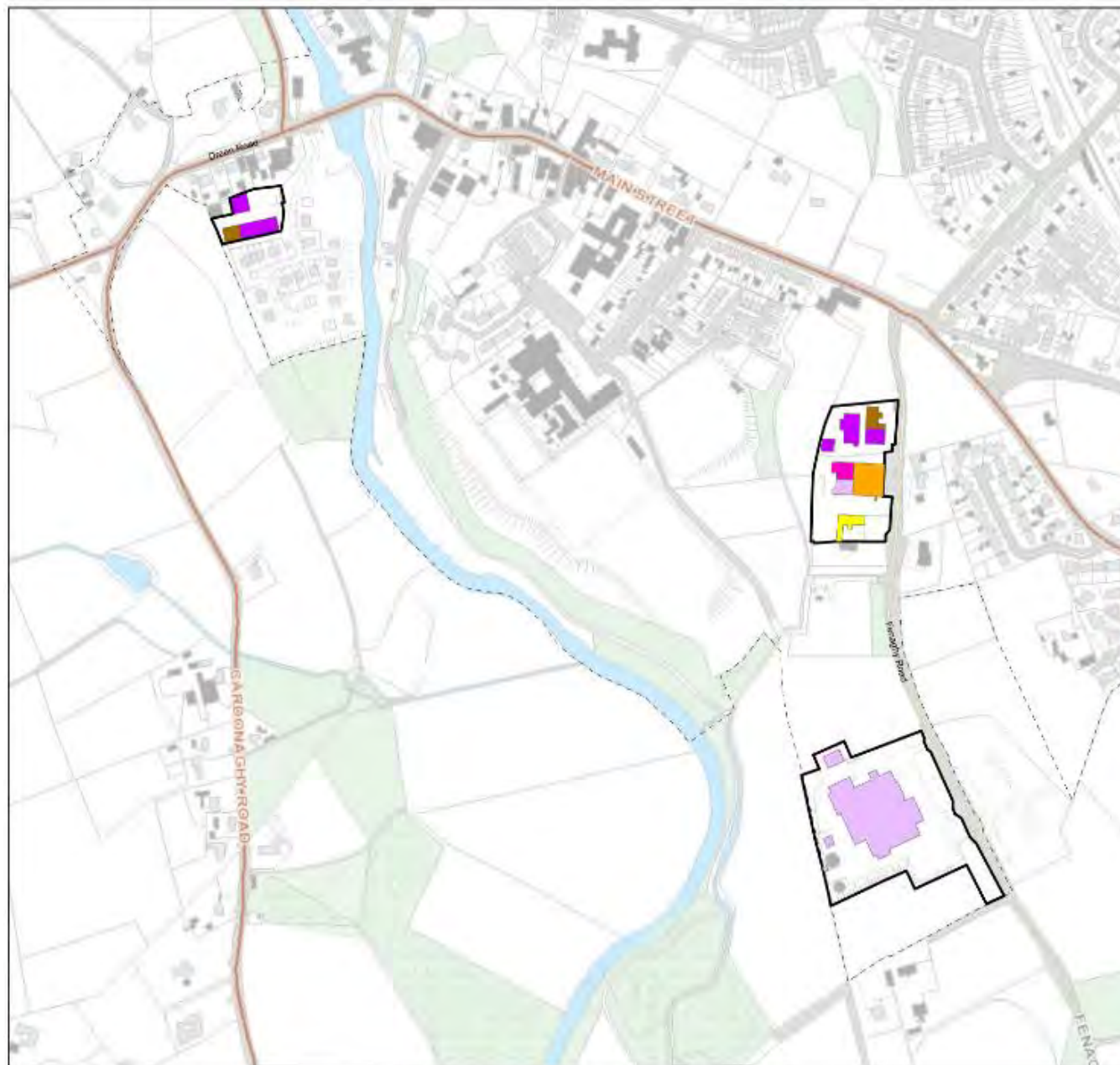
Cullybackey

Map 29 –Use classes within Industrial Land in Cullybackey

Mid and East Antrim Borough Council

Industrial Monitor 2017

Map 29 - Cullybackey



- Settlement Development Limit
- Developed Industrial Land

Building Use Class

- Class A1: Shops
- Class B1: Business
- Class B2: Light Industrial
- Class B3: General Industrial
- Class B4: Storage or distribution
- Sui Generis

0 75 150 300 Meters



Cullybackey

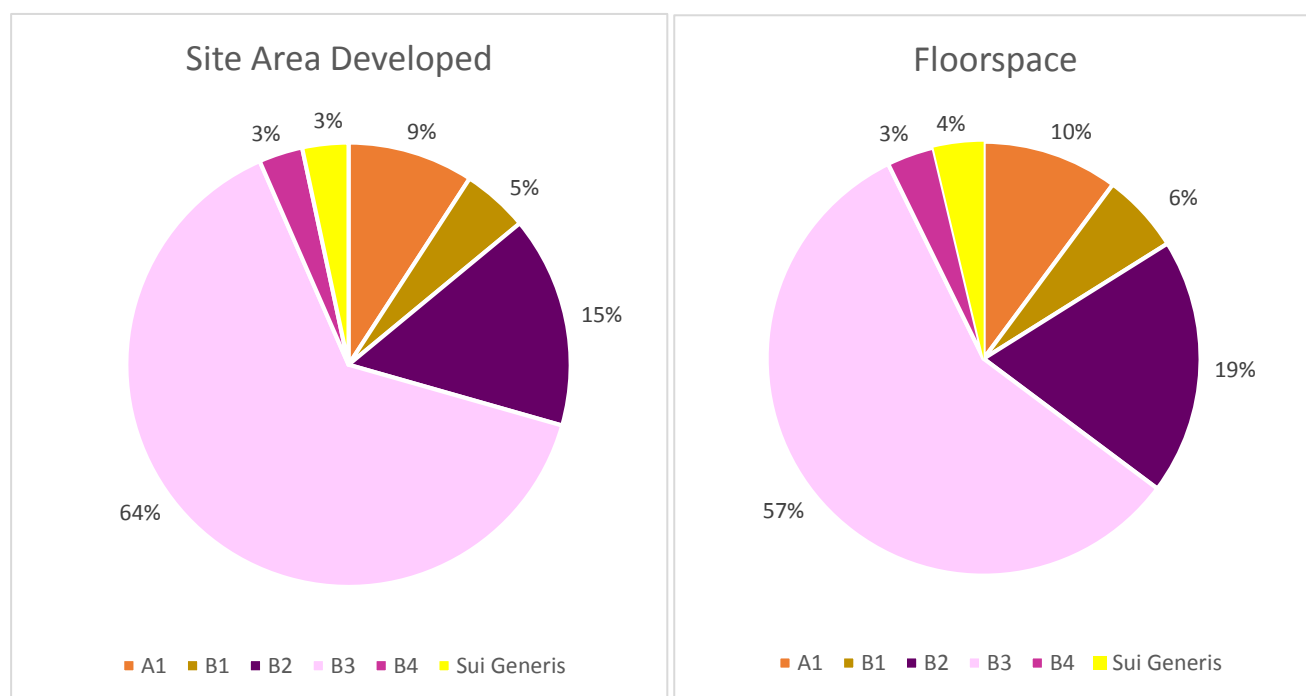
Introduction

The village of Cullybackey is situated approximately 6km NW of Ballymena along the banks of the river Maine. Formerly a mill village, it serves as a Commuter settlement with a Railway halt. There were 3 sites surveyed in Cullybackey. The first is a 0.5ha site situated on Dreen Road to the rear of the service station and contains 4 industrial units. The other 2 sites are located at 2 different locations on the Fenaghy Road...the Cranswick Food Factory, a 2ha site on the edge of the development limit; and Fenaghy Road Industrial Estate (1.4ha).

Cullybackey (Unzoned)	Gross Area (hectares)
Total Area Identified	3.71
Developed land within identified area	3.71
Undeveloped land within identified area	0.00
Land under construction for Industrial Use (as of Nov 2017)	0.00
Other land within identified area	0.00 ^[1]

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

Use Classes



*% of site area (ha) developed per use class ²²

The predominant use class across the village is B3 (General Industrial) accounting for 64% of the total site area. The largest business in terms of site area is Cranswick Foods (1.4ha) located on the Fenaghy

²² **Use Classes:** A1 – Shops. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution.

Road. The remaining site areas are made up of shops, Business and light industry.

Planning and Development Activity

There are currently no live planning applications however Hilltop Motors on Fenaghy Road recently gained approval to extend their showroom to the front of the property (LA02/2017/0483/F) while Cranswick Foods have extended their factory to provide a plant room (LA02/2017/0258/F).

Vacancies & New Occupiers

Cullybackey livestock market was originally located next to the units on Dreen Road but was demolished circa 2014 to make way for 45 dwellings – approved under planning application G/2014/0078/F. Cranswick Foods have taken over the factory on the Fenaghy Road formerly owned by Dunbia.

Greenisland

Introduction

Greenisland lies approx. 4km 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 2km east of Greenisland.

Greenisland is therefore not included in this industrial survey.

Whitehead

Introduction

Whitehead lies approx. 7km 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 5km south-west of Whitehead.

Whitehead is therefore not included in this industrial survey.

Borough Summary

Zoned land

Across the Borough there is a total of approx. 296ha of land zoned for Industry in the 3 main towns of Ballymena, Carrickfergus and Larne. As seen in the table below, approx. 122ha of this has been developed (not including access roads, communal landscaping etc.)

Borough (Zoned)	Gross Area (hectares)
Total Area Identified	295.71
Developed land within zonings	122.05
Undeveloped land within zonings	156.74
Land under construction for Industrial Use (as of Nov 2017)	0.00
Other land within zonings	16.92 ^[1]

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

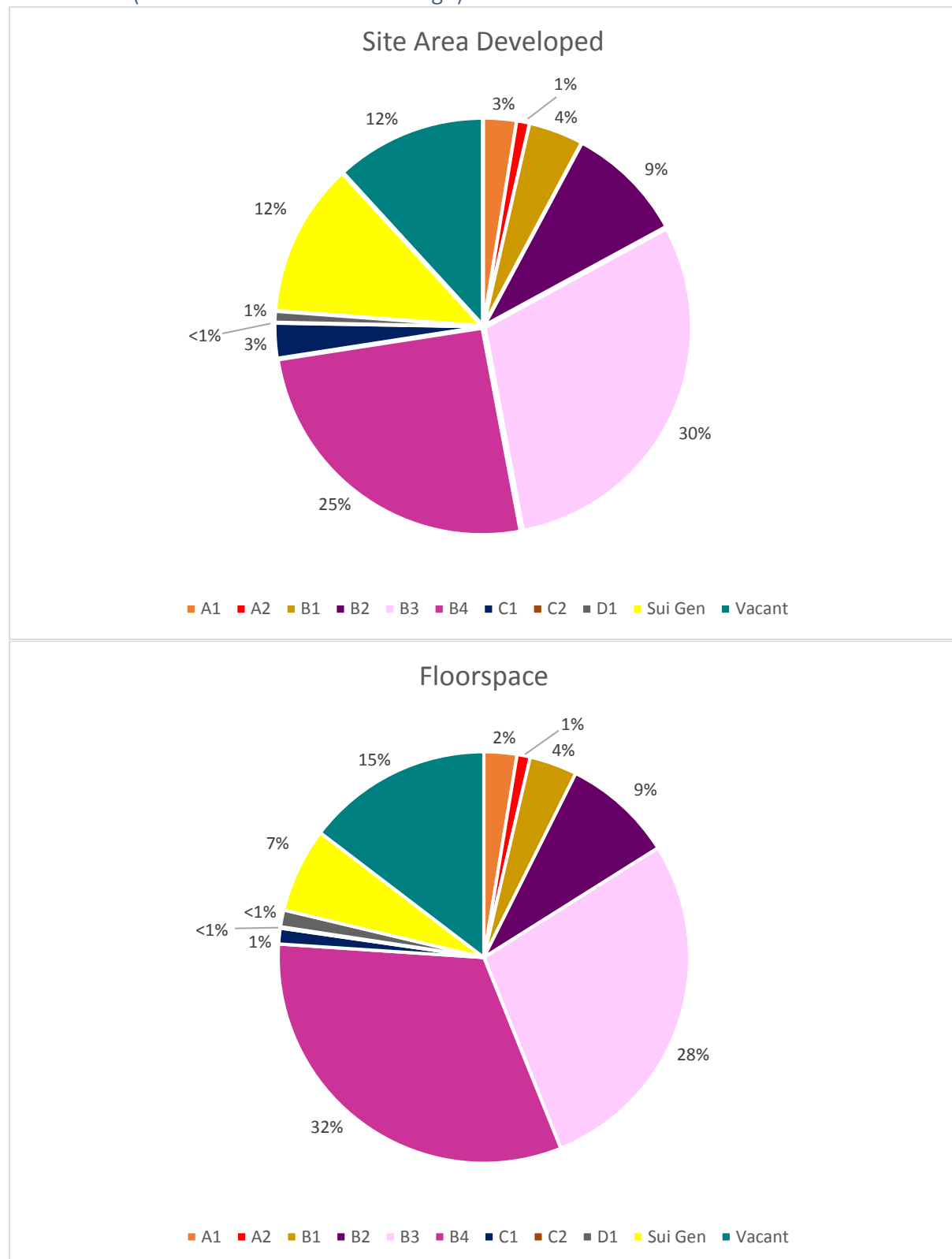
The table below shows a breakdown of this 122ha of zoned land that has been developed for a specific land use.

Use Class (Zoned Sites across Borough)	Gross Site Area (hectares)
A1	3.13
A2	1.21
B1	5.20
B2	11.30
B3	36.60
B4	31.17
C1	3.31
C2	0.06
D1	1.03
D2	0.00
Sui Generis	14.69
Vacant	14.41
Under Construction	0.00
TOTAL	122.05

From this table it can be seen that the predominant land use on zoned Industrial Land has been B3 General Industry with approx. 37ha, followed by B4 – Storage & Distribution on approx. 31ha. The traditional Industrial land uses of Light Industry, General Industry and Storage & Distribution (B2, B3 and B4) account for a total of approx. 79ha of this 122ha developed, with B1 use classes accounting for a further 5ha. Sui Generis uses also make up a sizeable amount (approx. 15ha) of the developed site area. The table also shows that over 4.3ha of Industrial land has been lost to ‘A’ use classes (Retailing, Financial and Professional services) which may be more appropriately located in the town centres. In addition, approx. 3.3ha of industrial land has also been lost to Residential (C1)

development. 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)



From these pie charts, it is demonstrated that on zoned sites across the Borough, 64% of site area and 69% of total floorspace has been developed for the traditional Industrial Land Uses of Light Industry, General Industry and Storage & Distribution (B2, B3 and B4). Also, 4% of both site area and floorspace is currently utilised as B1 Business use such as offices, call centres and R&D facilities bringing a potential total of 68% of site area and 73% of floorspace in zoned sites developed for all B use classes.

In addition, 12% of site area within developed zoned land has been developed for Sui Generis uses – which equates to 7% of floorspace developed.

Across the Borough's zoned Industrial sites, there is a 12% vacancy rate, which equates to a 15% floorspace vacancy. Furthermore, it can be concluded that approx. 8% of developed site area and 5% of floorspace on zoned land across the Borough is currently being used for uses within the A, C and D use classes – resulting in economic land being lost to non-industrial uses, something which PPS 4 seeks to prevent.

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

Through the surveying of nearly 500ha of land across the Borough for the purposes of this monitor, it has been established that there is approx. 304ha 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	493
Developed land within identified area	304
Undeveloped land within identified area	157
Land under construction for Industrial Use (as of Nov 2017)	0.53
Other land within identified area	31 ^[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.

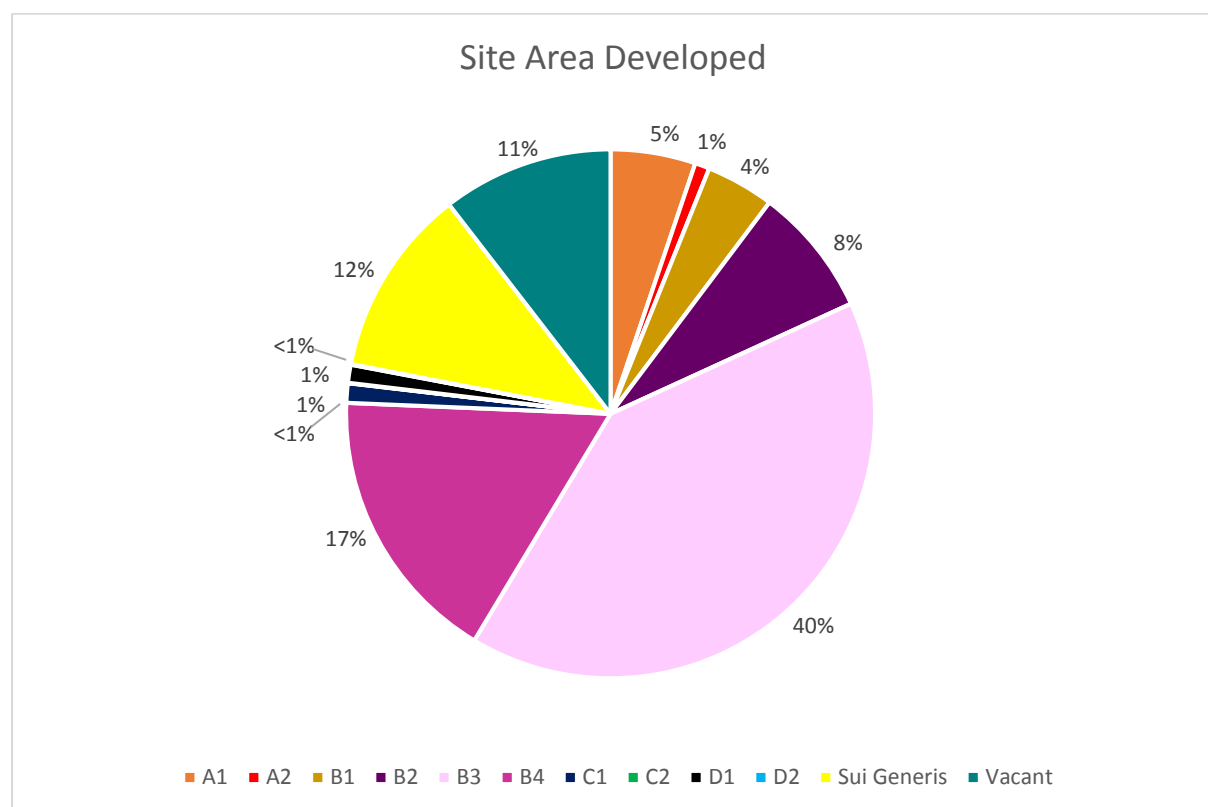
Use Class (All sites surveyed across Borough)	Gross Site Area (hectares)
A1	15.65
A2	2.69
B1	12.57
B2	23.82
B3	121.95
B4	51.39
C1	3.58
C2	0.06
D1	3.32
D2	0.12

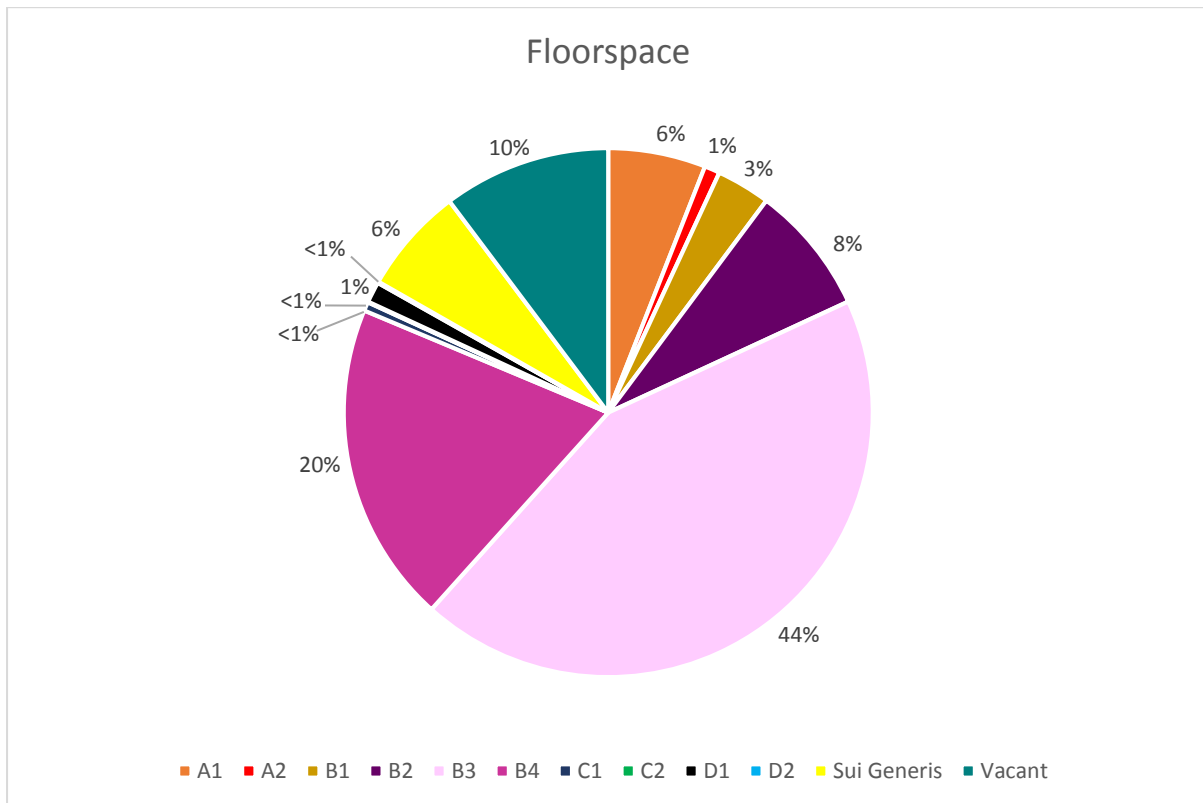
Sui Generis	34.72
Vacant	31.54
Under Construction	0.53
TOTAL	304

From this table it can be seen that the predominant land use on all surveyed Industrial Land across the Borough is B3 – General Industrial (approx. 122ha), which would highlight the Borough’s strong tradition of manufacturing. There is also approx. 24ha used for Light Industry, and 51ha used for Storage & Distribution purposes. The traditional Industrial uses (B2, B3 and B4) make up approx. 197ha of the 302ha developed total site area. Sui Generis uses also make up a sizeable amount (35ha) of the developed site area within industrial sites. The table also shows that there is approx. 31.5ha of developed Industrial land currently vacant.

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 Uses. D2 – Assembly and Leisure. Sui Gen – 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 has been B3 General Industrial – this accounts for 40% of total site area surveyed and 44% of total floorspace. The traditional ‘Part B – Industrial and Business Uses’ make up a total of 65% of site area developed, or 72% of total floorspace surveyed. Sui Generis uses equate to 12% of site area, and 6% of floorspace surveyed. Also, 5% of site area and 6% of floorspace in Industrial areas is currently being used for Retailing (use class A1).

From these pie charts, it is also demonstrated that 11% of developed site area and 10% of total floorspace within the Industrial areas surveyed are currently vacant (31.5ha). With the addition of approx. 157ha of zoned Industrial land not yet developed, there is a total of approx. 188ha of Industrial land either undeveloped or vacant within the Borough at the time of survey.

Appendices

Appendix 1 – Ballymena (2003-1017 Comparisons) (comparisons based on 2003 DOE HQ DPRT Industrial Topic Paper for ABL Plan)

Table 1 - Galgorm 2003-2017 Comparison

Site Ref 2003	Occupant 2003	Use Class 2003	Temp Ref 2017	Occupant 2017	Use Class 2017	Site Area 2017 (m ²)
1	Wright Bus Ltd	B3	65	Wrightbus Ltd	B3	38856
2	NICOD	D1	67	Greenpastures Church	D2	7093
3	Crown Development	B3	68	Wrightbus International/Composites	B3	20656
4	Gallaghers Ltd	B3	587 - 594	JTI Ltd	B3	199857
5	Dayfresh	B4/A1	64	Wrightbus Metallix	B3	14610
6	Rebo Developments	B4	63	Galgorm Meats	B3	5021
7	Irwin Metalcraft	B3	68	Wrightbus International/Composites	B3	20656
8	Vacant	-	-	Wrightbus International/Composites	B3	20656
9	Carnview Hatcheries	B3	62	Vacant	-	10314
10	Ballymena Business Dev.Centre Ltd	B1/B2/B3	1A - 61	Ballymena Business Dev.Centre Ltd	B1/B2/B3	16723
11	Wilson Trust	-	GAL 1	Residential	C1	4398

Table 2 - Woodside Road 2003–2017 Comparison

Site Ref 2003	Occupant 2003	Use Class 2003	Temp Ref 2017	Occupant 2017	Use Class 2017	Site Area 2017 (m ²)
1	-	-	100	Carey Floor Care	B3	2551
			101	E.A Bell Country Stores Ltd	A1/B4	9414
			102	Ballymena Livestock Market	Sui Generis	36477
			WT1	Wind Turbine 1	B2	634
			WT2	Wind Turbine 2	B2	468
2	Michelin	Sui Generis	103	Michelin Athletic	Sui Generis	25438
3	-	-	99	MB Motors Ballymena	Sui Generis	3297
4	Invest NI	-	WS13	Invest NI		45023
5	-	-	70	K & G McAtamney	B3	9961
6	-	-	71	Albert Graham	B2	4738

7	Magee	A1/B4	74	Magee Clothing	A1/B4	2256
	SVM Fashion Retailers	A1/B4	75	S.V.M Group (Hire Class)	A1/B4	1127
	Vacant	-	73	Monkey Business	Sui Generis	1127
	Vacant	-	72B	Q Radio	Sui Generis	1127
8	Sun Start Bakery	B2	76	Vacant	-	4750
9	-	-	82A	Shaw Automation	B3	4073
10	Sports Surfaces (Ireland) Ltd	B4/B1	-	-	-	-
10	Crawford Contracts	B2	83	Crawford Contracts Group Ltd	B2	4333
11	-	-	88	Glens of Antrim	B4	13187
			WS15	Sub Station (Utilities)	Sui Generis	3327
12	FW Metson & Son	B3	89	Elm Grove Foods	B4/B2	4268
13	Dungannon Meats	B3	WS7	Vacant	-	9755
			90	The Colosseum Gym	Sui Generis	971
			91	Valdez Gymnastics	Sui Generis	1942
			92	ACR Automation Ltd	B3	1942
			93	CCS – Complete Casing Solutions	B2/B1	1942
			94	Europe Fastenal	B4	2913
			95	Triangle Housing Association Ltd	B1	971
			96	Bespoke Decor	A1	971
			97	Total Pools & Leisure	A1/B1	971
14	S & B Textile clothing & recycling	B2	87	Vacant	-	8212
15	Doherty & Grey	B3	86	Doherty & Grey	B3	11535
16	Thermo King	B3	85	Thermo King	B3	3253
17	Patton Group HQ	B2	84	Greenmount House (HSE Business Service Organisation)	B1	8463
18	Raceview Karting Centre	Sui Generis	77	Raceview Karting Centre	Sui Generis	7239
			78A	Pass Door Systems	B2/B4	3470
			79	The Dojo Martial Art & Fitness Centre	Sui Generis	1735
			80	Carey Floorcare Equipment (Sales,	A1	1735

				Service & Hire)		
			81	Cedar Foundation	A2	1735
19	-	-	WS5	Vacant	-	19235
20	Derek Burnside Electrical Contractor	B4	173	Derek Burnside Electrical Contractor	B4	2426
21	Ace Fixings	A1/B4	169	Ace Fixings	A1/B4	7395
22	McConkey Building Contractor	B2/B4	172	McConkey Building Contractor	B2/B4	958
23	Braid Oil Depot	B4	171	Two Trees Recovery Service	B2/B4	812
24	New World Developments	B3/B4	170	Apeer Doors	B3/B4	12761
25	Moore Concrete	B3/B4	98	Moore Concrete (Zoned)	B3/B4	21876
-	-	-	98	Moore Concrete (Un-Zoned)	B3/B4	52545
26	North Antrim Turkeys Limited	B3	WS18	Moy Park (Turkeys)	B3	6122
27	Michelin	B3	104	Michelin	B3	261918
-	-	-	WS17	Printers	B2	7655

Table 3 - Pennybridge 2003–2017 Comparison

Site Ref 2003	Occupant 2003	Use 2003	Class	Site Ref 2017	Occupant 2017	Use Class 2017	Site Area 2017 (m ²)
1	Kane Poultry	B3		176	Moy Park Ltd	B3	59000
2	DOE Roads / Water Service	B4		180	DOE Roads / Water Service	B4	37480
3	Maybin Property Support Services	B3		108	McCarroll McConnell Insurance Brokers	A2	1669
4	Smiths Engineering Works	B2		113	Smiths Engineering Works	B2	4972
5	NIHE Fleet Support Workshop	B2		122	NIHE Fleet Support Workshop	B2	3454
6	WW Electrodiesel Ltd	B3		126	Ballymena Autoparts	A1	1241
7	BM Electrical	A1		128	BM Electrical	A1	2256

			129	Engineering Essentials	A1	4512
8	JP Corry	A1	130	JP Corry	A1	6768
9	Mid Antrim Signs	B2	160	Mid Antrim Signs	B2	1647
10	Nigel Whann	B2	164	Nigel Whann	B2	3207
11	Dale Farm	B3	146	Dale Farm	B3	32754
12	Fyfes Vehicle & Engineering Supplies Ltd	A1	145	Fyfes Vehicle & Engineering Supplies Ltd	A1	4974
13	WR Kennedy & Co	Sui Generis	144	WR Kennedy & Co	Sui Generis	3180
14	Grants Electrical	A1	112	Grants Electrical	A1	4005
15	Rory Woolf Engineering		115	Wrights Metallix	B3	4583
16	Vehicle Inspection and Driving Test Centre		121	Vehicle Inspection and Driving Test Centre	B2	10402
17	NIE	B1	175	NIE	B1	18938
18	Ballymena Meats	B3	138	Ballymena Meats	B3	10541
19	Plumbing Centre		131	Ballymena Honda	Sui Generis	1034
			132	Plumb Centre	A1	1279
			133	GS Motorcycles	A1/Sui Generis	3307
			134	Lifestyle Fitness	Sui Generis	2422
20	Fitness First	Sui Generis	135	Vacant	-	2762
			136	HCZI Healthcare	A2	1646
			137	Fun Factory	Sui Generis	1156
21	BT	B2	588A	Council Recycling Depot	B4	6562
22	DHSS	A2	141	Pennybridge Resource Centre	A2	2800
23	Home First Commitments Trust	D1	142	George Sloan centre for Mentally Handicapped	D1	2506
-	-	-	586B	Village Floors	A1	640
			587C	Financial Services @ Old Bank Buildings	A2	620
			107	St Davids Poultry Team	D1	3696
			109	Martin Phillips	A1	4328
			168	Dale Farm Depot	B4	2792

			167	Harry Dunlop Refrigeration	A1	1742
			166	Bathshack.com	A1	1742
			165	Wilplas uPVC Showroom	A1/B4	2434
			162	Ciga	B2	5249
			161	Advanced Engineering	B2	1647
			159	Alexander Bonar & Co Ltd	B2	1647
			158	Advance Engineering Compassion	B2	1647
			157	Community Equipment Centre	B4	6463
			174	Village Blinds	B2	6732
			105A	Undeveloped	-	5345
			163	Nicholl 24hr fuels	Sui Generis	3589
			588A	Council Recycling Yard	B4	6562
			155A	Pennybridge Accounting	A2	328
			155B	Grafters Café and Sandwich Bar	Sui Generis	344
			155C	RGS Property Management/Funding	A2	328
			155D	Ladies & Gents Hairdresser/Nail Salon	A1	281
			155E	Sarah's Sport Massage	A2	275
			155F	McKeown PAT Testing	B1	281
			155G	Michaela Salon	A1	270
			155H	Mid Antrim Blinds	A1	278
			155I	Independent & Financial Advisors	A2	259
			156A	Repair Shop NI	B3	1052
			156B	Ballymena Auto Radiator Specialists	B3	999
			156C	Strahan Financial Advisors	A2	921
			156D	Auto Tune	B2	921
			156E	Joe's Taxis	B1	979
			147	SRG Financial Management	A2	450
			148	Intro Link Financial Advise	A2	829
			149	Peak Physique Gym	Sui Generis	712
			150	Victory Praise Community Church	D1	777
			151	Wilsons Ballymena	A1	685
			152	Just Tiles & Bathrooms	A1	1215

			153	The Baby Shop	A1	901
			154	CEF – City Electrical Factors	A1	966
			143	Barron & Brennan Wholesale Builders Merchants	A1	1928
			140	W.R Kennedy & Co.	Sui Generis	3180
			111	Beggs & Partners	A1	3543
			116	HSS Hire	Sui Generis	1538
			117	J.N.K Components	A1	1249
			139	J.N.K Components	A1	1249
			125	Vacant	-	1241
			127	Johnstones Decorating Centre	A1	1241
			123	Yesss Electrical Wholesale	A1	1820
			124	Screw Fix	A1	3641
			120	Peugeot / Toyota Curtis	Sui Generis	4506
			119	Rapid Fit - Ford	B2	5170
			118	Auto Clean	Sui Generis	1722
			114	Edwin May VW	Sui Generis	3690
			110	Vacant	-	505
			106	Walter S. Mercer	A1/B2	2342
			105	Vacant	-	2342
			178	C P Hire	Sui Generis	4685
			177	R. Kennedy New Holland	Sui Generis	11007
			179	Kitchen Concepts	A1/B2	6466

Table 4 - Harryville (Queen Street) 2003-2017 Comparison

Site Ref 2003	Occupant 2003	Use Class 2003	Site Ref 2017	Occupant 2017	Use Class 2017	Site Area 2017 (m ²)
1	Hicking Pentecost & Co (NI Ltd)	B3	-	Residential Buildings	C1	-
2	Northern Beverages	B3	226	Norbev Bottle Factory	B3	11264
3	Kellys Fuels Oil Distributor	B3	-	Undeveloped	-	-
4	CM Traven Engineers	B3	212	LCC Ltd	B4	3966

5	Maine Upholsters	B4	212	LCC Ltd	B4	3966
6	Maine Engineering	B3	227	Mulgrew Transport	B4	8131
7	John Crane UK Ltd	B3	181	Vacant	-	10894
8	Montrose Garden Centre & Office Block	B3	196 A	PHS Treadsmart	B3	882
			196 B	Family Life Foundation	D1	464
			196 C	Reach & Teach Ministries	D1	464
			196 D	Montrose Garden supply	A1	5201
8	Aerospace Metal Finishes Ltd		196 E	Aerospace Metal Finishes	B3	882
9	Ballymena Construction Company	B3	182	Vacant	-	28193
			228	Vacant	-	21060
10	Derelict	B3	-	-	-	-
11	WHS Properties	B3	225	Royal Mail sorting office	B4	4026
12	Kyle Insurance Brokers	A2	217	Dwelling Place Christian Fellowship	D1	992
-	-	-	197	A1 Electrics.com	A1/B4	1230
			198	Dontaur Precision Engineering	B3	6292
			189	Factory craft shop	B2	1310
			190	Ballymena Radiator Specialist	B2	2357
			191	Bally Bingo	D2	1222
			192	Wooden it be nice	A1	333
			193	First stop tyres	A1/B2	363
			194	Woodstyle	A1/B2	1568
			195	Garage door systems	B2/A1	5684
			586	Vacant	-	1062
			602	Lynas Outlet	A1	4236
			187	Hérons Bros	B1/B4	353

			188	CE Tech	B2/A1	210
			186	Rodney Fleck Specialist cars	B2	225
			183	Dropinn charity shop	A1	226
			184	Nadines Diner	Sui Generis	146
			185	Wok 2 Box	Sui Generis	160
			P1	BPC (Ballymena Protection Centre)	A2	95
			P2	Donnas Hair Studio	A1	111
			P3	Zoes Beauty Spot	A1	108
			P4	AREK car design	A1	538
			P5	Arbuckle & Calderwood	A1	892
			P6	James McNeill Auto Electrics	B2	659
			P7	Black Emerald fuel centre (LCC Oil)	A1/B4	571
			P8	Storage	B4	306
			223	JBE Mechanical & Electrical	B1/A2	1511
			221	The Braid Gallery	A1	675
			219	Engineering training centre	A2	644
			218	Braid Electrical services	B2	445
			213	Braid Engineering	B2	1156
			224	Ballymena Road Club	D1	1459
			214	C & R Engines	B2	1156
			215	Auto Star tint	B2	745
			216	BPH Engineering	B2	771
			207	Gillan Machine Tools Ltd	B2	1126
			208	Vacant	-	2245

			209	Algram (Albert Graham Ltd)	A1/B4	3068
			210	Kellys Fuels/Braid Fuels	Sui Generis	267
			211	Tommy Wright	B2	530
			206	P.S.V Cleaning Service	Sui Generis	122
			199	Motor Body Repair & Styling	B2	997
			200	Lady Smith Pet Shop	A1	292
			201	Erwin Bathrooms	A1	192
			202A	BMT Car Service	B2	143
			202B	Tower Signs	B2	288
			203	Ballymena Engine Spares	B2/A1	1702
			204	S McAfee & Son Car Sales	Sui Generis	2315
			205	Hi Q	A1/Sui Generis	1410

Table 5 – Willowbank / Drumnahoe Road 2003-2017 Comparison

Site Ref 2003	Occupant 2003	Use Class 2003	Temp Ref 2017	Occupant 2017	Use Class 2017	Site Area 2017 (m ²)
1	P & O East Antrim Distributors	B4	241	Vacant	-	33099
2 & 3	Newington Agencies and Waveline Ltd	B4	241	Vacant	-	33099
2 & 3	Newington Agencies and Waveline Ltd	B4	241	Vacant	-	33099
3	Waveline Ltd	B4	241	Vacant	-	33099
4	Invest NI (Vacant)		243	Globus 3 Ltd	B3	77
			244	Oasis Design Studio	A2	72
			245	Brolis Photonics	B1	137
			246	GSL – Speckle Techies	A2	74
			247	Stealth Translations	A2	129

			248	Vacant	-	71
			249	Horan Engineering	B1	25
			250	Vacant	-	17
			251	Electec	B1	18
			252	May Murray Foundation	B1	21
			253	Chain HR	A2	21
			254	JT Spas	B4	38
			255	Willowbank Nursery	D1	279
			256	Vacant	-	361
			257	Blazin Digital	A2	261
			258	RES UK & Ireland	B1	294
			259	Martin Contracting Services	B1	281
			260	Raptor Photonics	B1	568
			261	Duoblast	B1	261
			262	Vacant	-	571
5	Vacant	-	263	Vacant	-	2741
			265	LCS – Low Carbon Solutions	B1	3008
6	B9 Energy	B1	266	B9 Energy	B1	4156
7	Invest NI (Vacant)	-	264	Vacant	-	14383
8a	Ivex Pharmaceutical	B3	268	Actavis (Accord)	B2	38014
8b	Ivex Pharmaceutical	B3				
9	Topping Meats	B3	267	Topping Meats	B3	16542
10	-	-	240	Vacant	-	321132

Table 6 – Ballyloran 2003-2017 Comparison

Site Ref 2003	Occupant 2003	Use Class 2003	Temp Ref 2017	Occupant 2017	Use Class 2017	Site Area 2017 (m ²)
1	AVX Ltd	B3	269	Caterpillar storage	B4	37262
2	Roadferry Express Distribution	B4	277	Vacant	-	7523
3	Vacant	-	270	Vacant	-	22780

Table 7 – Larne Harbour / Redlands 2003-2017 Comparison

Site Ref 2003	Occupant 2003	Use Class 2003	Temp Ref 2017	Occupant 2017	Use Class 2017	Site Area 2017 (m ²)
5	Vacant	-	320	McKenzies Ltd	B3	8131
			321	Freight Direct Ireland Ltd	B4	11796
			322	Terumo BCT	B4	11023
			323	McKenzies Ltd	B3	6648
			324	AM Nexday	B4	8073
6	Vacant	-	304	Curran Court Hotel	Sui Generis	4683
			305	KFC	Sui Generis	5090
			306	BPC Ventilation	B2	1866
13	Larne Harbour Ltd	B1	329	Asda Depot	B4	28275
15	Larne Harbour Ltd	B1	311	Fire Service Storage	B4	1876
			312	Haldane Fisher Builders Yard	A1	2568
			313	Resto Paint Centre	A1	590
			314	Drivewayrestore.co.uk	B4	313
			315	Crossfit Larne	Sui Generis	266
			316	Subway	Sui Generis	305
			317	P & O Ferrymaster	B1	344
			318	Spar & Topaz Fuel	Sui Generis	1735
			319	Warmfill	B3	8203
16	Fry Transport	B4	308	Storage (Turbines on site)	B4	5957
			309	Fry Transport	B4	9016
			310	Dept of Agriculture Inspection Centre	B1	5271
20	Invercom Papermills Ltd	B3	325	DA Architects	A2	71
			326	PHS Compliance	B1	63
			327	Northern Automation Ltd	B2	265
			328	Lending Services Design Limited	A2	132
			578 - 583	Vacant	-	-
21	Larne Harbour Ltd	B1	307	Weigh Bridge / Port	B2	193

Appendix 2 – 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.

