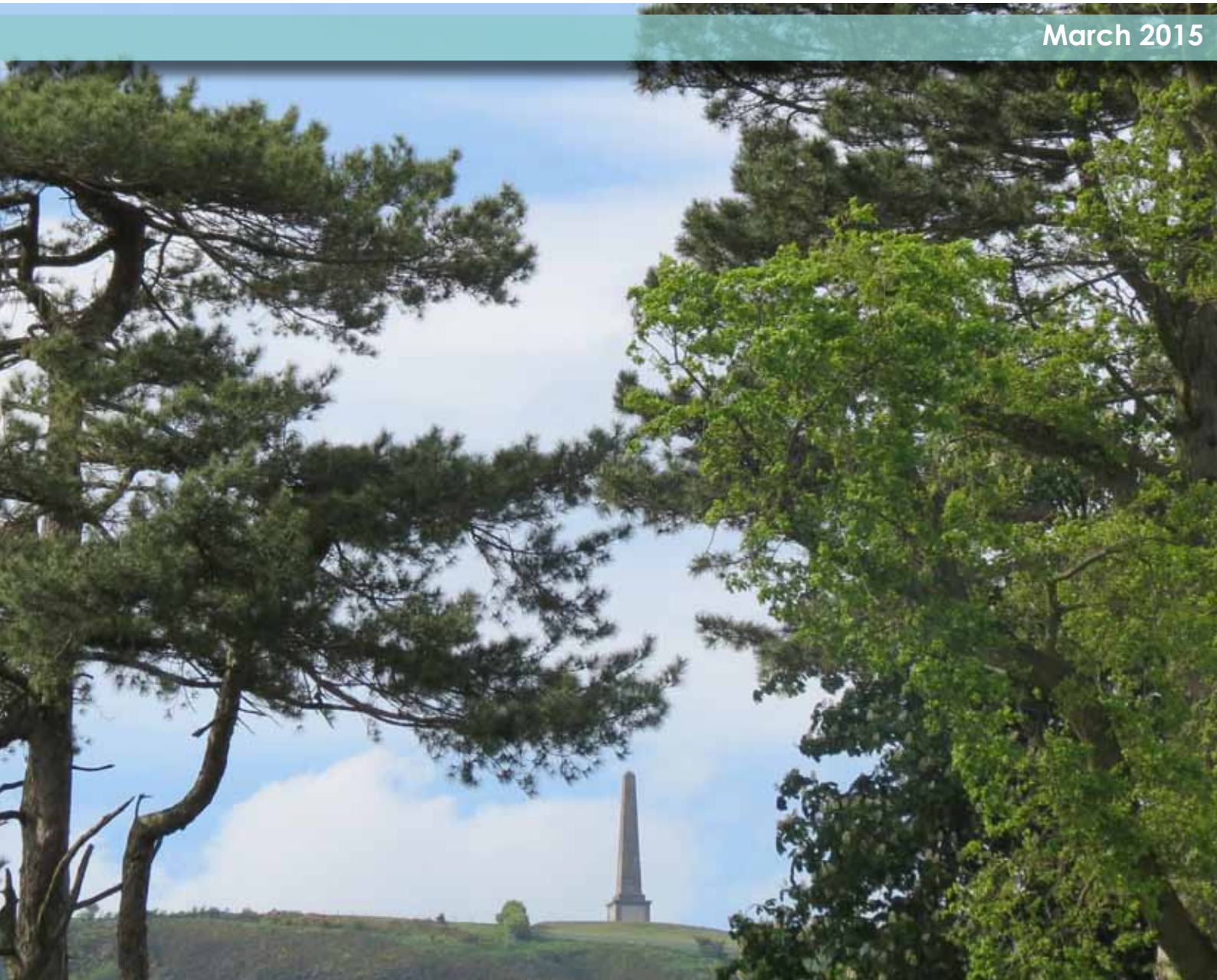


A stylized illustration of a green hill under a teal sky. On the hill, there is a tall, grey, obelisk-like monument. To the left of the monument, a person is silhouetted against the sky, holding a string for a kite. To the right of the monument, two more people are silhouetted, standing together. The hill is a solid green color, and the sky is a solid teal color with white, fluffy clouds.

Greenisland

Development Framework

March 2015



**Executive Summary
Document**

Introduction

Carrickfergus Borough Council (CBC) and their funding partner, the Department of Social Development (DSD) appointed URS in June 2014 to prepare a Development Framework for the settlement of Greenisland. The Development Framework is a non-statutory masterplan and will provide an outline for the promotion, implementation and timing of urban regeneration, physical, social, economic and community development initiatives in the settlement over the next 10-15 years.

This summary document presents a synopsis of the final report. It focusses on the following key areas:

- The process
- Visioning and objectives
- The proposals
- Action plan

Analysis

A wide range of information gathering and survey methods have been used as part of the analysis stage of the Greenisland study. The mechanisms have ranged from field surveys through to desktop analysis and telephone surveys. The variety of methods used has enabled us to build a detailed profile of how Greenisland is operating today and assists in informing decisions on future proposals.

Consultation

Consultation has been the cornerstone of the Greenisland Development Framework. The team has communicated with as many local stakeholders and members of the public as possible within the project timescale. This ensured that any projects or proposals emanated from within the community and therefore were positively received once incorporated into the Development Framework.

A broad spectrum of consultation methods were engaged and ranged from:

- Site walkabout – June 2014
- Project steering group meetings (5 in total)
- Client meetings (5 in total)
- Individual meetings with key stakeholders (approx. 40 meetings)
- Householder telephone surveys (sample of 200)
- Opinion surveys administered through 5 local churches (36 written responses)
- Workshops held with various sectors within Greenisland e.g. sports organisations, community organisations, churches (3 in total)
- Open house launch event, 3rd October 2014 (approx. 50 attendants)
- Public consultation for 12 weeks (46 written responses).

Vision

The vision was developed through the consultation stage of the project and agreed with the steering group.

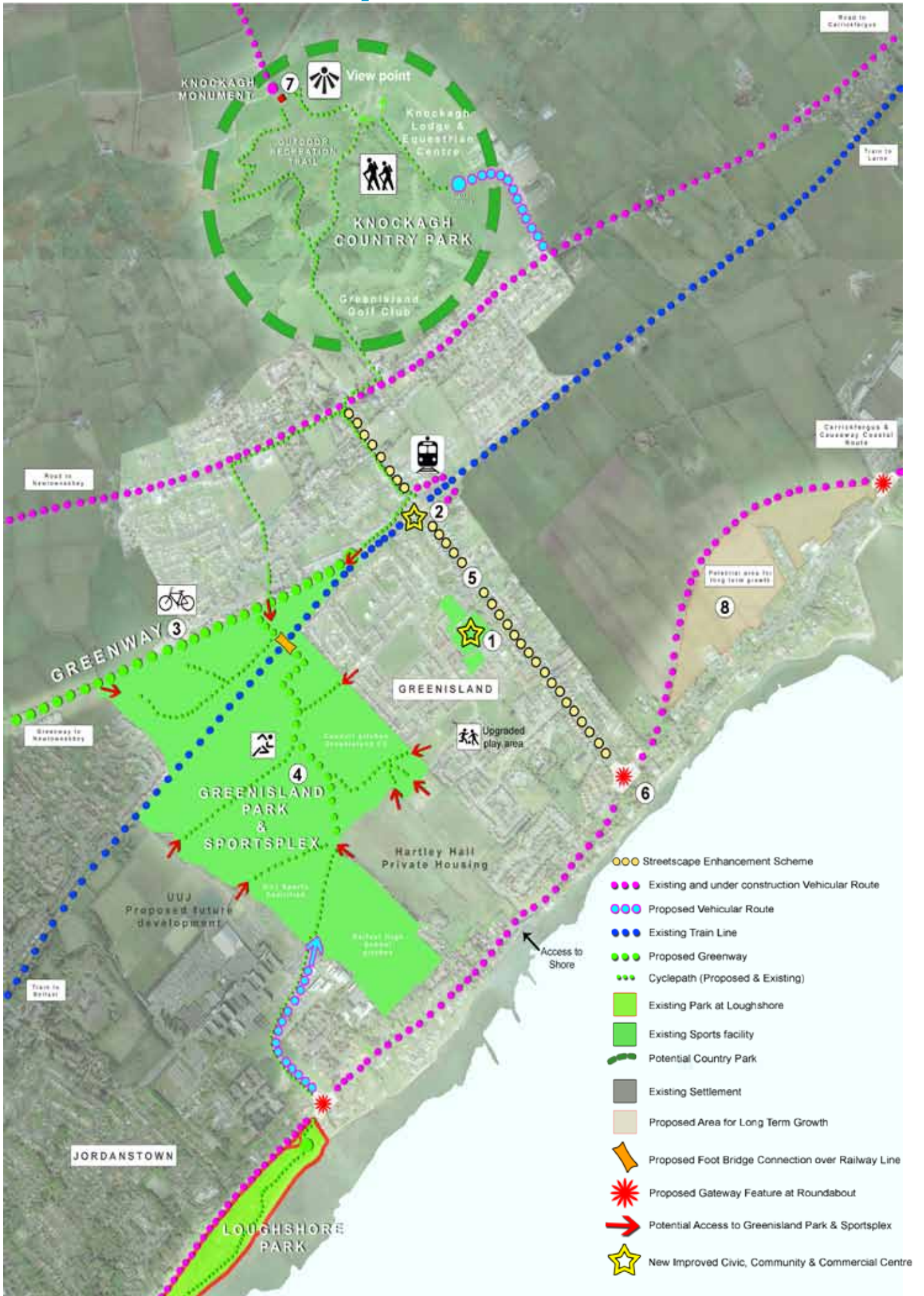
“By 2030, Greenisland will have become a fully integrated community which has retained its own sense of character and identity. There will be a strong community network of activities and services that are based around the new civic, commercial and community hub. The hub will be supported by the improved walking, cycling and vehicular connections throughout Greenisland and its neighbouring settlements. Greenisland will have taken advantage of its surrounding natural assets to attract more visitors through the implementation of a first class network of parks, recreation and sporting and wellbeing facilities.”









Regeneration Objectives

In order to achieve the vision it is important to set out the core objectives which can act as targets to measure success over the next 15 years. The core regeneration objectives which were agreed and identified through consultation are highlighted below and form the foundations of the development framework:

- a) To improve the physical and social connection within Greenisland and also to its neighbouring settlements***
- b) The creation of a civic, commercial and community hub that is welcoming and accessible to the entire population of Greenisland***
- c) Continual improvement of Greenisland as a centre of sport & outdoor recreation excellence and as a focus for recreation and leisure well-being for the wider region***
- d) Fully utilise and exploit the existing physical assets that Greenisland has in abundance (Belfast Lough, Knockagh Escarpment and the surrounding areas of natural green space).***

Greenisland by 2030



Key		
1	Community Hub - Glassillan <ul style="list-style-type: none"> New Community Centre and civic building Environmental improvements to the Green Shop frontage improvement scheme Residential improvement scheme New commercial/retail space 	
2	Improved layout of Train Station Access <ul style="list-style-type: none"> New mixed use station/commercial building Widened tunnel and new plazas Linkage to Greenway and cycling facilities Potential improvements to station parking facilities 	
3	Greenway <ul style="list-style-type: none"> Development of the disused railway for use as a car free cycling and walking route linking Greenisland with Monkstown 	
4	Greenisland Park and Sportsplex <ul style="list-style-type: none"> New shared sporting facilities - 3G pitch Natural landscaped parkland Rationalised allotment area New pedestrian/cycle footbridge to connect with the Greenway 	
5	Station Road Upgrades <ul style="list-style-type: none"> Public realm upgrades along the length of Station Road To connect to the improved Train Station area 	
6	Gateway Strategy <ul style="list-style-type: none"> Use of artwork as part of a wider branding strategy for Greenisland Installations proposed for Shore Road, Upper Road and the Train Station 	
7	Knockagh Viewpoint and Country Park <ul style="list-style-type: none"> Full access to a new viewpoint at Knockagh Monument Wide range of recreational facilities New parking and visitor facilities 	
8	Potential area for Future Growth <ul style="list-style-type: none"> Long term reserve of land for use as required 	

Action Plan*

Projects are hoped to commence within the timeframe

		Proposal	Description	Obj	Priority	Commencement	Cost
GLASSILLAN HUB	1a	Construction of a new mixed use community/civic building	The Hub building will serve as the youth and community centre, library, meeting space, Baptist Church and associated civic/community services	B	HIGH	0-5 YEARS	£8m
	1b	Environmental improvements to Glassillan Green	To include play park, band stand, upgraded paths, additional tree planting together with relocation of the bus stop and a new gateway entrance	C	MEDIUM	0-5 YEARS	£1.8m
	1c	Residential re-imaging scheme	Exterior rebranding of residential buildings	B	MEDIUM	0-5 YEARS	£1.3m
	1d	Shop frontage improvement scheme	Exterior rebranding of shops to include streetscape and parking upgrades	B	MEDIUM	0-5 YEARS	£1.3m <small>inc £105k shopfronts</small>
	1e	New commercial units	Conversion of some residential units to retail use subject to future demand and consultation	B	LOW	5-10 YEARS	£700k
TRAIN STATION IMPROVEMENTS	2a	Relocation of railway station building	Existing building to be relocated south of the line. Construction of new mixed use building to consist of a mix of station office, retailing and services such as a shop, a coffee shop or a small restaurant	A	HIGH	0-5 YEARS	£1.4m
	2b	Construction of new commercial units	Small retail/service node to replace and add to existing offering	A	MEDIUM	5-10 YEARS	£2m
	2c	Tunnel upgrade and park and ride extension	Widening of existing tunnel and improvements to include feature lighting. Extension of car park to include area of existing station building. Consideration to be given to multi-storey option	A	HIGH	0-5 YEARS	£900k
	2d	Reconfigured station entrances and access arrangements	Redesign of station entrances by high quality public realm design. Access and improvements to the cinder path and cycling provision	A	MEDIUM	0-5 YEARS	£400k
	2e	Creation of Station Plaza	Feature entrance to the station and tunnel	A	MEDIUM	0-5 YEARS	£500k
GREEN WAY	3a	Implementation of the “greenway” between Greenisland and Monkstown	The railway line between Greenisland and Monkstown is no longer in use. An innovative way of using this asset would be to construct a cycling and walking network between the two settlements (without prejudice to the line’s possible future re-statement).	A	HIGH	0-5 YEARS	£600k
SPORTS- PLEX	4a	Implementation of a shared Sportsplex and natural parkland within the landscape wedge between Greenisland and Jordanstown	Construction of pathways and a new combined pedestrian/cycle bridge linking to the park	C	MEDIUM	10-15 YEARS	£650k
	4b	Cater for a 3G pitch at Greenisland Boys Football Club	Enhancement of existing facilities with provision of 3G facility for all-weather activities	C	HIGH	0-5 YEARS	£500k
	4c	Creation of new linkages and access points to the park for pedestrians and cyclists	New access arrangements to be identified and built with agreement of landowners and local communities	C	MEDIUM	0-5 YEARS	£200k
STATION ROAD	5a	Public realm / environmental improvement scheme	The entire length of Station Road should be improved aesthetically through high quality public realm treatments and tree planting. Consideration should be given to re-examining the traffic calming measures	A	HIGH	0-5 YEARS	£1.7m
GATEWAYS	6a	Roundabouts strategy	The A2 upgrade has provided an opportunity to provide artwork or sculptural pieces which could act as a gateway for Greenisland. There are 3no. roundabouts highlighted where this may become possible	A	LOW	5-10 YEARS	£1m
	6b	Greenway and Upper Road strategy	Artwork or sculptural pieces installed to denote the start of the greenway at the train station and at the Upper Road	A	LOW	5-10 YEARS	£150k
KNOCKAGH PARK	7a	Construction of visitor car parking off the Upper Road	Creation of a visitor car park which would act as a gateway to Knockagh Country Park and the viewpoint and walking routes	D	MEDIUM	0-5 YEARS	£250k
	7b	Restoration of the public right of way	Improve the accessibility of the existing right of ways from Upper Road to Knockagh via the golf club	D	HIGH	0-5 YEARS	N/A
	7c	Installation of recreational trails	Various recreational trails can be created which would cater for walkers, horse trekking or biking	D	MEDIUM	5-10 YEARS	£150k
	7d	Creation of a viewpoint facility	From Knockagh Monument, provision should be made for a temporary café/information point	D	MEDIUM	5-10 YEARS	£160k
GROWTH AREA	8a	Lands dedicated for future growth	This land has been designated for future growth if an identifiable need arises in the long term. The A2 upgrade provides a natural boundary to the development site. This would be subject to due process	D	LOW	10-15 YEARS	N/A

* Subject to land ownership, funding, partnership agreements and appropriate phasing. Projects will start within the allocated priority timescales.

