

# Pre Application Community Consultation Report

St. Patrick's Barracks, Ballymena

## i Document Control

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# 1 Introduction

This Pre-Application Community Consultation (PACC) report has been prepared by The Paul Hogarth Company on behalf of the Department for Communities (DfC) and Mid and East Antrim Borough Council (MEABC). The role of this report is to assist the Local Planning Authority in their consideration of the accompanying full and outline planning applications for the proposed redevelopment of the former military base at St. Patrick's Barracks, Ballymena.

St. Patrick's Barracks is located to the east of Ballymena Town Centre, within the town's settlement development limit. Closed in 2007, after being deemed surplus to Ministry of Defence requirements, the site was subsequently gifted to the NI Executive in 2011 and was later acquired in September 2015 by the Department for Communities (DfC) – formerly Department for Social Development (DSD).

Extending across 14.8 Hectares, St Patrick's Barracks comprises former military buildings and infrastructure and a Parade Ground. It is bounded by an established residential neighbourhood, the Northern Regional College, the Braid River and Castle Tower Special Needs School.

The wider study area comprises the former barracks site as well as two proposed route corridors, one extending northwards to Broughshane Road and the other extending southwards to Larne Road Link.

Outline planning approval is sought for a flagship, shared, mixed use, mixed tenure, housing led regeneration scheme for the former military base, while full planning approval is sought for the detailed design of essential walking, cycling and vehicular infrastructure.

The overarching aim of the project is to deliver a high quality, people orientated place, which breathes new life into this area of the town and generates economic, social and cultural benefits across the wider Mid and East Antrim area.

This overarching aim will be realised by achieving the following individual objectives:

- Obtain outline planning approval for a flagship shared, mixed use, mixed tenure housing led regeneration scheme.
- Obtain full planning approval for the enabling infrastructure works (pedestrian, cycling and vehicular connections).
- Meet the need for social and affordable housing to deliver approximately 150 social and affordable residential units.
- Create a shared neighbourhood in support of the governments shared future ethos;
- Pilot a flagship housing led regeneration scheme.

- Provide a sustainable and accessible place of interest with strong linkages to Ballymena town centre and to local communities, as well as enhancing and preserving the natural environment.
- Promote improved pedestrian and cycle links with Ballymena town centre, the River Braid and other surrounding public facilities, by addressing poor physical connectivity.
- Facilitate social and economic connections through the design of the environment and the improvement of key routes.
- Encourage active ground floor uses to bring life and activity to key streets and spaces within the study area.
- Promote a scale and form of development that protects and strengthens the heritage and urban form throughout the study area, creating sense of shared place.
- Promote new employment opportunities.

Under the Planning (Development Management) Regulations (Northern Ireland) 2015 this proposed scheme is considered a major development within Category 7 - Retailing, Community, Recreation and Culture as it comprises more than 1,000 square metres of gross floor space outside a town centre. As such, appropriate community consultation must be undertaken as it is deemed an essential part of the planning process for proposed developments that fall within the major application thresholds.

This PACC report has been prepared in accordance with Section 27 of the Planning Act (Northern Ireland) 2011. The purpose of this report is to outline the delivery of the consultation process and demonstrate how the legislative requirements set out in Section 27 of the Planning (NI) Act 2011 and Regulation 5 of the Planning (Development Management) Regulations (NI) 2015 have been fully complied with. In meeting these requirements, the report assesses the findings of the consultation process and sets out how the views of the community, local stakeholders and other interested parties have been considered as part of the evolution of the design and preparation of the planning application.

## 2 PACC Legislative Requirements

### **Planning Act (Northern Ireland) 2011**

Section 27 of the Planning Act places a statutory duty on developers to carry out pre-application community consultation for major projects. The first stage in this process is the submission of a Proposal of Application Notice (PAN) to the appropriate Local Authority, twelve weeks in advance of submission of the application.

### **Planning (Development Management) Regulations (NI) 2015**

The Development Management Regulations sets out the minimum requirements for pre-application community consultation. It advises on the content of the PAN and that it should include an account of what consultation the applicant proposes to undertake, when this consultation will take place, with whom, and what form it will take.

### **Guidance Notes**

The Department of Environment Information Leaflet 16 on Pre-Application Community Consultation Guidance and Development Management Practice Note 10 on Pre-Application Community Consultation provides general advice on the consultation process, who to consult and community consultation techniques as well as expanding on some of the requirements set out in primary legislation.

The three PANs (listed below) were submitted to Mid and East Antrim Borough Council (MEABC) on 30th May 2017 and copied to all Elected Members within the District Electoral Area:

- LA02/2017/0497/PAN - Outline application for the proposed mixed use regeneration scheme
- LA02/2017/0498/PAN - Full application for the proposed southern access road
- LA02/2017/0565/PAN - Full application for the proposed northern access road

In accordance with Section 27 of the Planning Act (NI) 2011, the PANs provided descriptions of the proposed development to be carried out, site addresses, site plans and contact details for the applicant. Copies of the three PANs are enclosed in Appendix 1.

By letters dated 20 June 2017, we received written acknowledgment that Mid and East Antrim Borough Council accepted that we had complied with the requirements set out in Section 27 of the Planning Act. Copies of these letters are enclosed in Appendix 2.

### 3 PACC Strategy

A Pre-Application Community Consultation strategy was developed to ensure a robust and comprehensive process of engagement was undertaken. This process not only took into account the scale and complexity of the proposed development, but also reflected the commitment of both the Client Team and Consultant Team to engage meaningfully and effectively with local residents, stakeholders, elected representatives and other interested parties. The aims of this strategy were as follows;

- Ensure the community consultation process is open, transparent and inclusive
- Engage communities as effectively as possible
- Provide quality information that enables the local community to fully assess potential impacts
- Ensure that the consultation and response methods proposed are accessible to all members of the community
- Thoroughly examine the feedback received and where appropriate add/amend proposals.

This was not simply a 'tick box' exercise but a broad and meaningful engagement process that used the most appropriate methods to ensure we heard local concerns, engaged with organisations operating throughout the area and communicated in a clear way the proposal for St Patrick's Barracks.

## 4 Consultation Activities

The following provides a summary of the pre-application community consultation activities carried out in support of the aforementioned full and outline applications for St Patrick's Barracks, Ballymena.

### 4.1 SITE OPEN DAYS AND GUIDED TOURS (14<sup>th</sup> April 2016 & 30<sup>th</sup> June 2016)

During the Information Gathering and Analysis stages of the project, two Site Open Days were held on Thursday 14th April 2016, from 2pm - 7pm and on Thursday 30th June 2016, from 4pm - 6pm. These open days provided local people with an opportunity to visit the study area, which is normally inaccessible to the general public, and to directly provide their views regarding the future development of this important area. These events helped the Planning Consultant Team gain a thorough understanding of local perceptions and views towards the site and ideas and aspirations for its future use.

The events adopted a 'drop-in' format with members of the public invited to visit the site any time during the opening hours. Guided walking tours of the site were also conducted which provided an opportunity for attendees to see the site for themselves and get an appreciation of its scale, views, architectural character and open spaces. The large canteen area of the Sandhurst Building was opened to accommodate information and feedback stations.

Flyers, advertising and inviting all along to the open days were placed in the local newspapers, shared online (DfC, MEABC and TPHC websites) and issued to all Section 75 groups, catalogued on the Council's Community Planning database. Additionally, a radio interview was conducted on Q Radio to advertise and promote the open days and raise the profile of the site and the proposed redevelopment work.

Questionnaires were made available during both events for attendees to complete and return to a feedback returns box.

The open days were attended by approximately 110 people, with 40 questionnaires completed and 5 additional responses submitted. Those in attendance represented a good mix of both men and women, with families and children among the attendees. There was a significant number of former military personnel, with local residents, local community groups and local business representatives also in attendance.

Please refer to Appendix 3 to view the following consultation material relevant to the Site Open Days:

- *Event Flyer*
- *Guided Walking Tour Map*
- *Feedback Form*
- *Event Photographs*
- *Press Articles*



## Feedback Received from Site Open Days

The following summarises the feedback received:

### *Top Likes:*

- Large Site / Potential
- Buildings
- History
- Built Fabric Intact
- Strategic Location
- 

### *Top Dislikes:*

- Neglect / Decline
- Lack of Use
- History Lost
- Indecision
- Lack of Upkeep / Maintenance

### *Top priorities for the future of St Patrick's Barracks:*

- Museum / Heritage Centre
- Sports / Leisure Provision
- Education / Training / Workshops
- Retain / Reutilise Existing Buildings
- Connection & Access

### *Top land uses for St Patrick's Barracks:*

- Sports & Recreation
- Training
- Education
- Event Space
- Parks & Open Spaces

### *Other ideas for the future of St. Patrick's Barracks:*

- Retain History
- Space for Wider Community Use
- Keep it Military
- Some Community Control
- Sympathetic Housing Development

## **4.2 STAKEHOLDER ENGAGEMENT MEETINGS**

A series of face-to-face meetings were undertaken with project stakeholders (listed below), which proved extremely valuable in enabling the Planning Consultant Team to gain a better understanding of potential end user needs and site-specific requirements. Comments were provided verbally during the meetings, while contact details for the consultant team were made available to facilitate further comments after the meetings.

- Mr Philip Irwin, Department of Education, Investment & Infrastructure Directorate
- Mr Mel Higgins, Northern Regional College
- Mr James Hudson & Mr Ross Keyes, PSNI Estate Services Business Unit
- Ms Siobhan McCauley, Ms Elma Newberry & Ms Fiona McGrath, NIHE Regional Services
- Mr Paul Duffy, Local Planning Authority, MEABC
- Mr Sean Mullen, Mr Cathal Brown, Mr Alan Keys & Mr Noel Fenning, Transport NI
- Mr Jim Wilkinson, DSD Housing Division
- Mr Mervyn Watley, Northern Ireland Science Park
- Mr Roger Sayers, Education Authority Northern Ireland
- Mr Tim Nelson, Reserve Forces Cadets Association

## **4.3 ELECTED MEMBERS WORKSHOPS (28<sup>th</sup> July 2016 & 9<sup>th</sup> November 2016)**

As the design of the proposed scheme evolved, two workshops were held with elected members on 28th July 2016 and 9th November 2016. Invitations to these workshops were issued by MEABC to elected members via email and telephone.

The Planning Consultant Team presented emerging proposals and drawings and facilitated a Q+A session with elected members. Feedback on the information presented plan was provided verbally at the workshop by the elected members, while contact details for the consultant team were made available for members to provide feedback following the workshop. The workshop was carried out in a positive and productive manner, with the Planning Consultant Team answering questions on any queries or concerns raised.

## 4.4 PUBLIC EXHIBITIONS

### 4.4.1 First Public Exhibition (7th December 2016)

Following the preparation of draft design proposals two public exhibitions were held to provide local residents and businesses with an opportunity to meet the applicant and consultant team, gain information about the proposed development, and provide feedback. The first public exhibition was held on Wednesday 7th December 2016, from 4.30pm - 7.30pm to maximise the opportunity for consultees to attend both during and after working hours. The event was held at The Braid - Ballymena Town Hall, Museum & Arts Centre, which was chosen as the most suitable venue because it is very accessible to residents living in the area, is accessible from the town centre, and offers an appropriate space that can accommodate a public event of this nature.

The Client Team and members of the Planning Consultant Team were in attendance for the entirety of the public event to answer questions and discuss the proposals in detail. This enabled the local community to discuss matters directly with the applicant and consultants.

During the course of the public drop-in event, representatives from local community groups and local businesses attended. Attendees, were encouraged to provide their views and opinions on the proposals by way of completing a feedback questionnaire, which put forward a range of closed and open ended questions, including space for respondents to leave unstructured feedback. Printed copies of the questionnaire along with a feedback returns box were available at the public exhibition.

Notices, informing the general public of the public exhibition were advertised in the local newspapers, on the local radio station and online (DfC, MEABC and TPHC websites). Event flyers were also issued to elected members and all Section 75 groups catalogued on the Council's Community Planning database. Notification letters were also sent to those properties bounding the study area as these neighbouring properties will be most directly affected by the proposed scheme and will be consulted with as part of the statutory neighbour notification process when the planning applications are submitted.

Five A0 consultation panels were produced and put on display at the public exhibition. These consultation panels outlined the overarching project aims and objectives, defined the study area and presented the draft development plan and site specific proposals. Importantly, they also provided guidance on how to submit feedback. The panels were available for public viewing at the main foyer at the The Braid - Ballymena Town Hall, Museum & Arts Centre from 28th November 2016 to 4th March 2017. They were also on display at the following local Community Centres:

- Ballee: 30th Nov – 8th Dec 2016
- Ballykeel: 8th Dec – 22nd Dec 2016
- Harryville: 22nd Dec – 5th Jan 2017
- Dunclug: 5th Jan – 19th Jan 2017
- Tullygarley: 19th Jan – 2nd Feb 2017
- Galgorm: 2nd Feb – 16th Feb 2017

An online consultation page was set up at the following web address [www.communities-ni.gov.uk/stpatricks-barracks](http://www.communities-ni.gov.uk/stpatricks-barracks), enabling consultees to view the consultation panels and submit feedback online.

#### **4.4.2 Second Public Exhibition (15th June 2017)**

The second public exhibition event took place again at The Braid - Ballymena Town Hall, Museum & Arts Centre and ran from 4-8pm. Similar to the first public exhibition, this took the form of a 'drop-in' event, with members from both the Consultant and Client Team in attendance to explain the project and proposals and take questions from consultees.

The consultation panels were again on display and these helped the members of the consultant team explain the basis for the project, outline the methodology and highlight key aspects of the site specific proposals that had been raised during previous consultation events and workshops. Feedback questionnaires, along with a returns box, were available for attendees to provide their views and opinions on the project and the draft proposals

As before, notices and event flyers advertising the public exhibition were issued to elected members and section 75 groups, placed in the local newspapers and on the local radio station and shared online on the DfC, MEABC and TPHC websites.

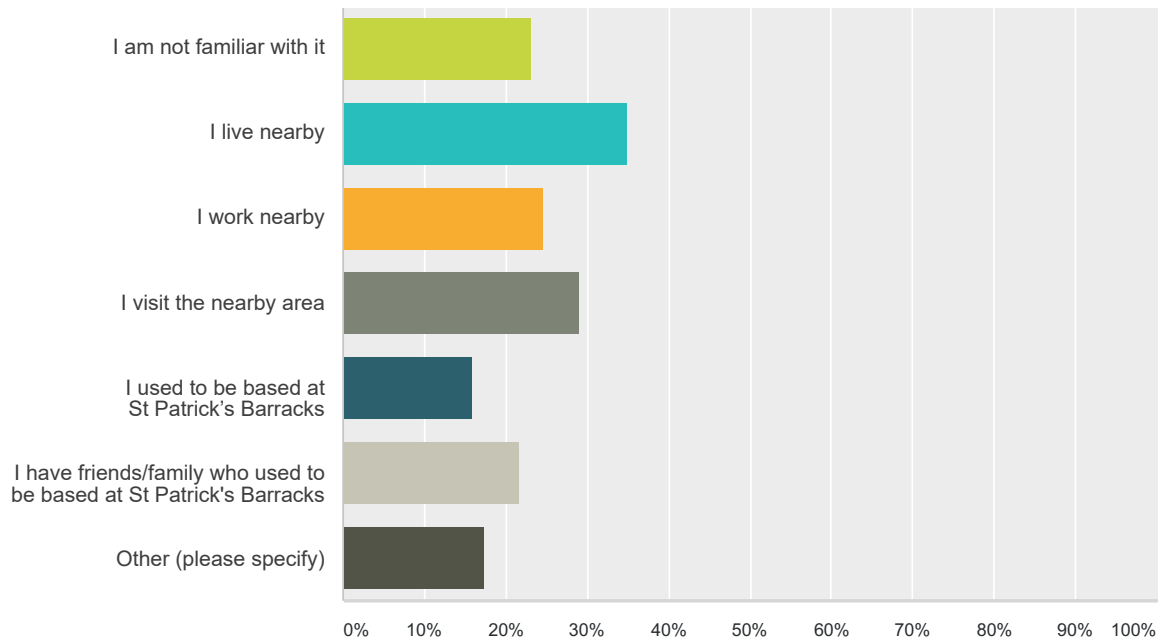
Please refer to Appendix 5 to view the following consultation material relevant to the public exhibitions:

- *Press Notices/Articles*
- *Event Flyers*
- *Notification Letters/Emails*
- *Consultation Panels*
- *Consultation Questionnaire*
- *Public Exhibition Photographs*
- *Consultation Feedback Summary Report*

#### 4.4.3 Consultation Feedback from Public Exhibitions

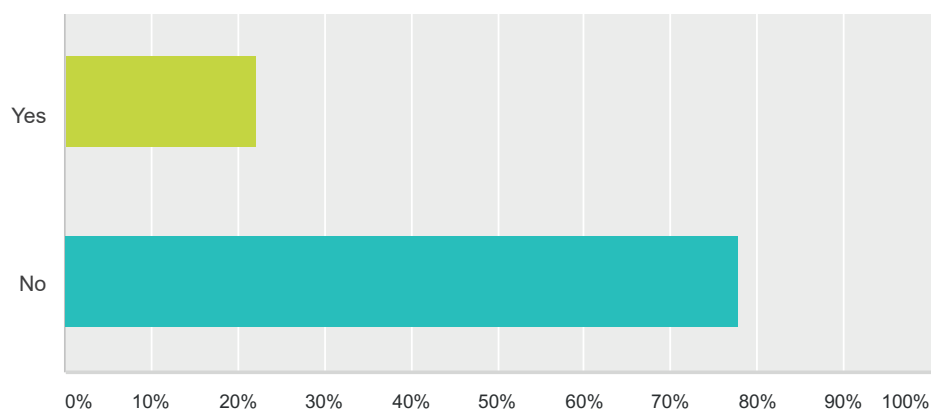
Following both public exhibitions, a total of 70 feedback responses were received were submitted. The findings from these submissions are summarised as follows;

##### Q1. How familiar are you with St. Patrick's Barracks?(Please tick all relevant boxes below)



The respondents represented a good mix of interest groups, including local residents (35%), those working in the area (25%), former service personnel (16%) as well as those who were not familiar with the study area (23%).

##### Q2. Did you attend either of the previous consultation open days on the site in April and June?



22% of respondents attended the previous Site Open Days, with 78% being new respondents to the process.

### Q3. How much do you agree with the following proposed uses of the St Patrick's Barracks site?

	Strongly Disagree	Disagree	Neither agree or disagree	Agree	Strongly Agree
Event Space	6.15% 4	0.00% 0	10.77% 7	38.46% 25	44.62% 29
Commercial	19.05% 12	7.94% 5	26.98% 17	28.57% 18	17.46% 11
Public / Civic Use	5.97% 4	2.99% 2	14.93% 10	40.30% 27	35.82% 24
Offices	12.70% 8	9.52% 6	28.57% 18	28.57% 18	20.63% 13
Knowledge Based Business Space	8.06% 5	4.84% 3	29.03% 18	35.48% 22	22.58% 14
Community Enterprise	7.94% 5	6.35% 4	19.05% 12	39.68% 25	26.98% 17
Hotel	15.87% 10	3.17% 2	36.51% 23	28.57% 18	15.87% 10
Leisure and Recreation	4.48% 3	1.49% 1	8.96% 6	32.84% 22	52.24% 35
Residential	15.87% 10	3.17% 2	25.40% 16	33.33% 21	22.22% 14
PSNI	6.35% 4	1.59% 1	39.68% 25	30.16% 19	22.22% 14
Sports Pitch	7.94% 5	3.17% 2	11.11% 7	38.10% 24	39.68% 25
Public Green Space	4.62% 3	0.00% 0	12.31% 8	36.92% 24	46.15% 30

The feedback received demonstrated broad support for each of the proposed uses, with the combined figures for 'Agree' and 'Strongly Agree' outweighing the combined figures for 'Disagree' and 'Strongly Disagree' in all instances.

Proposed uses with particularly high support were 'Event Space', 'Leisure and Recreation' and 'Public Green Space' with over 80% of respondents either agreeing or strongly agreeing.

The least supported proposed use was Commercial with 27% of respondents either 'Disagreeing' or 'Strongly Disagreeing'.

**Q4. How much do you agree with the following statements?**

	<b>Strongly Disagree</b>	<b>Disagree</b>	<b>Neither agree or disagree</b>	<b>Agree</b>	<b>Strongly Agree</b>
I believe that the redeveloped site will be a good place to live	<b>12.50%</b> 8	<b>6.25%</b> 4	<b>21.88%</b> 14	<b>42.19%</b> 27	<b>17.19%</b> 11
I believe that the redeveloped site will be a good place to work	<b>7.94%</b> 5	<b>0.00%</b> 0	<b>20.63%</b> 13	<b>41.27%</b> 26	<b>30.16%</b> 19
I believe that the redeveloped site will be a good place to visit	<b>6.15%</b> 4	<b>1.54%</b> 1	<b>6.15%</b> 4	<b>44.62%</b> 29	<b>41.54%</b> 27

The feedback received demonstrated broad support for each of the statements above, with the combined figures for 'Agree' and 'Strongly Agree' outweighing the combined figures for 'Disagree' and 'Strongly Disagree' in all three instances.

Despite this broad support which saw over 80% of respondents agreeing that the redeveloped site would be a good place to visit, almost 20% of respondents disagreed that it would be a good place to live.

**Q5. How much do you agree with the following statements regarding the St Patrick's Barracks event space?**

	<b>Strongly Disagree</b>	<b>Disagree</b>	<b>Neither agree or disagree</b>	<b>Agree</b>	<b>Strongly Agree</b>
I believe the new event space will be widely used	<b>5.97%</b> 4	<b>1.49%</b> 1	<b>10.45%</b> 7	<b>50.75%</b> 34	<b>31.34%</b> 21
The event space is much needed in Ballymena	<b>6.06%</b> 4	<b>4.55%</b> 3	<b>9.09%</b> 6	<b>39.39%</b> 26	<b>40.91%</b> 27
I would be interested in attending events in St Patrick's Barracks	<b>5.97%</b> 4	<b>4.48%</b> 3	<b>7.46%</b> 5	<b>38.81%</b> 26	<b>43.28%</b> 29

The feedback received demonstrates overwhelming support for the Event Space, with over 80% of respondents either 'Agreeing' or 'Strongly Agreeing' with each of the three statements above.

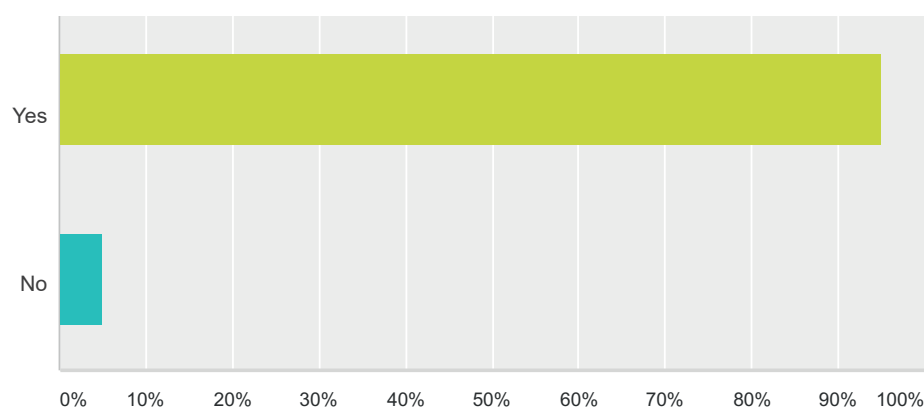
**Q6. How would you rate the transport and movement proposals in relation to meeting the following objectives?**

	Very Poor	Poor	Average	Good	Very Good
Reducing congestion on town centre streets	7.69% 5	7.69% 5	32.31% 21	30.77% 20	21.54% 14
Promoting healthier alternative transport modes rather than cars	7.58% 5	3.03% 2	30.30% 20	40.91% 27	18.18% 12
Strengthening connections for pedestrians	7.58% 5	1.52% 1	16.67% 11	51.52% 34	22.73% 15
Strengthening connections for cyclists	6.06% 4	6.06% 4	19.70% 13	43.94% 29	24.24% 16
Strengthening connections for motorists	7.81% 5	7.81% 5	29.69% 19	35.94% 23	18.75% 12

The feedback received demonstrated that respondents supported the transport and movement proposals, with the combined figures for 'Good' and 'Very Good' outweighing the combined figures for 'Poor' and 'Very Poor' in all instances.

Of the five objectives noted above, respondents particularly agreed that the proposals would promote healthier alternative transport modes and that connections for pedestrians and cyclists would be strengthened.

**Q7. Do you agree with the overall outcome of the Equality Screening exercise, that is, the Development Plan has no adverse impact on equality of opportunity or good relations for any of the Section 75 groups?**



There was overwhelming agreement (95%) with the outcome of the Equality Screening exercise.



## Q8. Do you have any further comments on the draft Development Plan?

The following themes and quoted feedback comments summarise the responses submitted to this open-ended question:

### *Support for Proposed Scheme*

- If the unique opportunity that the site presents is fully realised, St Patrick's Barracks should be one of, if not the highlight of Ballymena.
- Has the potential to be an excellent asset for the town, accommodating locals and visitors.
- It is great to see sites like this come back to the public.
- This is a once-in-a-generation opportunity to give some of the unique area back to the people of Ballymena to enjoy.
- Very positive and well thought plan, great to see this in the town.
- Think overall will provide great facilities to town/area
- Support the proposal. Good consultation event

### *Support for Proposed Event Space*

- We need a good event space in the town but, more importantly, we need great events to attract an audience from within the Borough and further afield.
- Depends on events attracted. Look at other similar spaces, Antrim Castle Gardens, Ebrington Barracks for ideas.
- Depends on quality of events etc. Investigate use of Ebrington Barracks in Derry/Londonderry.
- Public space for Christmas markets, great for tourists, firework displays, festivals, etc.
- Like the idea of a square for events
- It will be used for bespoke events that can be contained within limited space. However, we still need larger space in future for agricultural shows and car fest, etc

### *Support for Leisure Centre on site*

- The area would be ideal to build a new local Leisure Centre close to the Ballymena Showgrounds and existing sports pitch.
- A new Leisure Centre - to encourage communities to come together.
- Use it for recreation. A new, modern Leisure Centre is vital.
- Come up with a unique leisure quality activity.
- The town need a new Leisure Centre as the swimming pool is getting 'old'
- Make Ballymena a hub for sports and business innovation and money will follow for our town creating jobs to replace some of our recent redundancies.

#### *Support for Capitalising on Sites History/Heritage*

- Why is there no mention of a museum or centre which reflects the military history/heritage of the Barracks.
- Where is the military history gone?
- The memories the place holds by a lot of people will be their forever - use the place do not abuse it.

#### *Concerns re. Impact on Residents Parking*

- Very concerned about extra traffic on residents parking.
- Introduce resident parking with strict controls.
- Concern for resident parking.
- Ensure sufficient parking.

#### *Concerns re. Impact on Blind/Visually Impaired People*

- Wherever possible, we would ask that kerb upstands are the standard height of 125mm.
- Guide Dogs NI asks that the appropriate tactile paving is installed at the correct locations across the scheme.
- The central event space should have clear, obstacle-free routes and a separate cycle route
- Parking priority should be given to blue badge holder

#### *Concerns re. Impact on Facilities at Ballymena Showgrounds*

- Strongly opposed to the effect the access road will have on the Ballymena Showgrounds.
- The main problem I have is the proposed access to the facility which intends running a road through the middle of the present facilities at Ballymena Showgrounds.
- The road planned to run through the Showgrounds and connect to Suffolk street would mean that the Ballymena Show and other major outdoor events could no longer take place.
- Extremely concerned that your plan involves the demolition of the Slemish Hall to provide the access road from the Broughshane Road.
- The proposed route splits the remaining sporting facilities within the complex and the main parking area for the public to access those facilities - the proposed route of the through road brings an unacceptable health and safety risk to our young members accessing the facilities.
- The proposal for a main road / thoroughfare which can act as a town centre bypass dramatically increases the risk of injury or accident to all users, many of whom are children from the ages of 6 years upwards.

*Concerns re. Impact on Town Centre Retailing*

- We already have an oversupply of retail space in the town centre.
- I hope you don't give up the whole area to commercial buildings.
- Need to protect our town centre against any dilution of retail activities.
- Office and commercial premises are free within the town, building more will leave those already empty less attractive leaving a gap within town centre
- New retail would distract from town centre. Perhaps food outlet to complement leisure activities.
- No retail. Come up with a unique leisure quality activity.

*Other suggested Uses/Facilities*

- Secure storage facility for North West Mountain Rescue search and rescue vehicle
- Athletic provision for Ballymena Runners, including an 8 lane outdoor running track, an indoor track, changing facilities and clubroom.
- A large public open space for Ballymena residents
- Increase provision of cycle paths and walk ways
- Area for kids to play football or relax for those living in the area.
- Enclosed Dog Park
- Velodrome
- Devoted multi denomination community space
- Respite location for ex service personnel
- New schools, shared campus, shared education to develop equality of access to education.
- Turn the site into a Village Conservation Area
- Bus service through site

## 5 Consideration of Consultation Responses

Following an assessment of the consultation responses received it is determined that the general view from respondents was that they strongly supported redevelopment of the former Barracks and felt that it represents a significant opportunity not just for the town of Ballymena but also the wider Mid and East Antrim Borough. The mixed use development scheme proposed has been well received, particularly the introduction of event space, leisure and recreation uses, sports pitches and public green space.

While feedback has been largely positive, a number of concerns were raised, including the perceived impact on residents parking, the loss of facilities at Ballymena Showgrounds and the potential adverse impact on town centre retail. In addition, suggestions for additional uses/facilities on the site were also made.

In light of the feedback received and in seeking to address the concerns raised, the Planning Consultant Team outline the following:

- Adequate car parking to service the proposed development has been provided and as a result the Planning Consultant Team are confident that there will be no adverse impact on existing residents parking. Furthermore, delivery of the northern link road will address the issue of rat-running traffic to the east of the town centre and significantly reduce the numbers of moving vehicles on these residential streets.
- The proposed commercial space will accommodate local retail provision only, negating the threat to town centre retail units. References in the Development Plan to "retail/commerce" have been changed to "local retail".
- In order to minimise impact on facilities at Ballymena Showgrounds the proposed route of the northern access road has been realigned eastwards to avoid Slemish Hall and the grass playing fields. There remains an impact on one pitch, however, following further dialogue with Transport NI and Rivers Agency, it was confirmed that this pitch cannot be avoided due to the extent of the Braid River floodplain. Furthermore, the proposed road now runs along the eastern edge of the existing Showgrounds car park addressing safety concerns raised regarding pedestrians crossing the proposed road.
- In seeking to accommodate blind or visually impaired users upstand kerbs (minimum 125mm high), tactile paving and drop kerbs are proposed throughout the development. Proposed roads will be designed to ensure safe walking and cycling links.
- In conjunction with the proposal to relocate the Seven Towers Leisure Centre to St Patrick's Barracks, the Development Plan recommends that provision is made for a children's play area.

## 6 Conclusion

This PACC report explains how the consultation and engagement activities have been completed in accordance with the requirements of Section 27 of the Planning Act. The report accompanies the planning submission to the Local Planning Authority under Section 28 of the Planning Act as an accurate account of the activities undertaken.

It explains how the local community of Ballymena were engaged with and informed about the project. It demonstrates how careful consideration was given to explaining the various parts of the Development Plan in order that local residents could have an appreciation for how the proposed scheme would look and its relationship to existing properties. The accompanying planning submission has evolved through extensive engagement with the local community and as such we are confident that the proposed scheme has cross-community support.

Finally, the Planning Consultant Team and Client Team has undertaken additional engagement activities beyond those specified in the Development Management Regulations, and remains committed to engaging with the community during and after the planning application process is concluded.

# Appendix 1

**Proposal of Application Notice (PAN)**

Official Use Only	
Reference No.:	
Associate Application No.:	
Registration date:	

## Proposal of Application Notice

Planning Act (Northern Ireland) 2011  
 Planning (General Development Procedure) Order (Northern Ireland) 2015

**To be completed for all developments within the major category of development**

**1a. Applicant's name and address**

**1b. Agent's name and address (if applicable)**

Name:	Department for Communities	Name:	The Paul Hogarth Company
Address:	County Hall	Address:	Potters Quay
	182 Galgorm Road		5 Ravenhill Road
Town:	Ballymena	Town:	Belfast
Postcode:	BT42 1QG	Postcode:	BT6 8DN
Tel:	028 2566 2016	Tel:	028 9073 6690
E-mail:		E-mail:	john@paulhogarth.com

**2. Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an OS base plan and attach it to this completed notice.

St Patrick's Barracks, Demesne Avenue, Ballymena and adjoining lands extending north-east to Broughshane Road Roundabout to accommodate Northern Access Road and adjoining lands extending south-west to Larne Road Link to accommodate Southern Access Road.

**3. What is the area of the site in hectares?**

25.48

**4. Description of Proposed Development** Please describe the development to be carried out, outlining its characteristics. Please also enclose appropriate drawings, including: plan, elevations and site layout of the proposal.

Proposed mixed use regeneration scheme on the former St Patrick's Barracks site comprising residential, leisure, business incubator and office development along with the provision of car-parking, enabling access road infrastructure, foot and cycle paths, a foot and cycle bridge crossing the River Braid, landscaping and associated site works.

**5. What is the total gross floorspace of the proposed development?**

n/a - outline application

**6. If the proposed development includes a renewable energy project, what is the total amount of power (in kilowatts or megawatts) expected to be generated per year?**

n/a

**7. Which type of planning permission does this Proposal of Application Notice relate to?**

(Please tick)

Full planning permission

Outline planning permission

**8. Has a determination been made as to whether the proposed development would be of Regional Significance?**

Yes  (Please enclose a copy of the determination made under Section 26 of the Planning Act (NI) 2011)  
 No

**9. Has an Environmental Impact Assessment determination been made?**

Yes  (Please enclose a copy of the determination made under Part 2 of the Planning [Environmental Impact Assessment] Regulations [NI] 2015)  
 No

**10. Please give details of proposed consultation**

Proposed public event	Venue	Date and Time
Public drop-In event	The Braid, Ballymena Town Hall	15th June 2017 (4-8pm)
Name of publication(s) used: Ballymena Times		
Proposed newspaper advert date(s): w/c 5th June 2017		
Please specify details of any other consultation methods including distance from site for notifying neighbouring properties (e.g. 100m, 200m etc) and method of notification (please include date, time and with whom): - Drafting of information panels to be made available at public event, outlining the details of the proposal as well as analysis and previous consultation findings (w/c 5th June) - Engagement with Mid and East Antrim Borough Council and Elected Members (throughout Pre-Application Community Consultation period); - Engagement with Programme Board Members (throughout Pre- Application Community Consultation period)		
Details of any other publicity methods (such as leaflets, posters, etc): Notification of consultation event and scheme to neighbouring residents and landowners, community groups, elected members and Section 75 groups through design and distribution of event flyers		

**11. Please state which other parties have received a copy of this Proposal of Application Notice** (Please continue on a separate sheet if necessary)

Elected member(s) for District Electoral Area Mid and East Antrim Borough Council Elected Members (see separate sheet)	Date notice served 26/05/17
Other Programme Board Members (see separate sheet)	Date notice served 26/05/17



## 12. Council Employee / Elected Member Interest

Are you / the applicant / applicant's spouse or partner, a member of staff within the council or an elected member of the council?

Yes  No

Or are you / the applicant / the applicant's spouse or partner, a relative of a member of staff in the council or an elected member of the council or their spouse or partner?

Yes  No

If you have answered yes, please provide details (name, relationship and role):

n/a

## 13. Declaration

<b>Signature:</b>	
<b>Print name:</b>	John Frazer
<b>Date:</b>	26/05/17

**PLEASE NOTE:** A planning application for this development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the Pre-Application Consultation report.

We will respond within 21 days of receiving the Notice. We will confirm whether the proposed pre-application community consultation is satisfactory, or if additional notification and consultation is required. The minimum statutory consultation activity includes holding one public event and its advertisement in a local paper. We also require this Notice to be sent to local councillors for the District Electoral Area in which the proposed development is situated, and evidence of additional publicity of the event.

Official Use Only	
Reference No.:	
Associate Application No.:	
Registration date:	

## Proposal of Application Notice

Planning Act (Northern Ireland) 2011  
 Planning (General Development Procedure) Order (Northern Ireland) 2015

**To be completed for all developments within the major category of development**

**1a. Applicant's name and address**

**1b. Agent's name and address (if applicable)**

Name:	Department for Communities	Name:	The Paul Hogarth Company
Address:	County Hall	Address:	Potters Quay
	182 Galgorm Road		5 Ravenhill Road
Town:	Ballymena	Town:	Belfast
Postcode:	BT42 1QG	Postcode:	BT6 8DN
Tel:	028 2566 2016	Tel:	028 9073 6690
E-mail:		E-mail:	john@paulhogarth.com

**2. Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an OS base plan and attach it to this completed notice.

Southern Access Road extending from junction of A26 Larne Road Link and Cinema Access Road to connect with St Patrick's Barracks and further northwards to Suffolk Street.

**3. What is the area of the site in hectares?**

8.95

**4. Description of Proposed Development** Please describe the development to be carried out, outlining its characteristics. Please also enclose appropriate drawings, including: plan, elevations and site layout of the proposal.

Southern Access Route, extending from Larne Road Link to Suffolk Street, associated with the proposed mixed use regeneration scheme on the former St Patrick's Barracks site, including adjoining foot and cycle paths, site preparation works, landscaping and junction upgrade at Larne Road Link.

**5. What is the total gross floorspace of the proposed development?**

n/a (road infrastructure)

**6. If the proposed development includes a renewable energy project, what is the total amount of power (in kilowatts or megawatts) expected to be generated per year?**

n/a

**7. Which type of planning permission does this Proposal of Application Notice relate to?**

(Please tick)

Full planning permission

Outline planning permission

**8. Has a determination been made as to whether the proposed development would be of Regional Significance?**

Yes  (Please enclose a copy of the determination made under Section 26 of the Planning Act (NI) 2011)  
 No

**9. Has an Environmental Impact Assessment determination been made?**

Yes  (Please enclose a copy of the determination made under Part 2 of the Planning [Environmental Impact Assessment] Regulations [NI] 2015)  
 No

**10. Please give details of proposed consultation**

Proposed public event	Venue	Date and Time
Public drop-in event	The Braid, Ballymena Town Hall	15th June 2017 (4-8pm)
Name of publication(s) used: Ballymena Times		
Proposed newspaper advert date(s): w/c 5th June 2017		
Please specify details of any other consultation methods including distance from site for notifying neighbouring properties (e.g. 100m, 200m etc) and method of notification (please include date, time and with whom): - Drafting of information panels to be made available at public event, outlining the details of the proposal as well as analysis and previous consultation findings (w/c 5th June) - Engagement with Mid and East Antrim Borough Council and Elected Members (throughout Pre-Application Community Consultation period); - Engagement with Programme Board Members (throughout Pre- Application Community Consultation period)		
Details of any other publicity methods (such as leaflets, posters, etc): Notification of consultation event and scheme to neighbouring residents and landowners, community groups, elected members and Section 75 groups through design and distribution of event flyers		

**11. Please state which other parties have received a copy of this Proposal of Application Notice** (Please continue on a separate sheet if necessary)

Elected member(s) for District Electoral Area Mid and East Antrim Borough Council Elected Members (see separate sheet)	Date notice served 26/05/17
Other Programme Board Members (see separate sheet)	Date notice served 26/05/17

## 12. Council Employee / Elected Member Interest

Are you / the applicant / applicant's spouse or partner, a member of staff within the council or an elected member of the council?

Yes  No

Or are you / the applicant / the applicant's spouse or partner, a relative of a member of staff in the council or an elected member of the council or their spouse or partner?

Yes  No

If you have answered yes, please provide details (name, relationship and role):

n/a

## 13. Declaration

<b>Signature:</b>	
<b>Print name:</b>	John Frazer
<b>Date:</b>	26/05/17

**PLEASE NOTE:** A planning application for this development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the Pre-Application Consultation report.

We will respond within 21 days of receiving the Notice. We will confirm whether the proposed pre-application community consultation is satisfactory, or if additional notification and consultation is required. The minimum statutory consultation activity includes holding one public event and its advertisement in a local paper. We also require this Notice to be sent to local councillors for the District Electoral Area in which the proposed development is situated, and evidence of additional publicity of the event.

Official Use Only	
Reference No.:	
Associate Application No.:	
Registration date:	

## Proposal of Application Notice

Planning Act (Northern Ireland) 2011  
 Planning (General Development Procedure) Order (Northern Ireland) 2015

**To be completed for all developments within the major category of development**

**1a. Applicant's name and address**

**1b. Agent's name and address (if applicable)**

Name:	Department for Communities	Name:	DoF Central Procurement Directorate
Address:	County Hall	Address:	Clare House
	182 Galgorm Road		303 Airport Road
Town:	Ballymena	Town:	Belfast
Postcode:	BT42 1QG	Postcode:	BT3 9ED
Tel:	028 2566 2016	Tel:	028 9081 6204
E-mail:		E-mail:	Mike.O'Gorman@finance-ni.gov.uk

**2. Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an OS base plan and attach it to this completed notice.

Northern Access Road from Broughshane Road Roundabout to connect with the Ecos Center, Suffolk Street and on towards St Patricks Barracks.

**3. What is the area of the site in hectares?**

7.2

**4. Description of Proposed Development** Please describe the development to be carried out, outlining its characteristics. Please also enclose appropriate drawings, including: plan, elevations and site layout of the proposal.

Northern Link Road to facilitate access between the proposed mixed use St Patrick's Barracks site and the A42 Broughshane Road Roundabout, Ballymena. The new route will take the same approximate alignment of the existing Kernohans Lane and existing entry road to the Ballymena Showgrounds and include adjoining foot and cycle paths, site preparation works and landscaping.

**5. What is the total gross floorspace of the proposed development?**

n/a (road infrastructure)

**6. If the proposed development includes a renewable energy project, what is the total amount of power (in kilowatts or megawatts) expected to be generated per year?**

n/a

**7. Which type of planning permission does this Proposal of Application Notice relate to?**

(Please tick)

Full planning permission



Outline planning permission



**8. Has a determination been made as to whether the proposed development would be of Regional Significance?**

Yes  (Please enclose a copy of the determination made under Section 26 of the Planning Act (NI) 2011)  
 No

**9. Has an Environmental Impact Assessment determination been made?**

Yes  (Please enclose a copy of the determination made under Part 2 of the Planning [Environmental Impact Assessment] Regulations [NI] 2015)  
 No

**10. Please give details of proposed consultation**

Proposed public event	Venue	Date and Time
Public drop-in event	The Braid, Ballymena Town Hall	15th June 2017 (4-8pm)
Name of publication(s) used: Ballymena Times		
Proposed newspaper advert date(s): w/c 5th June 2017		
Please specify details of any other consultation methods including distance from site for notifying neighbouring properties (e.g. 100m, 200m etc) and method of notification (please include date, time and with whom): - Drafting of information panels to be made available at public event, outlining the details of the proposal as well as analysis and previous consultation findings (w/c 5th June) - Engagement with Mid and East Antrim Borough Council and Elected Members (throughout Pre-Application Community Consultation period); - Engagement with Programme Board Members (throughout Pre- Application Community Consultation period)		
Details of any other publicity methods (such as leaflets, posters, etc): Notification of consultation event and scheme to neighbouring residents and landowners, community groups, elected members and Section 75 groups through design and distribution of event flyers		

**11. Please state which other parties have received a copy of this Proposal of Application Notice** (Please continue on a separate sheet if necessary)

Elected member(s) for District Electoral Area Mid and East Antrim Borough Council Elected Members (see separate sheet)	Date notice served 26/05/17
Other Programme Board Members (see separate sheet)	Date notice served 26/05/17

## 12. Council Employee / Elected Member Interest

Are you / the applicant / applicant's spouse or partner, a member of staff within the council or an elected member of the council?

Yes  No

Or are you / the applicant / the applicant's spouse or partner, a relative of a member of staff in the council or an elected member of the council or their spouse or partner?

Yes  No

If you have answered yes, please provide details (name, relationship and role):

n/a

## 13. Declaration

<b>Signature:</b>	
<b>Print name:</b>	Mike O'Gorman
<b>Date:</b>	26/05/17

**PLEASE NOTE:** A planning application for this development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the Pre-Application Consultation report.

We will respond within 21 days of receiving the Notice. We will confirm whether the proposed pre-application community consultation is satisfactory, or if additional notification and consultation is required. The minimum statutory consultation activity includes holding one public event and its advertisement in a local paper. We also require this Notice to be sent to local councillors for the District Electoral Area in which the proposed development is situated, and evidence of additional publicity of the event.



**Mid & East  
Antrim**  
Borough Council

The Paul Hogarth Company  
Unit 3 Potters Quay 5 Ravenhill Road  
Belfast  
BT6 8DN

Mid and East Antrim  
Local Planning Office  
County Hall  
182 Galgorm Road  
Ballymena  
BT42 1QF

Date Rec.	15-3-17
Project No.	15014B
Copy to:	Action:
AH	

Date: 13th March 2017  
 Your Ref:  
 Our Ref: LA02/2016/0924/DETEIA  
 (Please quote at all times)  
 Please Contact: Paul Duffy  
 Contact Number: 0300 200 7830

Dear Sir,

**Location: St Patricks Barracks, , Ballymena,**

**Proposal: Proposed mixed use development scheme on the former St. Patricks Barracks site.**

I refer to your letter received by the Council on 21st November 2016, accompanying plans and information requesting a determination under Regulation 7 (1) (a) of the Planning (Environmental Impact Assessment) Regulations (NI) 2015 as to whether the above proposal would be an EIA development as defined by the same Regulations.

The Council has determined that your proposal is not an EIA development and as such a planning application, if submitted, does not need be accompanied by an Environmental Statement.

This, of course is not a planning decision on your proposal

Yours faithfully

Mid and East Antrim Planning Manager



# Form PAN1 - Proposal of Application Notice (Supplementary Sheet)

## 11. Please state which other parties have received a copy of this Proposal of Application Notice

### Elected member(s) for District Electoral Area

Cllr Mayor Audrey Wales MBE DUP  
Councillor Declan O'Loan SDLP  
Councillor Donna Anderson UKIP  
Councillor James Henry Independent  
Alderman John Carson DUP  
Councillor Reuben Glover DUP  
Councillor Stephen Nicholl UUP  
Councillor Billy Henry DUP  
Councillor Patrice Hardy Sinn Féin  
Alderman Stewart McDonald TUV  
Councillor Timothy Gaston TUV  
Alderman Tommy Nicholl MBE DUP  
Alderman Deputy Mayor William McNeilly UUP  
Councillor Beth Adger MBE DUP  
Councillor Beth Clyde DUP  
Councillor Brian Collins TUV  
Councillor Paul Maguire Independent  
Alderman Robin Cherry MBE UUP  
Alderman Sam Hanna DUP  
Councillor William McCaughey DUP  
Councillor Billy Ashe DUP  
Councillor Cheryl Johnston DUP  
Councillor James Brown MBE Independent  
Councillor Noel Jordan UKIP  
Councillor Angela Smyth DUP  
Alderman Gerardine Mulvenna Alliance  
Councillor James McKeown Sinn Féin  
Alderman Maureen Morrow UUP  
Councillor Ruth Wilson TUV  
Councillor Andrew Wilson UUP  
Councillor Lindsay Millar UUP  
Councillor Lynn McClurg DUP  
Alderman May Beattie DUP  
Councillor Paul Sinclair Alliance  
Councillor Andrew P Wilson UUP  
Alderman Gregg McKeen DUP  
Councillor Mark McKinty UUP  
Councillor Paul Reid DUP  
Councillor Robert Logan Alliance

### Other - Programme Board Members

Jim Wilkinson, Housing Division, Dept. for Communities  
Philip Irwin, Dept. of Education  
Mel Higgins, Northern Regional College  
Anne Donaghy, Mid and East Antrim Borough Council  
James Hudson, Estate Services Business Unit, PSNI  
Ray Gilbert, Education Authority Northern Ireland  
Siobhan McCauley, Northern Ireland Housing Executive  
Deirdre Mackle, Transport NI,  
Michelle Henry, Land & Property Services  
Mervyn Watley, Northern Ireland Science Park

# Appendix 2

**Letters of Response to PANs from Mid and East Antrim Borough Council**

Date Rec.	22-6-17
Project No	150148
Copy to:	Action:
AH	



Mid and East Antrim  
Local Planning Office  
County Hall  
182 Galgorm Road  
Ballymena  
BT42 1QF

The Paul Hogarth Company  
Potters Quay  
5 Ravenhill Road  
Belfast  
BT6 8DN

Date: 20th June 2017  
Your Ref:  
Our Ref: LA02/2017/0497/PAN  
(Please quote at all times)  
Please Contact: Gary McGuinness  
Contact Number 0300 200 7830

Dear Sir/Madam,

**Location:** St Patrick's Barracks, Demesne Avenue, Ballymena and adjoining lands extending north-east to Broughshane Road roundabout to accommodate northern access road and adjoining lands extending south-west to Larne Road Link to accommodate southern access road,

**Proposal:** Proposed mixed use regeneration scheme on the former St Patrick's Barracks site comprising residential, leisure, business incubator and office development along with the provision of car-parking, enabling access road infrastructure, foot and cycle paths, a foot and cycle bridge crossing the River Baird, landscaping and associated site works

I refer to the above Pre-Application Notification which was submitted on 1st June 2017.

The Council has considered the Pre-Application Notification and finds that it contains sufficient information with regards community consultation measures and therefore considers it complies with Section 27 of the Planning Act (Northern Ireland) 2011.

This is of course not a planning decision by the Council and refers only to the compliance with the statutory requirements under Section 27 of the 2011 Act.

Should you require any additional information then please do not hesitate to contact this office on the above telephone number.

Yours faithfully



Mid and East Antrim Planning Manager

Date Rec. 22-6-17	
Project No. 150148	
Copy to:	Action:
AH	



Mid and East Antrim  
Local Planning Office  
County Hall  
182 Galgorm Road  
Ballymena  
BT42 1QF

The Paul Hogarth Company  
Potters Quay  
5 Ravenhill Road  
Belfast  
BT6 8DN

Date: 20th June 2017  
Your Ref:  
Our Ref: LA02/2017/0498/PAN  
(Please quote at all times)  
Please Contact: Gary McGuinness  
Contact Number 0300 200 7830

Dear Sir/Madam,

**Location:** Southern access road extending from junction of A26 Larne Road Link and cinema access road to connect with St Patrick's Barracks and further northwards to Suffolk Street,

**Proposal:** Southern access route, extending from Larne Road Link to Suffolk Street, associated with the mixed use regeneration scheme on the former St Patrick's Barracks site, including adjoining foot and cycle paths, site preparation works, landscaping and junction upgrade at Larne Road Link

I refer to the above Pre-Application Notification which was submitted on 1st June 2017.

The Council has considered the Pre-Application Notification and finds that it contains sufficient information with regards community consultation measures and therefore considers it complies with Section 27 of the Planning Act (Northern Ireland) 2011.

This is of course not a planning decision by the Council and refers only to the compliance with the statutory requirements under Section 27 of the 2011 Act.

Should you require any additional information then please do not hesitate to contact this office on the above telephone number.

Yours faithfully



Mid and East Antrim Planning Manager



DoF Central Procurement Directorate  
Clare House  
303 Airport Road  
Belfast  
BT3 9ED

Mid and East Antrim  
Local Planning Office  
County Hall  
182 Galgorm Road  
Ballymena  
BT42 1QF

copy

Date: 20th June 2017  
Your Ref.  
Our Ref: LA02/2017/0565/PAN  
(Please quote at all times)  
Please Contact:  
Contact Number 0300 200 7830

Dear Sir/Madam,

**Location:** Northern Access Road from Broughshane Road Roundabout to connect with Ecos Center, Suffolk Street and on towards St Patricks Barracks.

**Proposal:** Northern Link Road to facilitate access between the proposed mixed use St Patricks Barracks site and the A42 Broughshane Road Roundabout, Ballymena

I refer to the above Pre-Application Notification which was submitted on 09<sup>th</sup> June 2017.

The Council has considered the Pre-Application Notification and finds that it contains sufficient information with regards community consultation measures and therefore considers it complies with Section 27 of the Planning Act (Northern Ireland) 2011.

This is of course not a planning decision by the Council and refers only to the compliance with the statutory requirements under Section 27 of the 2011 Act.

Should you require any additional information then please do not hesitate to contact this office on the above telephone number.

Yours faithfully



Mid and East Antrim Planning Manager

## Appendix 3

### **Site Open Days – Consultation Material**

- *Event Flyers*
- *Guided Walking Tour Map*
- *Feedback Form*
- *Event Photographs*
- *Press Articles*

# THE FUTURE OF ST. PATRICK'S BARRACKS PUBLIC DROP-IN EVENT

## WHEN

Thursday 14<sup>th</sup> April 2016  
2pm - 7pm

## WHERE

Sandhurst Building  
St. Patrick's Barracks, Ballymena

## WHY

To provide an opportunity for all to visit this major 14.8ha opportunity site and to discuss and shape its future development

## GUIDED TOURS

While you can drop-in to the workshop at anytime between 2pm and 7pm, two guided walking tours of the site will take place at 3pm and 6pm

- please note that paths may be slippery so appropriate footwear is recommended
- a guide map of the site will be made available at the event





# THE FUTURE OF ST. PATRICK'S BARRACKS PUBLIC DROP-IN EVENT

## WHEN

Thursday 30<sup>th</sup> June 2016  
4pm - 6pm

## WHERE

Sandhurst Building  
St. Patrick's Barracks, Ballymena

## WHY

Following the success of the previous public drop-in event on Thursday 14<sup>th</sup> April a follow up event has been arranged to provide a further opportunity for all to visit the former St. Patricks Barracks and to discuss and shape the future development of this major opportunity site.

## GUIDED TOURS

While you can drop-in to the workshop at anytime between 4pm and 6pm, a guided walking tour will take place at 4.30pm.

- please note that paths may be slippery so appropriate footwear is recommended
- a guide map of the site will be made available at the event





# THE FUTURE OF ST. PATRICK'S BARRACKS WALKING TOUR GUIDE MAP

Thursday 14th April 2016, 3pm and 6pm

MP - Meeting Point

1. Sandhurst Building  
York Building  
Parade Ground
2. Water Tower  
Rath  
Castle Tower Special School  
Access and Connections
3. Officer Housing  
Neighbourhood Links
4. ECOS Centre  
River Braid
5. Sports Hall  
NRC  
Access and Connections
6. Church  
Social Club  
Neighbourhood Links
7. Guard House  
Access and Connections



# THE FUTURE OF ST. PATRICK'S BARRACKS

# HAVE YOUR SAY

---

---

**1. What 3 things do you like most about St. Patricks Barracks today?**

---

---

---

**2. What 3 things do you dislike most about St. Patricks Barracks today?**

---

---

---

**3. What are your top 3 priorities for the future of St. Patrick's Barracks?**

---

---

---

**4. Please circle the top 3 land-uses that you would like to see developed at St. Patrick's Barracks?**

*(feel free to add to the list below)*

- |                    |                     |                            |           |
|--------------------|---------------------|----------------------------|-----------|
| EMPLOYMENT         | PARKS & OPEN SPACES | HOUSING                    |           |
| YOUTH PROVISION    | ARTS & MUSIC        | TRANSPORT                  |           |
| HEALTH & WELLBEING | SPORTS & RECREATION | ARCHITECTURE & DEVELOPMENT |           |
| TRAINING           | LOCAL BUSINESS      | EVENT SPACE                | EDUCATION |

**5. Are there any buildings or spaces within St. Patrick's Barracks that you would like to see retained?**

---

---

---

**6. What ideas do you have for the future of St. Patrick's Barracks?**

---

---

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*(feel free to use the reverse side of this page to comment further)*

**Thank-you for your time**

If you would like to provide further feedback, please visit [www.paulhogarth.info/newsblog](http://www.paulhogarth.info/newsblog)

















## Vistors get rare chance to inspect St. Patrick's site

### Public gains access to former barracks site

by Rachel McNabb

[reporters@ballymenaguardian.co.uk](mailto:reporters@ballymenaguardian.co.uk)

**GATES to the former St Patrick's Barracks in Ballymena were thrown open to the public last week, as part of a consultation event aimed at shaping the future development of the site.**

Once home to the Royal Irish Regiment it was the first time the former military installation has been made accessible to the public since it was closed in 2008.

St Patrick's Barracks opened in 1937 as a depot for the Royal Ulster Rifles, then the Royal Irish Rangers and lastly the headquarters of the Royal Irish Regiment.

Over the years, the square at St Patrick's witnessed thousands of soldiers receive their induction into the arts of drill and, of course, was the scene of scores of 'passing out' parades.

The large 14.85 hectare site, complete with a range of housing, sports hall, football pitches, parade ground, guard house and social club, has lain vacant for eight years.

The former barracks was acquired by the Department for Social Development (DSD) from the Office of the First and Deputy First Minister in September 2015.

Planning consultants, The Paul Hogarth Company, have now been appointed to produce a development plan for the site and the public are being given the opportunity to have their say in the future of what is a "major asset" for the town.

The plan will show a

concept for the whole area as well as potential sites that could be developed by individual stakeholders.

It will include a transport assessment, looking at how road, river, cycle paths and footways can access and integrate the site with the town and surrounding environment.

Walking in through the gates on Thursday, April 14 the site looked like "a village that time forgot", whilst overgrown with shrubs, trees and weeds, it is still home to many characterful buildings which remain in good condition.

A large number of people turned out for the drop-in event which included a walking tour of the site taking in the Sandhurst Building, York Building, parade ground, water tower, officer housing, sports hall, church and social club and guard house.

At the beginning of the tour John Frazer of The Paul Hogarth Company explained that the project was "at a very early stage." However, Mr Frazer said there had already been potential interest in the site from the PSNI and other stakeholders in terms of housing, education and sports provision.

He added: "This is the first stakeholder engagement and then there will be another in June."

"At that stage we will have more established proposals coming togeth-

er. "The Paul Hogarth Company are the lead consultants on this project, however, there are others involved including transport, economists and ecologists.

"It is a large site, 14.85 hectares, so a lot of consideration needs to be given to areas such as the River Braid, the former use of the site as an army barracks and potential contaminated land and of course transport links."

Mr Frazer said he was keen to hear what the public have to say about the site.

He said: "We would like to retain some of the buildings which have architectural merit such as the Sandhurst Building, York Building, guard house and depot HQ. There is also the parade ground and how these buildings relate to it."

The Parade Ground, where new recruits would have formally become soldiers in what the army calls a "passing out parade", was the first stop on the tour.

Mr Frazer explained that there was an opportunity to use the parade ground as an "events base."

"We are keen to hear from the public about how they would like to see the space utilised in the future."

Next on the tour was a visit to the water tower which sits at the highest point of the site.

Mr Frazer explained that there were no buildings on the site listed at present.

He added: "There are a number of buildings that are of architectural merit and should stay.

"The water tower has an architectural presence and we would be quite keen to see that retained."

Mr Frazer went on to talk about access to the site which he described as "one of the issues in relation to the development".

He continued: "We would need to strengthen vehicular access by potentially connecting it to the Larne Road link."

Mr Frazer also pointed out the location of a 'rath', a circular enclosure surrounded by an earthen wall which would have been used as a dwelling and stronghold in former times.

He also talked about the possibility of strengthening cycle and pedestrian links in the area.

Mr Frazer added that a lot of existing residential properties were "still in a very good state".

"There has been some talk about potentially using some of the housing in the short-term for private rented accommodation," he said.

However he said access would make the proposal "difficult".

"There is going to be an element of housing on the site, where that is located we are not sure yet," he stated.

Mr Frazer added: "There is scope to see private investment and it is important to look at a mix of housing which would include private as well as social and affordable housing."

Mr Frazer commented that the site was "big enough to include a range of uses" including the potential to convert the York Building into office accommodation.

He said there was also



## Emotional final tour of barracks brings back happy memories for old soldier Jimmy

BY REBECCA BLACK

A ROYAL Ulster Rifles veteran has taken a poignant final tour of the barracks in Ballymena where he once lived and later worked.

Jimmy Peters (82) from Broughshane met wife Audrey while stationed at St Patrick's Barracks and the couple brought up their son within the walls before he later worked there as a civil servant after leaving the Army.

Thousands of Royal Ulster Rifles, Ulster Defence Regiment and Royal Irish soldiers have passed through the barracks during its 71 years, and it played host to American GIs during WWII.

Last week Mid and East Antrim Borough Council opened it for a final time before it is transformed by the Department for Social Development.

Jimmy was one of the first through the gates and saw his old parade ground and his former office in later life.

During his Army career Jimmy served in Cyprus, Borneo, Bahrain, Dominica, Germany and Gibraltar, and now suffers a hearing impairment because of the gunfire he was exposed to.

Jimmy said he joined up at the age of 24, but had wanted to do it earlier. "His mother lost a son during the Second World War so she said no one else was going to join, but when Jimmy was 24 he went ahead," explained Audrey.

His recruiting sergeant was her father. She laughed as she said he didn't realise the young soldier he had just recruited would become his son-in-law.

She lived mostly at St Patrick's after the marriage.

She said it was sad to see the base closed and being transformed, but added: "Life goes on."

Jimmy served until 1979 when he joined the Civil Service.

Audrey said: "He really enjoyed the Army. His father served in both World Wars as well as his uncles.

"One of his uncles died in the

Battle of the Somme, so we took a bus tour of the Somme and saw where he was buried. I always say Jimmy is Army barmy.

"Then he worked at St Patrick's again as a civilian. He was 22 years in the Army, then 20 years in the Civil Service.

"I loved living in the barracks. There was wonderful camaraderie

and all the passing out parades. We were separated for seven years when he was away serving, but there were some accompanied tours where I was able to go with him. Our son was born in Gibraltar.

"Jimmy loved the tour of the barracks. It is a place full of happy memories."

St Patrick's Barracks dates back to 1937 and went on to be the home of the Royal Irish Regiment when it was formed in 1992.

It was closed in 2008 and then acquired by the Department for Social Development in 2015.



**Veteran: Jimmy Peters**

## Appendix 4

### **Public Exhibitions – Consultation Material**

- *Press Notices/Articles*
- *Event Flyers*
- *Notification Letters/Emails*
- *Consultation Panels*
- *Consultation Questionnaire*
- *Public Exhibition Photographs*
- *Consultation Feedback Summary Report*





Department for

**Communities**

[www.communities-ni.gov.uk](http://www.communities-ni.gov.uk)

## **Public Consultation on the regeneration of St Patrick's Barracks**

The Department for Communities (DfC) is holding a public consultation on the regeneration proposals for St Patrick's Barracks up until 1st March 2017. Proposals for the regeneration of the site can be viewed during this period at The Braid, Ballymena Town Hall, Museum & Arts Centre, Bridge Street, Ballymena BT43 5EJ and online at [www.communities-ni.gov.uk/stpatricks-barracks](http://www.communities-ni.gov.uk/stpatricks-barracks)

Further opportunities are available to view the proposals at the following community centres:- Ballee - 30th November to 8th December, Ballykeel - 8th December to 22nd December, Harryville - 22nd December to 5th January, Dunclug – 5th January to Thursday 19th January, Tullygarley – 19th January to 2nd February, Galgorm – 2nd February to 16th February.

A public consultation event will be held at The Braid, Ballymena on Wednesday 7th December 2016 from 4 30 – 7 30 pm. There will be an opportunity to ask questions and get more information on the proposals.

Comments on the proposals can be made online at [www.communities-ni.gov.uk/stpatricks-barracks](http://www.communities-ni.gov.uk/stpatricks-barracks), by emailing [StPatricks.BarracksProject@communities-ni.gov.uk](mailto:StPatricks.BarracksProject@communities-ni.gov.uk) or by writing to: Department for Communities, St Patrick's Barracks Project, RDO Northern Division, County Hall, Ballymena, BT42 1QG



Planning Act (Northern Ireland) 2011 and The Planning  
(Development Management) Regulations (Northern Ireland) 2015 (Regulation 5 (2) (b))

## **PRE-APPLICATION PUBLIC DROP-IN EVENT on the regeneration of St Patrick's Barracks**

**The Department for Communities in partnership with Mid and East Antrim Borough Council is holding a Public Exhibition on the regeneration proposals for St Patrick's Barracks on Thursday 15 June 2017 from 4pm – 8pm at The Braid, Ballymena Town Hall, Museum & Arts Centre, Bridge Street, Ballymena BT43 5EJ.**

This provides an opportunity for the public to view initial plans for the proposed development and discuss the proposals with members of the Project Team.

If you wish to make comments on the proposals you may do so at the above event and/or in writing to Department for Communities, St Patrick's Barracks Project, RDO Northern Division, County Hall, Ballymena, BT42 1QG, no later than Friday 8th July.

Please note that this notice relates to a pre-application public drop-in event. If a planning application is subsequently submitted normal neighbourhood notification and publicity will be undertaken and a further opportunity to make representations regarding the proposal will be available at that time.



Edwin May of Ballymena



Find out more

## Barracks proposals on display at Braid



Minister for Communities Paul Givan with North Antrim DUP assemblyman Paul Frew, Mid & East Antrim Mayor, Audrey Wales and Council Chief Executive, Anne Donaghy at St. Patrick's Barracks. (Submitted image)

Published: 06:43 Monday 28 November 2016



**Ballymena people have been urged to have their say on new development proposals for the St. Patrick's Barracks site.**

Communities Minister, Paul Givan MLA was in the town last week to launch a public consultation on the proposed uses for the former military training base.

The proposals set out in the development plan will provide for a diverse range of uses including mixed tenure housing, leisure and recreational areas, civic and office space and facilities for community enterprise and knowledge industries.



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Health Awareness





# THE FUTURE OF ST. PATRICK'S BARRACKS



## CONSULTATION PERIOD & PUBLIC DROP-IN EVENT

### CONSULTATION PERIOD

**When:** 28th November 2016 - 4th March 2017

**Where:** Information Boards on public display at:  
- [www.communities-ni.gov.uk/stpatricks-barracks](http://www.communities-ni.gov.uk/stpatricks-barracks)  
- The Braid - Ballymena Town Hall, Museum & Arts Centre  
- The following Community Centres:

- Ballee: 30th Nov – 8th Dec
- Ballykeel: 8th Dec – 22nd Dec
- Harryville: 22nd Dec – 5th Jan
- Dunclog: 5th Jan – 19th Jan
- Tullygarley: 19th Jan – 2nd Feb
- Galgorm: 2nd Feb – 16th Feb

### PUBLIC DROP-IN EVENT

**When:** Wed 7<sup>th</sup> December 2016, 4.30pm - 7.30pm

**Where:** The Braid - Ballymena Town Hall, Museum & Arts Centre  
Bridge Street, Ballymena, BT43 5EJ

A public consultation period has been launched on the draft Development Plan for the former military training base at St Patrick's Barracks, Ballymena.

The draft Development Plan will be on public display at The Braid - Ballymena Town Hall, Museum & Arts Centre throughout the 14-week public consultation period and a public drop-in event will be held on Wed 7th December, 4.30 - 7.30pm.

Anyone with an interest in the future development of this key area of Ballymena are urged to get involved in this consultation process and share their views.





# THE FUTURE OF ST. PATRICK'S BARRACKS



# INVITATION

**Pre-Application**

## **PUBLIC DROP-IN EVENT**

### **When**

**Thu 15<sup>th</sup> June 2017, 4.00pm - 8.00pm**

### **Where**

**The Braid - Ballymena Town Hall, Museum & Arts Centre  
Bridge Street, Ballymena, BT43 5EJ**



The Department for Communities in partnership with Mid and East Antrim Borough Council would like to hear your views on the emerging regeneration proposals for the former St Patrick's Barracks in Ballymena.

Please drop-in to the public event where you will be able to view draft plans for the proposed development, speak directly to members of the project design team and let us know your thoughts before any planning application is submitted.

If you wish to make comments on the proposals you may do so at the above event and/or in writing to Department for Communities, St Patrick's Barracks Project, RDO Northern Division, County Hall, Ballymena, BT42 1QG no later than Friday 8th July.

**WE LOOK FORWARD TO SEEING YOU THERE!**



**From:** Pat Mulvenna [mailto:Pat.Mulvenna@midandeantrim.gov.uk]

**Sent:** 30 May 2017 15:40

**To:** info@ianpaisleymp.co.uk; caldwelld@parliament.uk; BARRONJ@parliament.uk; Traditional Unionist Voice; mervynstorey@btconnect.com; frew637@btinternet.com; philipmcguigan@hotmail.com; robinswannmla@gmail.com; davidhilditch@btconnect.com; johnstewartuup@gmail.com; gordon.lyons@mla.niassembly.gov.uk; roybeggs.office@btopenworld.com; stewart.dickson@allianceparty.org

**Cc:** Miller, Roisin; Hutchinson, Walter

**Subject:** St. Patrick's Barracks - Public Exhibition invitation

Dear All,

Mid and East Antrim Borough Council in partnership with the Department for Communities (DfC) is writing to inform you that Proposal of Application Notices (PANs) have been submitted for the proposed redevelopment scheme at the former St. Patricks Barracks, Ballymena.

An invitation is attached to a Public Exhibition on the draft regeneration proposals, which will be held on Thursday 15 June 2017 from 4pm – 8pm at The Braid, Ballymena Town Hall, Museum & Arts Centre, Bridge Street, Ballymena BT43 5EJ. This event will provide all those with an interest in the regeneration of this strategic opportunity site to view initial plans for the proposed development and discuss the emerging proposals with members of the Project Team.

If you wish to make comments on the proposals you may do so at the above event and/or in writing to Department for Communities, St Patrick's Barracks Project, RDO Northern Division, County Hall, Ballymena, BT42 1QG, no later than Thursday 31<sup>st</sup> August 2017.

Kind Regards

Pat

**Ms Pat Mulvenna**  
**Investment & Funding Development Manager**

Mid & East Antrim Borough Council

Ecos Centre

Kernohan's Lane

BALLYMENA

BT43 7QA

T. 028 25633365

E: [pat.mulvenna@midandeantrim.gov.uk](mailto:pat.mulvenna@midandeantrim.gov.uk)

**From:** Pat Mulvenna [mailto:Pat.Mulvenna@midandeantrim.gov.uk]

**Sent:** 30 May 2017 15:23

**To:** 'darrenphoto68@yahoo.com'; 'jeffcampbell2132@gmail.com';  
'johnmcadorey1028@hotmail.co.uk'; 'ballymena.finance@orderofmalta.ie'; 'alanrosna@talktalk.net';  
'johnlilleyracing@hotmail.com'; 'operations@nwmrt.org'; 'paulmclurkin@me.com';  
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'melanie@ballymenabusines.co.uk'; 'jimmcilroy666@yahoo.co.uk'; 'royheron1@gmail.com';  
'sasman479@gmail.com'; 'irdewar@btinternet.com'; 'sk.chambers@hotmail.com'; 'jo-  
jomartin@hotmail.co.uk'; 'arthurachenson@hotmail.com'; 'nholmesbscc@gmail.com';  
'robinson.230@btinternet.com'; 'bluesbay1965@hotmail.com'; 'susbmenarunners@gmail.com';  
'robin65alexander@btinternet.com'; 'fulton122@hotmail.co.uk'; 'andrewmur6@aol.com';  
'john.downey7@btinternet.com'; 'j4golf@hotmail.co.uk'; 'jim.wright@landmark.mod.uk';  
'victor55@live.co.uk'; 'anne@ocsystems.plus.com'; 'joannemcsherry@aol.com';  
'shemonealied@btinternet.com'; 'robertmcclean@hotmail.com'; 'brenda.munro@nrc.ac.uk';  
'erniejohnson8@yahoo.co.uk'; 'wjstewart42@yahoo.co.uk'; 'jackie.greer@yahoo.co.uk';  
'niall.sheridan@choice-housing.org'; 's.fulton@apex.org.uk'; 'bronagh.o'kane@foldgroup.co.uk';  
'allan@brillianttrails.com'; colum best

**Cc:** Miller, Roisin; Hutchinson, Walter

**Subject:** St. Patrick's Barracks - Public Exhibition invitation

Dear All,

Mid and East Antrim Borough Council in partnership with the Department for Communities (DfC) is writing to inform you that Proposal of Application Notices (PANs) have been submitted for the proposed redevelopment scheme at the former St. Patricks Barracks, Ballymena.

An invitation is attached to a Public Exhibition on the draft regeneration proposals, which will be held on Thursday 15 June 2017 from 4pm – 8pm at The Braid, Ballymena Town Hall, Museum & Arts Centre, Bridge Street, Ballymena BT43 5EJ. This event will provide all those with an interest in the regeneration of this strategic opportunity site to view initial plans for the proposed development and discuss the emerging proposals with members of the Project Team.

If you wish to make comments on the proposals you may do so at the above event and/or in writing to Department for Communities, St Patrick's Barracks Project, RDO Northern Division, County Hall, Ballymena, BT42 1QG, no later than Thursday 31 August 2017.

Kind Regards

Pat

**Ms Pat Mulvenna**  
**Investment & Funding Development Manager**

Mid & East Antrim Borough Council

Ecos Centre

Kernohan's Lane

BALLYMENA

BT43 7QA

T. 028 25633365

E: [pat.mulvenna@midandeantrim.gov.uk](mailto:pat.mulvenna@midandeantrim.gov.uk)



The Occupier  
[Address]

Regional Development Office  
County Hall  
182 Galgorm Road  
Ballymena  
BT42 1QG

Phone: 028 2566 2028

email:  
[StPatricks.BarracksProject@communities-ni.gov.uk](mailto:StPatricks.BarracksProject@communities-ni.gov.uk)

## DEVELOPMENT PLAN FOR ST PATRICK'S BARRACKS

### BALLYMENA

### PUBLIC CONSULTATION

#### LET US KNOW YOUR VIEWS

The Department for Communities (DfC) has prepared a Development Plan that includes concept design proposals for the development of the former military base at St Patrick's Barracks in Ballymena. The Development Plan proposes a mixed use scheme for the site. The Development Plan is underpinned by a shared future ethos supported through the NI Executive's initiative *Together: Building a United Community*.

The Development Plan supports the redevelopment of the site to

- encourage greater connectivity with the town centre and a new access road to link with the strategic road network through an appropriate urban form;
- create notable landmarks, views and spaces;
- create a strong sense of place; and
- provide a range of uses including mixed tenure housing, leisure and recreational areas, civic and office space, PSNI District Command base, facilities for community enterprise and knowledge industries and a central events space.

Section 75 of the Northern Ireland Act 1998 requires public authorities, in carrying out their functions, to have due regard to the need to promote equality of opportunity between all Section 75 groups. In addition the Department must have due regard to the desirability of promoting good relations between persons of different religious belief, political opinion or racial group.

A screening exercise concluded that the Development Plan had no adverse impacts on equality of opportunity or good relations. DfC is now seeking views from members of the public, all interested parties and stakeholders in the area on the proposals contained



within the Development Plan and also on the outcome of the Section 75 screening exercise.

The Development Plan, Section 75 policy screening form and questionnaire for completion can be viewed on the DfC website by accessing the consultation zone at [www.communities-ni.gov.uk/stpatricks-barracks](http://www.communities-ni.gov.uk/stpatricks-barracks).

If you require consultation documents in an alternative format please contact Regional Development Office using the above postal or email address or by telephone.

## **VENUES**

The Development Plan will be on display throughout the full period of public consultation from 28<sup>th</sup> November 2016 to 4<sup>th</sup> March 2017 at The Braid, Ballymena Town Hall, Museum & Arts Centre, Bridge Street, Ballymena, BT43 5EJ.

Further opportunities to view the proposals will be available at the following community centres:

Ballee	30 <sup>th</sup> November to 8 <sup>th</sup> December
Ballykeel	8 <sup>th</sup> December to 22 <sup>nd</sup> December
Harryville	22 <sup>nd</sup> December to 5 <sup>th</sup> January
Dunclug	5 <sup>th</sup> January to 19 <sup>th</sup> January
Tullygarley	19 <sup>th</sup> January 2 <sup>nd</sup> February
Galgorm	2 <sup>nd</sup> February to 16 <sup>th</sup> February

A Public "Drop In" Event will also be held at the Braid, Ballymena Town Hall and Museum & Arts Centre on 7<sup>th</sup> December 2016 from 4 30 to 7 30 pm where there will be the opportunity to ask questions, complete questionnaires and provide feedback.

## **FEEDBACK**

Questionnaires on the proposed Development Plan may be completed online using the Department's website or at any of the above venues during the consultation period. Any comments made during this public consultation period will be considered by the Department when finalising its Development plan for the area and will be taken forward in an outline planning application for use of the site.

## **ST PATRICK'S BARRACKS PROJECT TEAM**

# INTRODUCTION



## WELCOME

Thank you for taking the time to view the public exhibition on the draft Development Plan for the former military training base at St. Patrick's Barracks, Ballymena. This project has been commissioned by the Department for Communities (DfC) with Mid and East Antrim Borough Council.

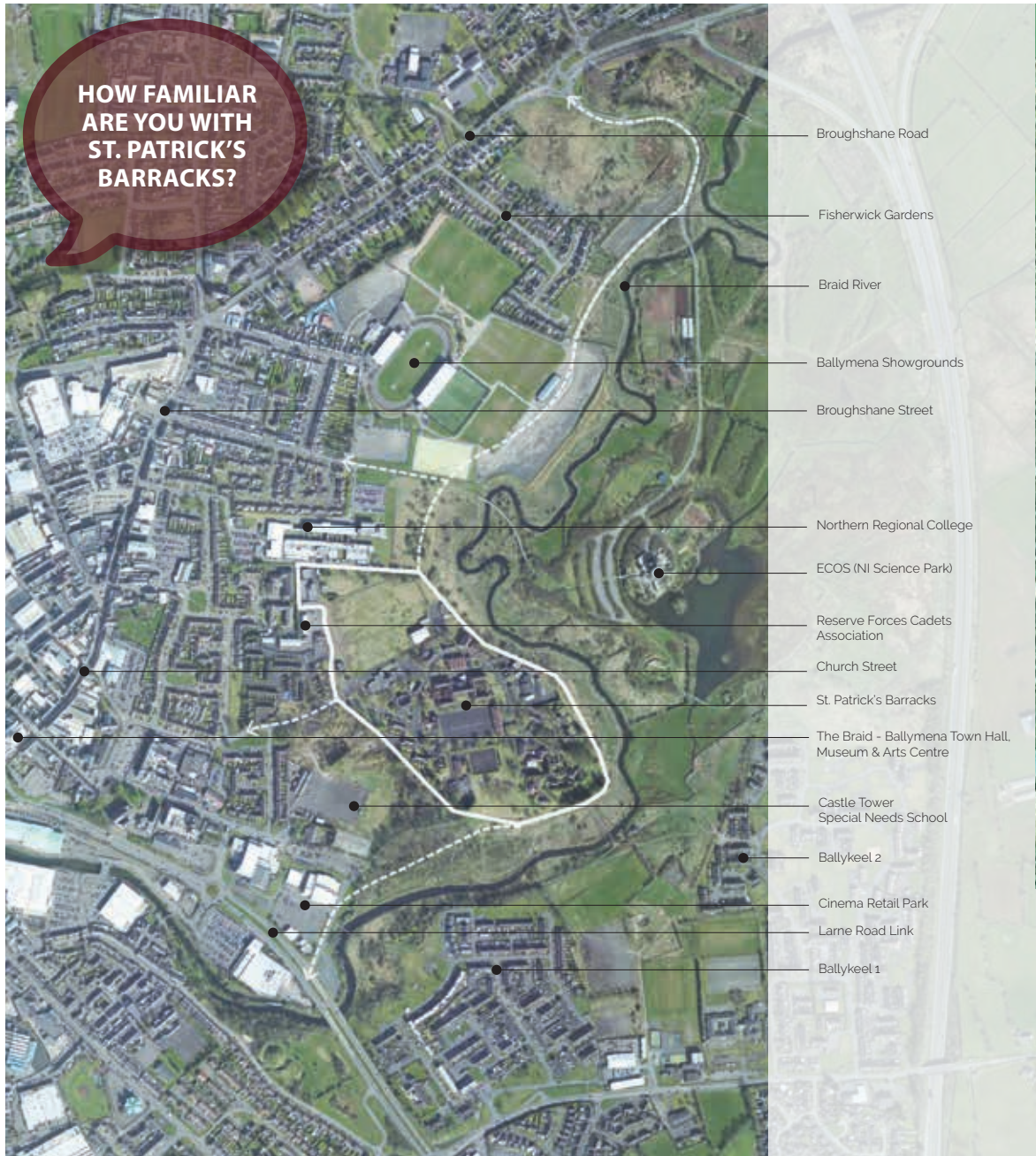
A multi disciplinary planning consultancy team, led by The Paul Hogarth Company, has been appointed to pursue planning consent for a proposed mixed-use regeneration scheme for this important area within Ballymena.

## THE STUDY AREA

St. Patrick's Barracks is located to the east of Ballymena Town Centre, within the town's settlement development limit. It closed in 2007 after it was deemed surplus to Ministry of Defence (MoD) requirements and was subsequently gifted to the NI Executive in 2011. It was later acquired in September 2015 by the Department for Communities (DfC) - formerly the Department for Social Development (DSD).

Extending across 14.8 Hectares, St Patrick's Barracks comprises former military buildings and infrastructure and a parade ground. As illustrated in the adjacent plan, it is bounded by an established residential neighbourhood, the Northern Regional College, the Braid River and Castle Tower Special School.

The Study Area comprises both St Patrick's Barracks and two proposed route corridors extending northwards to Broughshane Road and southwards to Larne Road Link.



## HAVE YOUR SAY

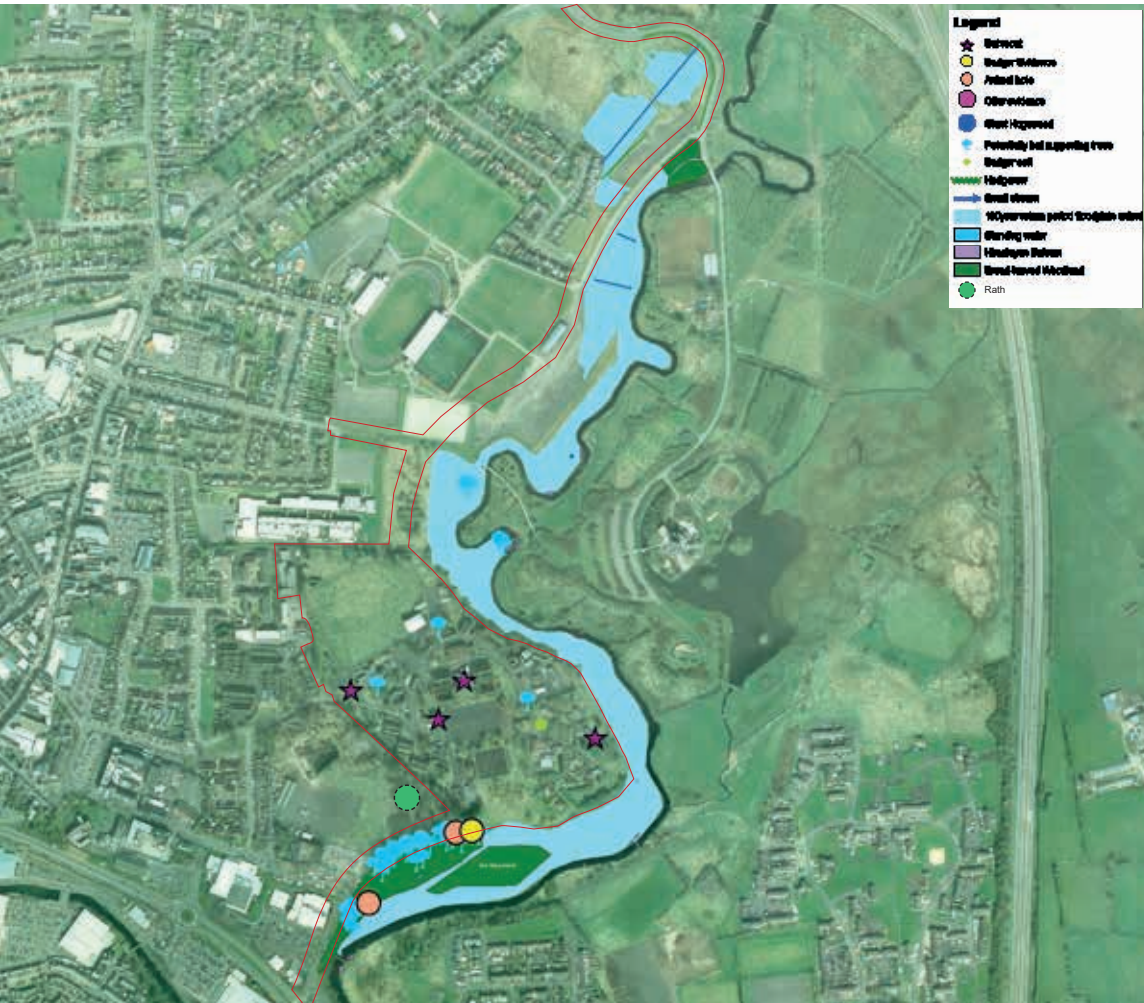
These Consultation Boards have been prepared to inform the people of Ballymena of emerging proposals for St. Patrick's Barracks. Questions shown on each board will help us consider your views.

**YOUR FEEDBACK IS VITAL TO ENSURE THAT THE DEVELOPMENT PLAN REFLECTS THE NEEDS AND ASPIRATIONS THAT LOCAL PEOPLE HAVE FOR WHAT IS A VERY VALUABLE RESOURCE.**

Please take time to study the consultation boards and review the emerging proposals. All of the proposals outlined are draft and therefore will be subject to change, pending the outcome of the consultation period. Following your review of the boards we encourage you to complete a feedback questionnaire and provide us with your opinions and comments on any of the elements presented.



# INFORMATION GATHERING



## ISSUES/ OPPORTUNITIES

Drawing upon a thorough analysis process comprising of desktop research, site surveys and consultation with key stakeholders and the general public, a clear understanding of the issues and opportunities across the study area has been established. This understanding forms the foundation upon which the detailed design proposals have been developed.

### ANALYSIS CONSIDERATIONS

The adjacent plan illustrates analysis considerations that have been identified across St. Patrick's Barracks and the wider area, including floodplain, badger evidence, potentially bat supporting trees and buildings and protected habitats. No listed buildings are located on the site. These considerations, in addition to topographical and land ownership factors, inform the location, scale and type of development proposed.

### TRANSPORTATION AND MOVEMENT

Another important consideration influencing development relates to transportation and movement through and around the study area. While the walking and cycling network is relatively strong, comprising a National Cycle Network, access to public transport is very limited. In the immediate vicinity of the site the road network is residential in nature with traffic calming installed to deter motorists seeking to evade congested town centre streets.

## PUBLIC AND STAKEHOLDER ENGAGEMENT

A key stage in preparing the draft Development Plan was engagement with project stakeholders and the general public as these enabled focussed discussions on development opportunities, site specific requirements and views on the site generally. Two Consultation Open Days, comprising workshops and guided walking tours were held, providing local people with an opportunity to visit the study area and directly input their views and aspirations for the future development of this important area. The points below summarise the information gathered as a result of this stakeholder and public engagement:



**150** ATTENDEES  
**40** SURVEYS RETURNED  
**5** ADDITIONAL SUBMISSIONS

**DID YOU ATTEND THE PREVIOUS CONSULTATION OPEN DAYS?**



**LIKES** HISTORY, POTENTIAL, BUILDINGS, LOCATION

**DISLIKES** LACK OF USE, LOST HISTORY, INDECISION, RESTRICTED CONNECTIONS

**TOP PRIORITIES** MUSEUM, SPORTS + LEISURE, EDUCATION + TRAINING, BUILDING RETENTION, ENHANCED CONNECTIONS

# DEVELOPMENT PLAN



DO YOU AGREE WITH THE PROPOSED USES OF LAND?



- Broughshane Road
- Proposed Northern Access Road
- Fisherwick Gardens
- Braid River
- Ballymena Showgrounds
- Broughshane Street
- Proposed Suffolk Street Connection
- Proposed walking/cycling route
- Northern Regional College
- ECOS (NI Science Park)
- Reserve Forces Cadets Association
- Proposed Central Boulevard (Demesne Ave. Connection)
- Proposed Central Event Space
- Castle Tower Special Needs School
- Ballykeel 2
- Proposed walking/cycling route
- Proposed Southern Access Road
- Cinema Retail Park
- Larne Road Link
- Ballykeel 1



# PROPOSED DEVELOPMENT



DO YOU AGREE THAT THE REDEVELOPED SITE WILL BE A GOOD PLACE TO LIVE, WORK AND VISIT?

## PROPOSED DEVELOPMENT

The draft Development Plan proposes a mixed-use development scheme for St Patrick's Barracks, which incorporates a range of uses including mixed tenure housing, leisure and recreational areas, civic and office space, and facilities for community enterprise and knowledge industries. The proposed scheme seeks to deliver a high quality, people orientated place, breathing new life into this area of Ballymena and generating wider economic, social and cultural benefits across the Mid and East Antrim area.

The draft Development Plan seeks to take cognisance of the scale, character and layout of the existing built form within St Patrick's Barracks. Subject to viability it may be possible to retain some existing buildings, including the parade ground. Proposed building heights range from two to three storeys which reflects, and is sympathetic to, the scale of the existing built form.

## BUILDING TYPE

Indicative Building Heights



Indicative Building Footprints and Associated Uses



DO YOU AGREE THERE IS A NEED FOR A CENTRAL EVENTS SPACE?

# MOVEMENT & TRANSPORT

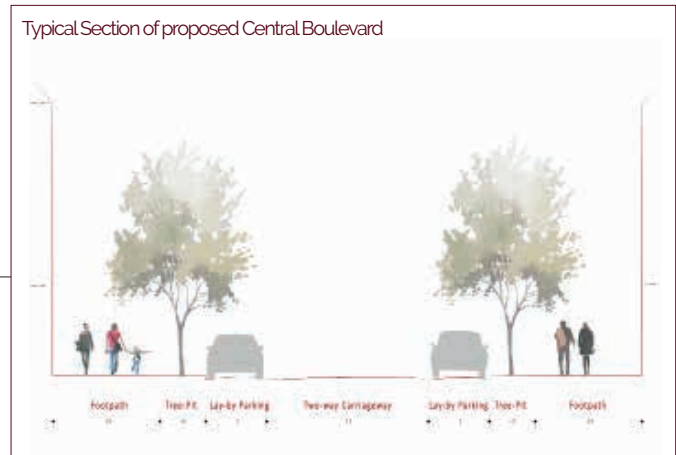
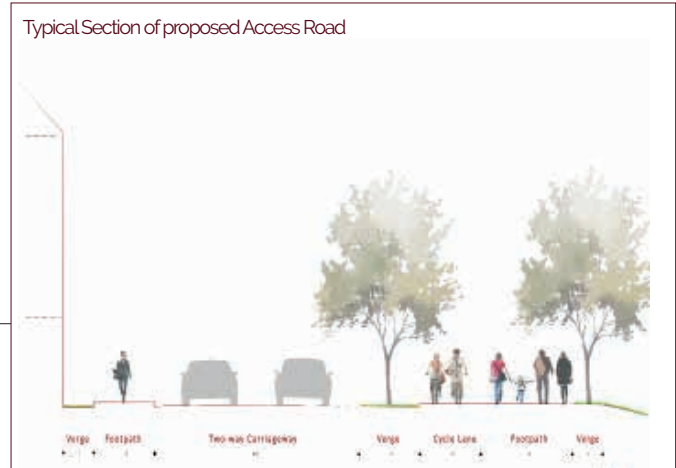


## PROPOSED CONNECTIONS

The proposals outlined in the draft Development Plan seek to deliver a high quality movement network for pedestrians, cyclists and motorists, with enhanced connectivity between the study area and surrounding residential areas, the Town Centre, the River Braid and the strategic road network.

New vehicular connections between the former Barracks, northwards to Broughshane Road and southwards to Larne Road Link, are proposed. These new links will not only facilitate optimised development of the site but will also address a wider issue of town centre related traffic on the adjacent residential streets as a result of motorists seeking to avoid town centre congestion.

The plan below illustrates the proposed pedestrian and vehicular links throughout the study area, while the accompanying street sections help illustrate typical street dimensions proposed.



# St. Patrick's Barracks, Ballymena

## Draft Development Plan:

### Public Consultation Questionnaire (28<sup>th</sup> Nov 2016 – 4<sup>st</sup> March 2017)

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The Department for Communities is conducting a public consultation on the Draft Development Plan for the former military training base at St Patrick's Barracks in Ballymena.

The Draft Development Plan seeks to optimise the development capacity of this strategic site and its potential to deliver economic, social and cultural benefits across the whole area. It provides for a diverse range of uses including mixed tenure housing, leisure and recreational areas, civic and office space and facilities for community enterprise and knowledge industries. The plan also takes account of travel linkages, with provision for pedestrians and cycle users, and proposed new transport roads to open up wider access and the potential for future development opportunities.

This questionnaire is your opportunity to comment on the Draft Development Plan and associated proposals. Your views will play an important part in shaping the final Development Plan for this important area of Ballymena.

#### 1. How familiar are you with St. Patricks Barracks?

**Please tick all relevant boxes below**

I am not familiar with it	
I live nearby	
I work nearby	
I visit the nearby area	
I used to be based at St Patrick's Barracks	
I have friends/family who used to be based at St Patricks Barracks	
Other (please specify) _____	

#### 2. Did you attend either of the previous consultation open days on the site in April and June?

Yes

No

**3. How much do you agree with the following proposed uses of the St Patrick's Barracks site?**

	Strongly Disagree	Disagree	Neither agree or disagree	Agree	Strongly Agree
Event Space					
Commercial					
Public / Civic Use					
Offices					
Knowledge Based Business Space					
Community Enterprise					
Hotel					
Leisure and Recreation					
Residential					
PSNI					
Sports Pitch					
Public Green Space					

Please note any additional comments below:

---



---

**4. How much do you agree with the following statements?**

	Strongly Disagree	Disagree	Neither agree or disagree	Agree	Strongly Agree
I believe that the redeveloped site will be a good place to live.					
I believe that the redeveloped site will be a good place to work.					
I believe that the redeveloped site will be a good place to visit.					

Please note any additional comments below:

---



---



**5. How much do you agree with the following statements regarding the St Patrick's Barracks event space?**

	Strongly Disagree	Disagree	Neither agree or disagree	Agree	Strongly Agree
I believe the new event space will be widely used					
The event space is much needed in Ballymena					
I would be interested in attending events in St Patrick's Barracks					

Please note any additional comments below:

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**6. How would you rate the transport and movement proposals in relation to meeting the following objectives**

	Very Poor	Poor	Average	Good	Very Good
<b>Reducing congestion on town centre streets</b>					
<b>Promoting healthier alternative transport modes rather than cars</b>					
<b>Strengthening connections for pedestrians</b>					
<b>Strengthening connections for cyclists</b>					
<b>Strengthening connections for motorists</b>					

Please note any additional comments below:

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## **Section 75 Of The Northern Ireland Act 1998**

Section 75 of the Northern Ireland Act 1998 requires public authorities, in carrying out their functions relating to Northern Ireland, to have due regard to the need to promote equality of opportunity between all the Section 75 Groups.

- Persons of different religious belief, political opinion, racial group, age, marital status, sexual orientation and men and women generally
- Persons with a disability and persons without
- Persons with dependants and persons without

Without prejudice to these obligations, the Department is also required, in carrying out its functions relating to Northern Ireland, to have due regard to the desirability of promoting good relations between persons of different religious belief, political opinion or racial group.

**This Project (St Patrick’s Barracks – Proposed Development Plan) has been subjected to an Equality Screening exercise – available to view online at [www.communities-ni.gov.uk/stpatricks-barracks](http://www.communities-ni.gov.uk/stpatricks-barracks). The outcome of this screening exercise indicates no adverse impacts on equality of opportunity or good relations. On this basis, the decision is that the strategy should not be subject to a full equality impact assessment.**

If you would like to comment on any aspect of the Equality Screening exercise you can do so by completing the following:

**7. Do you agree with the overall outcome of the Equality Screening exercise, that is, the proposed Development Plan has no adverse impact on equality of opportunity or good relations for any of the Section 75 groups?**

Yes

No

Please provide any additional comments you have about the Equality Screening exercise below.

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**8. Do you have any further comments on the draft Development Plan?**

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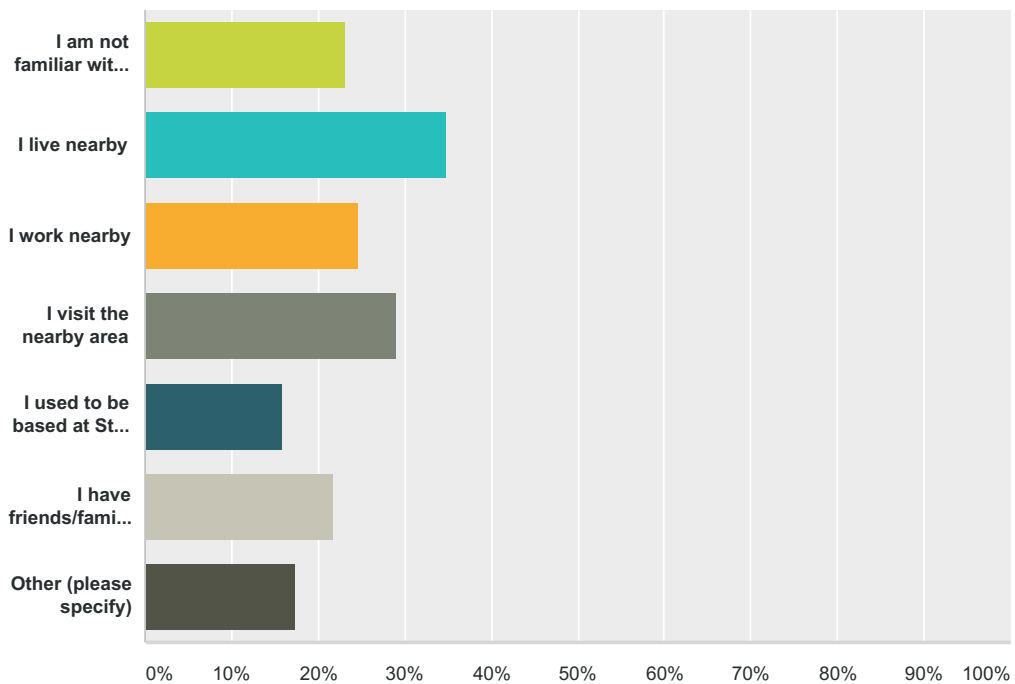






### Q1 How familiar are you with St. Patricks Barracks?(Please tick all relevant boxes below)

Answered: 69 Skipped: 1



Answer Choices	Responses
I am not familiar with it	23.19% 16
I live nearby	34.78% 24
I work nearby	24.64% 17
I visit the nearby area	28.99% 20
I used to be based at St Patrick's Barracks	15.94% 11
I have friends/family who used to be based at St Patricks Barracks	21.74% 15
Other (please specify)	17.39% 12
<b>Total Respondents: 69</b>	

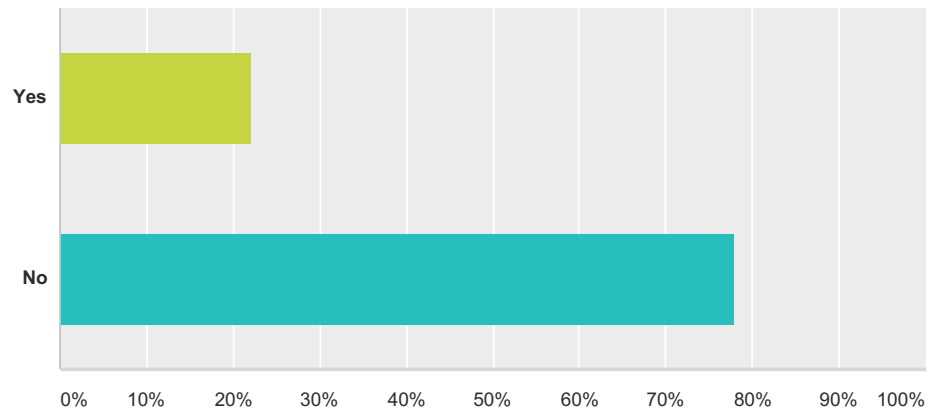
#	Other (please specify)	Date
1	Staff	6/19/2017 2:43 PM
2	Housing Association	6/19/2017 2:41 PM
3	Worked in housing dept for barracks	6/19/2017 2:29 PM
4	NOT INTERESTED IN DEVELOPMENT IN BALLYMENA. WHAT ABOUT CARRICKFERGUS!!	3/3/2017 3:58 PM
5	Sports group which uses the Ballymena Show Grounds facility	3/2/2017 5:05 PM
6	I have analysed the place from the viewpoint of an architect and civic planner, concerned with its continuing and future stewardship and design	2/28/2017 12:57 PM
7	Based at the Barracks for 12 years	1/24/2017 6:19 PM
8	Regular park run organiser Ecos Centre	1/24/2017 6:10 PM
9	Housing Association interested in the development of the site.	1/3/2017 3:26 PM



10	I am aware of the area as I am a resident in the town since 1973.	12/22/2016 1:13 AM
11	children from the Barracks attended Ballymena Nursery school	12/14/2016 12:21 PM
12	I have great memories and afection of the bks to see it in the state it is now is so heart breaking .changing it for the better will be good but it must be good the memories the place holds by a lot of people will be thier forever use the place do not abuse it and what would you call it ??	12/1/2016 3:52 PM

### Q2 Did you attend either of the previous consultation open days on the site in April and June?

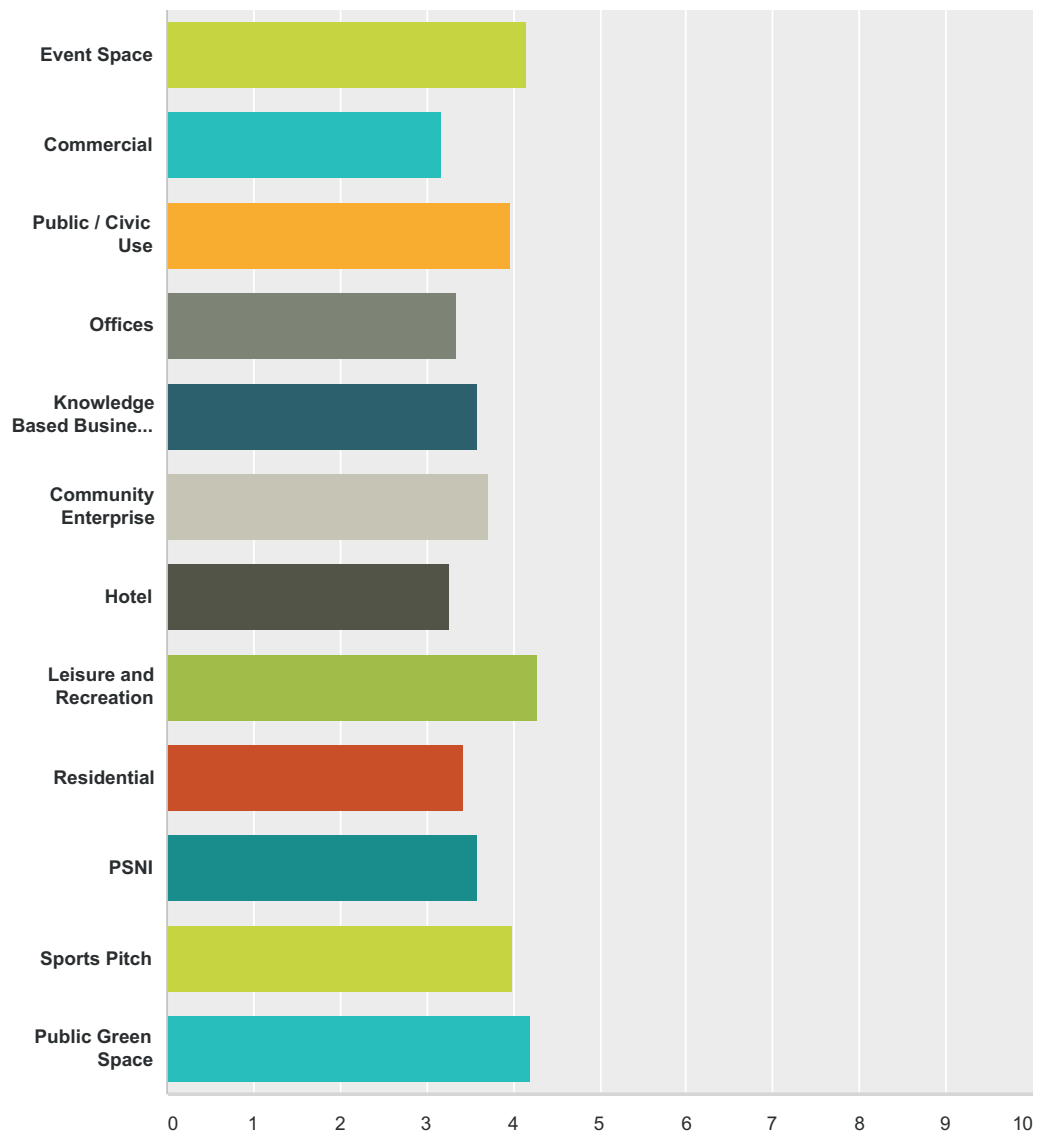
Answered: 68 Skipped: 2



Answer Choices	Responses	
Yes	22.06%	15
No	77.94%	53
<b>Total</b>		<b>68</b>

### Q3 How much do you agree with the following proposed uses of the St Patrick's Barracks site?

Answered: 68 Skipped: 2



	Strongly Disagree	Disagree	Neither agree or disagree	Agree	Strongly Agree	Total	Weighted Average
Event Space	6.15% 4	0.00% 0	10.77% 7	38.46% 25	44.62% 29	65	4.15
Commercial	19.05% 12	7.94% 5	26.98% 17	28.57% 18	17.46% 11	63	3.17
Public / Civic Use	5.97% 4	2.99% 2	14.93% 10	40.30% 27	35.82% 24	67	3.97
Offices	12.70% 8	9.52% 6	28.57% 18	28.57% 18	20.63% 13	63	3.35
Knowledge Based Business Space	8.06% 5	4.84% 3	29.03% 18	35.48% 22	22.58% 14	62	3.60
Community Enterprise	7.94% 5	6.35% 4	19.05% 12	39.68% 25	26.98% 17	63	3.71

Hotel	15.87% 10	3.17% 2	36.51% 23	28.57% 18	15.87% 10	63	3.25
Leisure and Recreation	4.48% 3	1.49% 1	8.96% 6	32.84% 22	52.24% 35	67	4.27
Residential	15.87% 10	3.17% 2	25.40% 16	33.33% 21	22.22% 14	63	3.43
PSNI	6.35% 4	1.59% 1	39.68% 25	30.16% 19	22.22% 14	63	3.60
Sports Pitch	7.94% 5	3.17% 2	11.11% 7	38.10% 24	39.68% 25	63	3.98
Public Green Space	4.62% 3	0.00% 0	12.31% 8	36.92% 24	46.15% 30	65	4.20

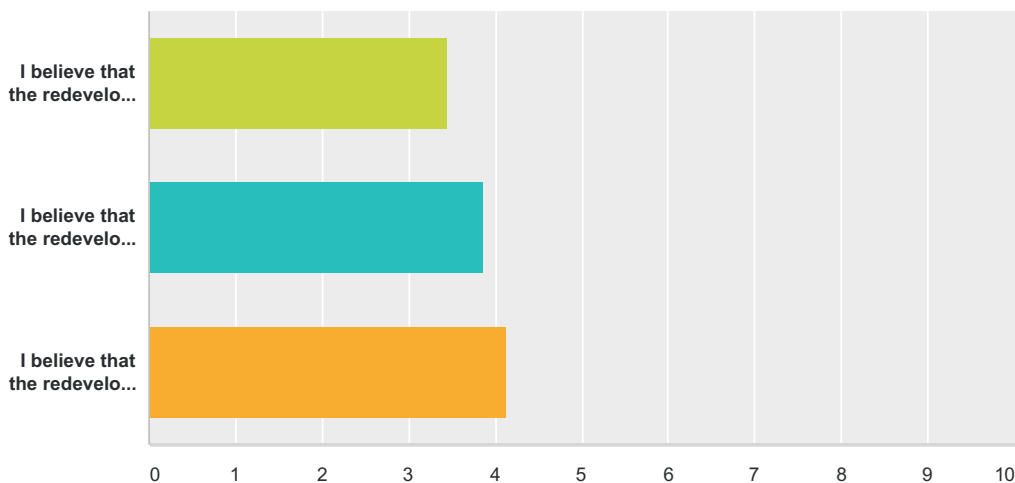
#	Please note any additional comments below	Date
1	Would like development of athletic provision	6/19/2017 3:01 PM
2	Ensure sufficient parking	6/19/2017 2:43 PM
3	We only need sports pitches if we lose pitches at show grounds because of development	6/19/2017 2:37 PM
4	Like the idea of a square for events and council office space well supported by car park (preferably free)	6/19/2017 2:23 PM
5	Office and commercial premises are free within the town, building more will leave those already empty less attractive leaving a gap within town centre	6/19/2017 2:18 PM
6	Ballymena United Youth Academy agree that it is important the area is developed and can be identified as a community space in the widest sense. The Ballymena area has a strong sporting tradition & we are pleased to note that the proposal shows a significant area of the site being dedicated to leisure. There is a long-term identified shortage in football provision within the Ballymena area and in our opinion it would be important that the development recognises this & seeks to address the shortfall. This is particularly important given that the proposal has a significant negative impact on the Ballymena Show Grounds where will lose 2 pitches to make way for a through road which we feel raises the level of risk to our young people. We are yet to be convinced of the requirements for a through road given the close proximity of the site to the M2 ring road. The proposed route not only reduces the sports field provision in the Ballymena Show Grounds complex by 1 grass pitch and 1 Astro Turf pitch but it also splits the remaining sporting facilities within the complex and the main parking area for the public to access those facilities. We are one of 3 youth football clubs that use the complex and have almost 300 registered young people. In our opinion the proposed route of the through road brings an unacceptable health and safety risk to our young members accessing the facilities used by our club and we strongly urge that this element of the proposal is given a substantial rethink. A realigned road may not only remove that health & safety risk but also reduce the negative impact on the sports pitch provision.	3/2/2017 5:05 PM
7	Free meeting room space	2/24/2017 2:31 PM
8	I would want to see a devoted multi denomination community space as part of this project - An honesty style café (Titanic Quarters) prayer/quiet space, drop in style Christian centre. This would enhance the development project no end.	2/24/2017 2:27 PM
9	Ballymena Show has been held at the showgrounds for over 100 years and this development and the subsequent infrastructure needed from the north of the town would result in the event no longer being able to be held in what has become it home. An alternative route other than the proposed road running through the showgrounds should be sought.	2/14/2017 6:20 PM
10	Strongly opposed to the effect the access road will have on the Ballymena Showgrounds facilities which are already stretched.	1/30/2017 6:08 PM
11	Need for much increased parking. Community Space MUST be made available to PARK RUNNERS every Saturday	1/24/2017 6:10 PM
12	Absolutely no retail. We do not even know the impact of the "Green Pastures" Development on the town centre	1/24/2017 6:05 PM
13	This area should be a recreation area only, an extension of Ecos Park	1/24/2017 5:59 PM
14	The main problem I have is the proposed access to the facility which intends running a road through the middle of the present facilities at Ballymena Showgrounds across pitch 3 and the astro, Surely another route can be found?	1/18/2017 11:21 PM
15	Balance mixed use development will maximise the potential of the site	1/3/2017 3:26 PM



16	As club cyclist and supporter of any northern Ireland athletes. In the island of Ireland there is no Velodrome for our indoor athletes who have to train in Majorca or travel to the mainland. In the main building of the new leisure centre if the Timber track could be Primarily installed within the Main building. Athletes would travel from all points North and South to partake and not only Professionals but Public Sessions included. I would like for all cycle clubs in Ireland to be requested to take part in talks to ascertain the demand for use of the facility which could be multi purpose. Concerts etc.	12/22/2016 1:13 AM
17	Community Enterprise - What is this? Primarily a quiet residential area with elderly residents. Please bear this in mind	12/14/2016 12:42 PM
18	Why is there no mention of a museum or centre which reflects the military history/heritage of the Barracks. Is this an attempt to airbrush the Barracks out of history.	12/14/2016 12:34 PM
19	I had hoped some space would have been allocated to Education - replacement of old schools in the area no longer fit for purpose.	12/14/2016 12:21 PM
20	Over 350 runners in Ballymena Runner AC. Also a large Athletic club, what about a track?	12/14/2016 11:53 AM
21	Should be strongly linked to Ecos Centre, walk ways, cycle ways, investigate specific mountain bike trails in a section. We cannot have any retail as this would distract from town centre. Perhaps food outlet to complement leisure activities.	12/14/2016 11:48 AM
22	The general public may not realise that commercial includes retail. We need to use St Patricks resource wisely. We also need to protect our town centre against any dilution of retail activities. There should be no retail on the St Patricks site	12/13/2016 1:00 PM
23	I think with such a large space on this site being widely available that there should be a new building put in place of one of the older ones that has to be pulled down or one the older building that is being kept should be put aside as a respite location for ex service personnel to have a space to have time away from family due to the fact of issues caused by conflict during their years in service.	12/8/2016 7:30 PM
24	How many places not around the town is empty?? Plus there is enough Hotels in Ballymena for its not a big town!!	12/4/2016 3:58 PM
25	Ballymena's Peoples Park is tired and no longer fit-for-purpose. Ballymena Residents deserve a new, larger public open space. I was inspired by Antrim Castle's park complex where they have walks, beautiful featured gardens, water installations and a dog-friendly courtyard with restaurant and coffee shop. As the area runs past the Braid River, this could be a real focus point to Ballymena's new Park Area. As a dog owner, I'd love to see an enclosed Dog Park similar to the one at the Stormont Estate, Belfast. This would be great and give real purpose to all dog owners to visit the new park several times a week. I also think the area would be ideal to build a new local leisure centre close to the Ballymena showgrounds and existing sports pitch. I hope you don't give up the whole area to commercial buildings. This is a once-in-a-generation opportunity to give some of the unique area back to the people of Ballymena to enjoy.	12/1/2016 12:29 PM
26	Assuming commercial = retail, - we already have an oversupply of retail space in the town centre. The site borders the Ecos park so I see no need for further public green space.	11/29/2016 1:15 PM
27	Ballymena needs to attract knowledge based industry to replace lost industrial jobs, this has to be in conjunction with a concerted effort by government to encourage employers to consider moving out of Belfast, possibly consider partnerships with Universities.	11/28/2016 10:13 PM
28	This is a one off opportunity to create something out of the ordinary in the town so I think that special consideration should be given to novel and innovative uses that could not be easily accommodated elsewhere.	11/25/2016 2:00 PM

### Q4 How much do you agree with the following statements?

Answered: 66 Skipped: 4

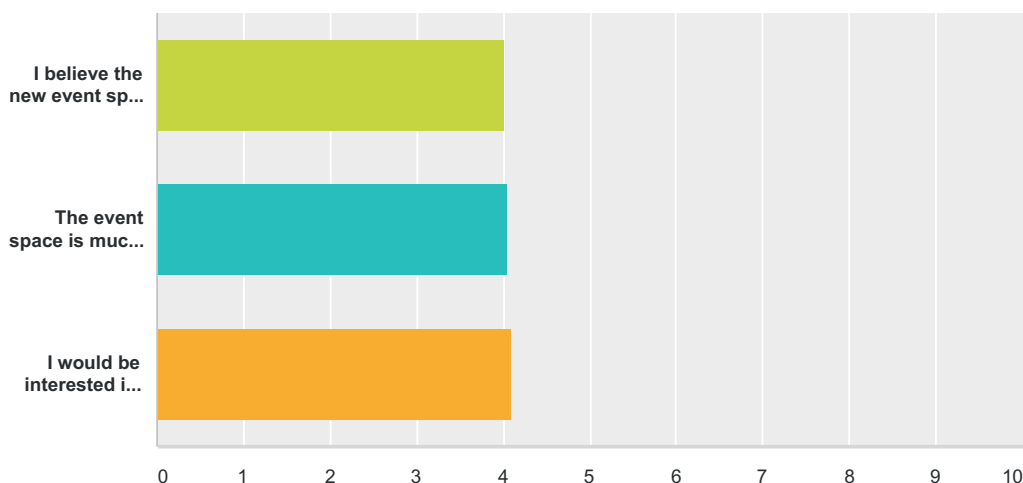


	Strongly Disagree	Disagree	Neither agree or disagree	Agree	Strongly Agree	Total	Weighted Average
I believe that the redeveloped site will be a good place to live	12.50% 8	6.25% 4	21.88% 14	42.19% 27	17.19% 11	64	3.45
I believe that the redeveloped site will be a good place to work	7.94% 5	0.00% 0	20.63% 13	41.27% 26	30.16% 19	63	3.86
I believe that the redeveloped site will be a good place to visit	6.15% 4	1.54% 1	6.15% 4	44.62% 29	41.54% 27	65	4.14

#	Please note any additional comments below	Date
1	Not sure if we have balance right regarding housing, I thin it is too much housing on site.	6/19/2017 2:37 PM
2	Ballymena United Youth Academy feel strongly that the proposal as it currently stands will reduce our ability to offer our young members a safe environment to practice and play football. Firstly, the proposal does not give sufficient details to determine if the pitches which are being lost to facilitate the through road will be replaced and accordingly our comments are based on the assumption that the overall provision will be reduced. Secondly, as mentioned previously, the proposed route of the through road brings an unacceptable health and safety risk to our young people accessing the facilities used by our club. For these reasons it is our opinion that the proposal will reduce our members enjoyment of the area as visitors.	3/2/2017 5:05 PM
3	As above	2/14/2017 6:20 PM
4	Good place to play	1/24/2017 6:10 PM
5	This should not be a residential or business area. Use it for recreation. A new, modern leisure centre is vital. Why not here?	1/24/2017 5:59 PM
6	Very concerned about extra traffic - one way road system not adhered to presently and impact in present residents finding a place to park near their own homes, if commercial enterprise brings additional traffic	12/14/2016 12:42 PM
7	This needs to be managed correctly	12/14/2016 12:34 PM
8	Public space for Christmas markets, great for tourists, firework displays, festivals, etc	12/14/2016 12:21 PM
9	In no way should the area within St Patricks barracks be used for any permanent housing development schemes. This will only cause controversy within the Ballymena community on who gets the housing. The space should be kept a neutral zone for the community as a whole.	12/8/2016 7:30 PM
10	The site's principal advantage is its proximity to the town centre. It is crucial that developers optimise the plan get the use mix right to stop the rot in the heart of the town.	11/29/2016 1:15 PM
11	If the unique opportunity that the site presents is fully realised, SPB should be one of, if not the highlight of Ballymena.	11/25/2016 2:00 PM

### Q5 How much do you agree with the following statements regarding the St Patrick's Barracks event space?

Answered: 68 Skipped: 2

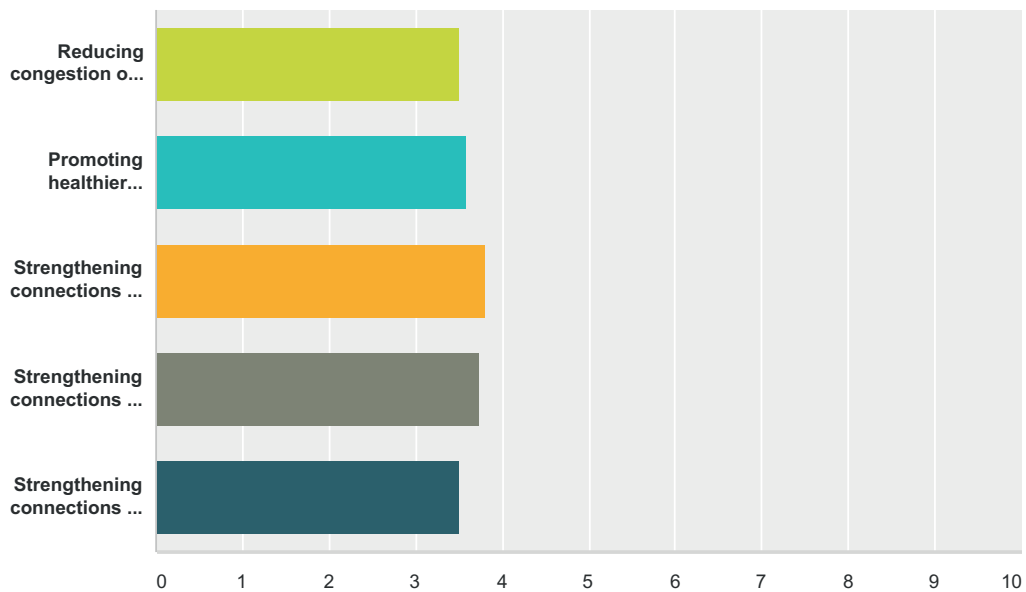


	Strongly Disagree	Disagree	Neither agree or disagree	Agree	Strongly Agree	Total	Weighted Average
I believe the new event space will be widely used	5.97% 4	1.49% 1	10.45% 7	50.75% 34	31.34% 21	67	4.00
The event space is much needed in Ballymena	6.06% 4	4.55% 3	9.09% 6	39.39% 26	40.91% 27	66	4.05
I would be interested in attending events in St Patrick's Barracks	5.97% 4	4.48% 3	7.46% 5	38.81% 26	43.28% 29	67	4.09

#	Please note any additional comments below	Date
1	It will be used for bespoke events that can be contained within limited space. We still need larger space in future for agricultural shows and car fest, etc	6/19/2017 2:37 PM
2	We already have the Braid centre	2/24/2017 2:36 PM
3	As above	2/14/2017 6:20 PM
4	Strongly disagree with this area being used for commercial/residential purposes	1/24/2017 5:59 PM
5	With the Motorway and dual carriages close by the flow of traffic to and from the site should not be difficult being away from the centre of town.	12/22/2016 1:13 AM
6	Would depend on the "type" of event	12/14/2016 12:42 PM
7	A new leisure centre - to encourage communities to come together and concert facilities - exciting opportunities	12/14/2016 12:21 PM
8	Depends on quality of events etc. Investigate use of Ebrington Barracks in Derry/Londonderry.	12/14/2016 11:48 AM
9	Depends on events attracted. Look at other similar spaces, Antrim Castle Gardens, Ebrington Barracks for ideas	12/13/2016 1:00 PM
10	Will become another dumping ground!!	12/4/2016 3:58 PM
11	Yes, we need a good event space in the town but, more importantly, we need great events to attract an audience from within borough and further afield.	11/29/2016 1:15 PM
12	Has the potential to be an excellent asset for the town, accommodating locals and visitors alike	11/25/2016 2:00 PM

### Q6 How would you rate the transport and movement proposals in relation to meeting the following objectives

Answered: 67 Skipped: 3



	Very Poor	Poor	Average	Good	Very Good	Total	Weighted Average
Reducing congestion on town centre streets	7.69% 5	7.69% 5	32.31% 21	30.77% 20	21.54% 14	65	3.51
Promoting healthier alternative transport modes rather than cars	7.58% 5	3.03% 2	30.30% 20	40.91% 27	18.18% 12	66	3.59
Strengthening connections for pedestrians	7.58% 5	1.52% 1	16.67% 11	51.52% 34	22.73% 15	66	3.80
Strengthening connections for cyclists	6.06% 4	6.06% 4	19.70% 13	43.94% 29	24.24% 16	66	3.74
Strengthening connections for motorists	7.81% 5	7.81% 5	29.69% 19	35.94% 23	18.75% 12	64	3.50

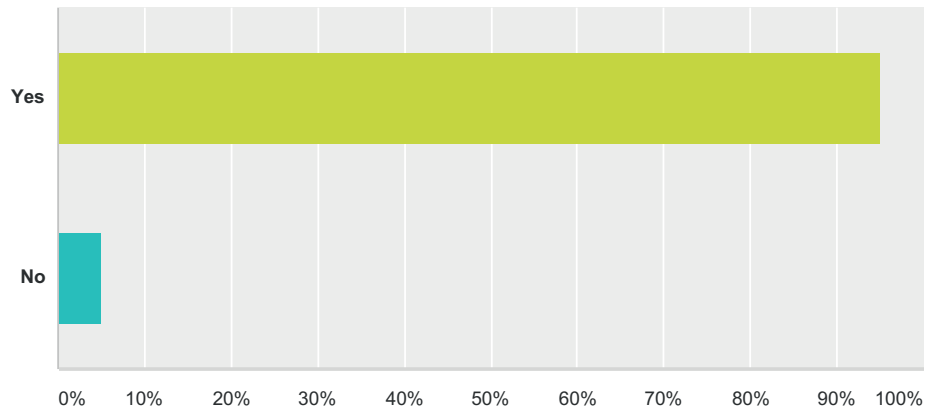
#	Please note any additional comments below	Date
1	Don't agree with road going through St Patrick's	6/19/2017 3:06 PM
2	Increase provision of cycle paths and walk ways	6/19/2017 3:01 PM
3	It will still be used extensively by motorists, we do not have a cycle society in this country	6/19/2017 2:37 PM
4	It will make access to show grounds easier for pedestrians. It could do with a bus service possible through the site on a regular basis.	6/19/2017 2:23 PM
5	Ballymena United Youth Academy feel that the proposal will have a limited if any impact on the reduction of congestion on town centre streets and the promotion of healthier alternative transport modes rather than cars. The format of this response paper does not allow for that opinion to be recorded. Further it is our opinion that while connections between the Larne Link Road and the Broughshane Road will be strengthened for pedestrians, cyclists and motorists (despite good links already existing), the strengthened connections for motorists will be at the detriment of safe access to sporting facilities for the young members of our club.	3/2/2017 5:05 PM
6	Walking route directly through Farm Lodge College will involve demolition of part of the college	2/24/2017 2:38 PM
7	The road planned to run through the showgrounds and connect to Suffolk street would mean that the Ballymena Show and other major outdoor events could no longer take place. It would also impact on parking at the showgrounds which connects to other user groups. An alternative route should be sought which will not impact directly on the showgrounds site.	2/14/2017 6:20 PM



8	Concern for resident parking. Drives being blocked by cars too big for parking lines outside home, parking in residents spaces. Proposal: resident permits	12/14/2016 12:51 PM
9	Concern for resident parking, drives being blocked by cars too big for parking lines outside house. Parking in residents spaces. Proposal: Resident permits	12/14/2016 12:47 PM
10	Resident parking with Strict controls. No use if possible "permits" are not enforced - 1) By whom, 2) Profit from illegal parking in the estate?	12/14/2016 12:42 PM
11	Would like to see strengthening links with NRC and work experience for hotel, nursery education, leisure and tourism, etc.	12/14/2016 12:21 PM
12	Not sure how proposals will reduce congestion in town centre	12/14/2016 11:48 AM
13	We need to have direct easy routes straight to the town centre, a cycle path, a footpath, a road	12/13/2016 1:00 PM
14	This should focus on houses. I'm not sure about psni on site but no army on site is very good.	11/29/2016 4:21 PM
15	The transport proposals are excellent - extending an inner ring road from Cullybackey Road, via Woodtown, Grove and Frys Roads to the Larne Road Link. Residents in the Demesne estate should see a large reduction in traffic volumes if the plan is implemented. The plan appears to show a left turn only onto the Larne Road Link which is a bit of a weakness - maybe yet another roundabout here is not a practical solution. Cyclists and pedestrians are already catered for by the Ecos path network.	11/29/2016 1:15 PM
16	I believe that any development should have either a neutral or positive effect on traffic movement.	11/25/2016 2:00 PM

**Q7 Do you agree with the overall outcome of the Equality Screening exercise, that is, the Development Plan has no adverse impact on equality of opportunity or good relations for any of the Section 75 groups?**

Answered: 59 Skipped: 11



Answer Choices	Responses
Yes	94.92% 56
No	5.08% 3
<b>Total</b>	<b>59</b>

#	Please provide any additional comments you have about the Equality Screening exercise below.	Date
1	Kinda	2/24/2017 2:34 PM
2	I believe this is the case but only f the area is kept to a neutral standing.	12/8/2016 7:32 PM

## Q8 Do you have any further comments on the draft Development Plan?

Answered: 31 Skipped: 39

#	Responses	Date
1	I am from Ballymena Runners and I would like some provision for Ballymena Runners to have a club area as they would be a great venue to start and finish our club runs	6/19/2017 3:02 PM
2	I am a team leader of North West Mountain Rescue Team and would like to know how we go about enquiring about part of PSNI site (I presume through DoJ) and also the TA Centre where it would be an ideal site for our Search & Rescue vehicle (secure) with 24 hr access and parking for our members. Email - teamleader@nwmrt.org.	6/19/2017 2:56 PM
3	Very positive and well thought plan, great to see this in the town	6/19/2017 2:44 PM
4	It is essential that voluntary groups have access to provide a low cost service to whatever group they are targeting	6/19/2017 2:27 PM
5	Think overall will provide great facilities to town/area	6/19/2017 2:23 PM
6	More info is needed on the proposed commercial and office space. What is going to be the types and how much of it?	6/19/2017 2:19 PM
7	Let us know the plans.	3/3/2017 3:55 PM
8	Ballymena United Youth Academy would like to record its support for the elements of the proposal that open up areas of the former St Patrick's Barracks site to the public by transforming them into public and civic spaces. We strongly feel however that this development should complement the excellent facilities available to borough residents at the Show Grounds complex rather than reduce sports pitch provision and reduce accessibility to the remaining facilities.	3/2/2017 5:08 PM
9	Good site for government building	2/24/2017 2:43 PM
10	Mone	2/24/2017 2:41 PM
11	Any Wood Burning Boilers???	2/24/2017 2:39 PM
12	No	2/24/2017 2:34 PM
13	Consideration should be given to developing a specific events areas to cater for BALLYMENA SHOW and other outdoor events held in the showgrounds area, an example would be the large site on the Woodside Road. Ballymena show requires up to 25 acres of land to facilitate this annual, much anticipated event which is in its 116th year and the Ballymena community would not wish to lose this connectivity to the town and the rural community. A change of location would be an asset to the show and allow for its longevity however until this is sourced the showgrounds is the only location for this event. It would further benefit other events held within the Borough and the showgrounds.	2/14/2017 6:24 PM
14	I am strongly opposed to the access road which is planned to go through the Ballymena Showgrounds. The road would result in the lose of 1 grass pitch and the astro pitch. Facilities at the showgrounds are a premium as it is. To reduce these facilities further would negatively impact upon grassroots participation in sport and physical activity. The road would also reduce the car parking space available at the Showgrounds. Car parking spaces, especially on weeknights and satudar morning is tight as it it. To reduce this further would cause severe traffic disruption.	1/30/2017 6:12 PM
15	Sir, I have read the proposed development plan for the former St Patrick's Barracks site with interest. However as a member of the Ballymena Poultry Club, a local community club that holds Poultry shows in the Slemish Exhibition Hall in Ballymena show grounds I am extremely concerned that your plan involves the demolition of the Slemish Hall to provide the access road from the Broughshane Road. There is no provision in the current plan for the replacement of this valuable community resource, which is not only used by the Ballymena Poultry Club, but all so by the County Antrim Agricultural Society for the annual Ballymena Agricultural Show, the East Antrim Bantam Society and the Ulster Poultry Federation. This exhibition hall which is primarily used as an exhibition hall to host poultry shows is almost unique in the UK and Ireland being used to host multiple shows every year in a purpose built exhibition hall which meets the welfare requirements of the birds in the shows. Ballymena Poultry Club is a community club which has members from all age groups from children to older persons, from all backgrounds and traditions which exists to help encourage the keeping and exhibition of the rare and traditional breeds of poultry. In summary whilst valuing the potential of this development to help regenerate this area of Ballymena, the development plan needs to ensure that the Slemish Hall is either retained by altering the access route or if that is not possible that an alternative purpose built and dedicated facility is provided in the scheme to ensure this valuable and purpose built community resource is not lost. Kind regards Dr Dermot R C Gardiner MML MRCGP 07739837372	1/26/2017 11:55 AM
16	Major concerns about the loss of 3 x sports pitches and buildings due to the road that is coming through the Showgrounds complex from the Broughshane Road/ECOS side. Ballymena's sports pitches are in high demand and can ill afford the loss of at least three of these facilities which are used 6 days a week.	1/26/2017 10:35 AM

17	The PSNI Centre would make good use of the trim trail route. "Events idea is good. Good use of the drill square. The town need a new leisure centre as the swimming pool is getting "old" and more money to maintain. Please consult by email, VERY INTERESTED IN PLANS ian.fielding@hotmail.co.uk	1/24/2017 6:22 PM
18	My main concern is that the wild area on banks of the Braid be conserved for wildlife. Secondly there must be provision made either in community space building or in present outdoor events area at ECOS park for the 100 - 200 regular PARKRUNNERS who need facility to get refreshments/socialise/leave gear before and after PARKRUNS every Saturday morning AND BALLYMENA RUNNERS, a thriving running club and our 400 members needs clubrooms/changing facilities for regular weekly training 3 x weekly at least.	1/24/2017 6:16 PM
19	No retail. Come up with a unique leisure quality activity	1/24/2017 6:05 PM
20	The access to the proposed facility causes concerns	1/18/2017 11:22 PM
21	Choice Housing believes that the proposals maximise the overall potential for a balanced redevelopment of the site ensuring that all needs are met. We particularly welcome the proposed location of the residential areas along the main arterial routes providing a nexus for other complementary land issues.	1/3/2017 3:28 PM
22	With the site being futher from shopping areas It would be advantageus to include commercial trade outlets on the site and part of the main building plan	12/22/2016 1:19 AM
23	Nice park area, swings, walks for dogs. At present no area for kids to play football or relax for those living in the area. Leadlet drops would be appreciated.	12/14/2016 12:53 PM
24	Yes, there are many beautiful buildings within the compound. Do not let this be yet another historical disaster through demolition. Flyer to residents? Better communication and information re consultations.	12/14/2016 12:44 PM
25	Where is the military history gone???	12/14/2016 12:35 PM
26	Great job - lots of exciting opportunities but would like to have seen the Education Authority more proactive in opportunities for new schools, shared campus, shared education to develop equality of access to education in buildings fit for purpose. Too many old schools in area no longer fit for purpose. Thank you	12/14/2016 12:27 PM
27	Support the proposal Good consultation event - thank you	12/14/2016 12:02 PM
28	Should be mainly leisure, cycling, walking, events and residential. Ensure ease of links to existing town centre. No retail on St Patrick's site.	12/14/2016 11:50 AM
29	We should have some leisure activity, where we could be the first in Northern Ireland. eg A Veledrome. Can we learn lessons from Public Realm shambles in Ballymena	12/13/2016 1:02 PM
30	It is great to see sites like this come back to the public. It is exciting for Ballymena and its good that the military are no longer on site.	11/29/2016 3:37 PM
31	Can the stand of deciduous trees on the perimeter of Castle Tower School (towards Ballykeel 1) be retained?	11/29/2016 1:15 PM

Pre Application Community Consultation Report

the **paulhogarth** company