

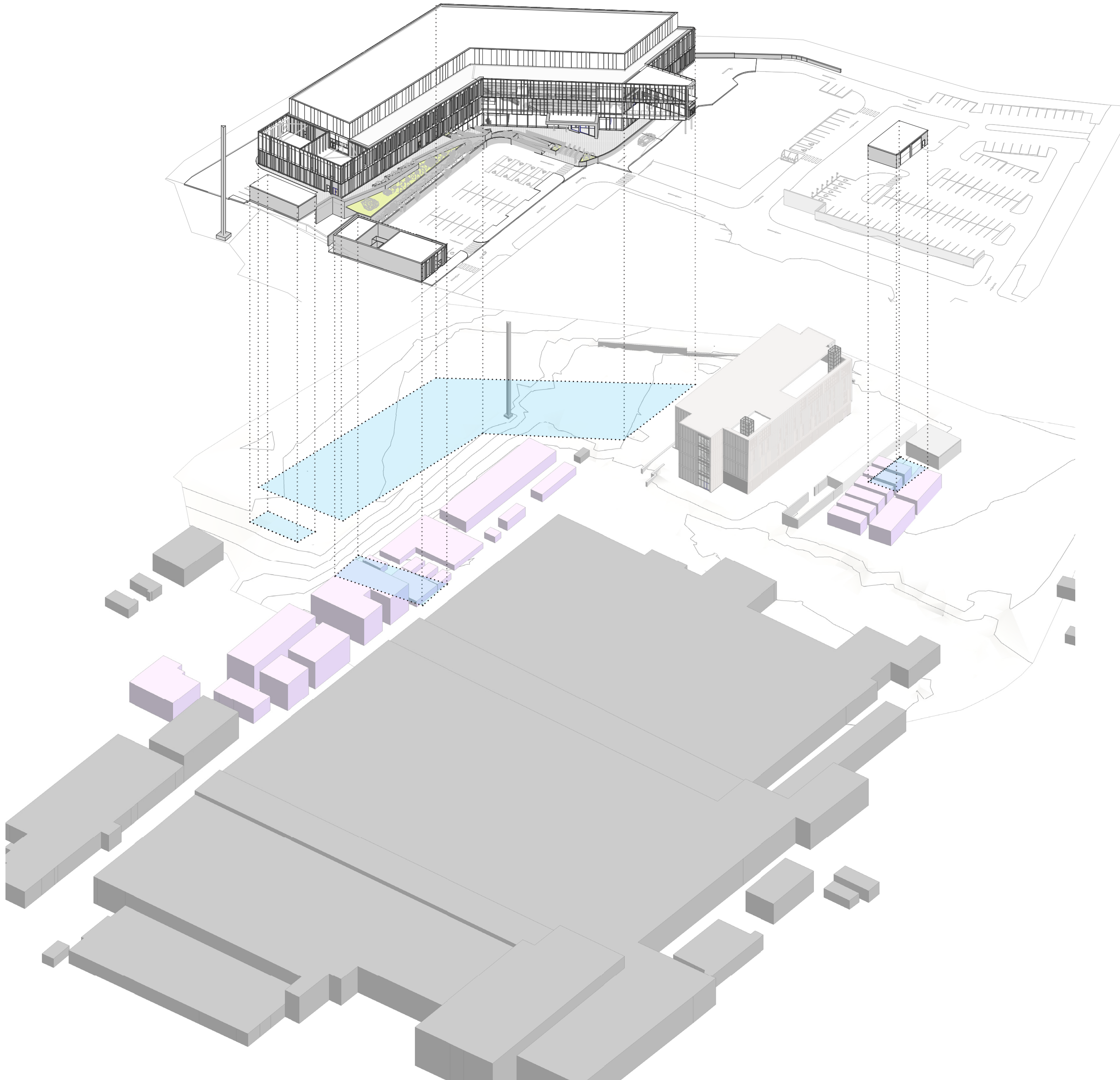
# Site Location & Background

The site is located approximately 3km from the centre of Carrickfergus and approximately 13km from Belfast City Centre. The site is easily accessible from the A2 Shore Road, which provides convenient access to Carrickfergus, Metropolitan Newtownabbey, Belfast City Centre and the air / sea ports. There is an existing footway on the west side of the A2 and shared footway / cycleway on the east side linking the site to Carrickfergus.

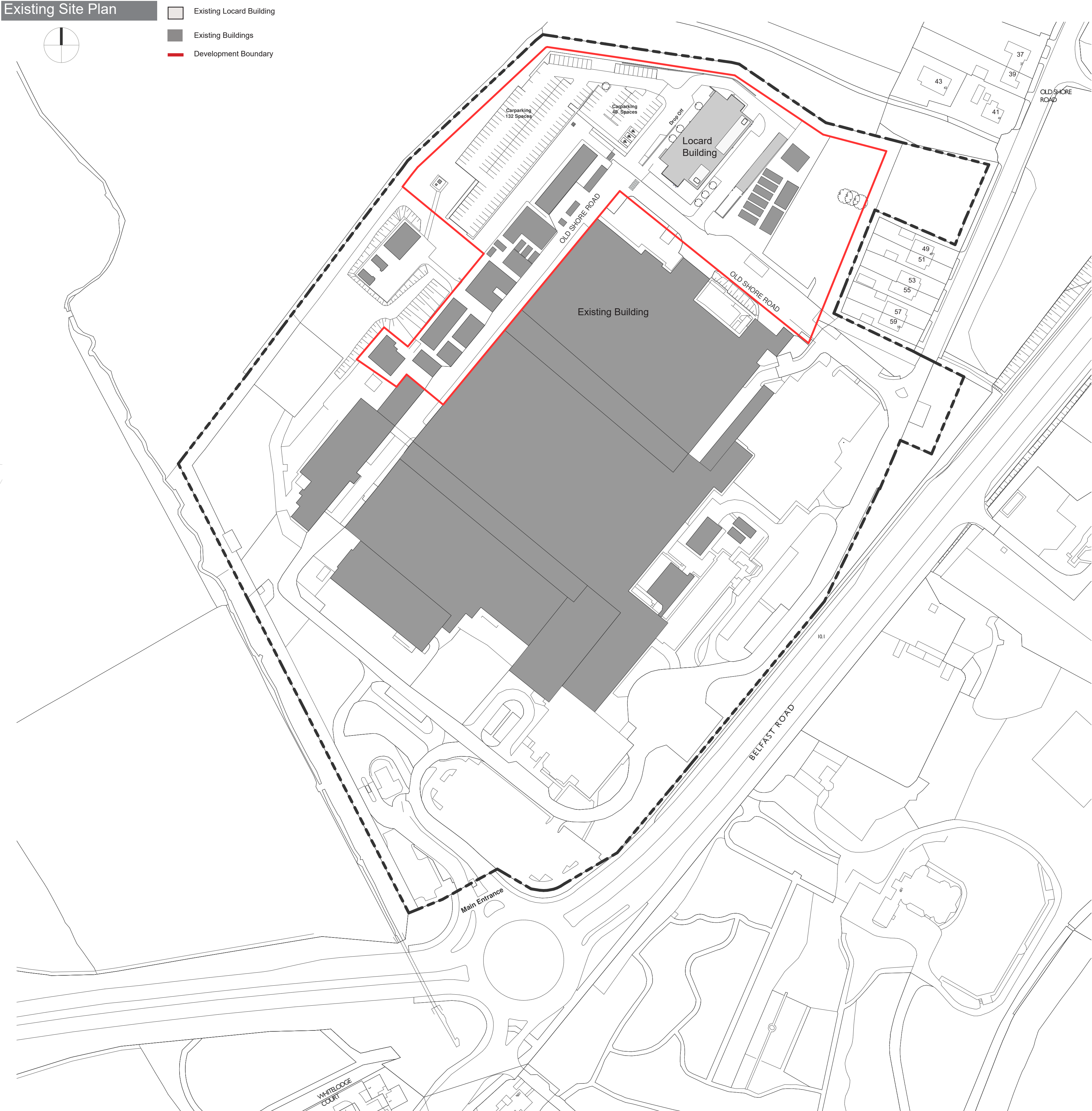
There is also pedestrian and cycle provision, including the Belfast Lough Greenway, between the site, Whiteabbey and beyond to Belfast. The closest public transport connections for bus services are located on the A2 Belfast Road, approximately 50m north of the site, providing services to Belfast and Whitehead. Rail connections to Belfast and Larne are available from the Troopers Lane Halt to the northeast of the site, which is currently undergoing redevelopment.

The main access is via a roundabout on the A2 Belfast Road. The proposal seeks to amalgamate the existing services into a bespoke building, therefore staff access to the site will be maintained at its current level therefore not requiring intensification of access onto the A2 Belfast Road. The proposed development is a form of business use. However, the building is not designed as a traditional office as space is given to laboratories, this results in a less dense staff occupation level, this is reflected within the parking approach.

This development is an extension to the Locard Building, completed in 2015, and will house both office and laboratory staff. The new four storey building will be located adjacent to the existing Locard Building with a two storey link connection, which will enable synergies between the two buildings. Given the nature of the site and existing built form, the proposed building will be well screened from public views.



Existing Site Massing & Proposal





# Planning & Environmental Context

## Natural Environment

- The site is located immediately adjacent to the Jointure Bay Stream Local Wildlife Site/Site of Local Nature Conservation Interest (SLNCI). A SLNCI is an area identified as supporting habitats, species or earth science features.
- The site is located c. 400m from the Outer Belfast Lough Area of Special Scientific Interest (ASSI), Belfast Lough Ramsar site, and Belfast Lough Special Protection Area (SPA), Belfast Lough Open Water SPA. Belfast Lough has been designated for its internationally and nationally important populations of overwintering waders and waterfowl that use its intertidal foreshore, mudflats, lagoons, and lands.

## Historic Environment

- The site lies adjacent to the Sea Park which is a listed buildings set within an Historic Park, Garden and Demesnes.
- There are a wide range of built heritage assets within the area, however, no built heritage assets are present on the site.

## Planning Policy Context

As Mid and East Antrim Borough Council has not yet adopted its Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Plans and regional planning policy.

The relevant policy context is contained within:

- Carrickfergus Area Plan 2001
- Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP)
- Draft Belfast Metropolitan Area Plan (2015) (BMAP 2015)
- Strategic Planning Policy Statement (SPPS)
- Planning Policy Statement (PPS)21: Sustainable Development in the Countryside.
- Planning Policy Statement (PPS)2: Natural Heritage
- Planning Policy Statement (PPS)3: Access, Movement and Parking
- Planning Policy Statement (PPS)4: Planning and Economic Development
- Planning Policy Statement (PPS)15: Planning and Flood Risk

**Carrickfergus Area Plan 2001:** The Carrickfergus Area Plan is very dated, however remains the extant plan for the area. The site is located in the countryside between the Carrickfergus and Greenisland. The Plan does not provide any policy of guidance relating to the proposed development.

## Draft Belfast Metropolitan Area Plan 2015 (published in 2004):

The site is located outside the settlement limits and within a Rural Landscape Wedge

The plan states:

*The rural landscape wedge is distinguished and maintain the separate identities of Carrickfergus and Greenisland – a visual break between the two.*

*The rural landscape wedge is primarily used for agricultural purposes and as countryside recreation resource. It has area of biodiversity interest including the Jointure Bay Steam SLNCI which run adjacent to the police station up to the railway line.*

The site is also located on the boundary with the Jointure Bay Stream SLNCI and identifies the A2 Belfast Road as a Protected Route.

## Belfast Metropolitan Area Plan 2015 (Legal Challenge):

In May 2017 the Court of Appeal found that the decision of the then Environment Minister to adopt the plan was unlawful and the decision was quashed. Therefore, BMAP remains unadopted, however is a material consideration due to the advanced stage in the process.

Again, the site is located outside the settlement limits and within the Rural Landscape Wedge. Policy COU 1 states:

*Within designated Rural Landscape Wedges, planning permission will be granted for development proposals that are compliant with prevailing regional planning policy, where...visual separation between settlements is maintained.*

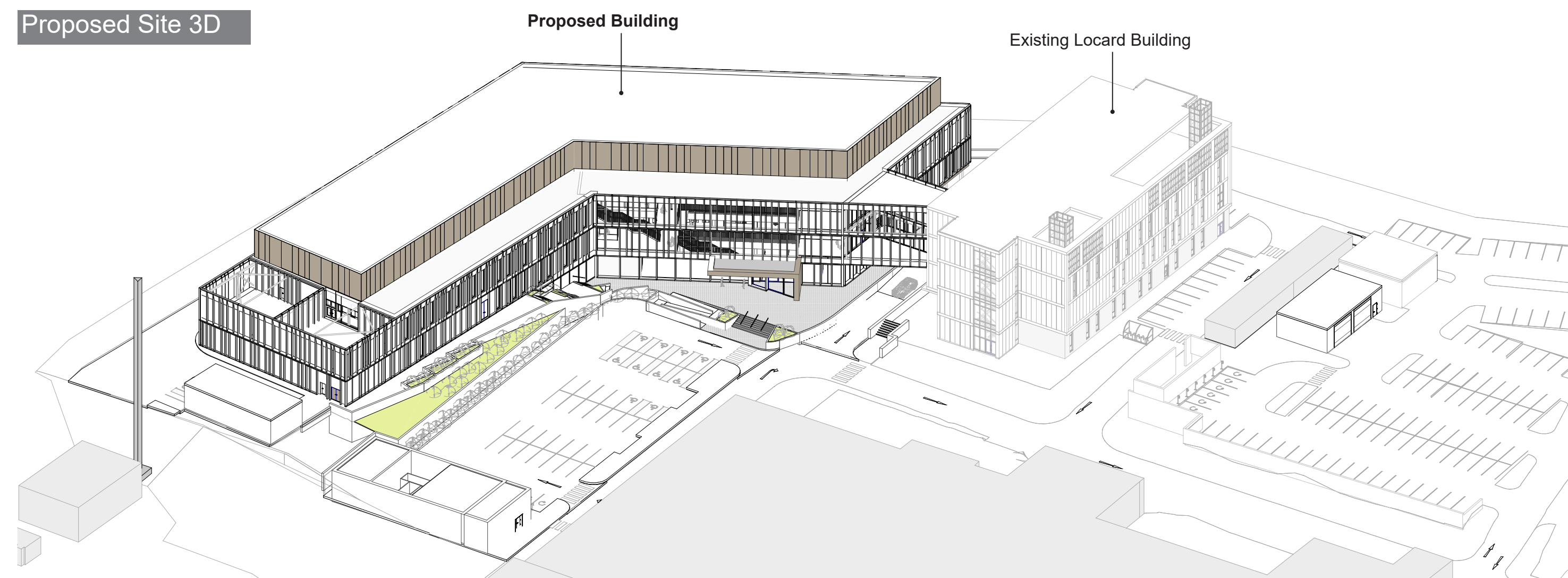
As the proposed development is contained within the existing Seapark Complex the visual separation between Carrickfergus and Greenisland will be maintained, the proposed development complies with Policy COU1.

## Site Analysis Key

- Locard Building
- Proposed Building
- Existing Building
- North Aspect Potential North Light
- South facing aspect Heat and light potential for solar gain
- Potential Green field views
- Site Boundary
- Set Down and Drop off lay by Parking for Deliveries
- Accessible Parking Spaces
- Visitor Parking Spaces
- Electric Charging Parking Spaces



## Proposed Site 3D





# Proposal

The proposed development will be linked to the existing Locard Building, completed in 2015. The development will accommodate office and laboratory space, which is currently accommodated in temporary facilities.

The new building consists of three storeys to the west of the site and four storeys to the east. This takes advantage of the existing topography of the site.

The height, scale and geometry of the building aligns with the adjacent Locard Building. There will be a two-storey bridge link connecting the two buildings.

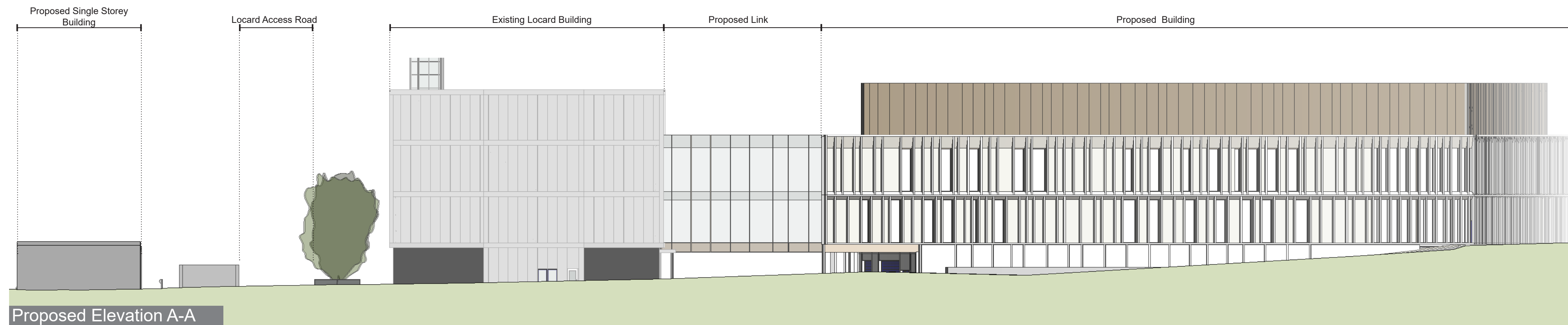
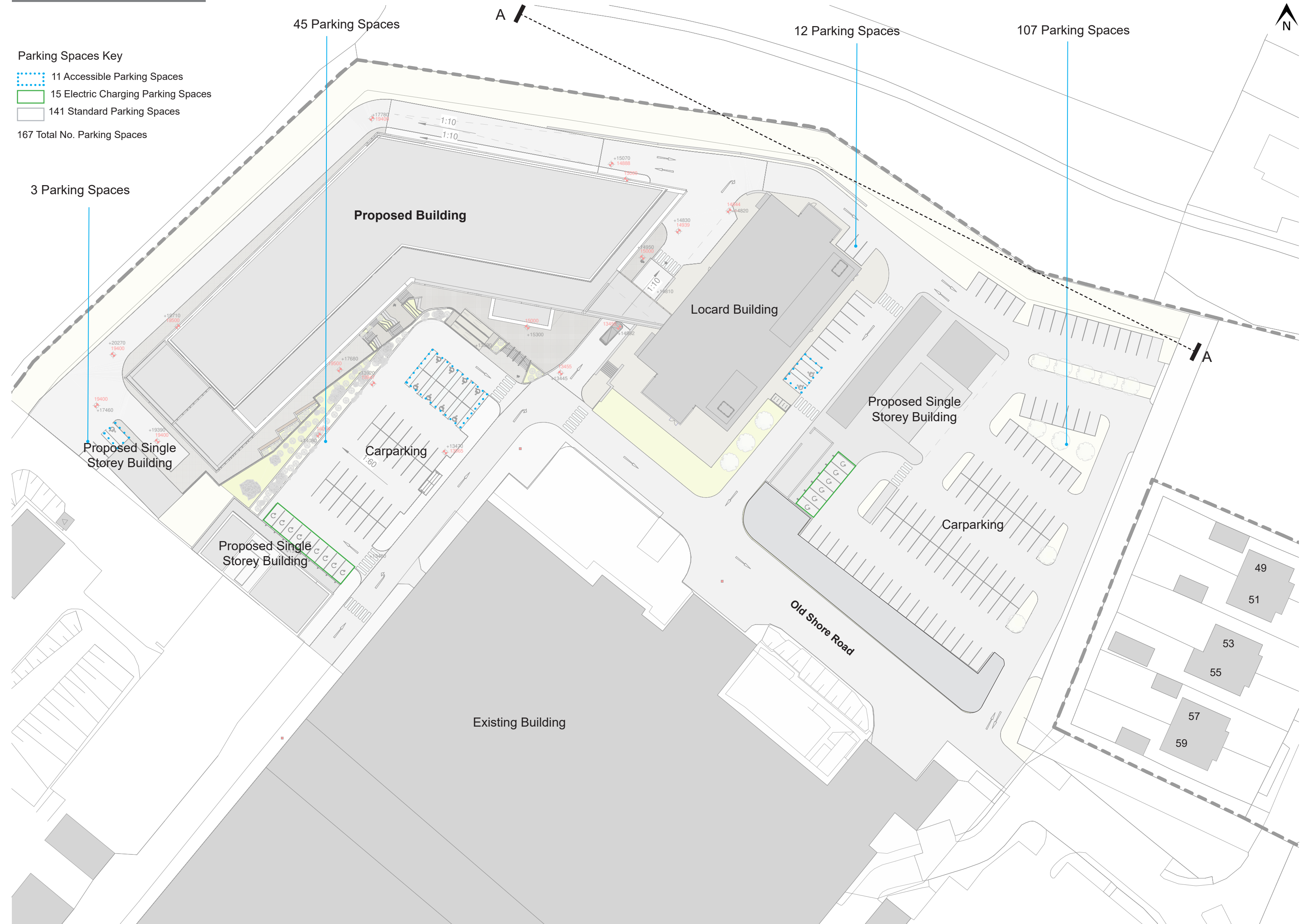
c. 167 staff car parking spaces will be provided in two locations, as indicated on the 'Proposed Site Plan'.

The facade will be predominantly concrete cladding ranging in texture and tone.

Exterior View



Proposed Site Plan



## HAVE YOUR SAY

We have created a short survey should you wish to leave a comment on the proposal. This can be accessed via the QR Code or found at [www.carlinplanning.com](http://www.carlinplanning.com)

Alternatively, paper copies of the questionnaire are available beside the display boards and can be inserted into the comments box provided.

Written comments can also be submitted via email to [info@carlinplanning.com](mailto:info@carlinplanning.com), should you have any further queries.



An additional virtual public event will be held on Tuesday 4th April 2023 at 12pm (via Microsoft Teams). Registration details & link to the event will be available on the 'Consultations' page at [www.carlinplanning.com](http://www.carlinplanning.com), 48 hours prior to the event.