

Mid and East Antrim  
Local Development  
Plan 2030



# Industrial and Economic Land Monitor 2022

(surveyed September 2021)

## Contents

Introduction.....	3
Ballymena.....	8
Larne.....	42
Carrickfergus.....	87
Other Settlements.....	123
Borough Summary.....	136
Appendices.....	141

### **Please Note:**

The information contained in this document is only a record of the observed current uses occupying individual premises in the towns and proposed towns within Mid and East Antrim, **as of September 2021**. It does not constitute a record of the Lawful Uses of each property. While every care has been taken to ensure that the information in this Monitor is accurate, Mid and East Antrim Borough Council accepts no responsibility for any errors or omissions. We would be grateful if our attention was drawn to any inaccuracies so that they might be corrected, similarly, any suggestions that would make the information more useful would be greatly received.

## Introduction

The Mid and East Antrim Borough Council Industrial and Economic Land Monitor Report 2022 has been prepared by the Local Development Plan (LDP) Team and relates to the availability of land for industrial and economic development across the Borough. In terms of the data presented in the report, survey work was undertaken in September 2021 by the LDP Team for each of the monitored sites and recorded in the Industrial and Economic Land Monitor Database.

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

## Purpose

The purpose of the Monitor is to:

- Monitor industrial / economic development in our main settlements;
- Monitor progress of industrial / economic development in those settlements in accordance with the provisions of the existing development plans;
- Provide an up-to-date evidence base to support decision-making on planning applications;
- Provide information on the available potential for further industrial / economic development in settlements;
- Inform the preparation of the Local Development Plan with regard to the allocation of land for industrial / economic development and will be used to inform judgments on future industrial and economic development growth provided through the LDP.

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

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

## Regional Policy Context

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

### Regional Development Strategy 2035

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

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

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

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

*Table 1.1: The Employment Land Evaluation Framework*

Stage 1	An initial assessment of the 'fitness for purpose' including the environmental implications of the existing employment land portfolio. This is principally in order to identify the 'best' employment sites to be retained and protected and identifying sites that should clearly be released for other uses.
Taking Stock of the Existing Situation	
Stage 2	Quantify the amount of employment land required across the main business sectors during the development plan period. This is achieved by assessing both demand and supply elements and assessing how they can be met in aggregate by the existing stock of business premises and by allocated sites.
Understanding Future Requirements	

<p>Stage 3</p> <p>Identifying a 'New' portfolio of sites</p>	<p>Account should also be taken of turnover of existing sites due to relocation or closures. Both short/medium term and strategic provision need to be considered in this process.</p> <p>Devise qualitative site appraisal criteria to determine which sites meet the occupier or developer needs. Confirm the existing sites to be retained, replaced or released, and any gaps in the portfolio. In this allocation, consideration should be given to previously used sites, and in the reallocation, the environmental impact of one site relative to others should be included. The results of Stage 2, together with this site appraisal should provide a robust justification for altering allocations for employment land.</p>
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The RDS also contains Spatial Framework Guidance to promote economic development opportunities at Hubs (SFG11). To achieve this it seeks to:

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

### Strategic Planning Policy Statement (SPPS)

The aim of the SPPS is to facilitate the economic development needs of Northern Ireland in ways consistent with the protection of the environment and the principles of sustainable development. Both the SPPS and PPS 4 – 'Planning and Economic Development' set regional policy objectives for economic development:

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

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

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

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

## Methodology

### *What was monitored?*

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

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

In the existing small towns (Greenisland and Whitehead) and the proposed small towns (Ahoghill, Broughshane, Cullybackey), any sites greater than 0.5ha and currently or last used for industry/economic development are also monitored. Portglenone was surveyed in November 2017 as the Preferred Options Paper (June 2017) proposed it to be designated to a small town, however since then, Portglenone has been retained as a village in the draft Plan Strategy (September 2019) and therefore will no longer be surveyed.

The monitor will establish the following:

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

At this stage, sites outside of these towns will not be monitored. This reflects the more flexible approach of PPS 4 and the draft Plan Strategy (September 2019) for sites in villages and small settlements where zoning for industry/economic development purposes could inhibit flexibility.

## Reports

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

- Land developed and remaining capacity within each town and for the whole Borough
- Land developed for industry/business uses and remaining capacity within each identified site;

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

## Mapping

The site boundary of each monitored site is plotted on GIS and linked to 'Pointer' data from Land and Property Services (LPS) which provides additional details against the registered address, as well as the rateable classifications and rateable value of the site/building. For the purposes of this monitor, floor space will be based on the gross area of each building surveyed rather than individual internal floor space layouts.

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

The GIS data in the 2021 survey is again more accurate than the 2017 and 2019 surveys – therefore there may be some minor differences in site areas and floorspace figures as a result. This will in some instances affect direct comparison with the information in the previous monitors.

# Ballymena

## Introduction

The Ballymena Area Plan 1986-2001 zoned 71 hectares (ha) of land for industrial use – 63ha\* at Woodside Road and 8ha at Galgorm.

(\*the zonings were later re-calculated to be 64.7ha at Woodside Road and 8.35ha at Galgorm)

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

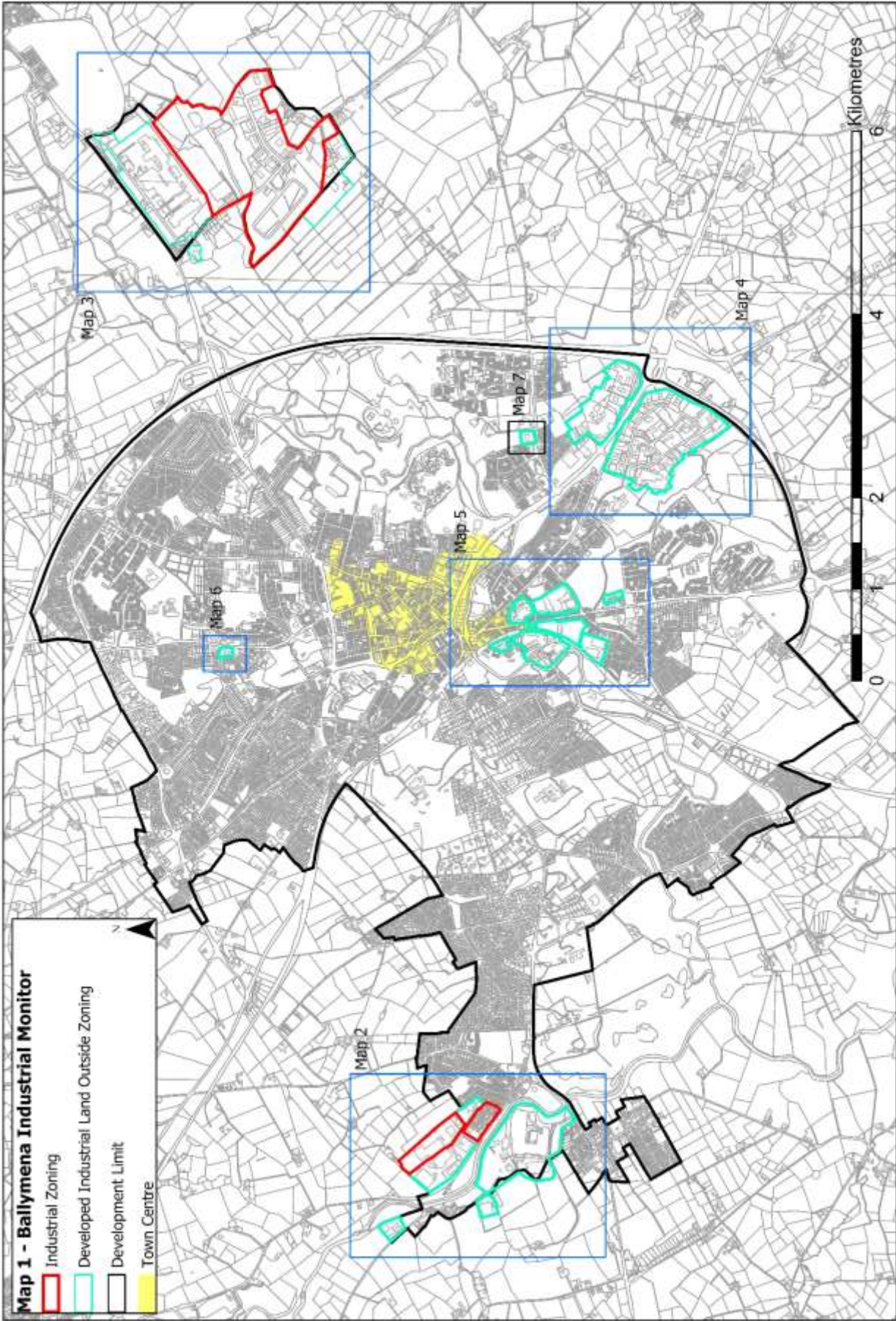
The difficulties in making an accurate assessment of the amount of land which will be required for industrial use over the period of a Plan was acknowledged in both the 1966 and the 1986 Area Plans.

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

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

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





**Map 1 - Ballymena Industrial Monitor**

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

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## **Galgorm**

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

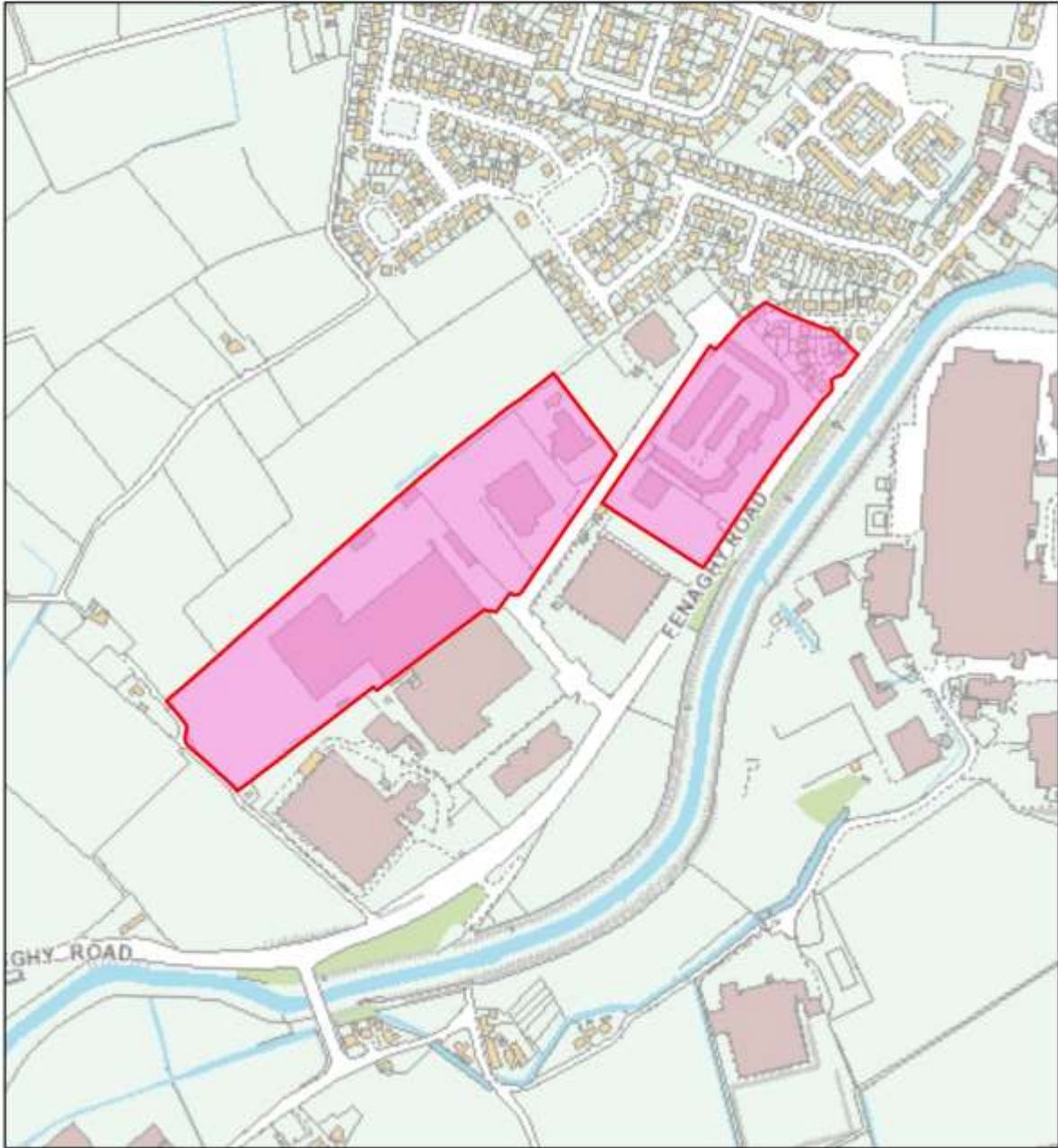
Map 2B – Use classes within Industrial Land at Galgorm

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**Map 2A - Galgorm**

-  Industrial Zoning
-  Land Developed Within Zoning



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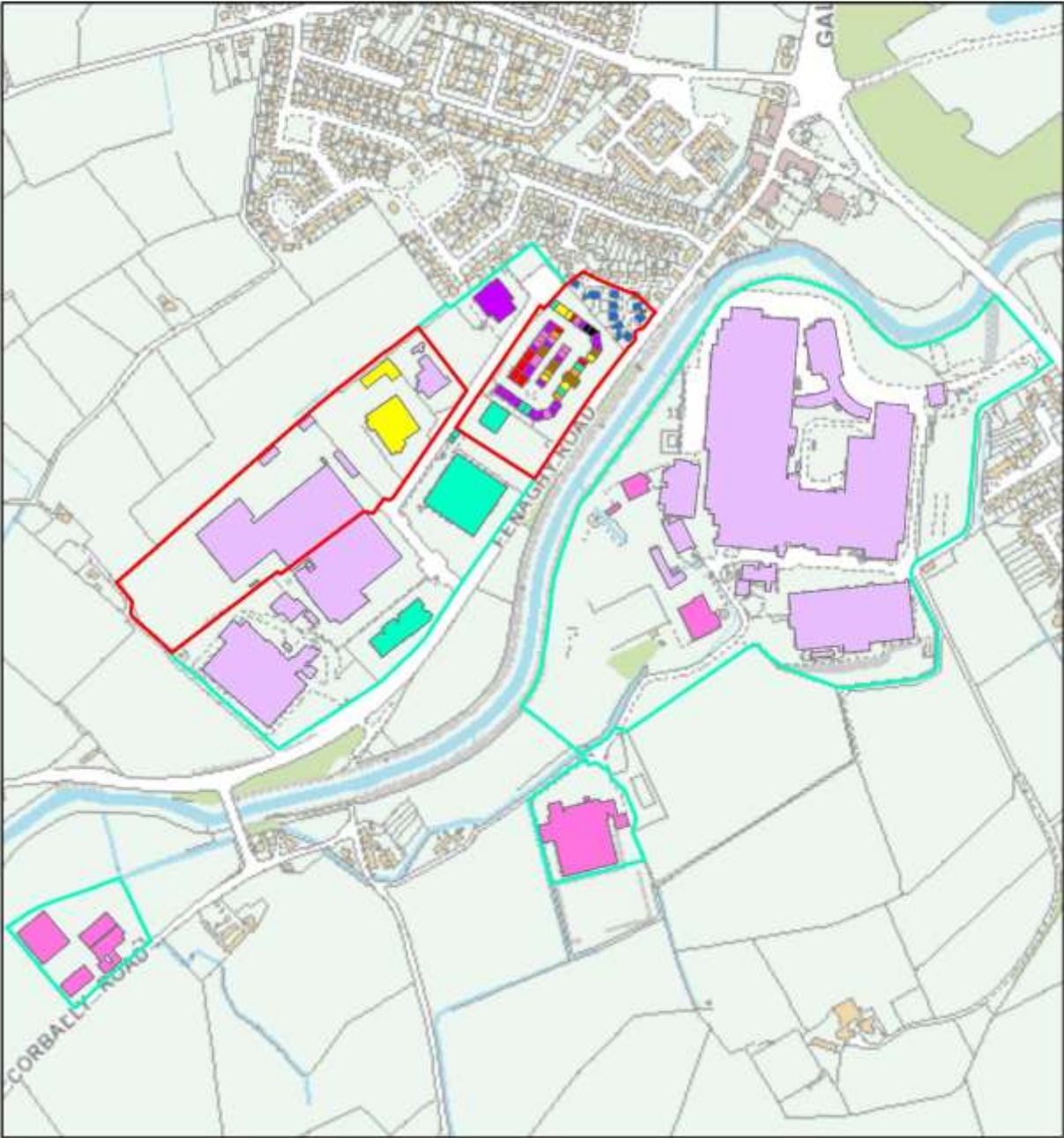
## Industrial Monitor 2021

### Map 2B - Galgorm

- Industrial Zoning
- Developed Industrial Land Outside Zoning

#### Building Use Class

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



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## Galgorm

### Introduction

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

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

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

There are also a number of sites outside the Industrial zoning which have been developed for Industrial Uses. The former JTI Gallaher's factory, a 22ha site which fronts on to the Galgorm Road is now occupied by Wrightbus (Bamford Bus Co Ltd), whilst The Galgorm Group occupy a 1.42ha site on the Corbally Road.

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

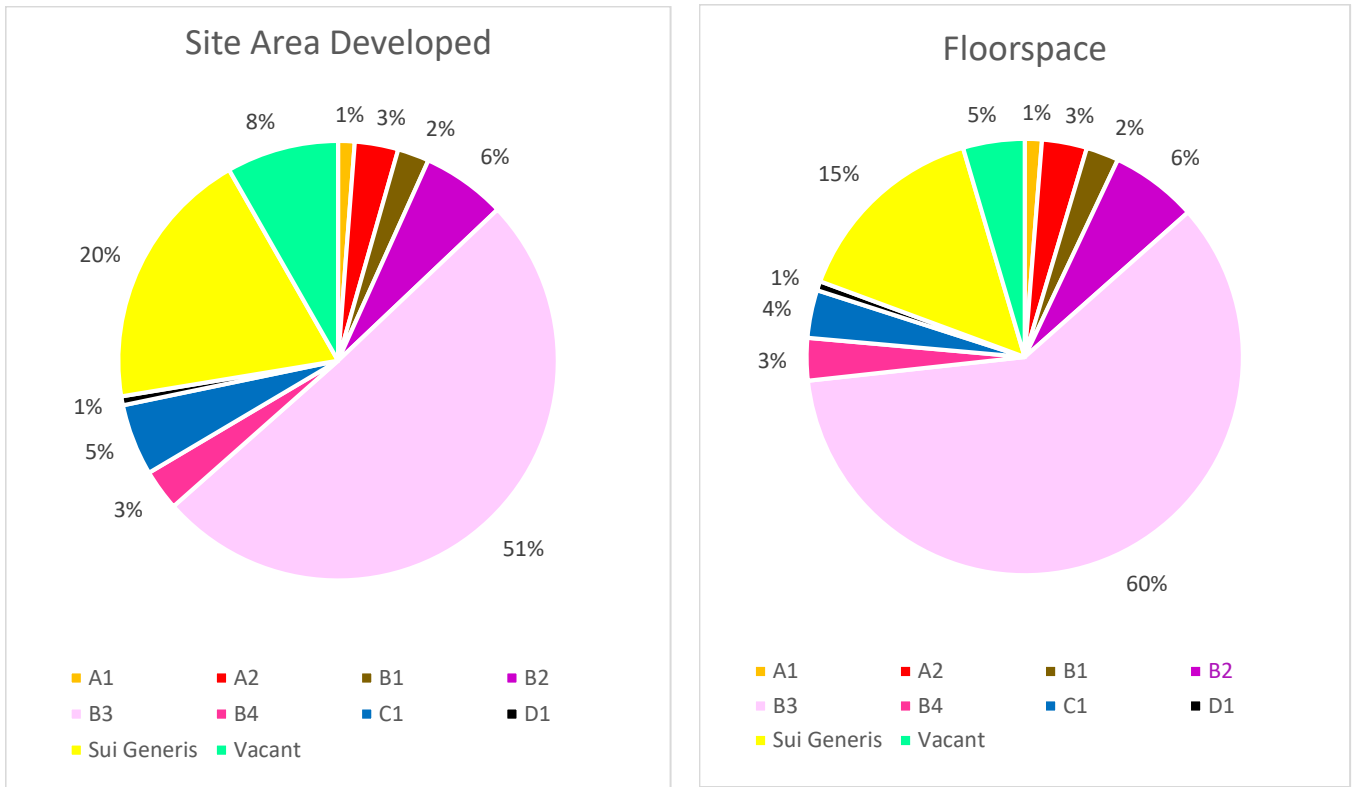
<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

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

### Use Classes

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

Zoned

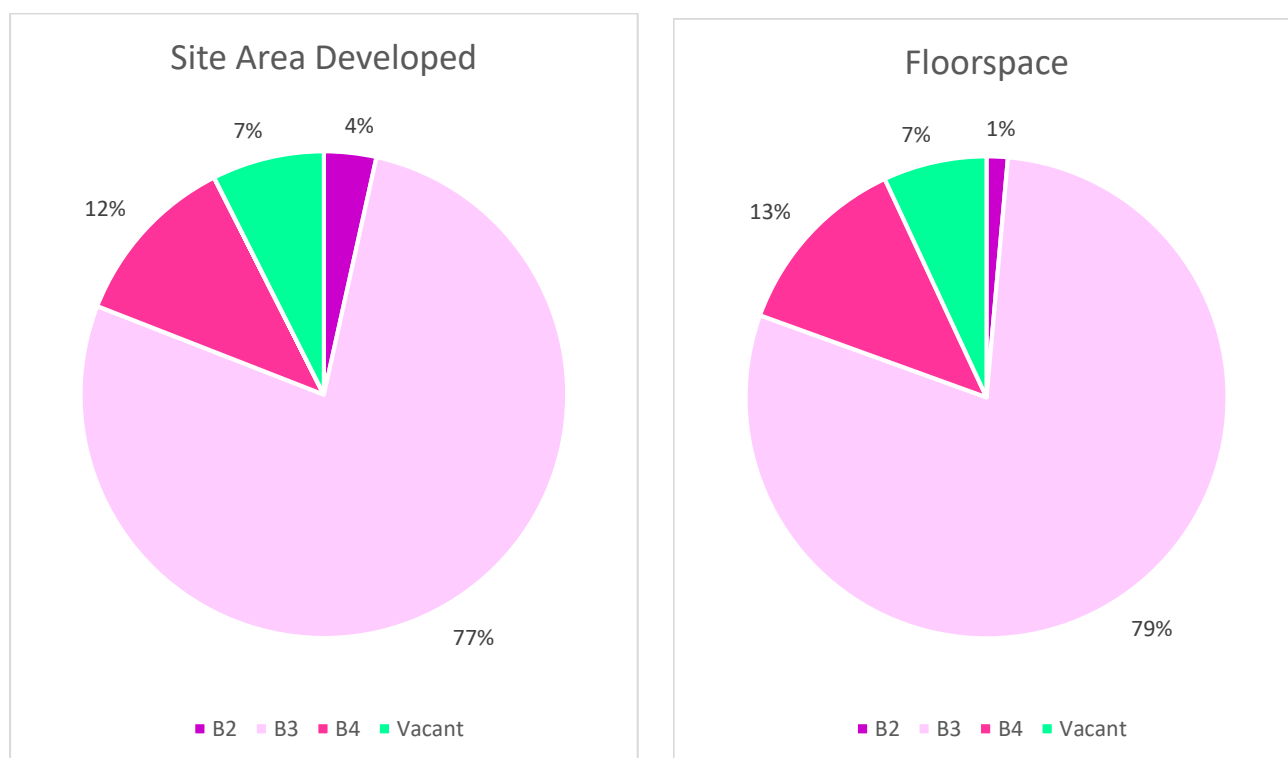


\* % of site area (ha) developed per use class.<sup>1</sup>

The latest survey indicates that the Galgorm Industrial zoning has recovered from the impact of the Wrightbus administration process which was ongoing at the time of the last survey in 2019. There is now 8% of developed site area vacant and a 5% vacancy rate in floorspace - a reduction from the 63% of developed site area vacant and 69% of floorspace vacant in 2019. In the 2017 survey, 'Use Class B3: General Industry' was the overwhelming predominant use class within the zoning, both in terms of site area developed (76%) and floorspace (77%) used. This had reduced to 13% of site area and 9% of floorspace in 2019, but has now recovered again with General Industry now accounting for 51% of site area and 60% of floorspace. There is also a wide range of other Use Classes within the zoning, including the John Pye Auction House (sui generis), Ballymena Business Centre (mix of use classes), and the adjacent housing development (use class D1) which encroaches into the zoning. It is worth noting that 'A use-classes' (shopping and financial/professional services) within the zoning have reduced from 7% in 2019 to 4% in 2021.

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

## Unzoned



In relation to the areas developed as industrial land outside the zoning, it is again clear from the latest survey that 'Use Class B3: General Industry' remains the overwhelming predominant use class, both in terms of site area developed and floorspace used. This is understandable given that Wrightbus /Bamford Bus Company continues to occupy the former JTI Gallaher's factory on the Galgorm Road. There has been very little change in the vacancy levels – now 7% of site area developed and floorspace compared to 9 and 10% respectively in 2019 and no vacancy in 2017. This is because the Green Pastures church site and adjacent industrial unit are both now vacant; however, two previously vacant industrial units to the rear of Ballymena Business Centre are now occupied. The percentage of B4 Storage or Distribution uses on this site remains very similar to 2019 at 12/13%.

### Planning and Development Activity

At the time of surveying, there were no live planning applications or development activity within the survey area at Galgorm.

### Vacancies & New Occupiers

Two formerly occupied sites are now vacant within the surveyed area including the buildings formerly occupied by Jan Composites and Green Pastures. However, two previously vacant sites to the rear of Ballymena Business Centre are now occupied, one by John Pye Auctions (sui generis) by AGR Automation (B2). A number of other businesses have vacated, moved or expanded within Ballymena Business Centre.

## Woodside Road (& including Raceview Road)

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



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

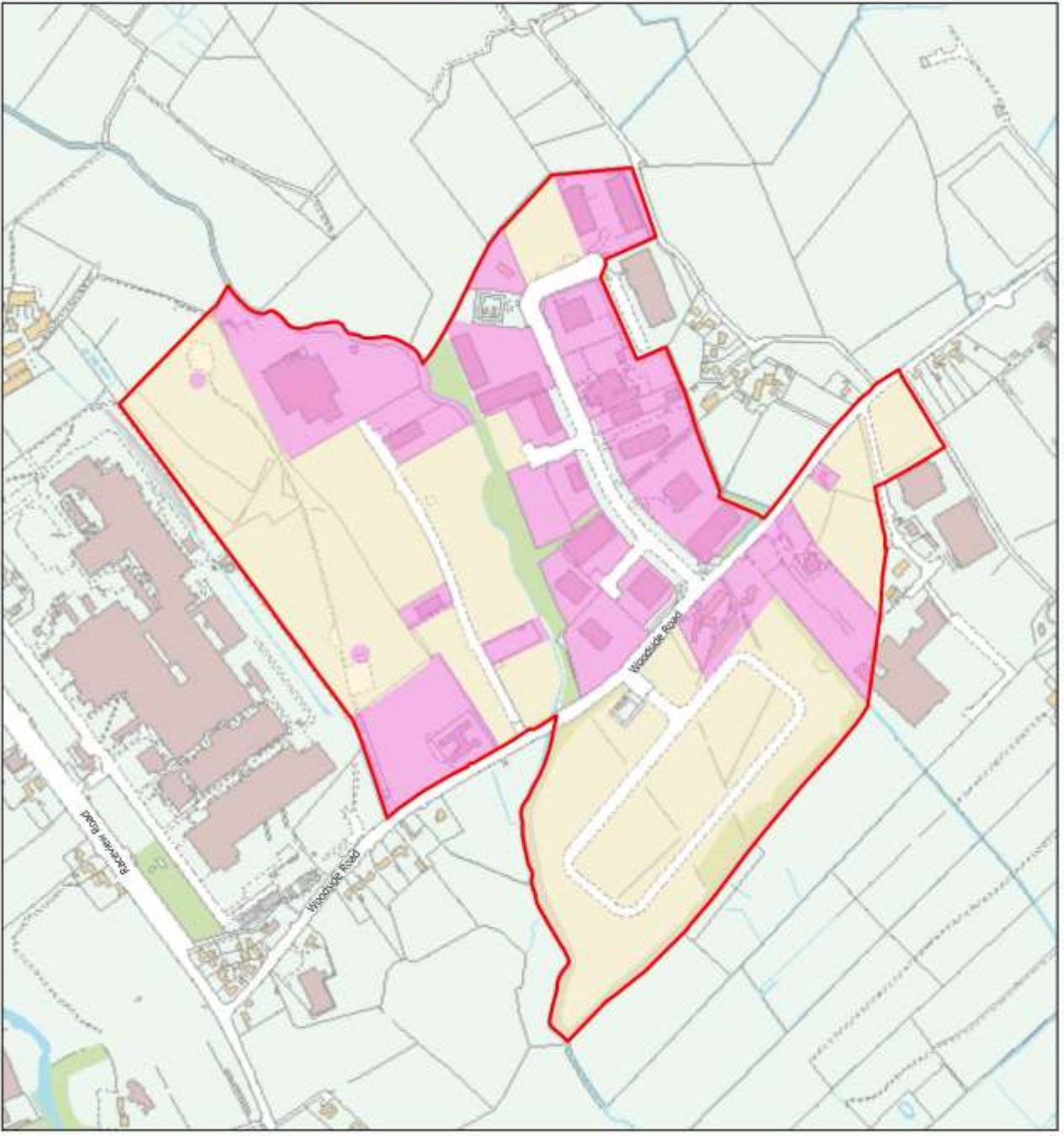
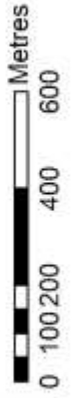


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**Map 3A - Woodside Road**

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



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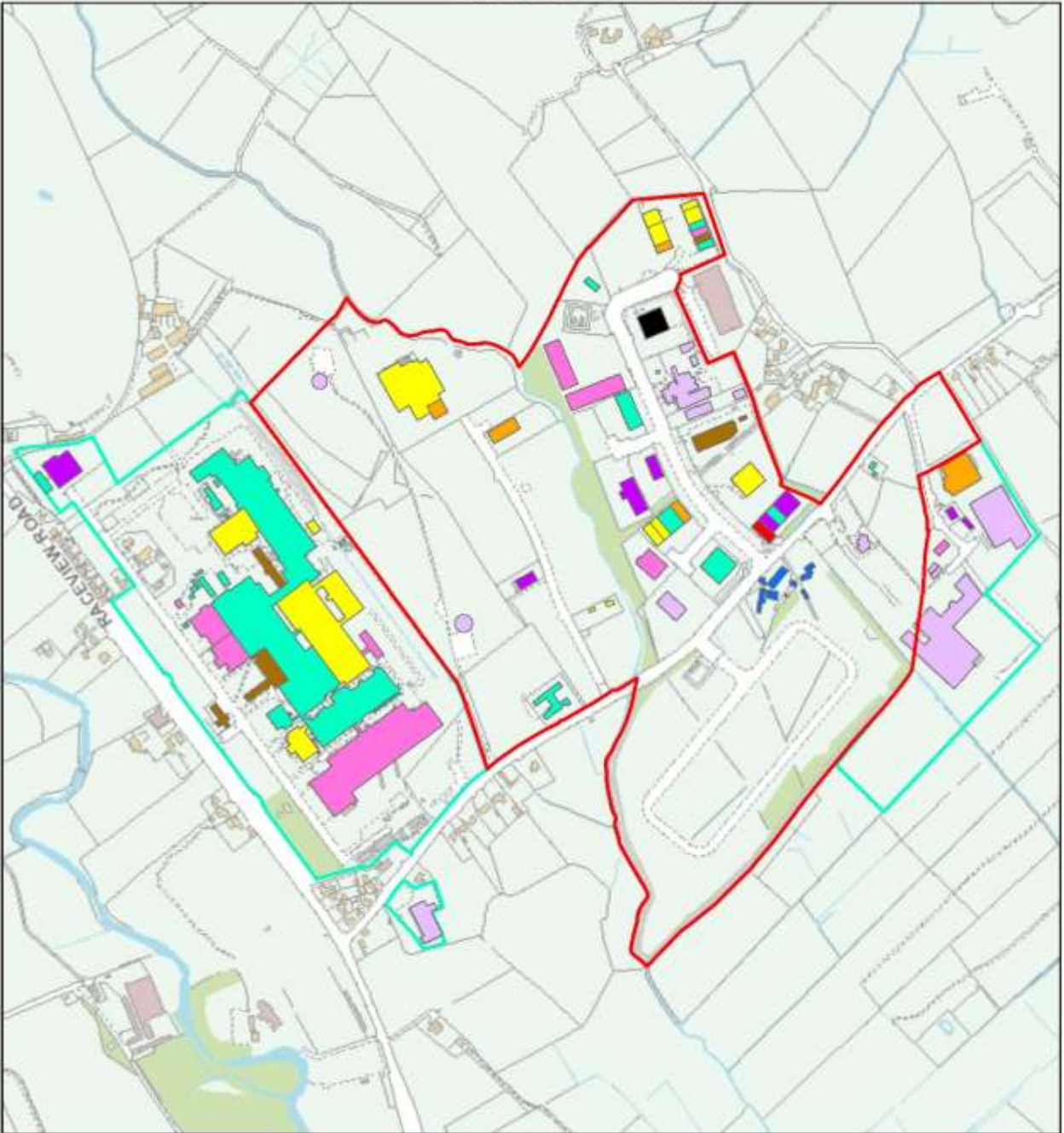
## Industrial Monitor 2021

### Map 3B - Woodside Road

- Industrial Zoning
- Developed Industrial Land Outside Zoning

#### Building Use Class

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



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## Woodside Road (& including Raceview Road)

### Introduction

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

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

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

Overall, there is approx. 32.69ha of undeveloped land within the zoning. Also, 9ha of the zoning is comprised of service roads and communal landscaping. The tables below provide more detail on the amount of land developed (and undeveloped) within the zoned Industrial land, as well as land developed for Industrial use outside the zoning.

<b>Woodside Road (zoned)</b>	<b>Gross Area (hectares)</b>
Industrial Area zoned	64.71
Developed land within zoning	23.01
Undeveloped land within zoning	32.7
Other land within zoning	9.0 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

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

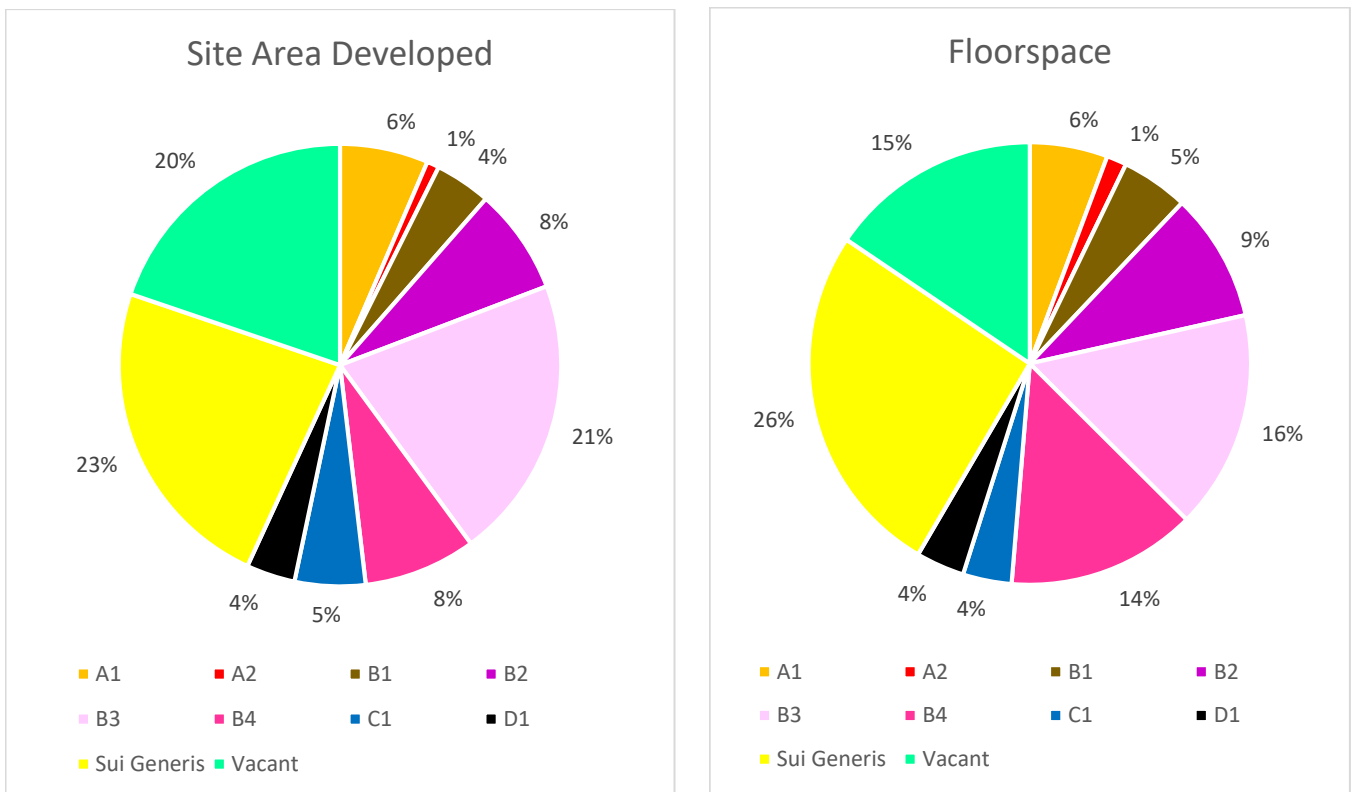
<b>Woodside Road (unzoned)</b>	<b>Gross Area (hectares)</b>
Total area identified	35.61
Developed Industrial land outside zoning	35.25
Other land within area	0.36 <sup>[1]</sup>

This additional 35.6ha of unzoned land currently in Industrial use means there is a total of approx. 100ha of potential Industrial Land at Woodside Road.

### Use Classes

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

### Zoned

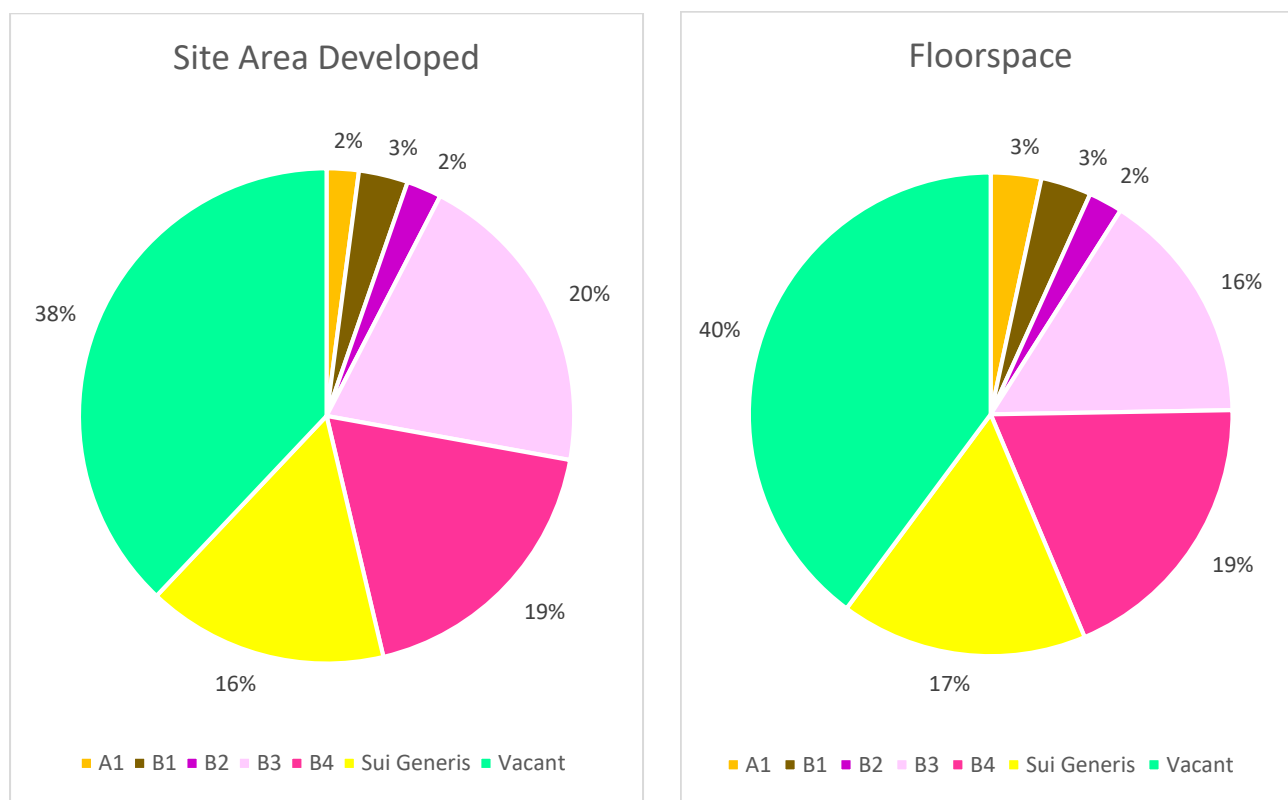


\* % of site area (ha) developed per use class.<sup>2</sup>

Industrial and Business ‘B’ use classes within this zoning has decreased from 44% of site area and 47% of total floorspace in 2019, to 41% and 44% respectively. There remains a high percentage of Sui Generis units although this has decreased from 40% of site area and 37% of total floorspace in 2019, to 23% and 26% respectively in this latest survey. The large percentage of Sui Generis uses within this zoning is maintained due to the livestock market, karting centre, soft play area, swim club, gymnasium and gymnastics club, however, other sui generis uses such as a recycling centre and a martial arts club are no longer present on site. These and other closures have led to the vacancy rate to increase from 3% to 20% of the total area developed and from a 6% floorspace vacancy to 15%. There remains several dwellings located within the zoning making up 4 or 5% of the site area.

<sup>2</sup> Use Classes: A1 – Shops. A2 – Financial, professional. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. D1 – Community or Cultural. Sui Generis – No specified class.

## Unzoned



\* % of site area (ha) developed per use class.<sup>3</sup>

The predominant use on the un-zoned land currently developed for Industrial Use remains General Industry. This had decreased from 91% of the total developed site area in 2017, to 20% in 2019 - largely due to the closure of Michelin. In this latest survey the level of General Industry remains at 20% due to the ongoing presence of Moore Concrete, Apeer Doors and the Moy Park hatchery. The closure of Michelin resulted in a 59% vacancy rate in the 2019 survey (up from 0% in 2017) however this vacancy rate has now reduced to 38% in this survey as the site continues to be re-used by Silverwood. Storage & Distribution now accounts for 19% of developed site area and floorspace, up from 15% in 2019. Since 2019, Sui Generis uses have been introduced onto the site in the form of a waste recycling facility, a van hire company and television production. The remainder of these unzoned lands are a mixture of B1 Offices, Light Industry, and ancillary Retail services.

### Planning and Development Activity

Since the last survey, within the zoned Industrial land at Woodside Industrial Estate there have been several planning applications approved including:

LA02/2019/0785/F – Unit 11E&G - Proposed extension of existing gym into neighbouring existing light industrial unit.

LA02/2020/0029/F – Unit 16 - COU from Class B3 General Industrial to Proposed Plant Hire business.

LA02/2020/0936/F- Unit 9 – Proposed new store for Carey Cleaning Machines.

LA02/2021/0336/F – Unit 1C - COU from martial arts centre to a Church.

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

On the unzoned land, at the former Michelin factory, planning applications approved included: LA02/2019/0537/F - Retrospective COU from B3 General Industrial to B4 Storage and Distribution. LA02/2019/0786/F – COU from General Industrial use to a proposed materials recovery and waste transfer facility for medical waste. In addition, at 132A Raceview Road, LA02/2021/0219/F and LA02/2021/0761F were approved for the refurbishment and extension to existing offices for Clarke Facades. This work was ongoing at the time of this survey.

#### Vacancies & New Occupiers

It is worth noting the new occupiers within the survey site since 2019, several businesses no longer have a presence in Woodside Road Industrial Estate such as Elm Grove Foods, Dojo Martial Arts and Usel. Clarke Facades is now located on Raceview Road, with Stericycle, Glamper, Kerr Tyres, Alexander Dennis and VKS productions all now within Silverwood Business Park. There remains a number of vacant properties within the Silverwood (former Michelin) site. All of these buildings are industrial in nature and most suited to Use Classes B2, B3 or B4.

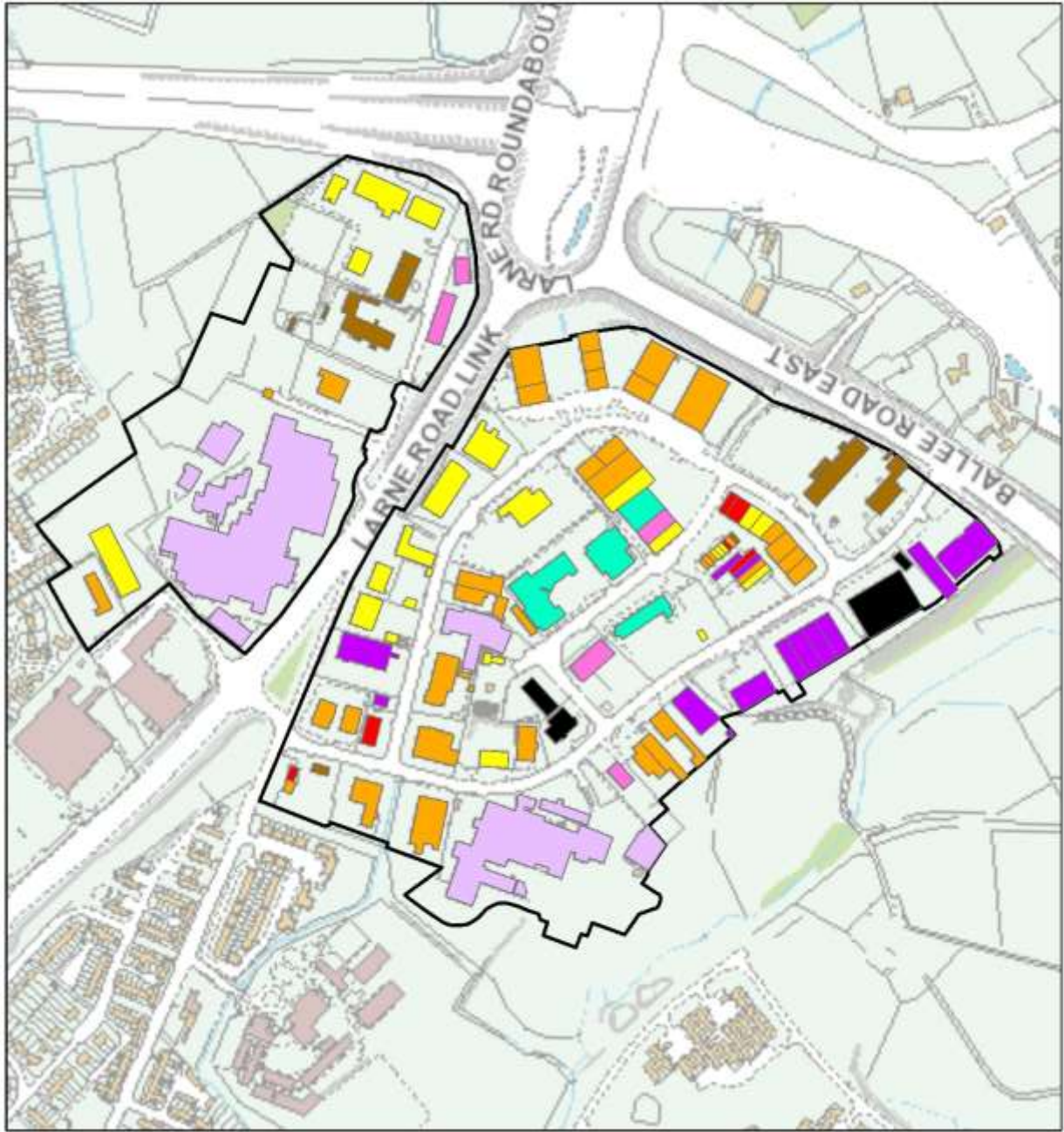
## Pennybridge (& including Larne Road Link)

Map 4 - Pennybridge

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## Industrial Monitor 2021

### Map 4 - Pennybridge



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## Pennybridge (& including Larne Road Link)

### Introduction

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

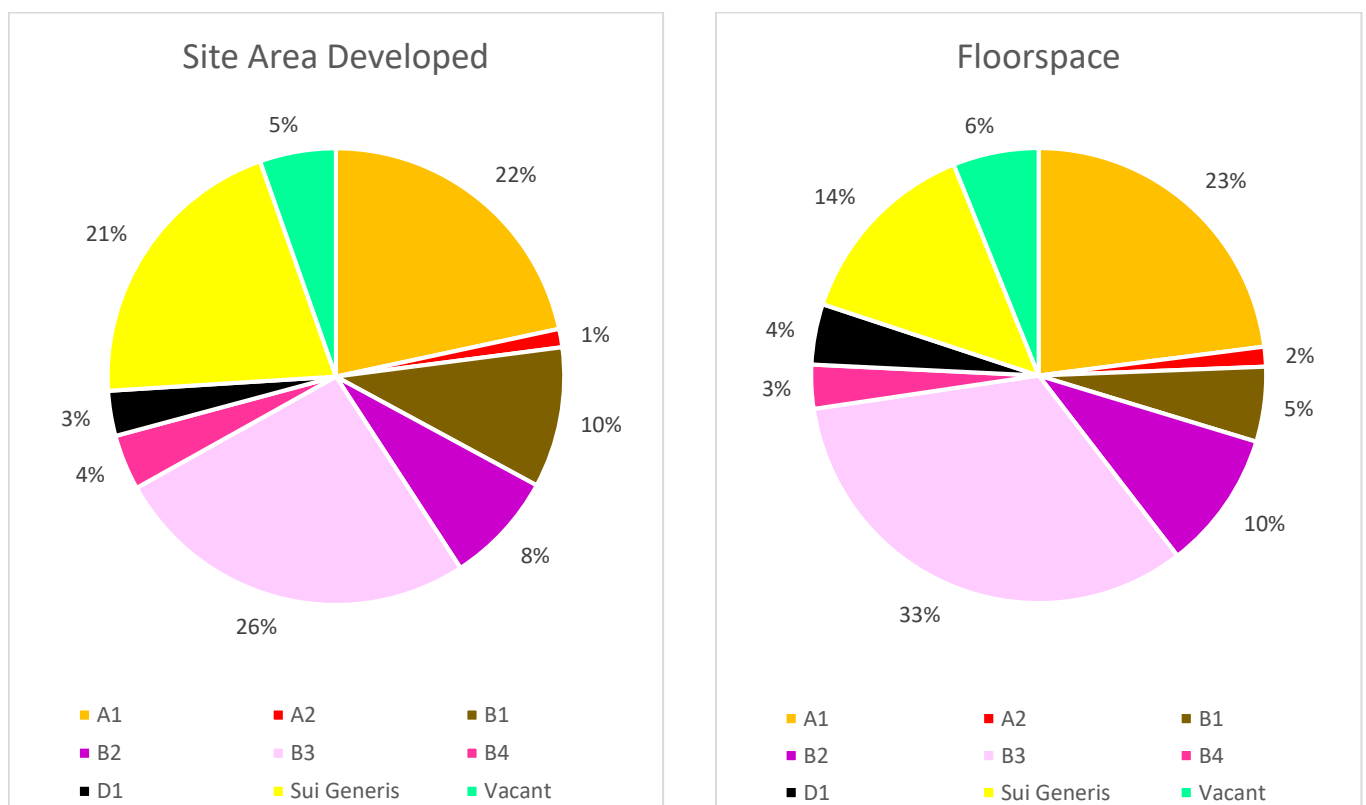
Pennybridge Industrial Estate now contains a wide range of commercial land uses, including factories, car showrooms and car repairs, oil and maintenance depots, NIE premises and DVLA test centre. Retailing also makes up a notable proportion of the industrial estate, mostly in the form of trade counters or builders merchants. Flood maps indicate past surface water and fluvial flooding, confined mostly to the north and west of the estate around Deerfin Burn. To the north of the Larne Road Link is a further industrial area including Moy Park, agricultural sales and hire businesses, as well as NI Water and DfI Roads depots.

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

<sup>[1]</sup>Includes access roads, footpaths, landscaping etc.

### Use Classes

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



Although there is a wide range of commercial land uses across a range of planning use classes, B3 General Industrial remains the predominant use class as in previous years with now 26% of total site area and 33% of total floorspace, largely due to the presence of Moy Park and Dale Farm within the survey area. Similar to the 2019 survey, Sui Generis uses account for 21% of the total site area developed and 14% of the total floorspace – this includes several car showrooms, the DVLA Test Centre and vehicle depots for NIHE and DfI Roads. Retailing (use class A1) also makes up a notable proportion within the sites – this has increased from 17% of site area developed and 21% of floorspace in 2017, to 19% and 22% in 2019, and to now 22% and 23% respectively. These are mostly trade counters, hire shops and builders merchants.

#### Planning and Development Activity

There have been no planning approvals of note for industrial developments or change of use within Pennybridge Industrial Estate since the last survey.

#### Vacancies & New Occupiers

At the time of survey, several units within Pennybridge remain vacant which equates to 5% of the total site area, similar to previous surveys. These vacant units are all industrial in nature so likely to be best suited to Use Classes B2, B3 or B4. The majority of occupiers have been long established within Pennybridge. Over recent years, some have expanded or moved premises within the Industrial Estate to facilitate growing business.

# Harryville

Map 5 – Harryville

**Mid and East Antrim  
Borough Council**

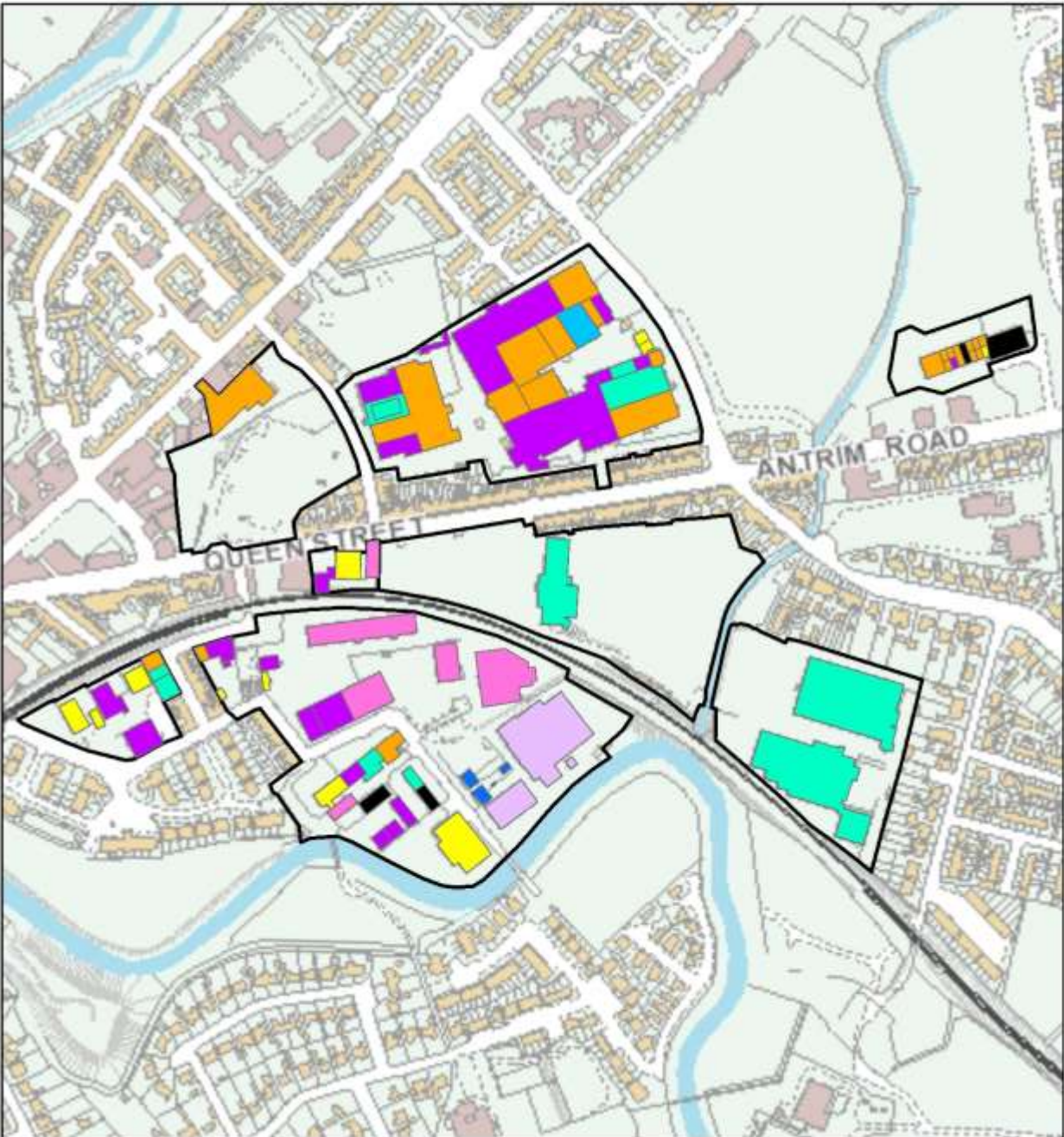
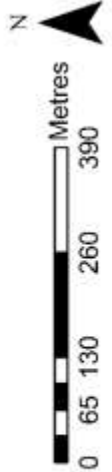
**Industrial Monitor 2021**

**Map 5 - Harryville**

Developed Industrial Land

**Building Use Class**

- Vacant
- Class A1: Shops
- Class B2: Light Industrial
- Class B3: General Industrial
- Class B4: Storage or Distribution
- Class C1: Dwellinghouses
- Class D1: Community and Cultural Uses
- Class D2: Assembly and leisure
- Sui Generis



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## Harryville

### Introduction

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

The Railway Street area contains a range of uses, including car sales and car repairs, light and general industry, storage or distribution, fuel depots, and the Royal Mail sorting office.

Several of the larger sites on either side of Queen Street and off Toome Road remain vacant, including the former John Crane (Flexibox) site and the former Concrete Works. On the Antrim Road, Ballee and Harryville Community Enterprise (to the rear of the Phoenix Filling Station) houses small start-up businesses, retail and community uses. It remains fully occupied.

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

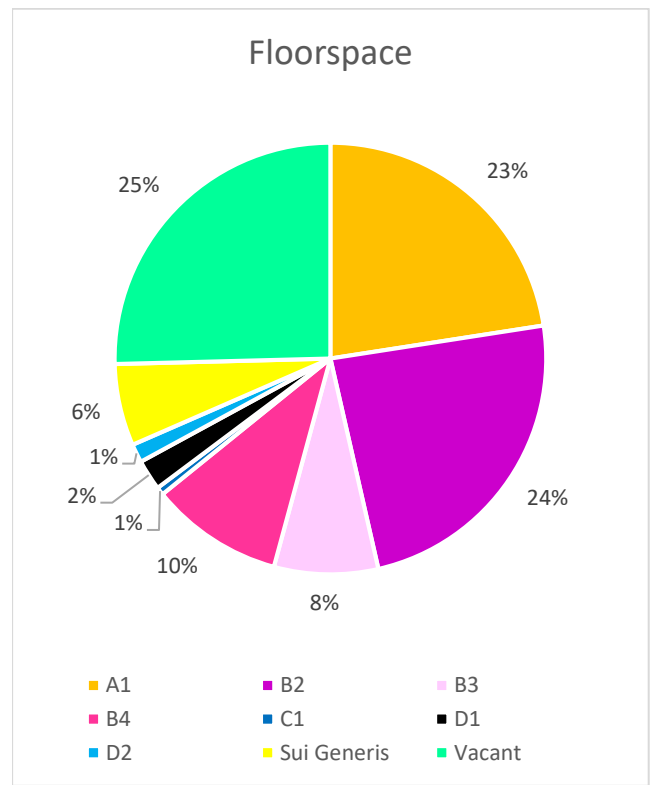
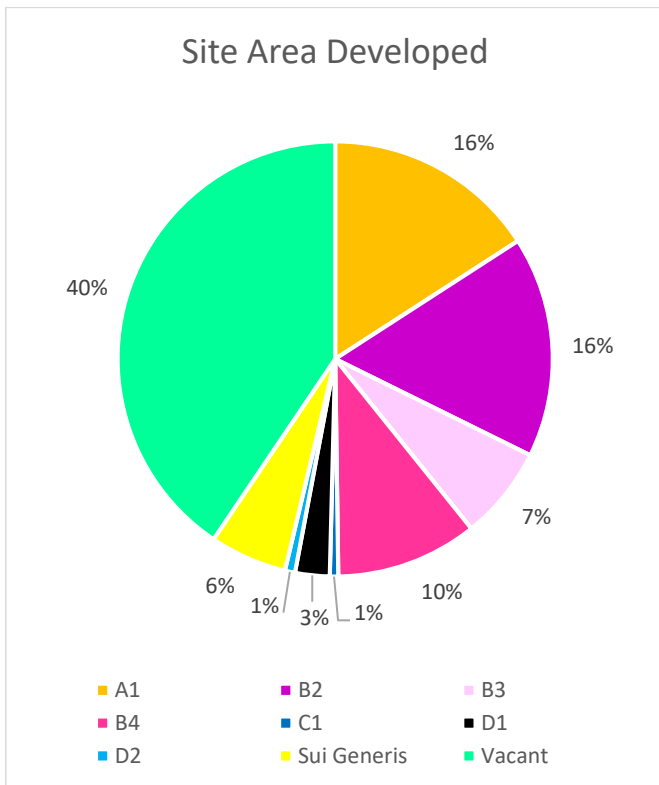
Harryville (Unzoned)	Gross Area (hectares)
Total Area Identified	16.79
Developed land within identified area	16.25
Other land within identified area	0.54 <sup>[1]</sup>

<sup>[1]</sup> Includes access roads, footpaths, landscaping etc.

### Use Classes

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

There is a mix of commercial land uses across a range of planning use classes, with Retailing (use class A1) and light industry (B2) being the predominant use classes. Retailing accounts for 16% of total site area and 23% of total floorspace, due to the presence of Haldane Fisher and Montrose Garden Centre amongst others. Industrial uses (B2 and B3) remain similar to previous surveys with these industrial uses combined accounting for 23% of site area (25% in 2019) and 32% of floorspace (33% in 2019), whilst B4 Storage & Distribution accounted accounts for 10% as before.



\* % of site area (ha) developed per use class.<sup>4</sup>

#### Planning and Development Activity

There have been no recent planning applications or development activity for industrial development of note on these lands since the last survey in 2019.

#### Vacancies & New Occupiers

At the time of survey there were several large sites remaining vacant in Harryville - these vacant buildings/lands equate to 40% of the total site area surveyed, and 25% of the total floorspace. These vacant buildings are Industrial in nature so likely to be suited to Use Classes B2, B3 or B4.

<sup>4</sup> **Use Classes:** A1 – Shops. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. D1 – Community and Cultural Uses. D2 – Assembly and Leisure. Sui Generis – No specified class

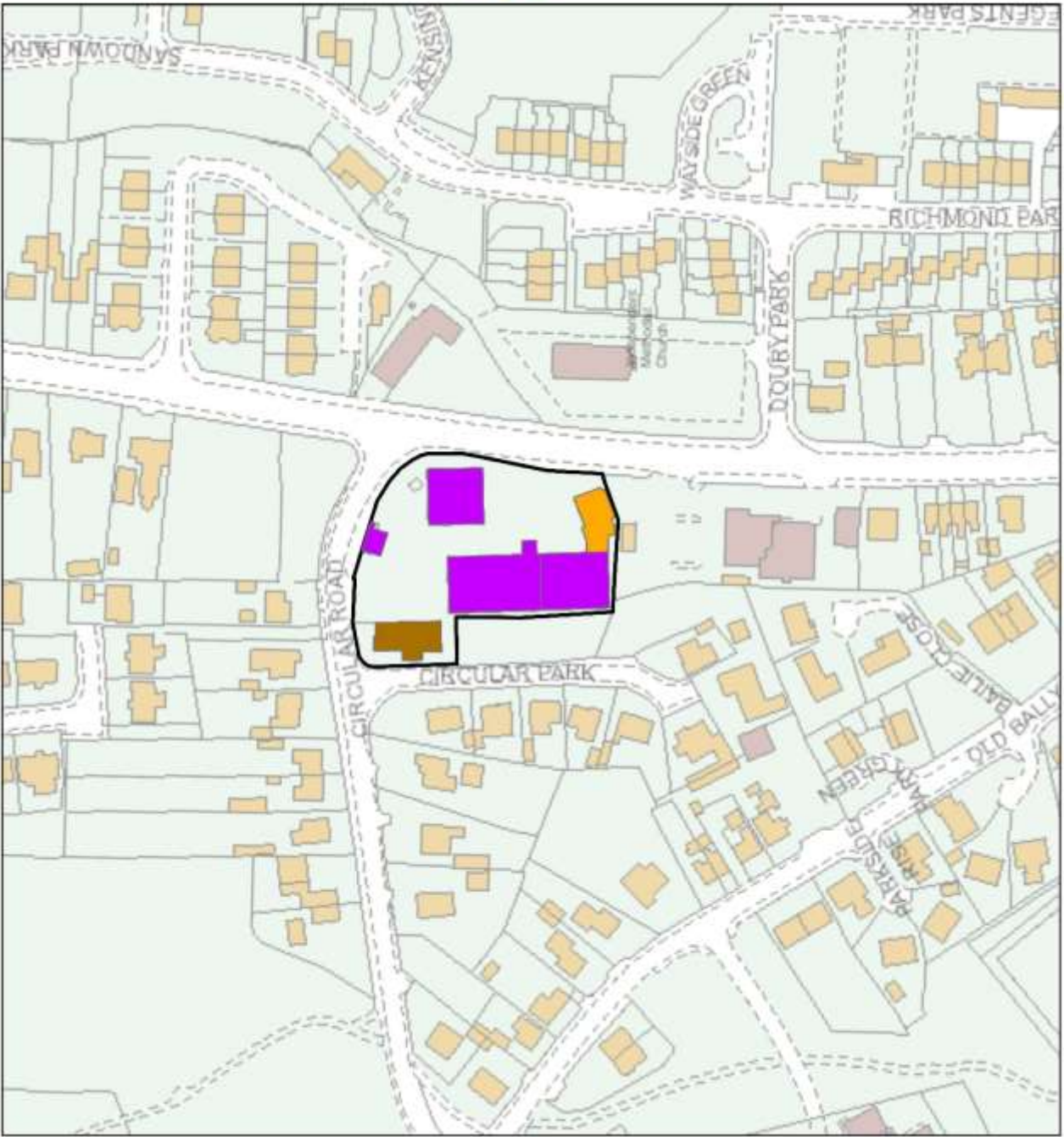
## Circular Road / Doury Road

Map 6 – Circular Road / Doury Road

# Mid and East Antrim Borough Council

## Industrial Monitor 2021

### Map 6 - Circular Road



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## Circular Road / Doury Road

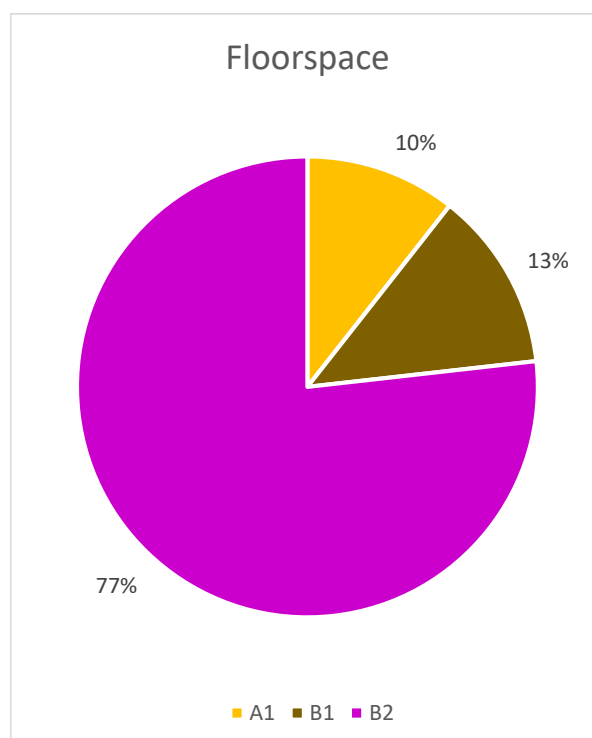
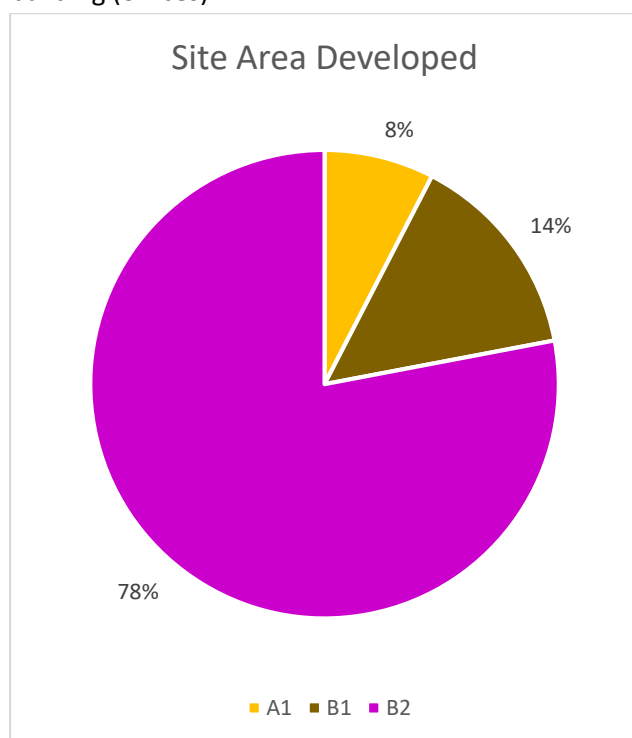
### Introduction

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

Circular Road (Unzoned)	Gross Area (hectares)
Total Area Identified	0.5
Developed land within identified area	0.5

### Use Classes

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



\* % of site area (ha) developed per use class.<sup>5</sup>

### Planning and Development Activity

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

<sup>5</sup> Use Classes: A1 – Shops. B1 – Business. B2 – Light Industrial.

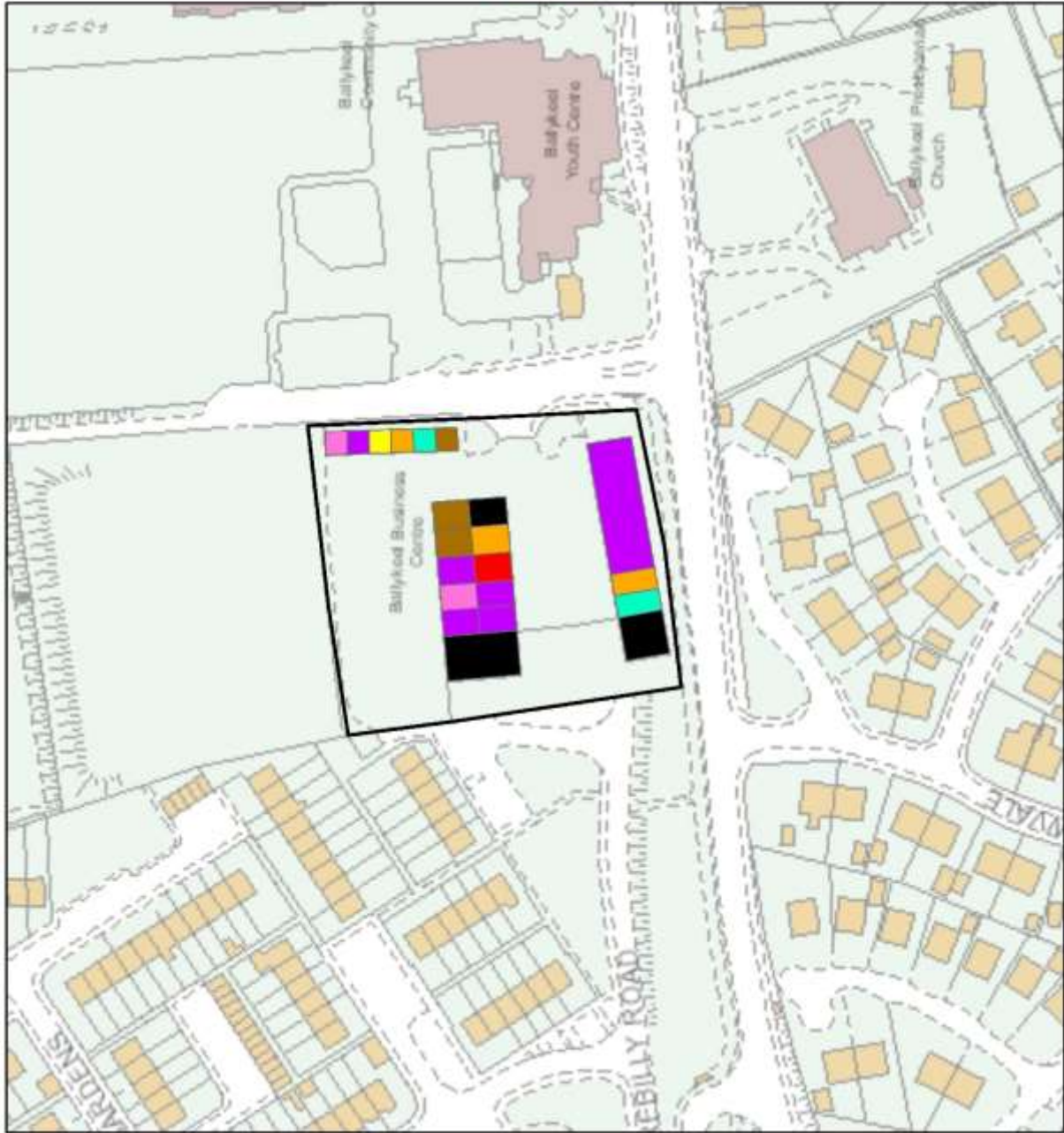
# Ballykeel

Map 7 - Ballykeel

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Map 7 - Ballykeel



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## Ballykeel

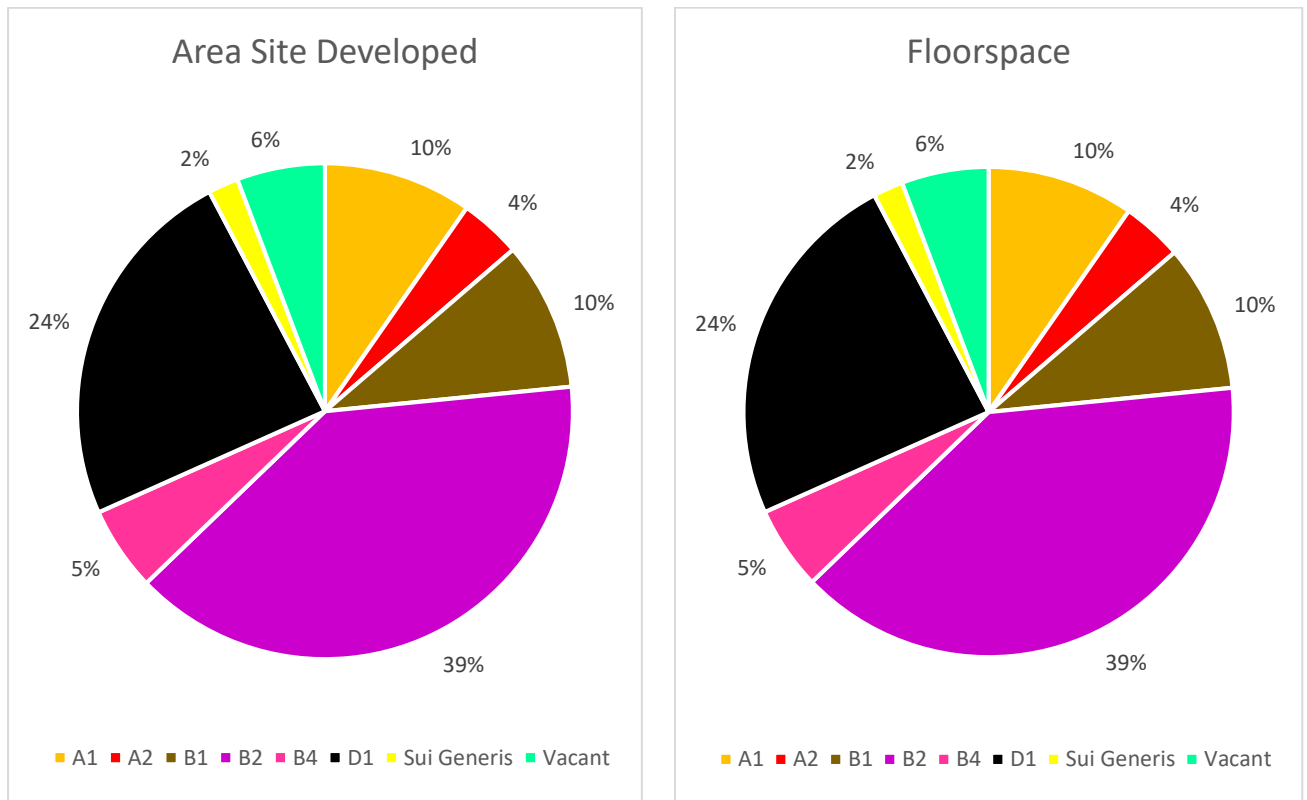
### Introduction

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

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

### Use Classes

The pie charts below show the current mix of use classes within the site. Part B Industrial and Business uses account for 54% of the site uses (down from 60% in 2019) with B2 Light Industry the predominant use class due to a butchers processing facility. The retail element includes a coal cash and carry and a butchers shop. The site also contains D1 Community uses (24%), which includes a crèche and a 'Surestart' facility. The overall site vacancy rate is 6% (4% in 2019).



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

### Planning and Development Activity

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

### Vacancies & New Occupiers

Since the 2019 survey, there have been several new tenants including a Grass cutting service, Taggarts Dog Treats, and Apperleys butchers who have taken over the Allen's Meats Factory Shop.

## Ballymena Conclusion

### Zoned land

As mentioned, there was approx. 73ha of land zoned for industry in the Ballymena Area Plan 1986-2001. As seen in the table below, approx. 31ha of this has been developed (not including access roads, communal landscaping etc.)

Ballymena (Zoned)	Gross Area (hectares)
Total Area Identified	73.04
Developed land within zonings	31.36
Undeveloped land within zonings	32.7
Other land within zonings	8.98 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

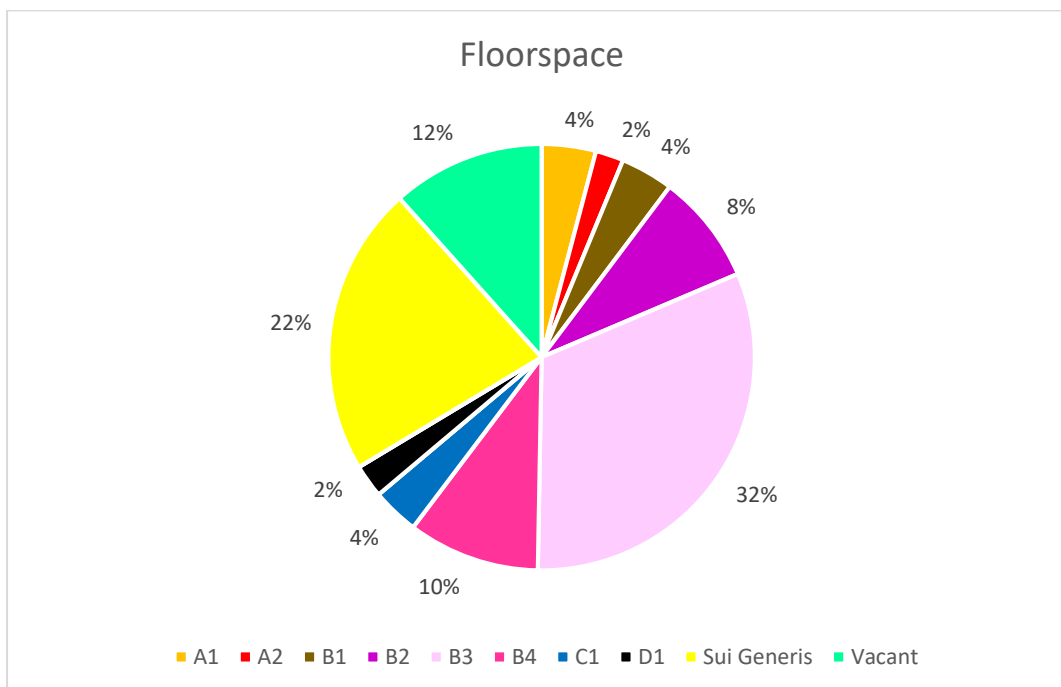
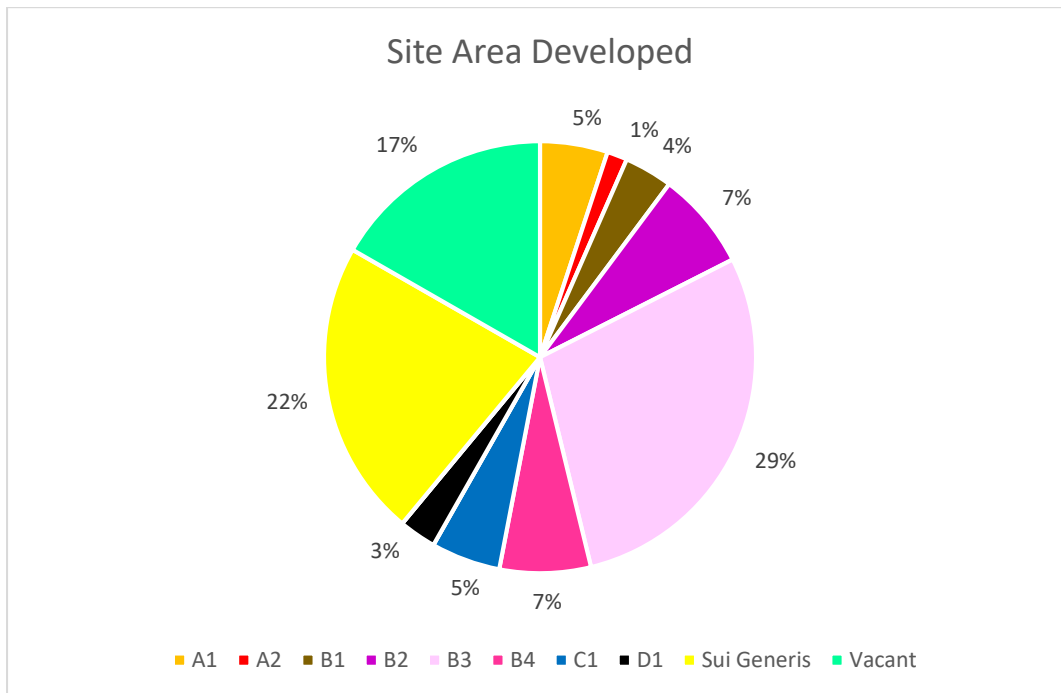
The table below shows a breakdown of the 31.36ha of zoned land that has been developed for a specific land use.

Use Class Ballymena (Zoned Sites)	Gross Site Area (hectares)
A1	1.59
A2	0.47
B1	1.14
B2	2.30
B3	8.99
B4	2.14
C1	1.63
C2	0.00
D1	0.87
D2	0.00
Sui Generis	6.99
Vacant	5.24
Under Construction	0.00
<b>TOTAL</b>	<b>31.36</b>

From this table it can be seen that the predominant land use on zoned Industrial Land remains General Industry (B3) with 9ha, up from 6.18ha in 2019 and down from the 11.84ha in 2017. Sui Generis uses continue to make up a sizeable amount (7ha) of the developed site area, down from 8.11ha in 2019 and 8.97 in 2017. The table also shows that 1.59ha has been lost to Retailing (use class A1)...a slight increase from the 1.45ha in the 2019 survey but down from 1.84ha in the 2017 survey. The amount of vacant land remains high at 5.24ha, slightly lower than the 5.9ha vacant in 2019, but significantly higher than the 1.44ha vacant in 2017.

### Use Classes (Zoned)

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



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

The traditional Industrial Land Uses of Light Industrial, General Industrial and Storage & Distribution (B2, B3 and B4) now make up 43% of site area developed (compared to 36% in 2019 and 52% in 2017), and 50% of total floorspace (compared to 32% in 2019 and 57% in 2017). Also, 4% of site area and floorspace is currently utilised as B1 Business use (offices, call centres and R&D) – very similar to both 2019 and 2017 surveys. Sui Generis uses now account for 22%, a reduction from the 29% of developed site area and 24% of occupied floorspace within Industrial zoned land in Ballymena in 2019. In addition, vacancy rates have reduced since 2019 and are now 17% of site area developed and 12% of total floorspace. This compares to the 19% and 29% respectively in 2019 and the 5% and 6% in 2017.

Overall, it can also be concluded that 36% of site area and 34% of floorspace on zoned land within Ballymena currently occupied is being used for use classes outside of the traditional ‘Part B – Industrial and Business Uses’ and can be considered as economic land lost to other non-industrial uses, something which the SPPS, PPS 4 and the draft Plan Strategy seeks to prevent on zoned sites. This is a reduction from the 42% of site area and 35% of floorspace lost to these other uses in 2019.

#### All sites surveyed (including unzoned land)

Through the surveying of approx. 197.87ha of land within Ballymena for the purposes of this monitor, it has been established that there is approx. 150.67ha of land developed in areas characterised as being Industrial. (165ha including access roads, communal landscaping etc).

Ballymena (All Land Surveyed)	Gross Area (hectares)
Total Area Identified	197.87
Developed land within identified areas	150.67
Undeveloped land within identified areas	32.7
Other land within identified areas	14.5 <sup>[1]</sup>

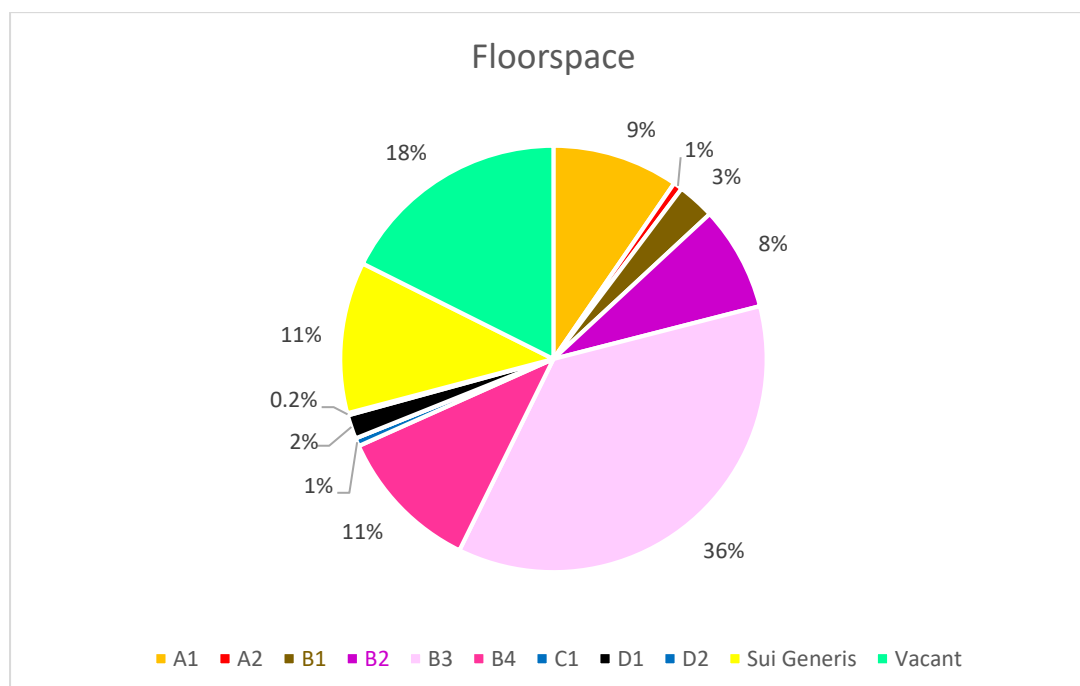
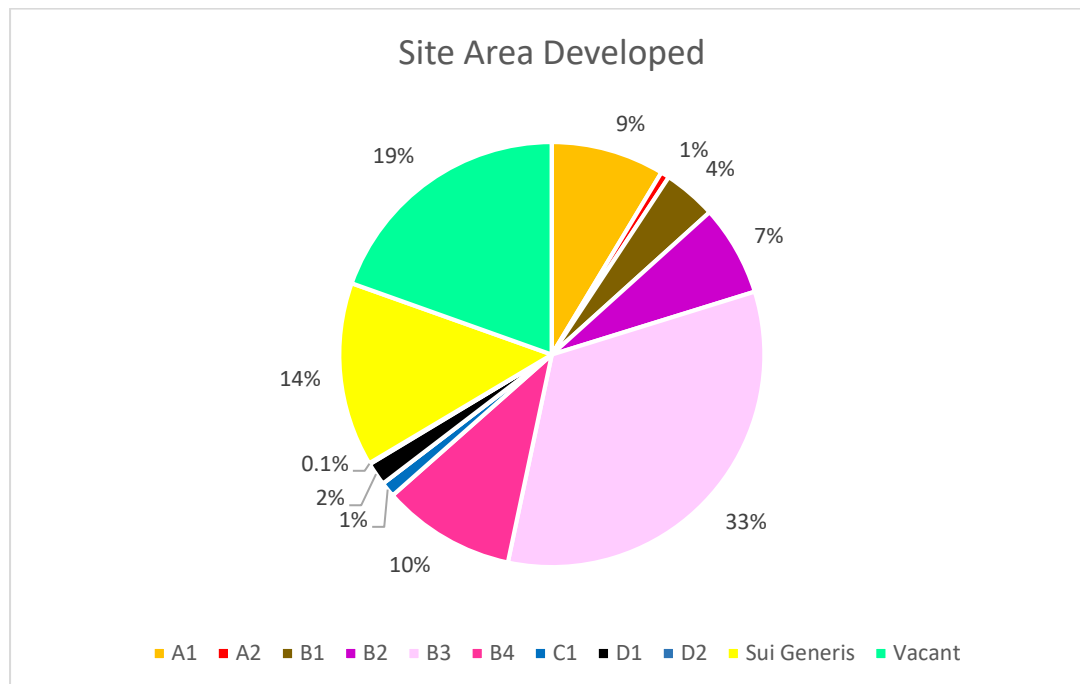
<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

The table below shows a breakdown of the 150.67ha of land that has been developed for a specific land use.

Use Class Ballymena (All Sites)	Gross Site Area (hectares)
A1	12.99
A2	0.98
B1	6.09
B2	10.39
B3	49.88
B4	15.30
C1	1.73
C2	0.00
D1	2.65
D2	0.12
Sui Generis	21.08
Vacant	29.46
<b>TOTAL</b>	<b>150.67</b>

### Use Classes (All Sites Surveyed)

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



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

From the tables and pie charts, it can be seen that the predominant land use on all Industrial Land surveyed for this monitor remains General Industry (B3). This now accounts for 50ha compared to 48ha in 2019 and 78ha in 2017. This equates to 33% of total site area and 36% of total floorspace developed, similar to 2019 but a significant decrease from the 53% of total site area and 56% of



floorspace used for General Industrial in 2017. The traditional 'Part B – Industrial and Business Uses' now make up a total of 54% of site area developed (51% in 2019 and 71% in 2017), or 58% of total floorspace surveyed (was 53% in 2019 and 75% in 2017).

Sui Generis uses now account for over 21ha – which equates to 14% of site area, and 11% of floorspace surveyed, a slight increase on previous surveys. Also, 9% of floorspace in Industrial areas continues to be used for Retailing (use class A1) – no change from 2019 and 2017.

From these pie charts, it is demonstrated that 19% of site area and 18% of total floorspace within Industrial areas surveyed are currently vacant – this is a decrease from the 25% of site area and 27% of floorspace vacant in 2019, but remains a significant increase from the 6% site area and 5% floorspace vacancy in the 2017 survey. This equates to 29.5ha of land, a decrease from the 37.65ha vacant back in 2019. This however remains a significant increase from the 8.16ha of vacant land in Ballymena in the 2017 survey. With the addition of approx. 32.7ha of zoned Industrial land not yet developed, there is now a total of approximately 62.2ha of Industrial land either undeveloped or vacant within Ballymena - up from 43ha in the 2017 survey and down from the 71ha available in 2019.

# Larne

## Introduction

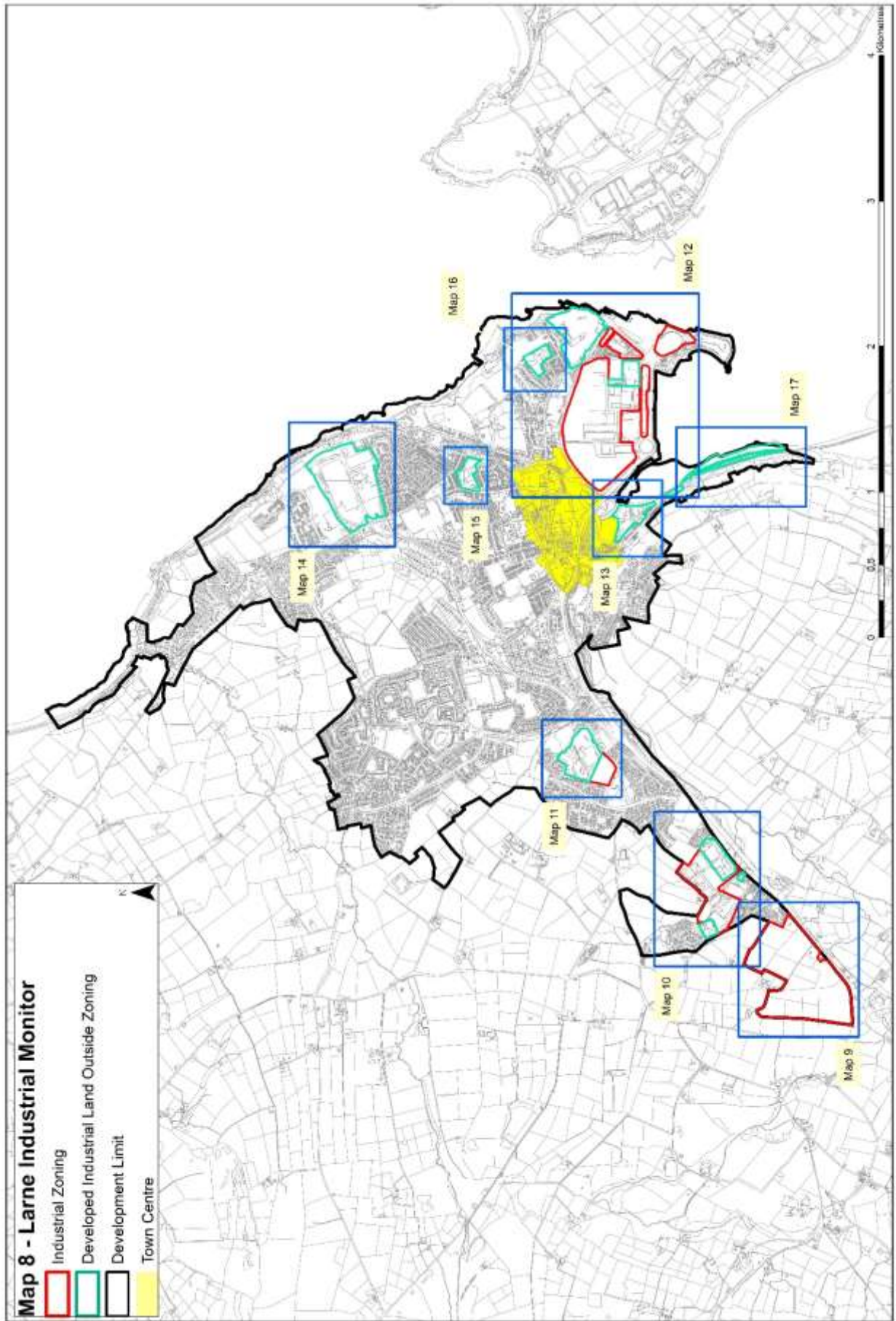
The Larne Area Plan 2010 zoned 71.15 hectares (ha) of land for industrial use – 4.3ha at Ballyloran, 31.7ha at Drumnahoe, and 35.5ha at Larne Port. In addition, a further 11.42ha was zoned at Bank Road as a mixed use development site to accommodate industrial, housing and leisure uses. This Plan also required that all industrial development was designed to a high standard and properly landscaped.

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

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

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

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



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## Drumnahoe

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

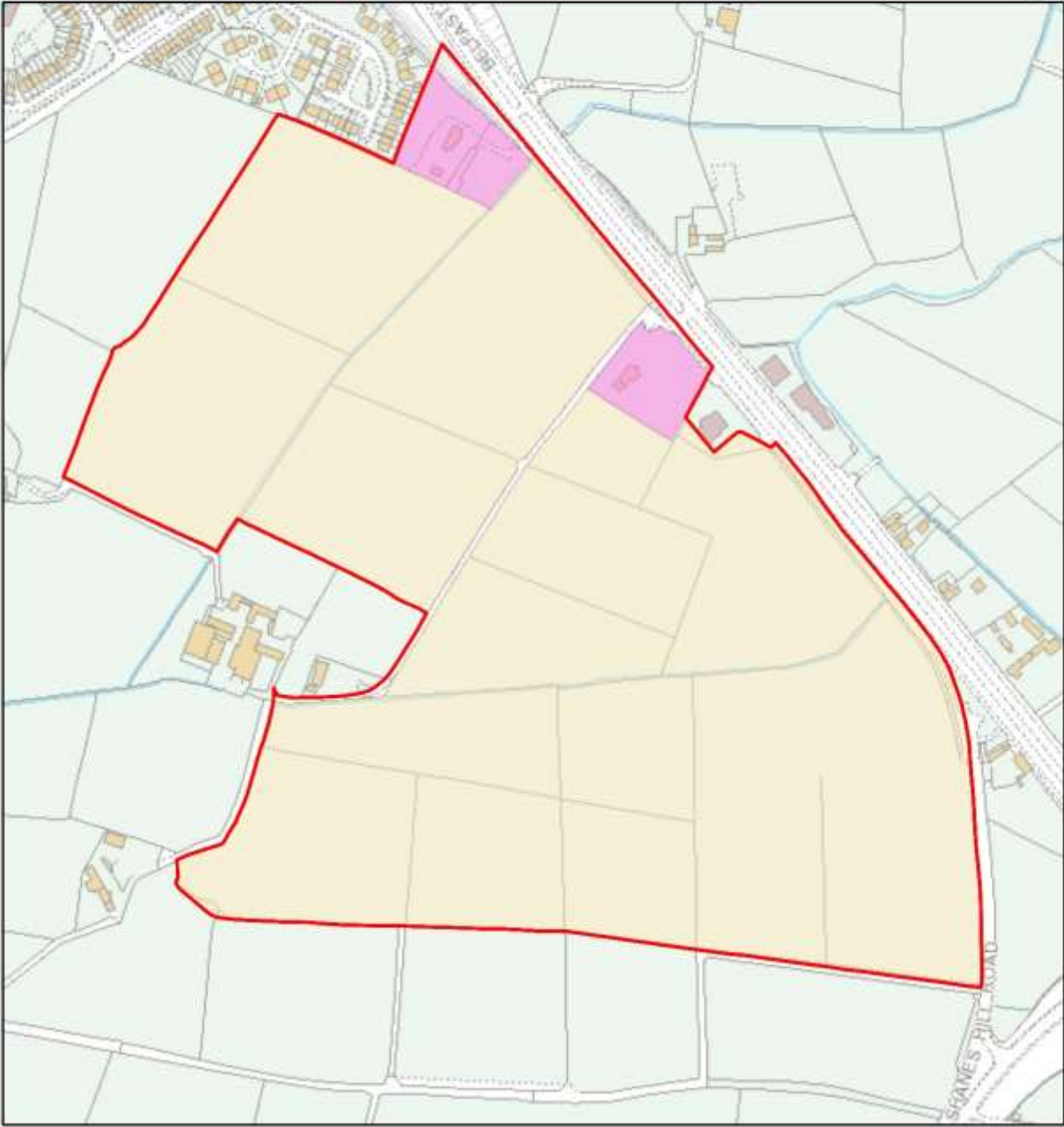
Map 9B – Use classes within Industrial Land at Drumnahoe

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### Map 9A - Drumnahoe

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



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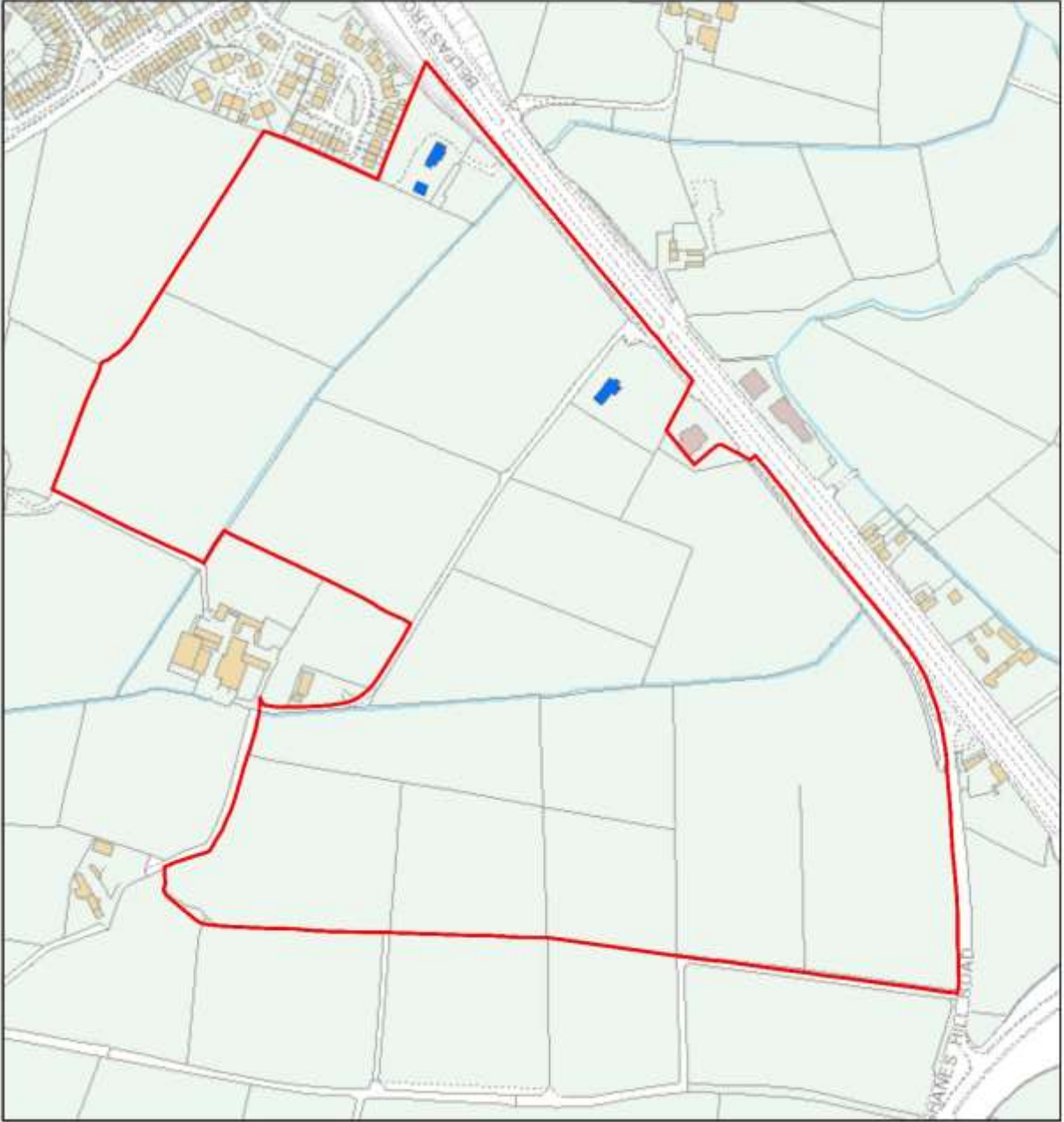
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### Map 9B - Drumnahoe

 Industrial Zoning

**Building Use Class**

 Class C1: Dwellinghouses



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## Drumnahoe

### Introduction

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

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

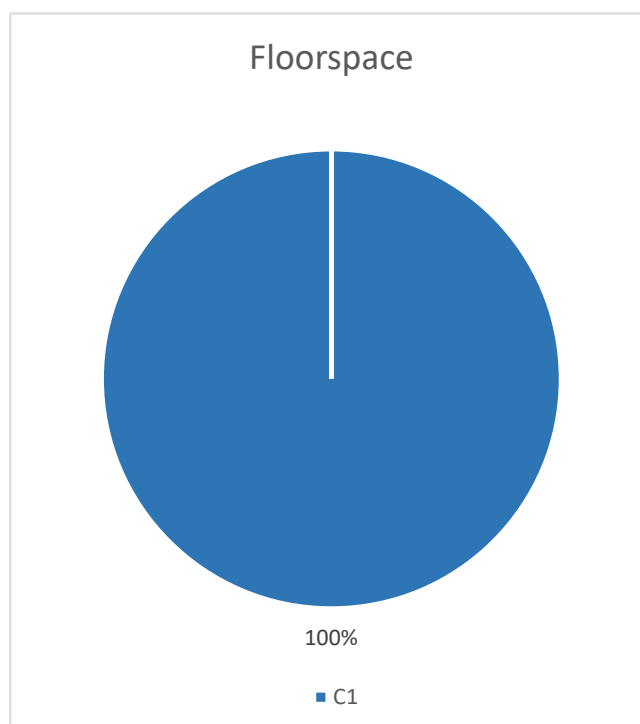
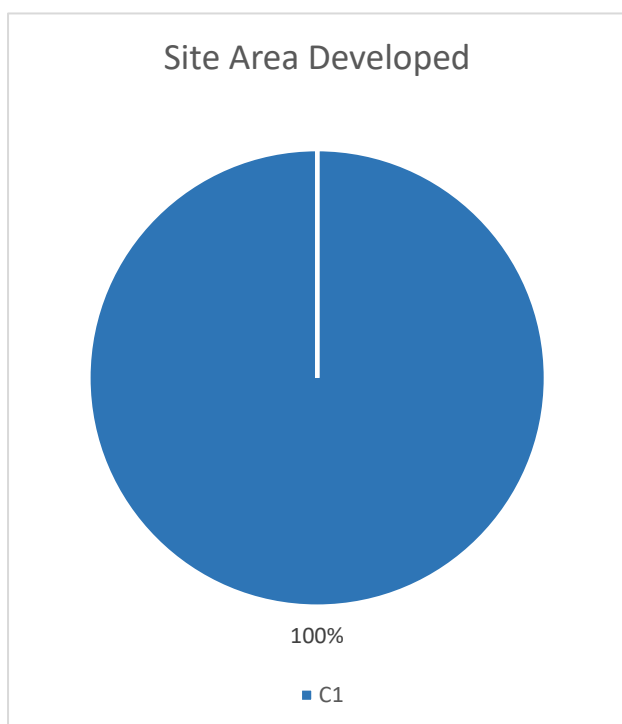
Drumnahoe (zoned)	Gross Area (hectares)
Industrial Area zoned	32.2
Developed land within zoning	1.19
Undeveloped land within zoning	30.57
Other land within zoning	0.44 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

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

### Use Classes

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



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

## Willowbank / Millbrook

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



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

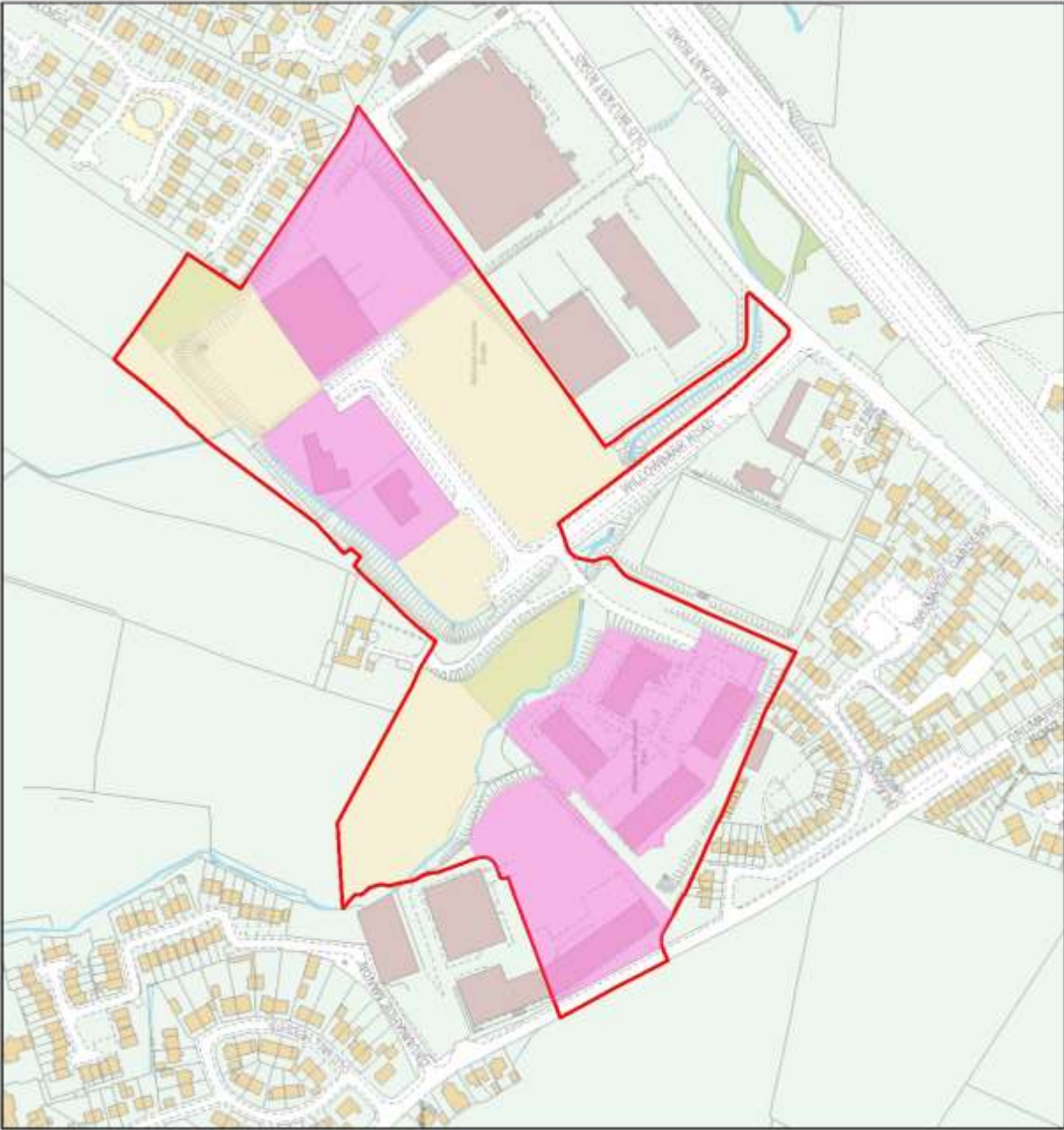


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Industrial Monitor 2021

Map 10A - Willowbank/Millbrook

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

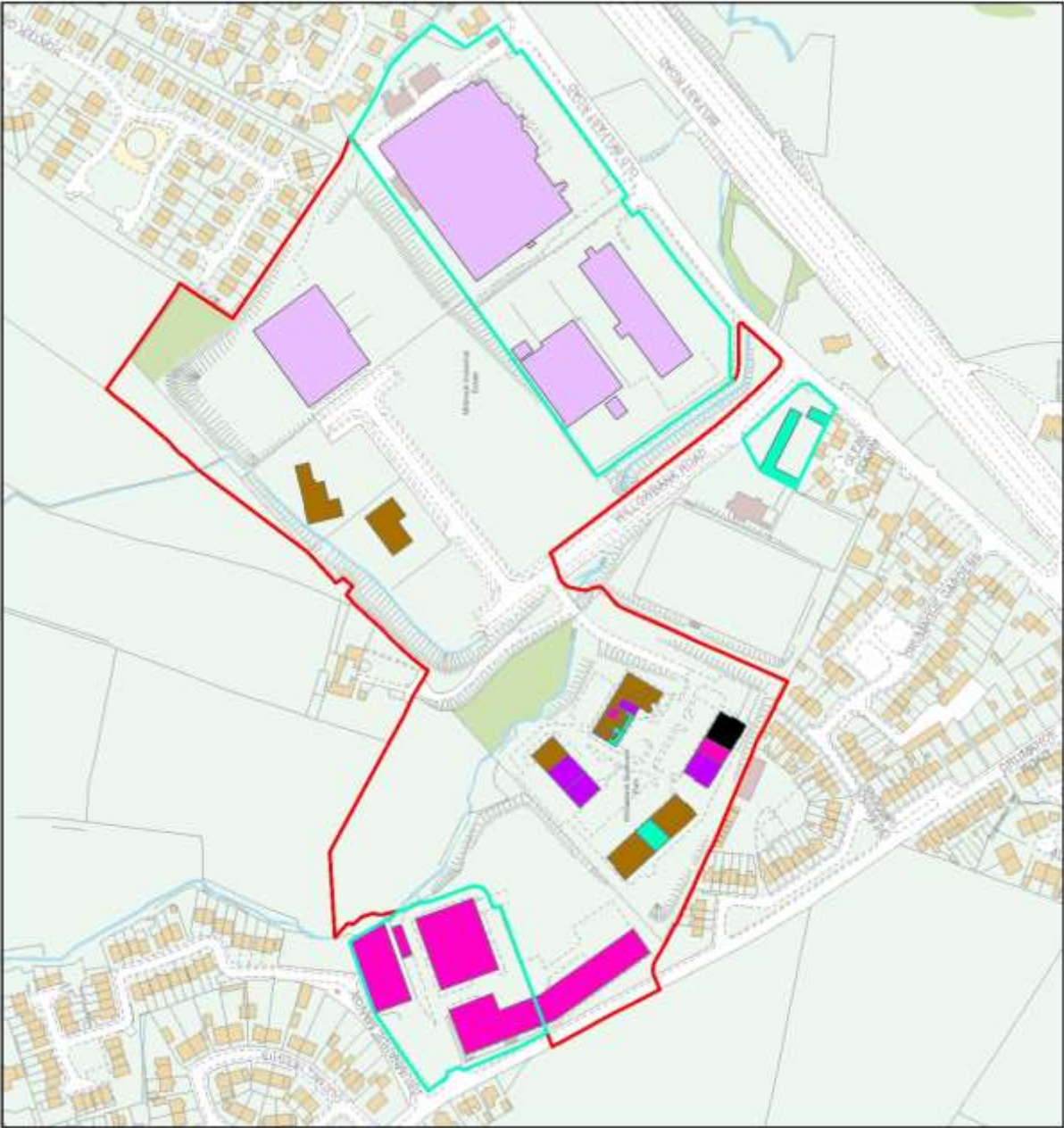


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**Map 10B - Willowbank/Millbrook**



## Willowbank/Millbrook

### Introduction

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

The south-western portion of the zoning is Willowbank Business Park, a 2ha site developed by LEDCOM (Local Economic Development Company Ltd). Portions to the north and east of the zoning have been developed and include businesses such as Low Carbon Solutions and B9 Energy. Portions of the zoning north and east of Willowbank Business Park remain undeveloped.

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

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

<b>Willowbank / Millbrook (zoned)</b>	<b>Gross Area (hectares)</b>
Industrial Area zoned	10.71
Developed land within zoning	4.47
Undeveloped land within zoning	3.7
Other land within zoning <sup>1</sup>	2.54 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

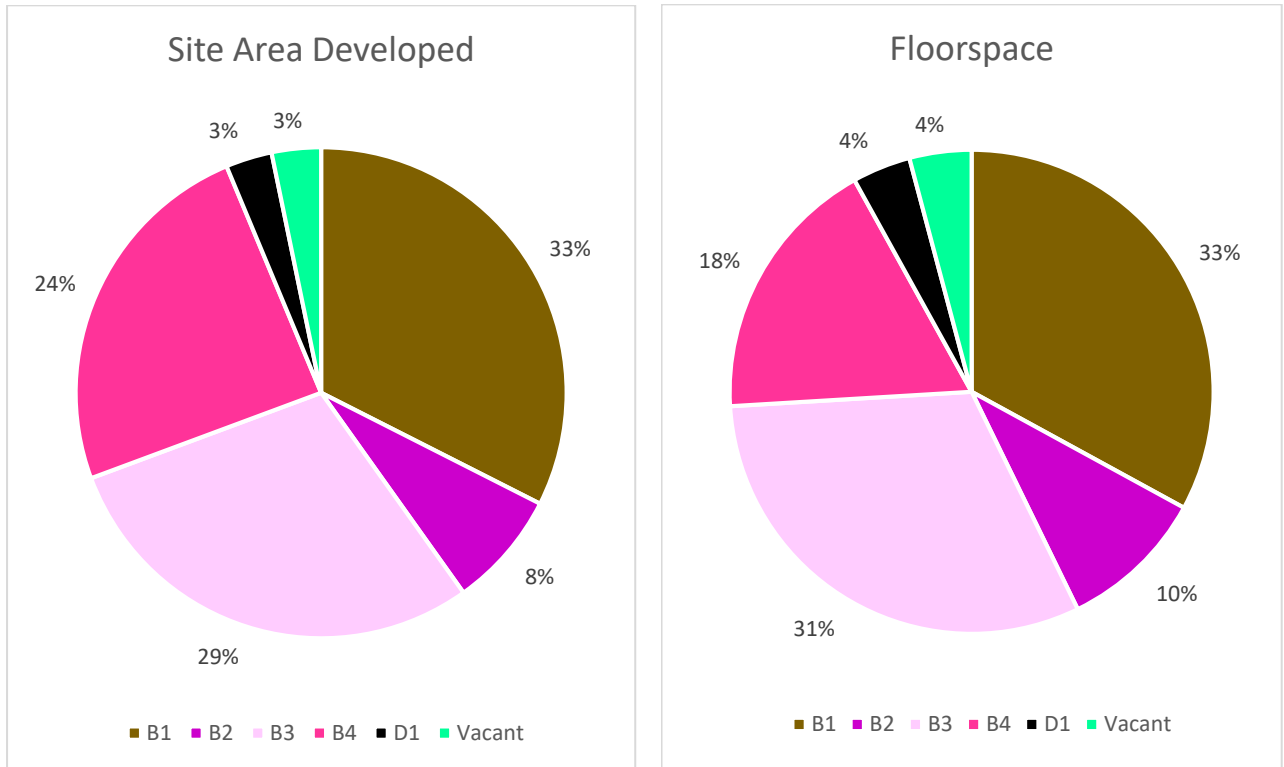
There are also a number of sites outside this zoned Industrial land historically in Industrial Use, including Topping Meats and Teva Terumo on the Old Belfast Road, and the warehouses on the Drumnahoe Road now occupied by ASAP Cargo.

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

### Use Classes

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

Zoned

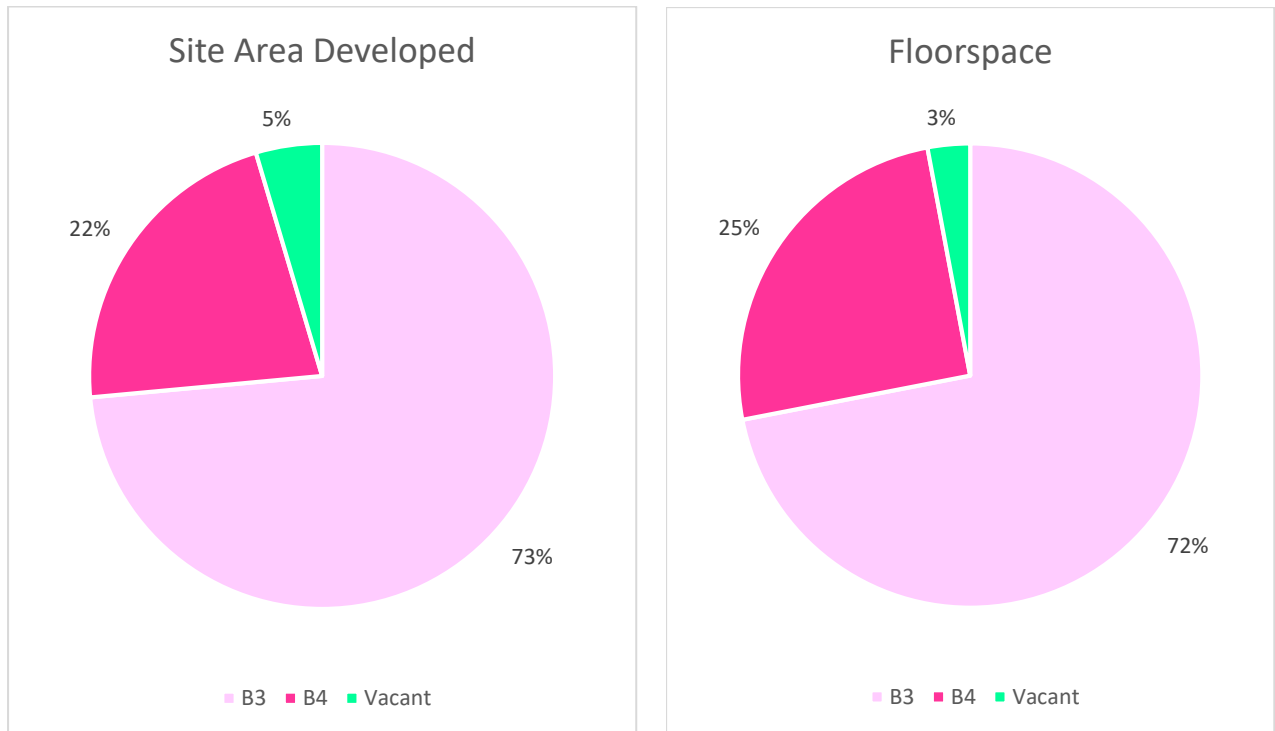


\* % of site area (ha) developed per use class.<sup>6</sup>

Within the zoning, there remains a mix of use classes with ‘Use Class B1: Business’ still the main use class both in terms of site area developed and floorspace used – up from 27% of site area to 33% in this survey, and up from 26% of floorspace in 2019 to 33% now. This B1 business use is a mix of offices and research & development uses. This is understandable given that Willowbank Business Park occupies a large percentage of the zoning as well as B9 Energy and Low Carbon Solutions. There also remains a high percentage of B3 and B4 Industrial uses within the zoning – similar to previous surveys - with 29% of site area developed for B3 General Industry uses (31% floorspace) and 24% developed for Storage or Distribution (18% of floorspace)

<sup>6</sup> Use Classes: B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. D1 – Community and Cultural Uses.

## Unzoned



\* % of site area (ha) developed per use class.<sup>7</sup>

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

### Planning and Development Activity

There has been little planning or development activity at Willowbank Business Park or Millbrook Industrial Estate since last industrial survey. However, one planning application of note is approval LA02/2020/0930/F for a new warehousing unit on the Drumnahoe Road on the Asap Cargo site.

### Vacancies & New Occupiers

There remains few vacant units within the survey area, with some tenants expanding within LEDCOM and some new tenants including 5X Technologies and Precision Automation Ltd.

<sup>7</sup> Use Classes: B3 – General Industrial. B4 – Storage or Distribution.

## Ballyloran

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

Map 11B – Use classes within Industrial Land at Ballyloran

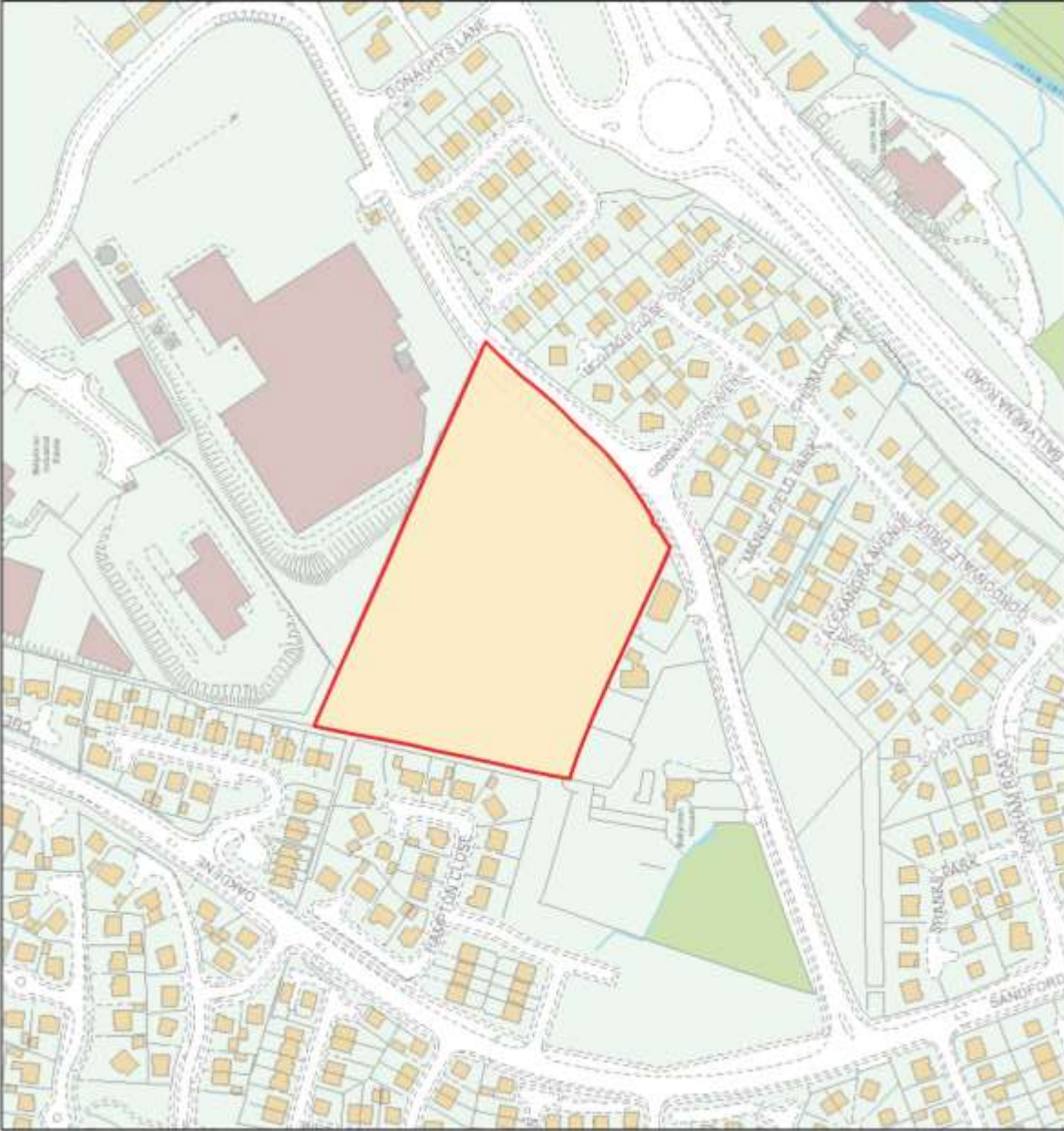
**Mid and East Antrim  
Borough Council**

**Industrial Monitor 2021**

**Map 11A - Ballyloran**

 Industrial Zoning

 Undeveloped Land Within Zoning



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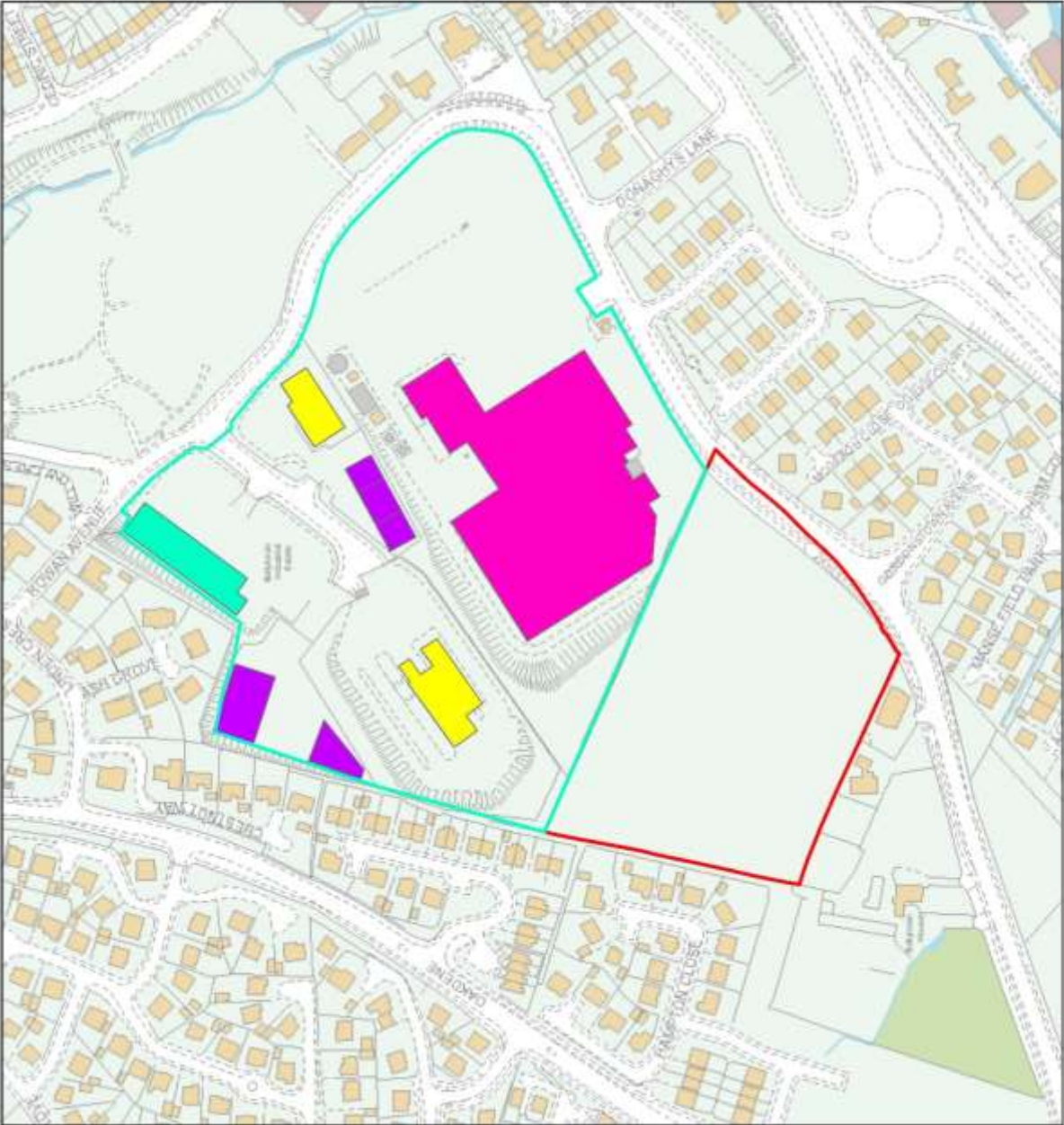
**Industrial Monitor 2021**

**Map 11B - Ballyloran**

- Industrial Zoning
- Developed Industrial Land Outside Zoning

**Building Use Class**

- Vacant
- Class B2: Light Industrial
- Class B4: Storage or distribution
- Sui Generis



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## Ballyloran

### Introduction

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

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

<b>Ballyloran (zoned)</b>	<b>Gross Area (hectares)</b>
Industrial Area zoned	2.3
Developed land within zoning	0
Undeveloped land within zoning	2.3

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

<b>Ballyloran (unzoned)</b>	<b>Gross Area (hectares)</b>
Total Area Identified	6.5
Developed Industrial land outside zoning	5.93
Other land within identified area	0.57 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping etc

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

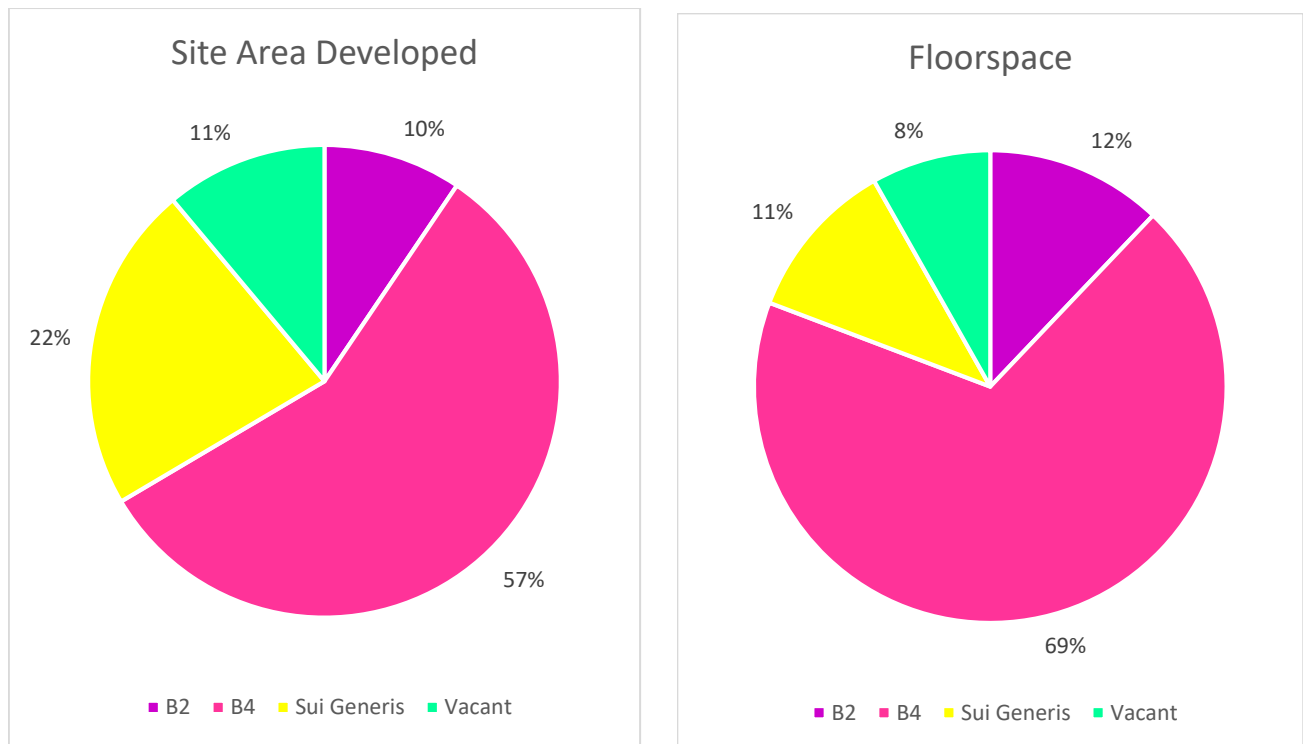
### Use Classes

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

### Zoned

Not applicable as zoning totally undeveloped.

## Unzoned



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

The predominant use on the unzoned land currently developed for Industrial Use remains Storage and Distribution (B4), accounting for 57% of the total developed site area (down from 74% in 2019) and 69% of total floorspace developed (down from 84% in 2019). The remaining uses are a mixture of Light Industry (10% of site area and 12% of floorspace) and Sui Generis (22% of site area and 11% of floorspace). There is now an 8% floorspace vacancy within the survey area, up from no vacancy in the previous survey.

### Planning and Development Activity

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

### Vacancies & New Occupiers

Some of the warehousing units within Ballyloran Industrial Estate which were occupied by a logistics company in 2019 are now vacant again, as in the 2017 survey.

## Larne Port / Redlands




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

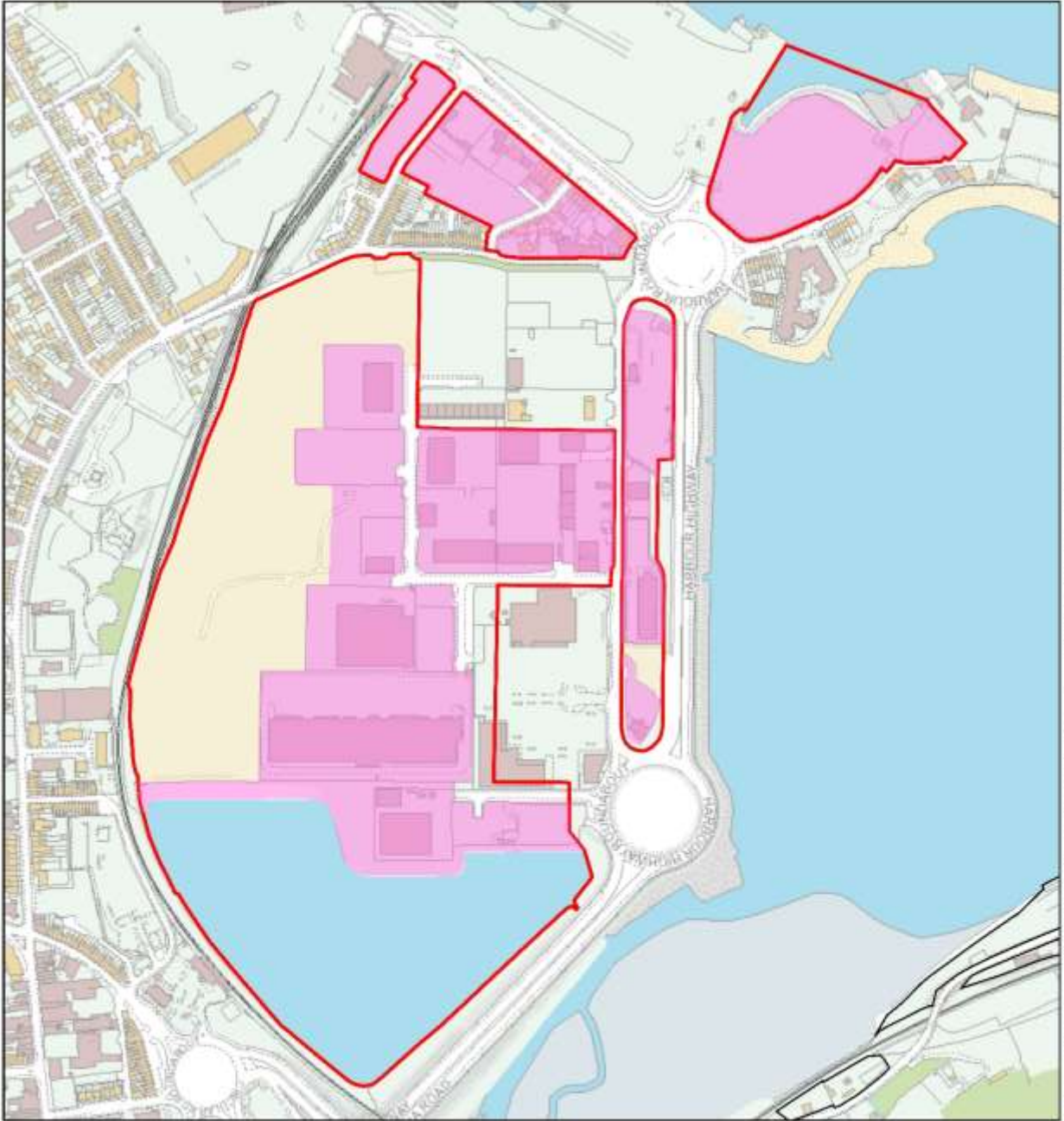
Map 12B – Use classes within Industrial Land at Larne Port / Redlands

Mid and East Antrim  
Borough Council

Industrial Monitor 2021

Map 12A - Larne Port/Redlands

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

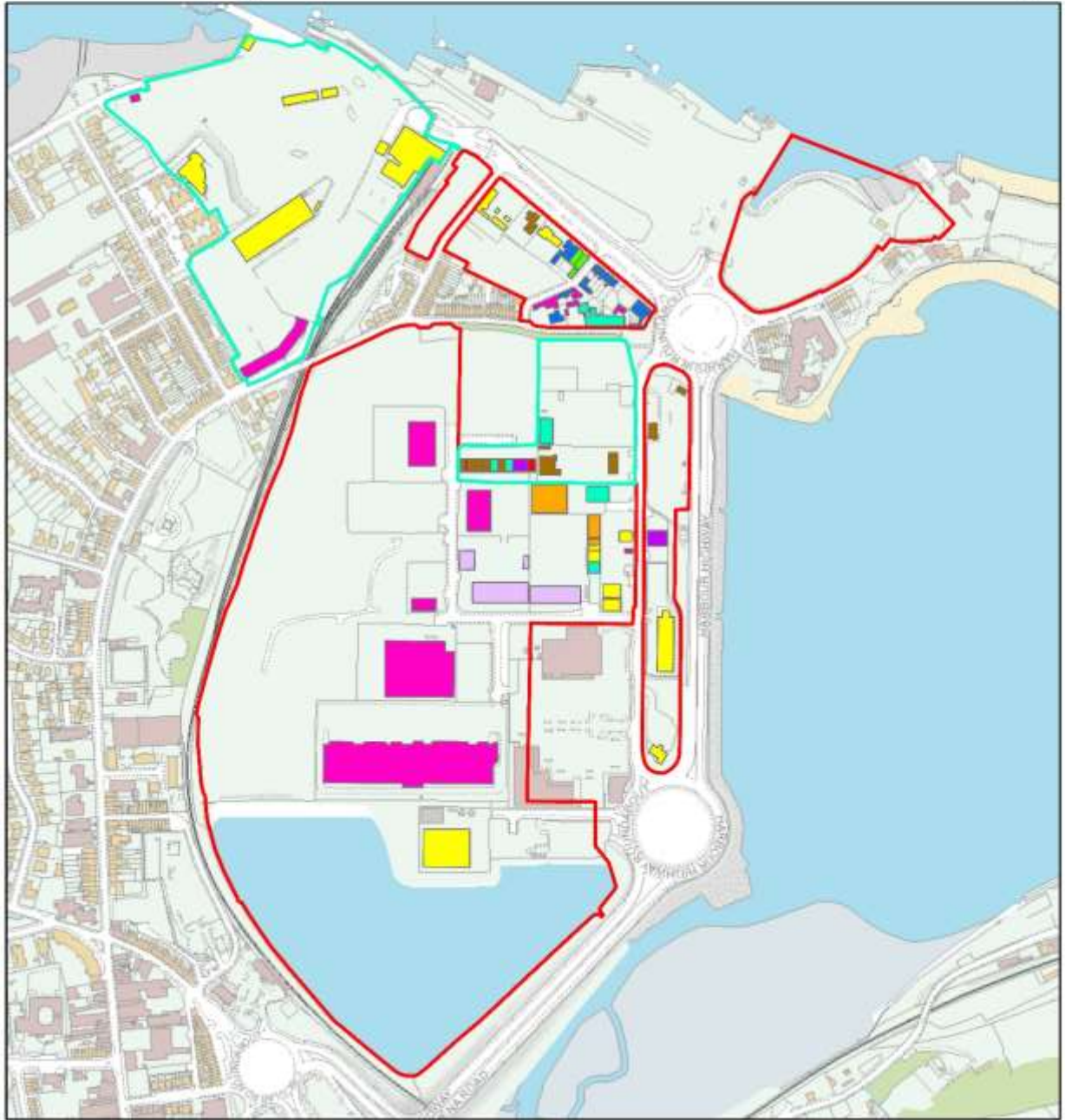


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Map 12B - Larne Port/Redlands



## Larne Port / Redlands

### Introduction

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

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

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

Larne Port / Redlands (zoned)	Gross Area (hectares)
Industrial Area zoned	39.25
Developed land within zoning	19.55
Undeveloped land within zoning	8.56
Other land within zoning	11.14 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (sea etc.)

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

Larne Port / Redlands (unzoned)	Gross Area (hectares)
Developed Industrial land outside zoning	11.37

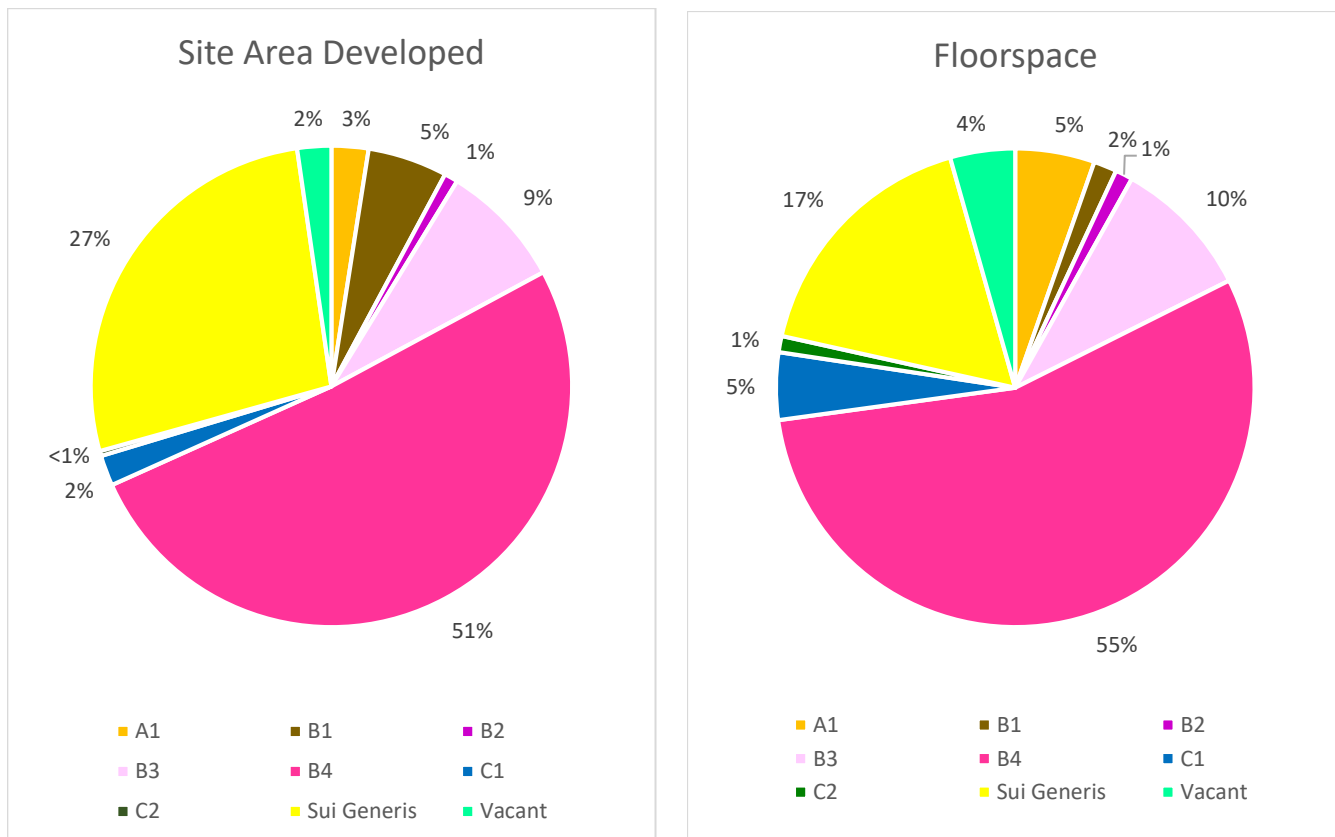
This additional 11.37ha of unzoned land currently in Industrial use means there is a total of approx. 50ha of potential Industrial Land at Redlands / Larne Port and Curran Point, 8.55ha of which remains undeveloped at the time of this latest survey.

### Use Classes

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

developed, or the floorspace used for a particular use class against the overall floorspace developed.

*Zoned*

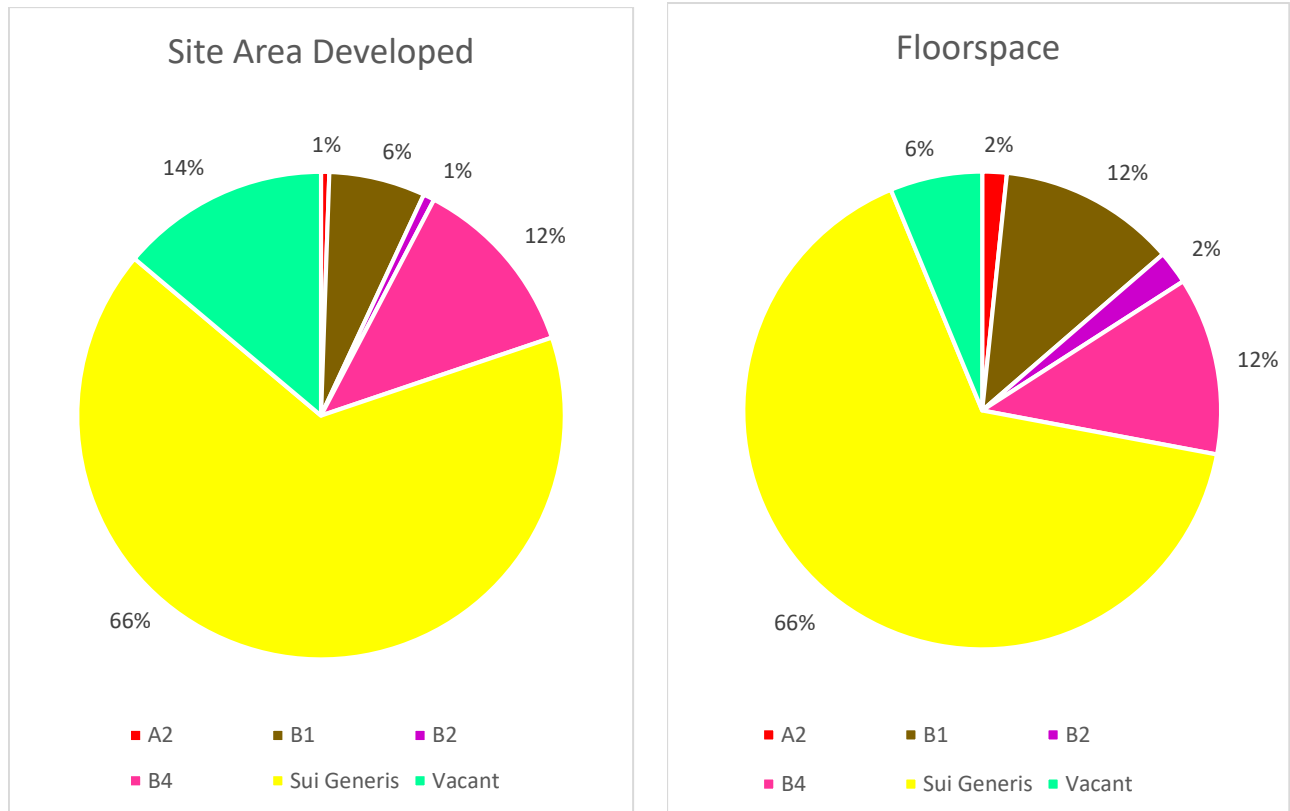


\* % of site area (ha) developed per use class.<sup>8</sup>

The current uses within the zoned land are predominantly Sui Generis and Storage or Distribution uses. The large percentage of Sui Generis on this zoning (27% of site area and 17% of total floorspace) remains due to the presence of the large NI Water treatment works, the Council household recycling centre: a filling station; gymnasium; eateries; and a hotel. The predominant B Class use within the zoning remains Storage or Distribution, which has increased from 46% of site area developed in 2019 to 51% now, and from 48% of total developed floorspace in 2019 to 55% now. This is due to a skip storage yard, and an extension to the yard associated with the AM Next Day logistics building. The vacancy level remains similar to previous surveys at 2% of site area developed and 4% of floorspace.

<sup>8</sup> **Use Classes:** A1 – Shops. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. C2 – Guest Houses. Sui Generis – No specified class

## Unzoned



In relation to the areas developed as industrial land outside the zoning, Sui Generis uses continue to be the main use class – now representing approx. 66% of both site area developed and floorspace used, up from 58% in 2019. Storage and Distribution continues to account for 12% of site area and floorspace. These figures are understandable given the activities of the Larne Port. Vacancy levels within the survey area have reduced over the past 2 years from 23% of site area to 14% now, and from 16% of floorspace to now 6%.

### Planning and Development Activity

There has been some development activity including extensions to storage yards associated with existing businesses. The only planning application of note for industrial development is an extension of the production area at the factory at 3 Redlands Crescent, approved under LA02/2020/0570/F.

### Vacancies & New Occupiers

At the time of the survey, there were a few new tenants within the business units at Redlands Crescent including NPS Developments Ltd and East Coast Contracts. There remains a number of vacant properties within the survey area; these are likely to be suitable for any of the 'B' use classes.



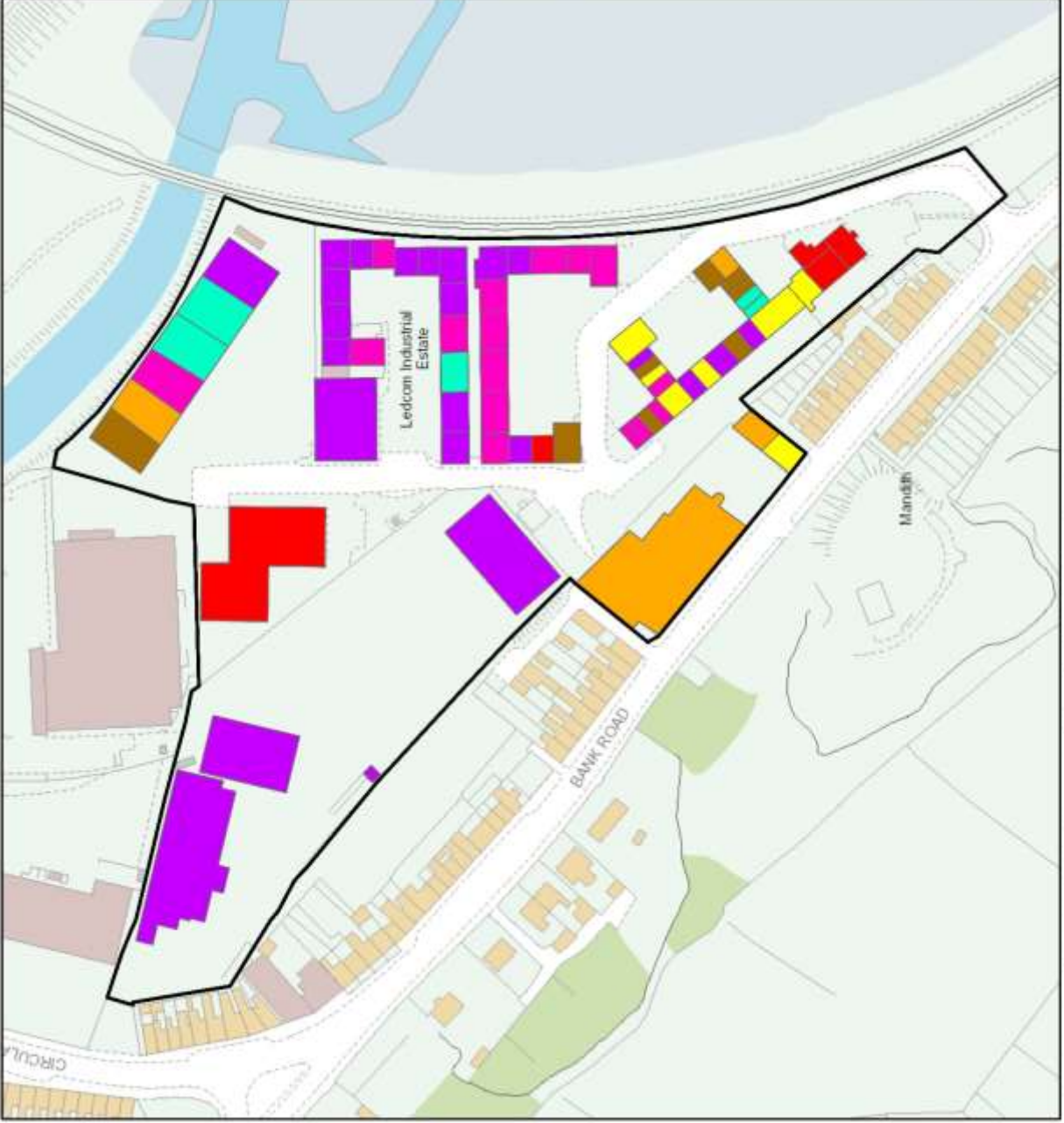
## Bank Road (LEDCOM)

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

Mid and East Antrim  
Borough Council

Industrial Monitor 2021

Map 13 - Bank Road (LEDCOM)/  
Circular Road



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## Bank Road (around LEDCOM)

### Introduction

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

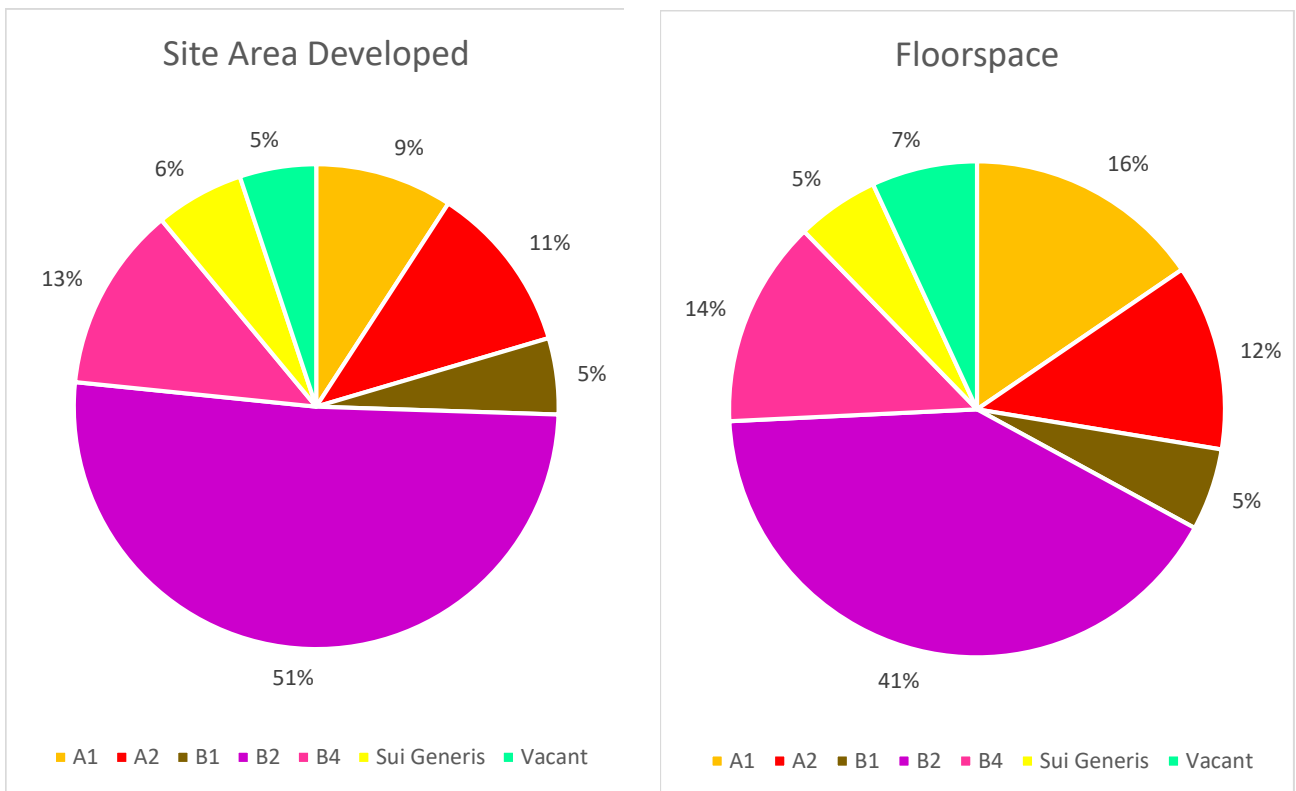
The eastern portion of the area surveyed is a 2.2ha site developed by LEDCOM. The western part of the site has several large warehouses used by Road Trucks Ltd, whilst a further building adjacent to Bank Road houses Rae's Furniture. Parts of this area are susceptible to surface water flooding, with the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

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

Bank Road (unzoned)	Gross Area (hectares)
Total area identified	3.34
Developed land within identified area	2.84
Other land within area	0.5 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

### Use Classes



\* % of site area (ha) developed per use class.<sup>9</sup>

<sup>9</sup> **Use Classes:** A1 – Shops. A2 – Financial, professional. B1 – Business. B2 – Light Industrial. B4 – Storage or Distribution. Sui Generis – No specified class

The predominant use on the unzoned land currently developed for Industrial Use remains Light Industry (B2), now accounting for 51% of the total developed site area and 41% of total floorspace developed, up from 38% and 26% in the previous survey. B4 Storage or Distribution has also increased from 7% in 2019 to 14% of floorspace. A1 Retail uses now make up 9% of the total area developed and 16% of the floorspace developed, a reduction from the 12% and 19% in 2019 respectively. The remainder is a mixture of B1 Business use (5%), financial & professional services (12%) and Sui Generis use (5%)...all similar to previous surveys. Vacancy levels, however, have reduced from 18% in 2019 to 7% in 2021.

#### Planning and Development Activity

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

#### Vacancies & New Occupiers

At the time of the survey, the number of vacant properties within this LEDCOM site has decreased with a number of new tenants, including Baladi Foods, Kithara Guitars, Timber Works Belfast Beard Company and Antrim Coast Vineyard Church, as well as existing tenants expanding into new units. There are also 2 new tenants at a building on the Rae's Furniture site – one a hairdresser and one a dog groomers.

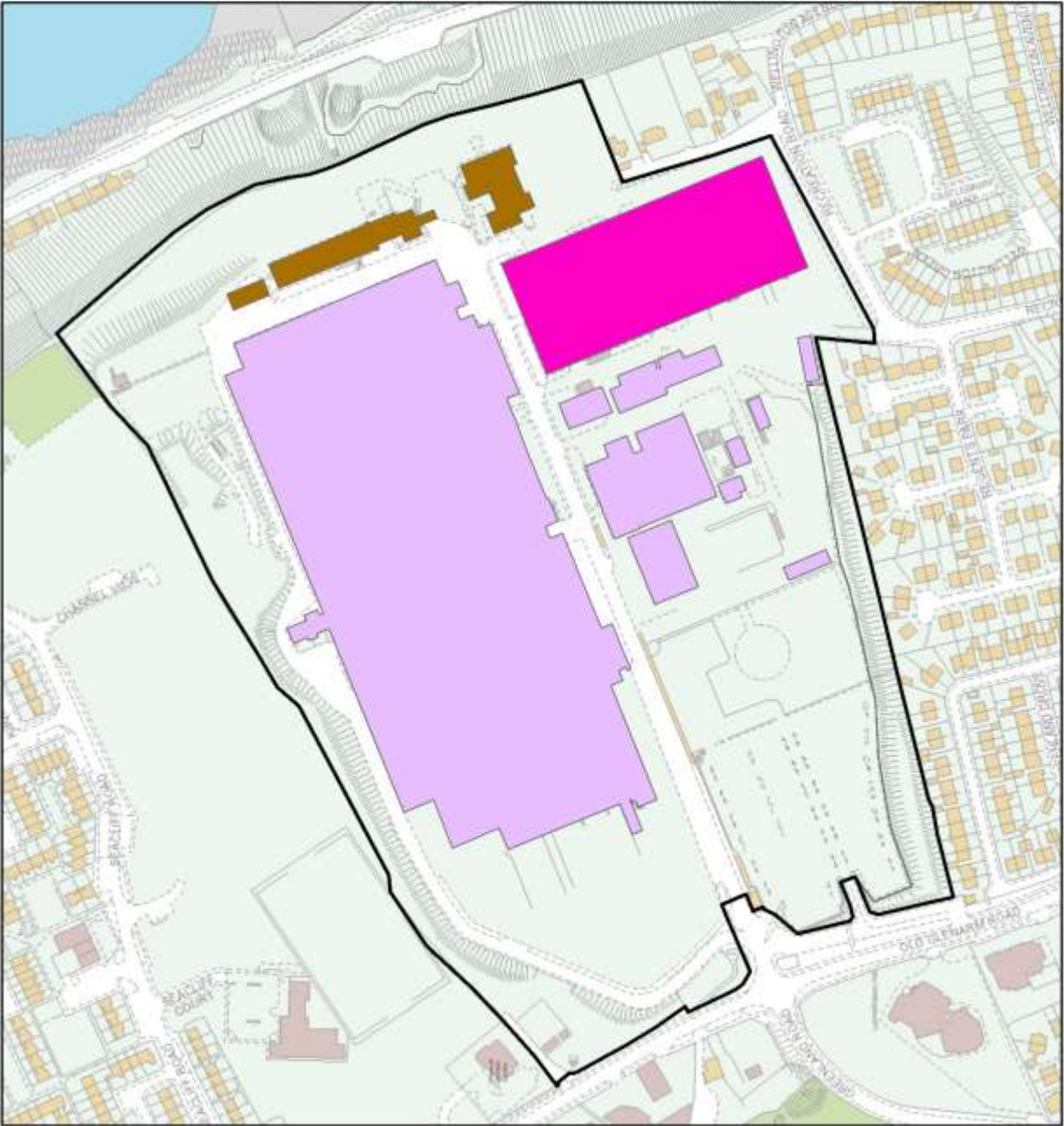
## Old Glenarm Road

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

# Mid and East Antrim Borough Council

## Industrial Monitor 2021

### Map 14 - Old Glenarm Road



## Old Glenarm Road

### Introduction

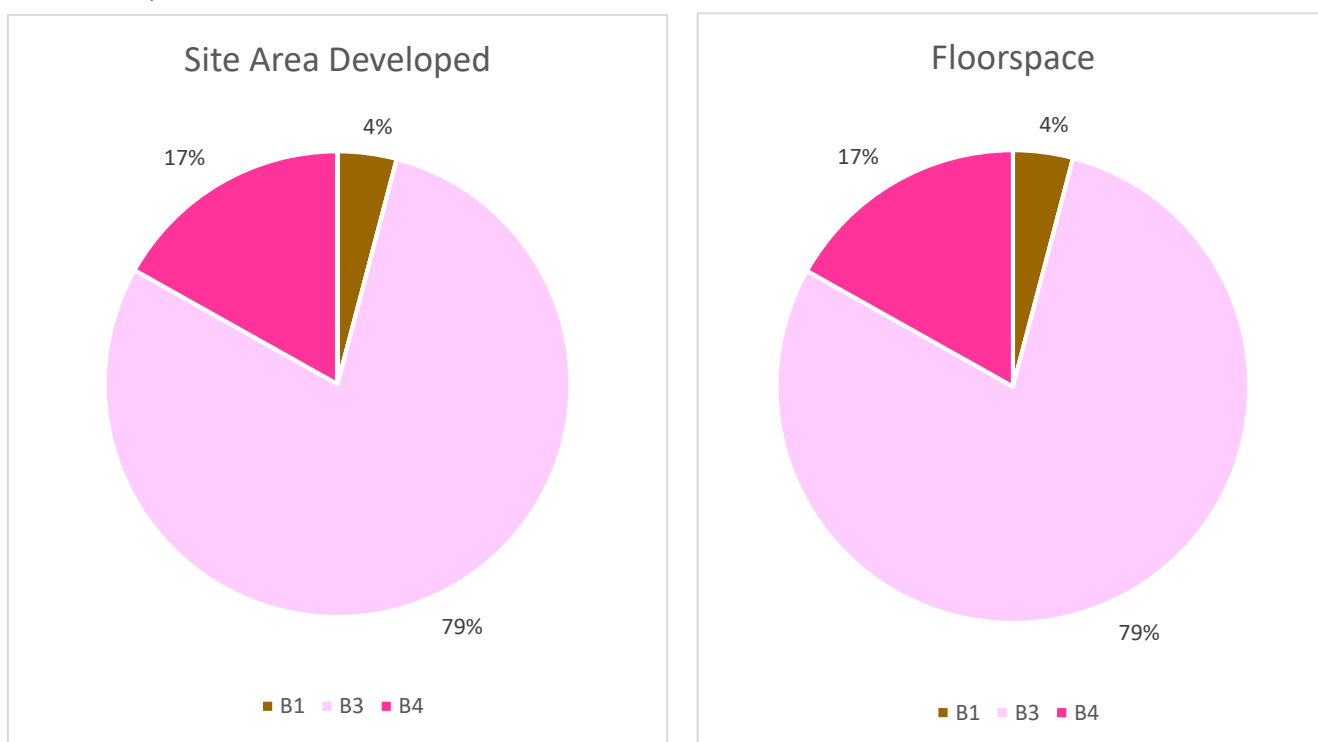
This site surveyed on the Old Glenarm Road is a 20ha site wholly within the control of Caterpillar.

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

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

### Use Classes

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



\* % of site area (ha) developed per use class.<sup>10</sup>

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

### Planning and Development Activity

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

### Vacancies & New Occupiers

No buildings are vacant within the Caterpillar site.

<sup>10</sup> Use Classes: B1 – Business. B3 – General Industry. B4 – Storage and Distribution.

## Stylux Industrial Estate

Map 15 – Use classes within Industrial Land at Stylux



Mid and East Antrim  
Borough Council

Industrial Monitor 2021

Map 15 - Stylux

 Developed Industrial Land

**Building Use Class**

-  Vacant
-  Class A1: Shops
-  Class A2: Financial, professional and other services
-  Class B2: Light Industrial
-  Class B4: Storage or distribution
-  Sui Generis



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## Stylux

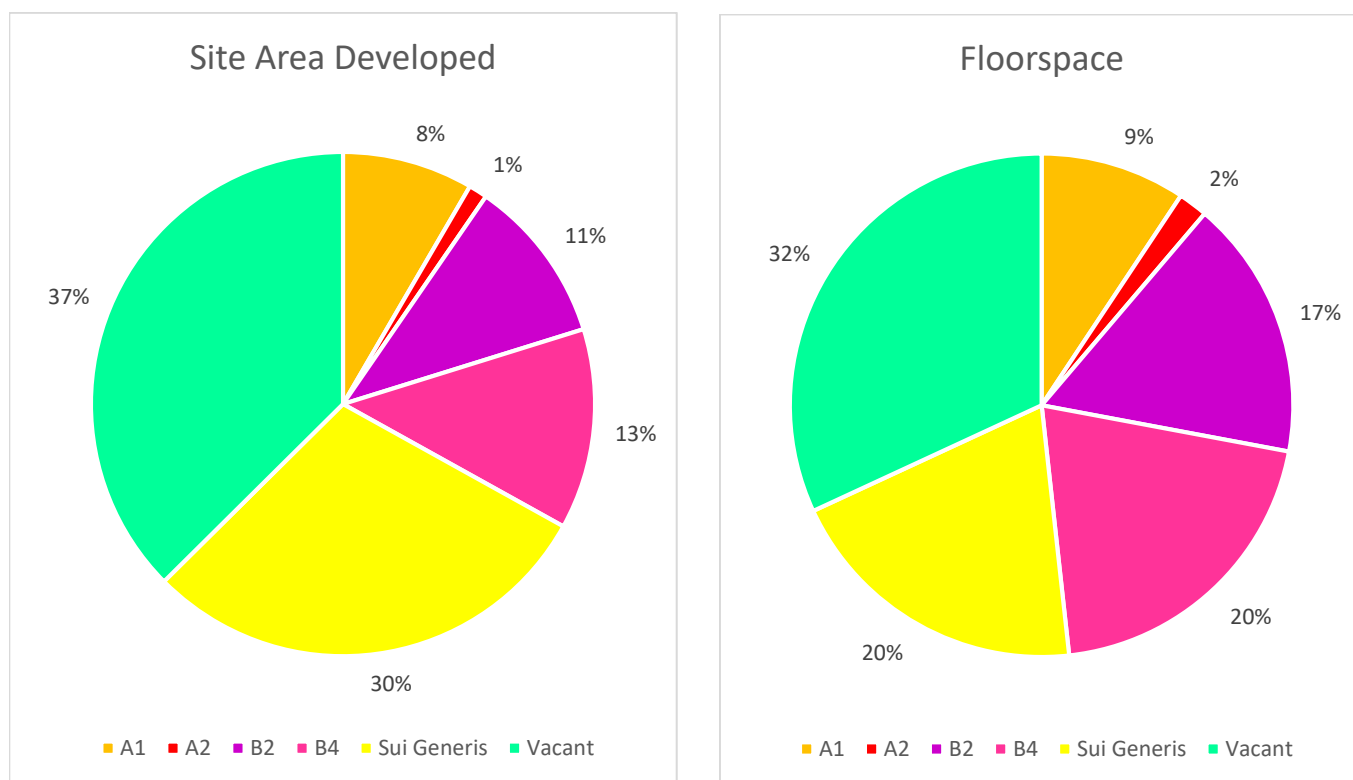
### Introduction

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

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

### Use Classes

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



\* % of site area (ha) developed per use class.<sup>11</sup>

The predominant use class remains Sui Generis with 30% of developed site area and 18% of floorspace (similar to 2019). Since 2019, B2 Light Industry has increased from 4% to 11% of site area developed and from 6% of floorspace to 17%. However, B4 Storage & Distribution has reduced from 24% of developed site area and 26% of floorspace in 2019 to 13% and 20% respectively now. There remains

<sup>11</sup> Use Classes: A1 – Shops. A2 – Financial and Professional Services. B2 – Light Industry. B4 – Storage and Distribution. Sui Generis – No specified class.

a similar vacancy level as previous surveys, accounting for 37% of site area and 32% of total floorspace surveyed.

#### Planning and Development Activity

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

#### Vacancies & New Occupiers

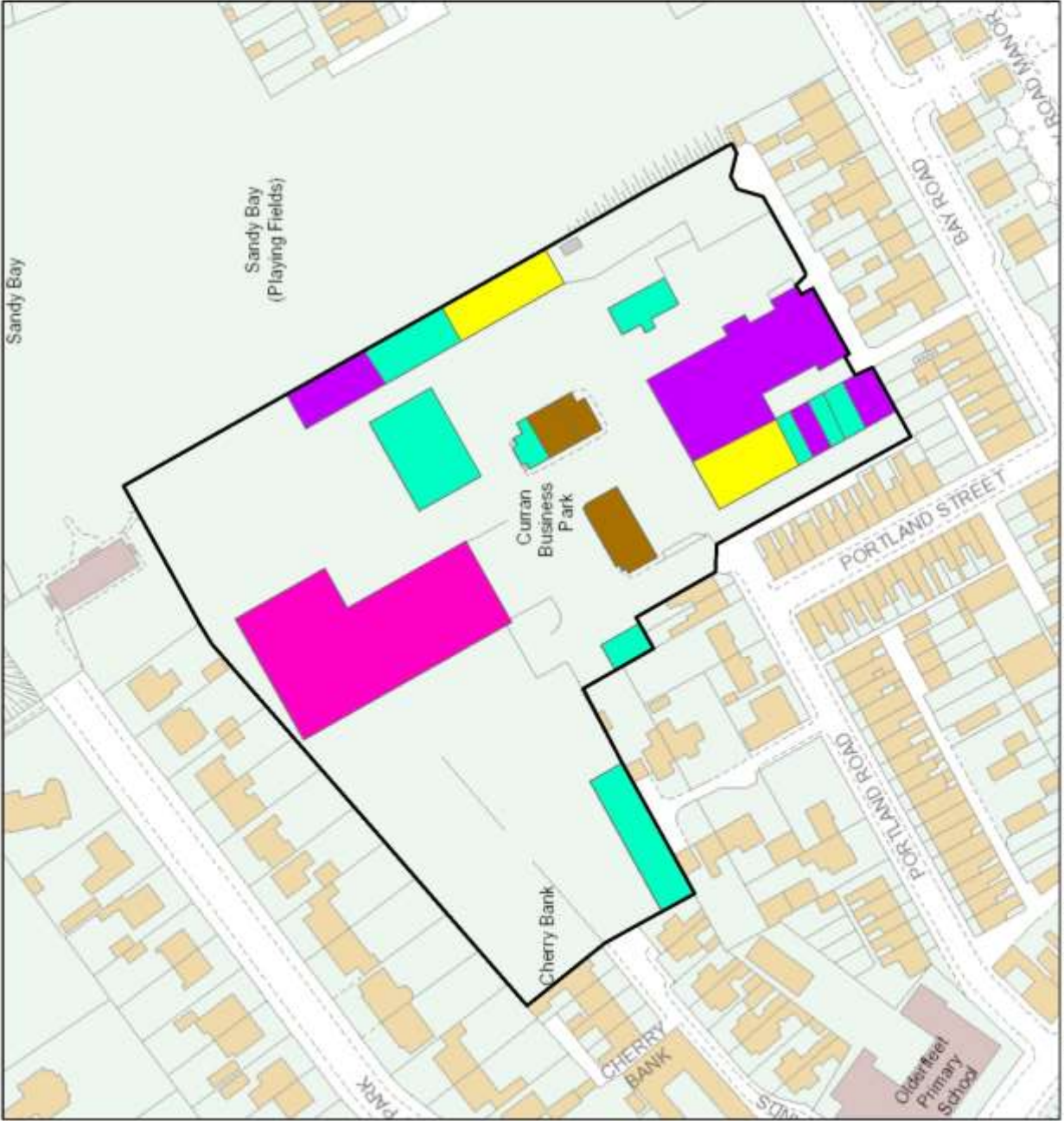
As in previous surveys, several of the buildings remain vacant within the site. These are likely to be best suited to B2 or B4 uses in particular.

## Curran Business Park

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

Industrial Monitor 2021

Map 16 - Curran Business Park



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## Curran Business Park

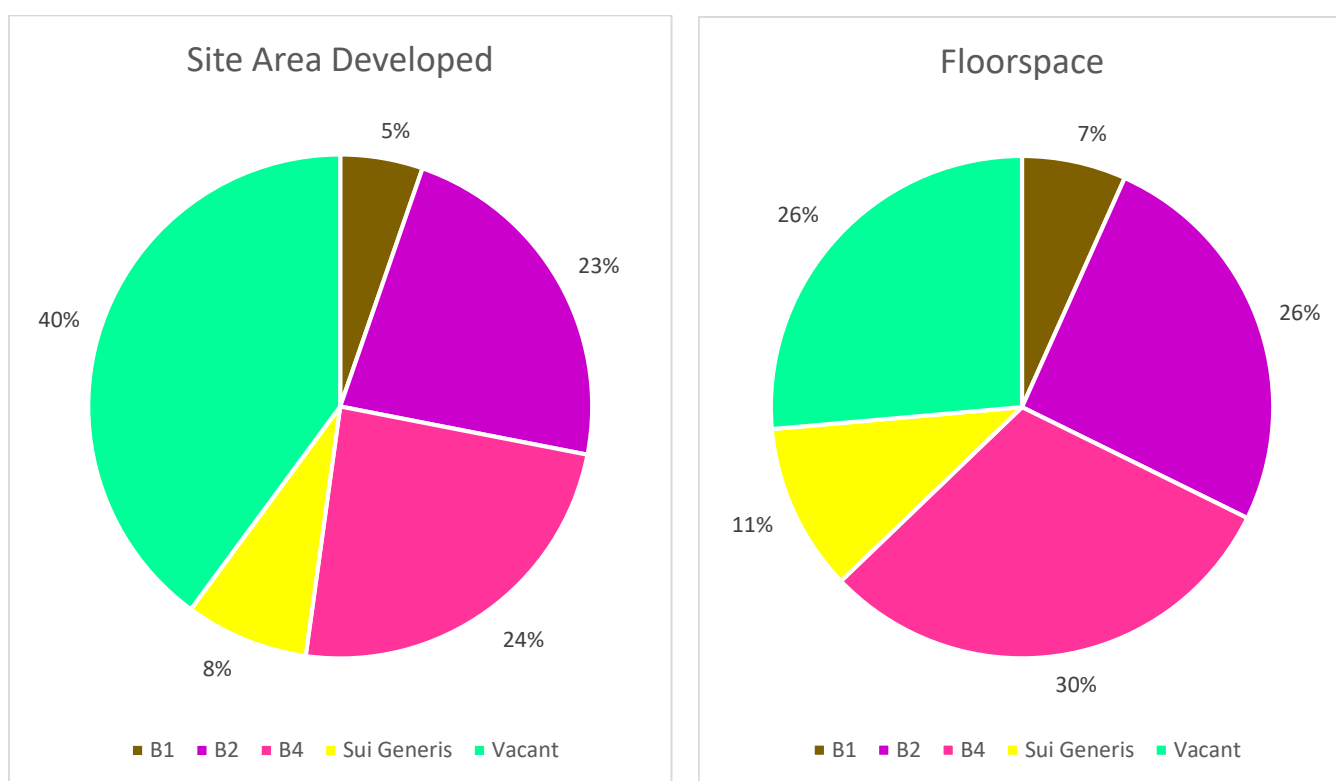
### Introduction

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

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

### Use Classes

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



\* % of site area (ha) developed per use class.<sup>12</sup>

Within Curran Business Park, the predominant use class is B4 Storage or Distribution at 30% of total floorspace, similar to 2019. Light industrial uses also account for 26% of floorspace, with a further 11% used for sui generis uses (including Council depot and dog grooming parlour). There is also a 26% vacancy rate. In all, nothing significant has changed within this survey area since the 2017 and 2019 surveys.

### Planning and Development Activity

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

<sup>12</sup> **Use Classes:** B1 – Business. B2 – Light Industrial. B4 – Storage or Distribution. Sui Generis – No specified class

## Bank Road

Map 17 – Use classes within Industrial Land at Bank Road

# Mid and East Antrim Borough Council

## Industrial Monitor 2021

### Map 17 - Bank Road





## Bank Road (part of Mixed Use Zoning)

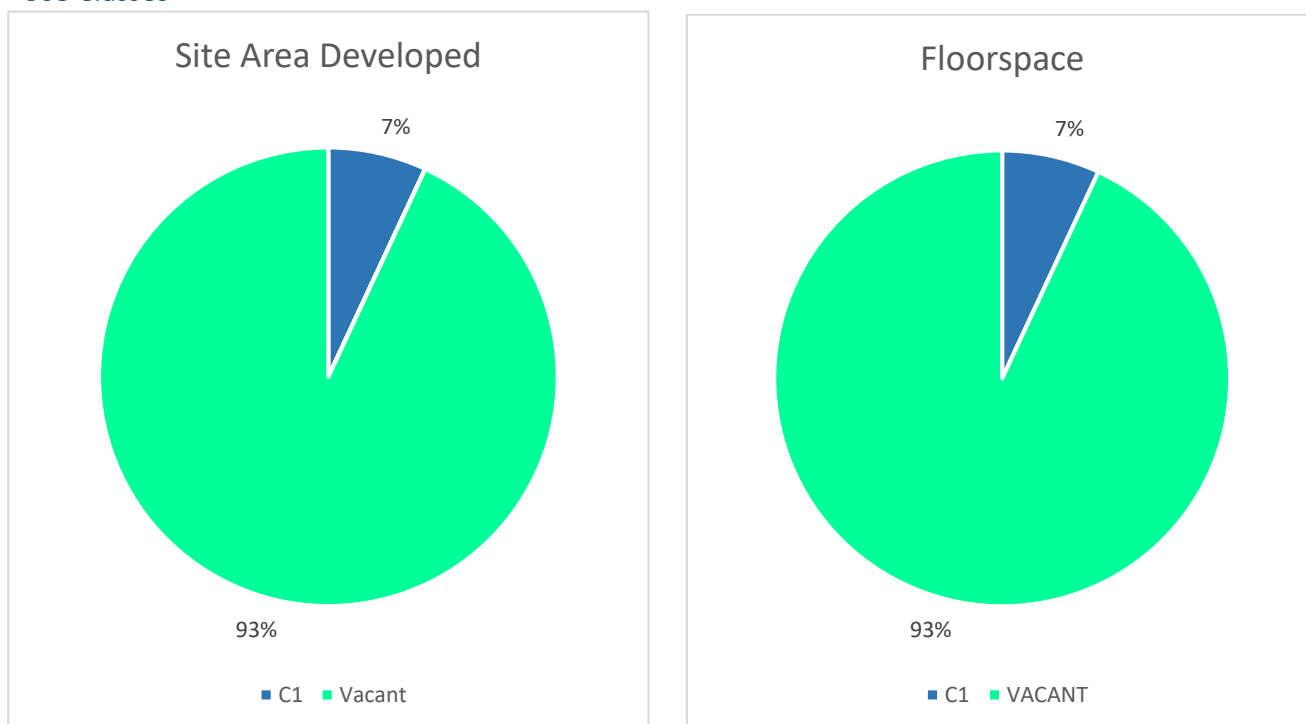
### Introduction

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

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

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

### Use Classes



\* % of site area (ha) developed per use class.<sup>13</sup>

The pie charts show there are no industrial uses now present on the site. The only occupied use class within the site is now C1 - Dwelling houses.

### Planning and Development Activity

There has been no planning or development activity on this site between the survey periods.

<sup>13</sup> Use Classes: C1 – Dwelling houses.

## Larne Conclusion

### Zoned land

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

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

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

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

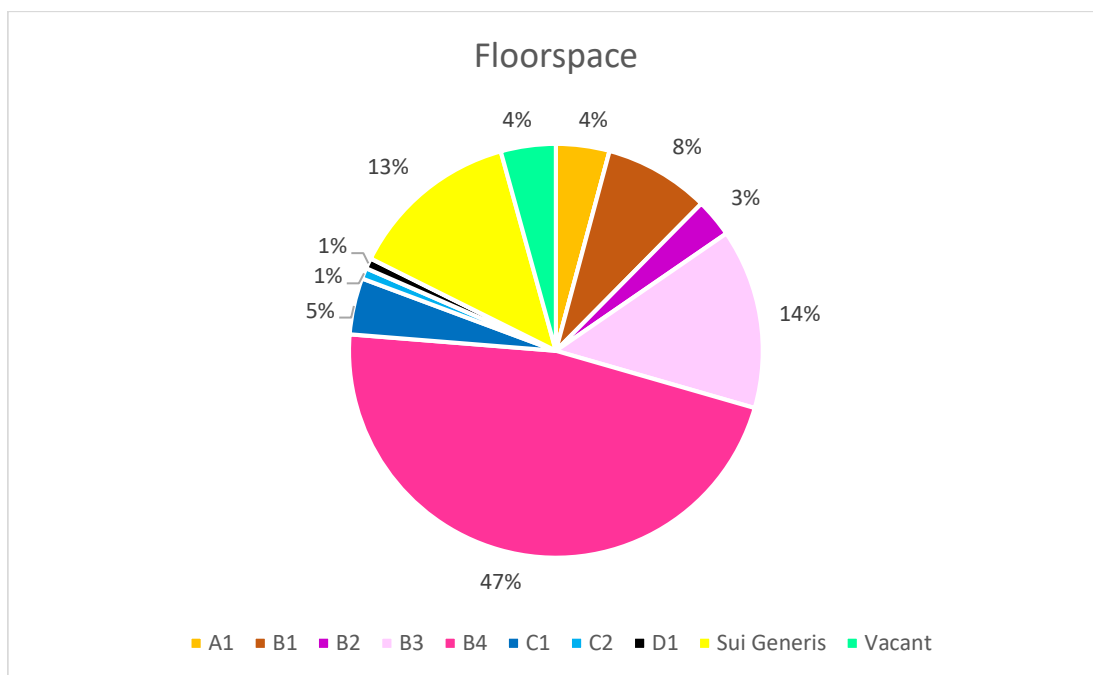
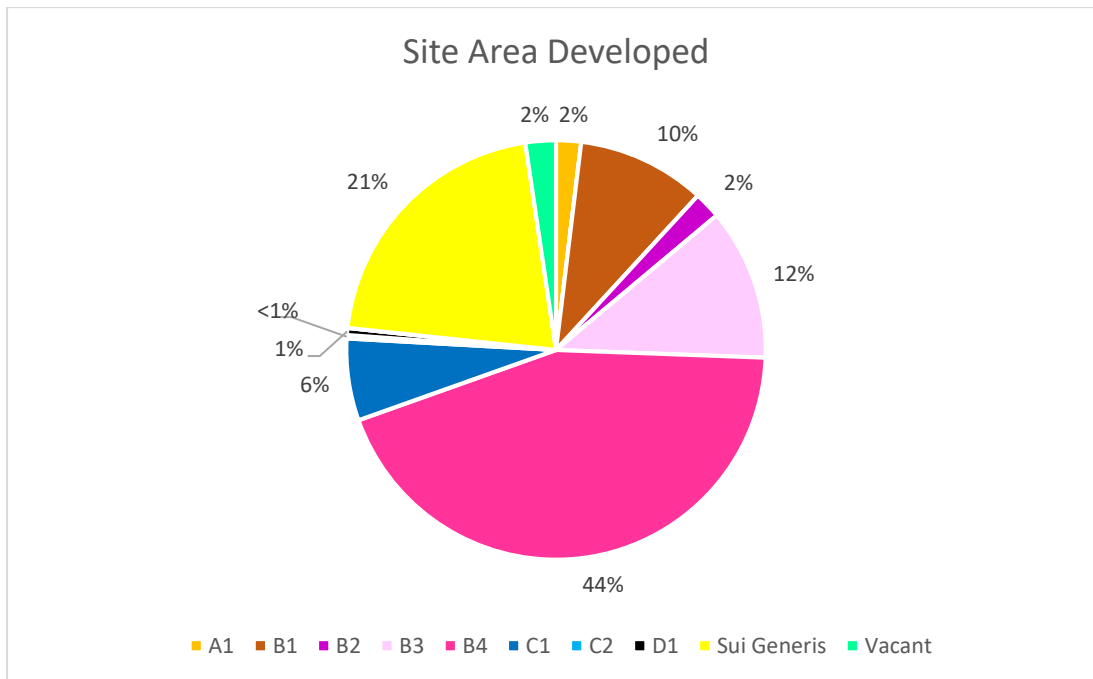
Use Class Larne (Zoned Sites)	Gross Site Area (hectares)
A1	0.48
A2	0.00
B1	2.50
B2	0.52
B3	2.95
B4	11.09
C1	1.59
C2	0.07
D1	0.14
D2	0.00
Sui Generis	5.29
Vacant	0.59
<b>TOTAL</b>	<b>25.22</b>

From this table it can be seen that the predominant land use on zoned Industrial Land remains B4 – Storage & Distribution at 11.1ha – an increase from the 9.6ha in 2019, and 8.58ha in 2017. The ‘B’ use classes now total 17ha of the 25.2ha developed site area total, an increase from the 15.42ha in 2019, and 14.71ha in the 2017 survey. Sui Generis uses also continue to make up a sizeable amount of the developed site area with 5.3ha, the same as in 2019. The table also shows a reduction in ‘A’ use classes (Retailing, Financial and Professional services) on the zoned sites surveyed – now 0.48ha compared to 0.67ha in 2019. Approx. 1.59ha of industrial land has also been lost to Residential (C1)

development....similar to the 2019 and 2017 surveys.

### Use Classes (Zoned)

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



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

From these pie charts, it is demonstrated that 58% of site area and 64% of total floorspace on zoned land in Larne has been developed for the traditional B Industrial uses of B2 Light Industry, B3 General Industry and B4 Storage or Distribution. This compares to 58% and 61% respectively in 2019, and 55% and 54% in 2017. Also, 10% of site area and 8% of floorspace is currently utilised as B1 Business use

(offices, call centres and R&D), an increase from the 7% and 6% respectively in 2019. In addition, 21% of site area has been developed for Sui Generis uses (equating to 13% of floorspace)...similar to previous surveys. A1 Retail use, C1 Dwellings and D1 Community and Cultural Uses all remain similar to previous surveys and continue to account for approx. 9% of developed site area and 10% of floorspace. Overall, it can also be concluded that 31% of site area and 24% of floorspace on zoned land within Larne currently occupied is being used for use classes outside of the traditional 'Part B – Industrial and Business Uses' and can be considered as economic land lost to other non-industrial uses, something which the SPPS, PPS 4 and the draft Plan Strategy seeks to prevent. This is similar to the 2019 survey.

#### All sites surveyed (including unzoned land)

The 2017 survey included the Old Bleach Works / Inver Textiles site, located at Inver Road / Church Road, and immediately west of Inver Park - home of Larne Football Club. This 1.6ha site was not zoned in the Larne Area Plan 2001. Since then, all the buildings on the site have been demolished so this site was not surveyed in 2019 or 2021.

Through the surveying of approx. 136ha of land within Larne for the purposes of this monitor, it has been established that there is approx. 78.3ha of land developed in areas characterised as being Industrial. (94ha including access roads, communal landscaping etc).

Larne (All Land Surveyed)	Gross Area (hectares)
Total Area Identified	139.26
Developed land within identified area	78.31
Undeveloped land within identified area	45.12
Other land within identified area	15.83 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

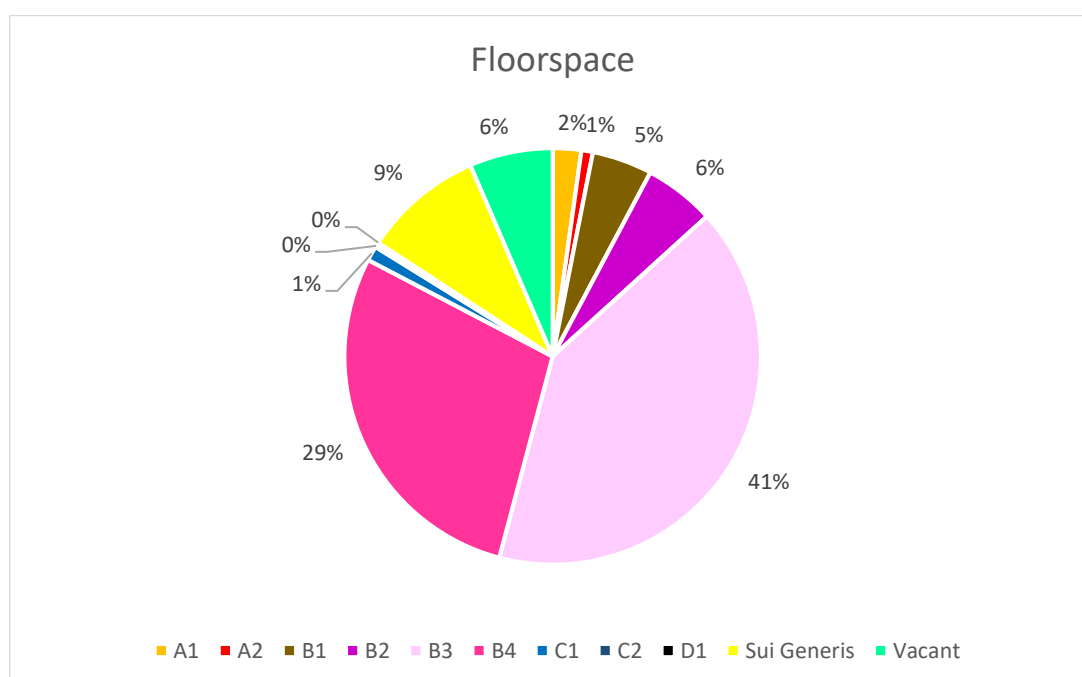
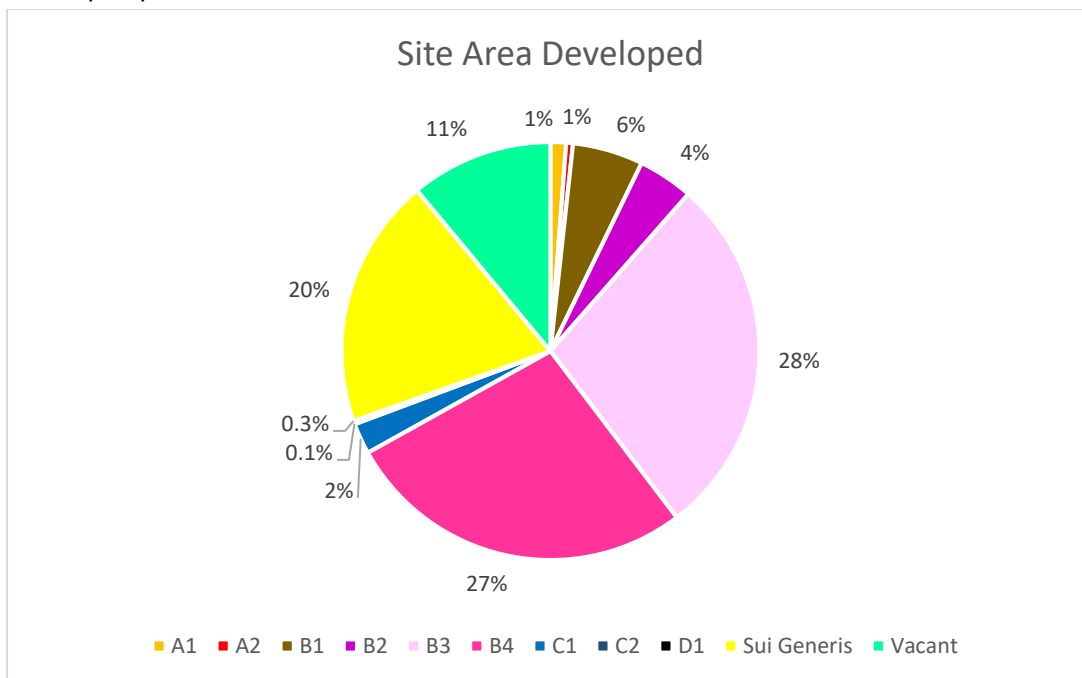
The table below shows a breakdown of the 78.3ha of surveyed land that has been developed for a specific land use.

Use Class Larne (All Sites)	Gross Site Area (hectares)
A1	0.95
A2	0.41
B1	4.28
B2	3.35
B3	22.1
B4	21.3
C1	1.87
C2	0.07
D1	0.14
D2	0.00
Sui Generis	15.2
Vacant	8.64
<b>TOTAL</b>	<b>78.31</b>

From this table it can be seen that the predominant land uses on all surveyed Industrial Land remains B3 General Industrial (22.08ha) and B4 Storage & Distribution (21.35ha). These figures are similar to the last survey and largely due to the ongoing presence of several large factories in the town such as Caterpillar, Teva Terumo, as well as ASAP Cargo and Larne Port activities. The B use classes total approx. 51ha of the 78.3ha developed total site area (50ha in 2019). Sui Generis uses also make up a sizeable amount (15.17ha) of the developed site area, up from 14.22ha in 2019. The table also shows that there is approx. 8.64ha of developed land currently vacant, down from 10ha at the time of the last survey.

### Use Classes (All Sites Surveyed)

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



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

From the tables and pie charts, it can be seen that the predominant land use on all Industrial Land surveyed within Larne for this monitor remains B3 General Industrial, as in the 2017 and 2019 surveys. This accounts for 28% of total site area surveyed and 41% of floorspace, down 2% from 2019. Overall, the traditional ‘Part B – Industrial and Business Uses’ collectively make up a total of 65% of site area developed and 81% of total floorspace surveyed, an increase from the 60% and 74% respectively in 2019. Sui Generis uses equate to 20% of site area and 9% of floorspace surveyed, similar to previous surveys. In addition, 1% of site area and 2% of floorspace in Industrial areas is being used for Retailing (use class A1) as in 2019.

From these pie charts, it is also demonstrated that 11% of developed site area and 6% of total floorspace within the Industrial areas surveyed is now vacant (8.64ha), down from 11.83ha in 2017 and 9.75ha in 2019. With the addition of approx. 45ha of zoned Industrial land not yet developed, there is a total of approx. 54ha of Industrial land either undeveloped or vacant within Larne at the time of survey. This compares to 56ha available in 2019 and 58ha in 2017.

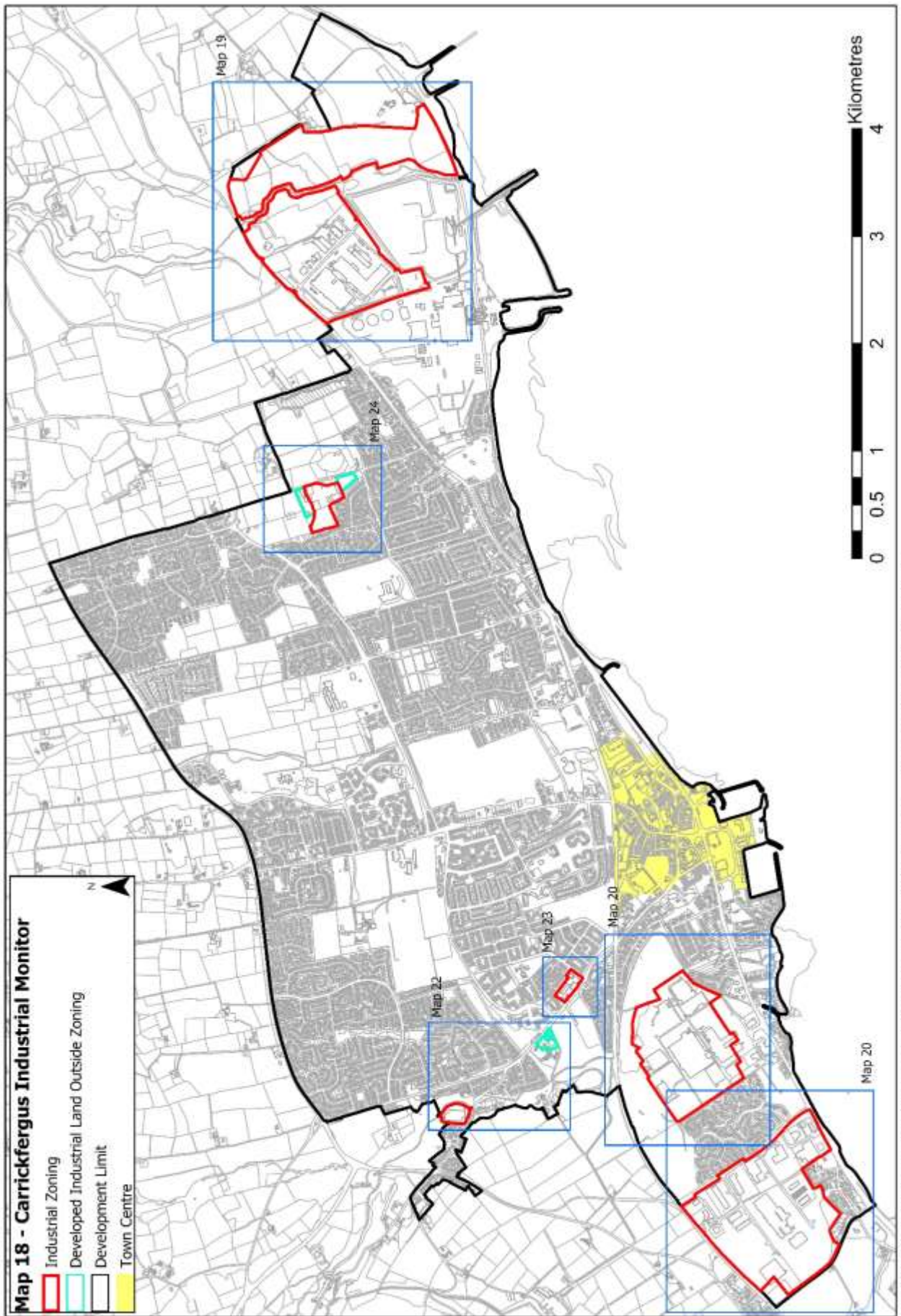
# Carrickfergus

## Introduction

The Belfast Metropolitan Area Plan (BMAP) 2015 was adopted on 9 September 2014. It zoned 151 hectares (ha) of land for employment use (industrial). This was comprised of 68ha at Kilroot, 47ha at Trooperslane, 30ha at Courtaulds, 1.3ha at Woodburn Road, 1.1ha at Keeburn, and 3.5ha at Trailcock Road. Since adoption, BMAP was judicially challenged and subsequently quashed as a result of a judgment in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Carrickfergus Area Plan 2001 (CAP) is now the statutory development plan for the Carrickfergus area with draft BMAP (2004) remaining a material consideration.

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

Map 18 overleaf provides an overview of the areas within Carrickfergus surveyed for this monitor.



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## Kilroot

Map 19A – Developed and Undeveloped Land within Kilroot Industrial Zoning

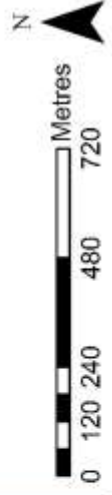
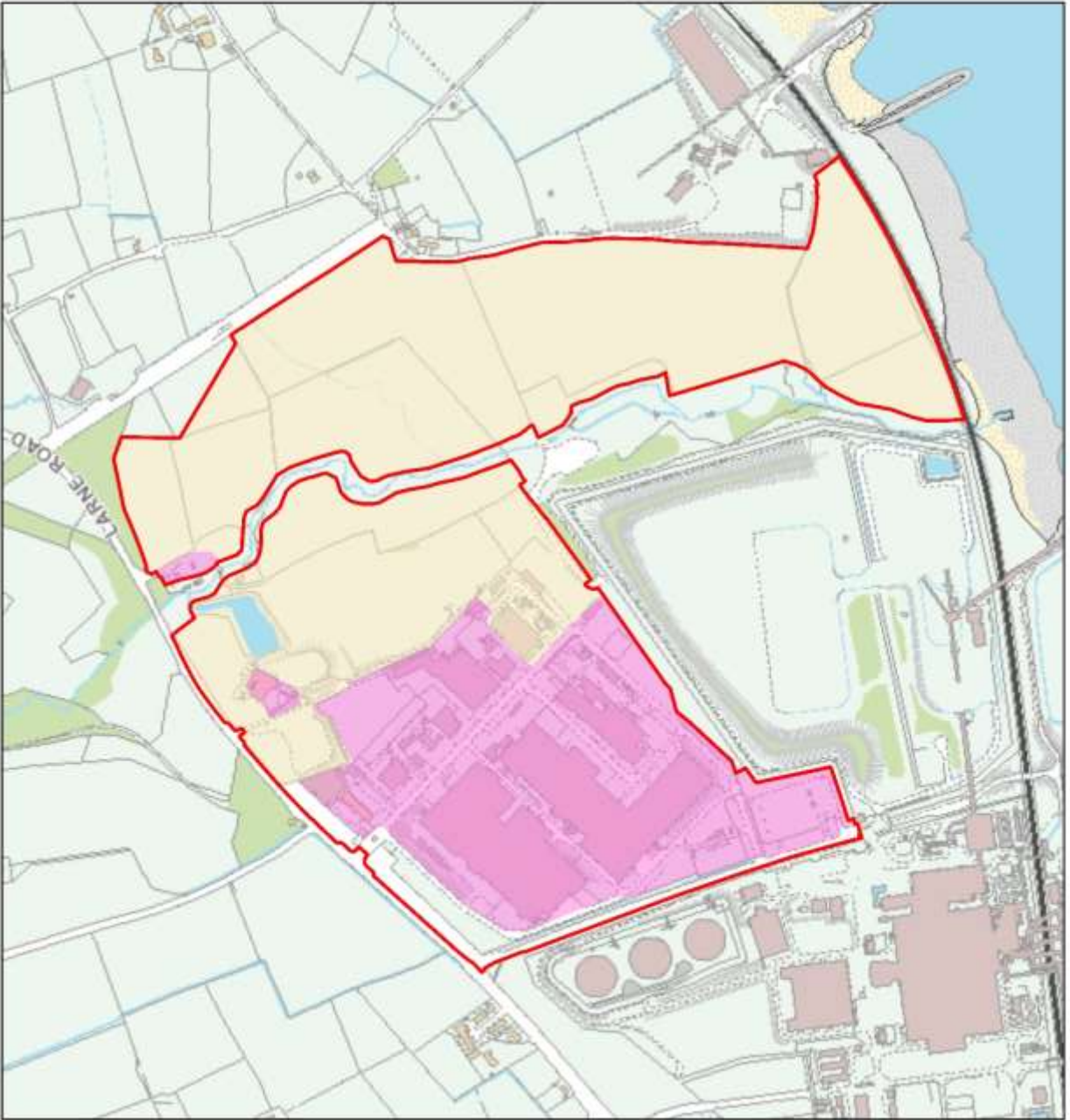
Map 19B – Use classes within Industrial Land at Kilroot

**Mid and East Antrim  
Borough Council**

**Industrial Monitor 2021**

**Map 19A - Kilroot**

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



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# Mid and East Antrim Borough Council

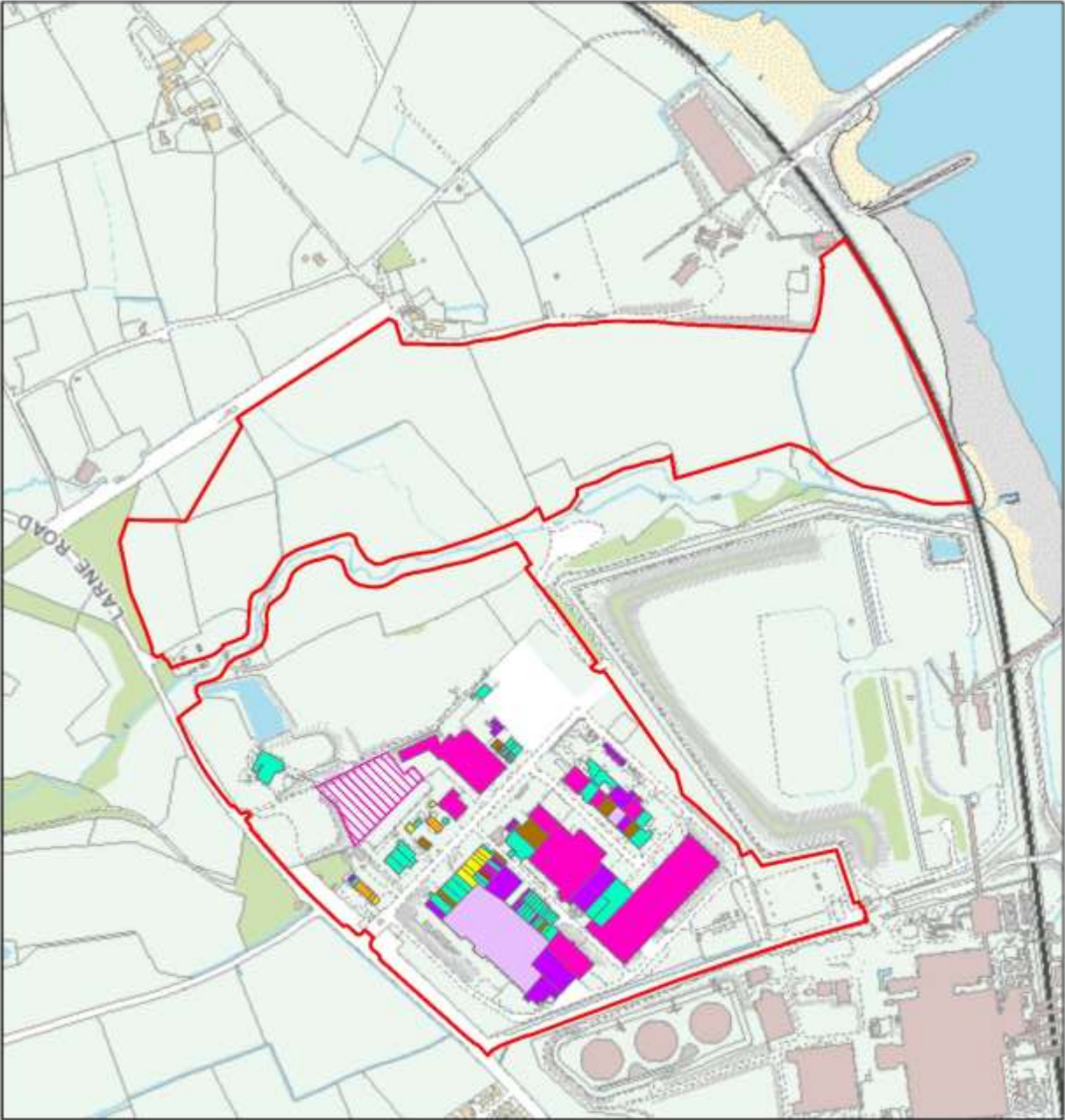
## Industrial Monitor 2021

### Map 19B - Kilroot

 Industrial Zoning

#### Building Use Class

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



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## Kilroot

### Introduction

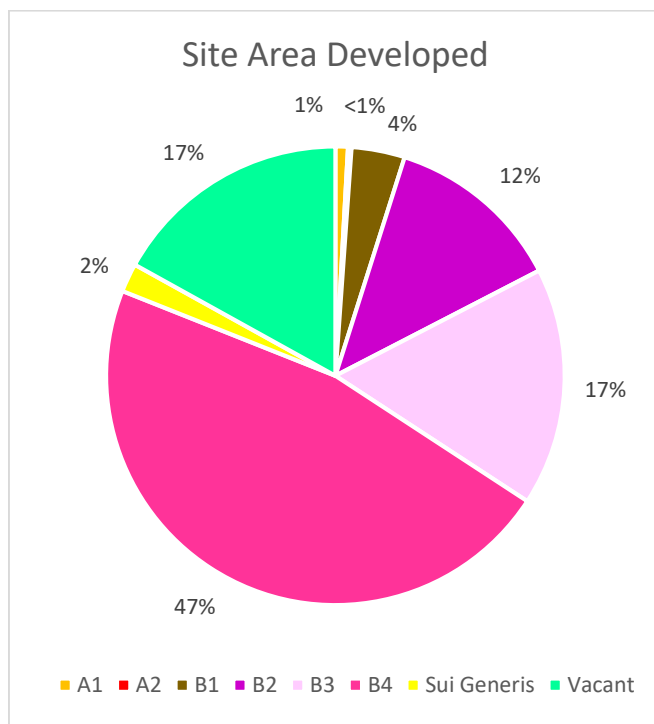
Kilroot is situated at the eastern fringes of the town. The 2001 Carrickfergus Area Plan zoned additional 43.5 hectares (ha) of land to compliment the original Kilroot business park which was indicated in the plan as existing industrial land. BMAP zoned 68ha of 'employment' (industrial) land in total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

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

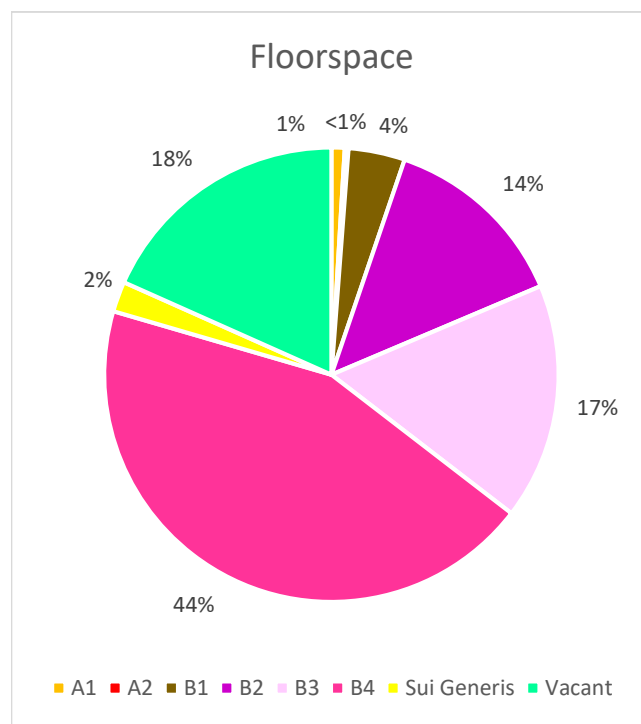
<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

### Use Classes

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



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



B4 Storage and distribution remains the predominant use class with 47% of total site area and 44% of total floorspace, an increase from the 40% and 37% respectively in the 2019 survey. There has also been an increase in the % of B1 Business uses on site – an increase from 2% in 2019 to 4% in 2021. Other Industrial uses (combination of B2 and B3 Industrial Uses) also account for 29% of site area and 31% of floorspace within Kilroot, down from 36% and 37% respectively in 2019, which was similar to the 2017 survey.

#### Planning and Development Activity

There have been no recent planning applications proposing any new industrial developments since the last survey. However, a new gym at Unit 14N was approved under change of use application LA02/2020/0919/F.

#### Vacancies & New Occupiers

At the time of survey, 18% of the available floorspace within the zoning was vacant – a decrease from the 21% in 2019, but an increase from the 15% vacancy rate in the 2017 survey. There now appears to be a higher rate of vacancy within Kilroot Business Centre which is more suited to B1 Business uses. Other larger vacant buildings within the wider site are likely to be most suited to B2, B3 or B4 use classes.

## Belfast Road (Courtaulds)

Map 20A – Developed and Undeveloped Land within Belfast Road Industrial Zoning

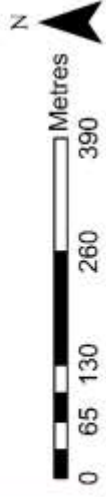
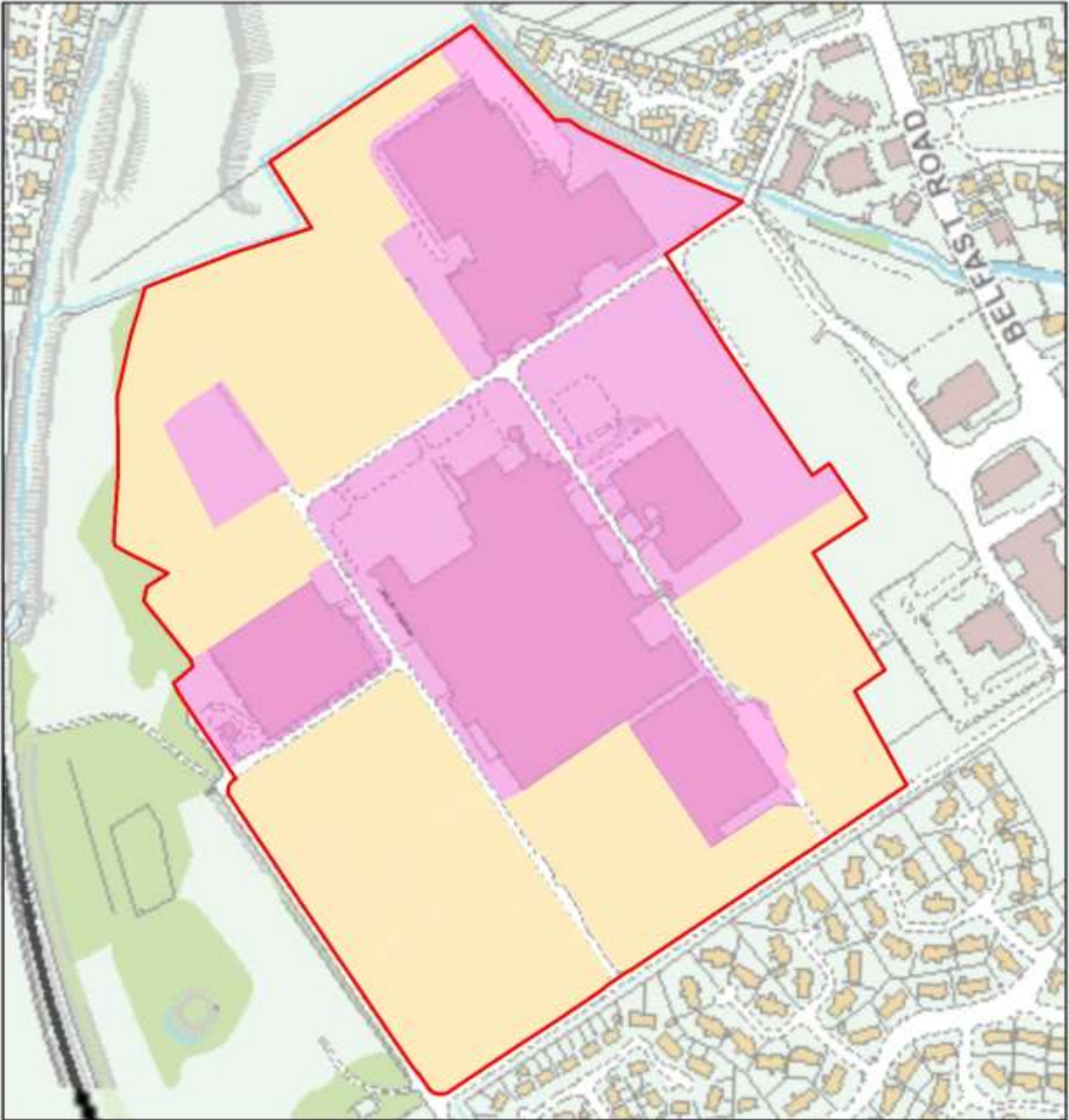
Map 20B – Use classes within Industrial Land at Belfast Road

Mid and East Antrim  
Borough Council

Industrial Monitor 2021

Map 20A - Belfast Road (Courtaulds)

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

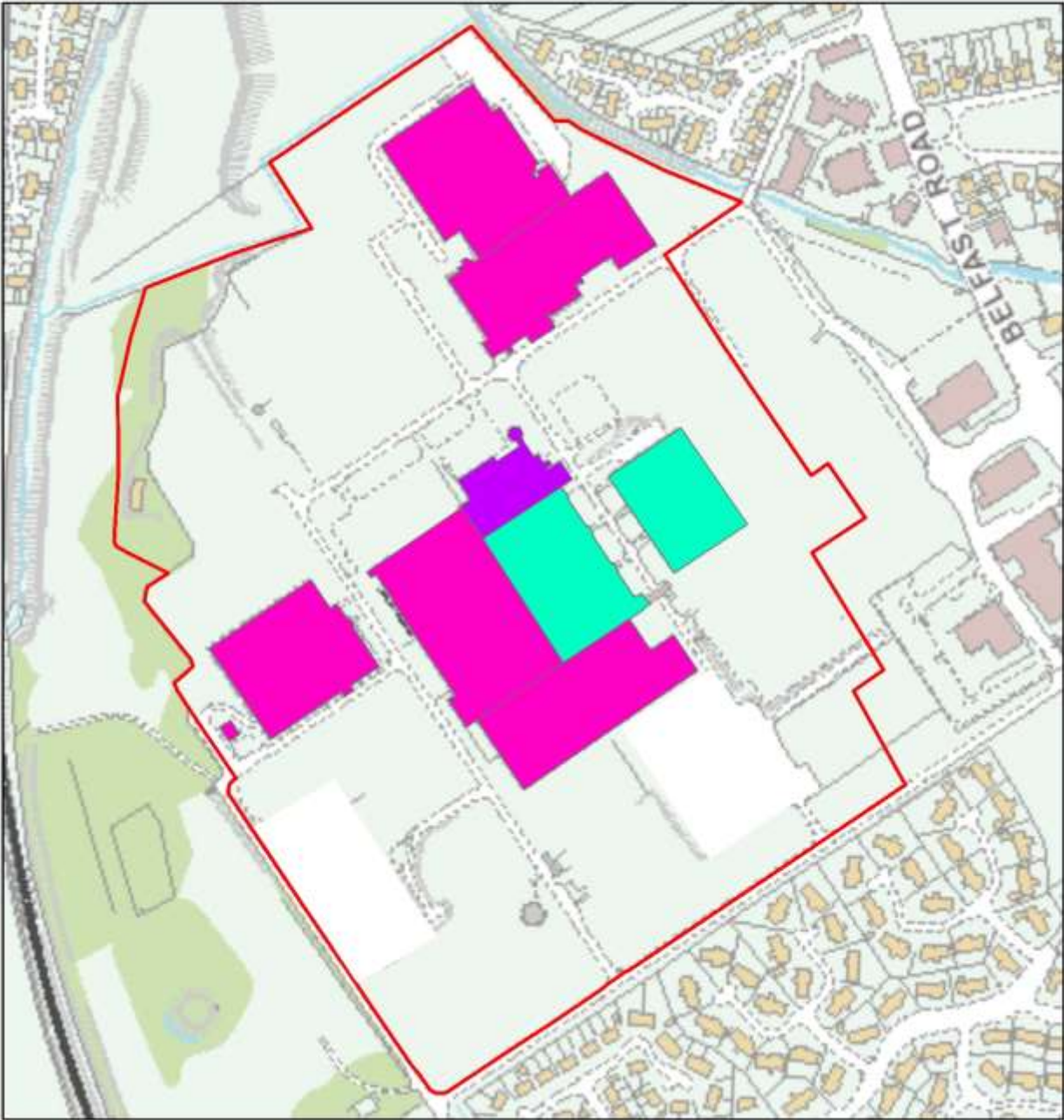


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Industrial Monitor 2021

Map 20B - Belfast Road (Courtaulds)



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## Belfast Road (Courtaulds)

### Introduction

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

The site currently has a number of companies utilising the factory buildings for storage and distribution facilities. Large swathes of the area lie in disrepair and many of the old factory buildings continue to be demolished. Woodburn River and Glen LLPA abuts the site to the East and South and links the North Woodburn Glen Area SSI with Belfast Lough. A hotel, M&S foodstore, Lidl supermarket and soft play centre are located to the south of the zoning.

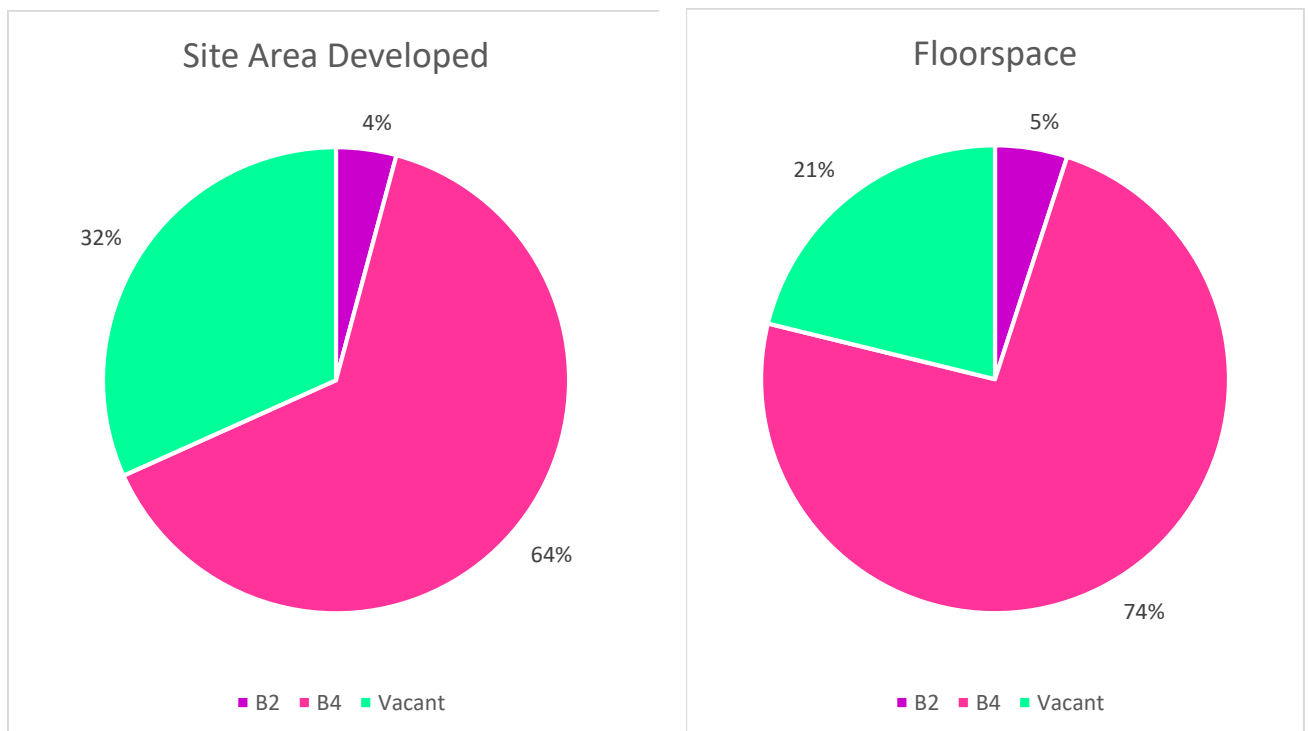
The site has experienced minor fluvial flooding around Woodburn River and considerable surface flooding most notably surrounding the service roads throughout the site. The Mount LLPA abuts the site to the north and contains a protected 7<sup>th</sup> Century Rath and also holds significance for its trees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

Courtaulds (zoned)	Gross Area (hectares)
Industrial Area zoned	30.0
Developed land within zoning	14.68
Undeveloped land within zoning	14.45
Other land within zoning	0.87 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

### Use Classes

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



The predominant use within the site in 2021 remains Storage and Distribution (B4), now accounting for 64% of the total developed site area and 74% of floorspace. This was a significant increase from the previous survey in 2019 due to some of the previously vacant buildings now being occupied by logistics companies, coupled with more demolition of previous vacant buildings having taken place since the last survey in 2019.

#### Planning and Development Activity

No planning applications for industrial uses have been detected since the last survey, however a further planning approval for 48 apartments was approved on this site under LA02/2020/0799/F within the red line of the previously approved retirement village in 2019. The site continues to be cleared of old buildings with demolition ongoing since the initial survey in 2017.

#### Vacancies & New Occupiers

At the time of survey, a number of large units remain vacant within the site, although these have decreased significantly as a percentage of the overall site due to both demolition of former buildings continuing and a few new tenants within the site. These include HSC Business Services now occupying the former Chain Reaction premises and several other unnamed logistics companies using parts of the buildings for storage or distribution. The remaining vacant buildings are likely to be suited to B3 or B4 uses.

## Trooperslane




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

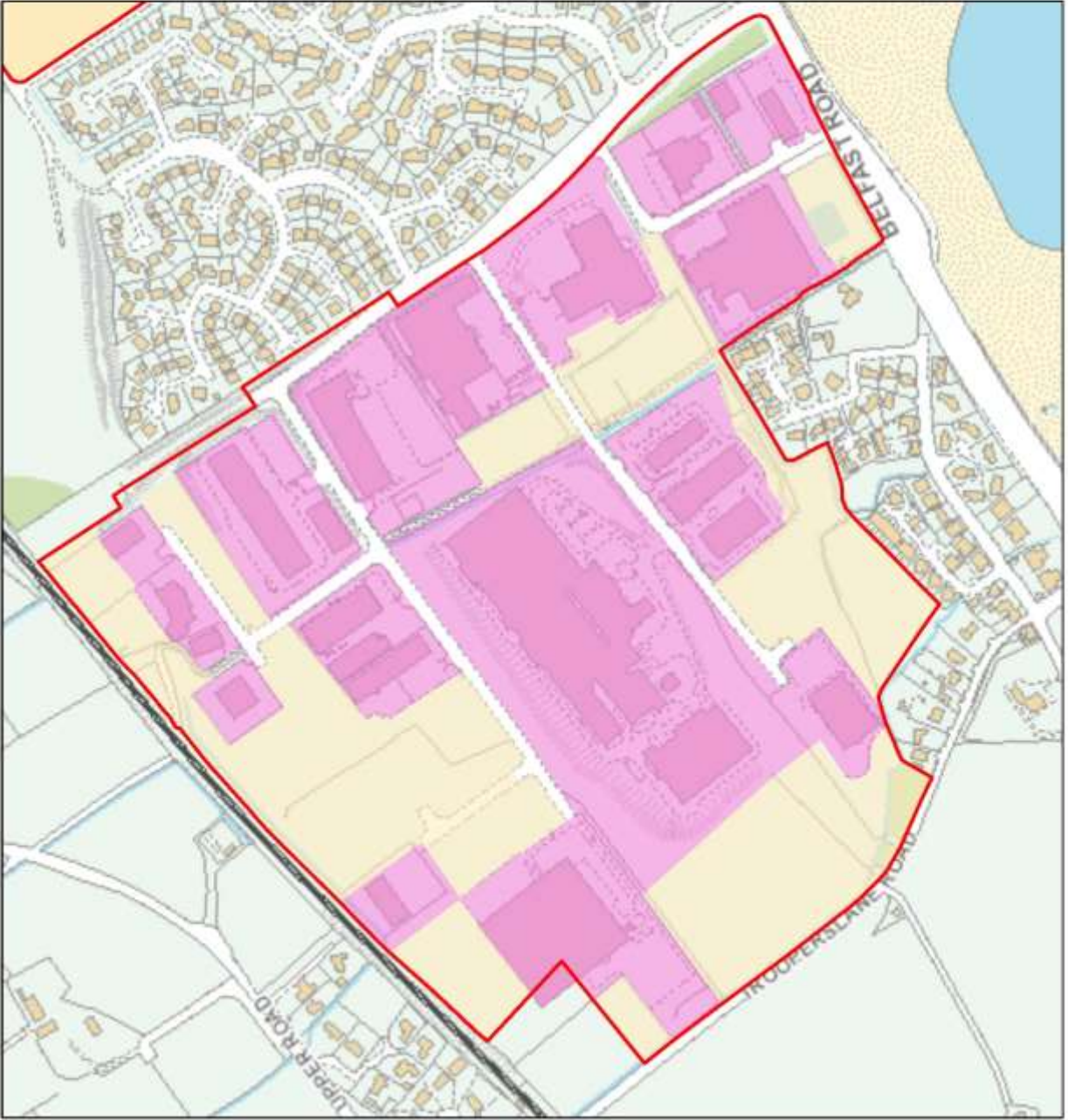
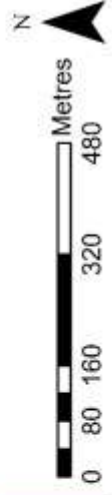
Map 21B – Use classes within Industrial Land at Trooperslane

**Mid and East Antrim  
Borough Council**

**Industrial Monitor 2021**

**Map 21A - Trooperslane**

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

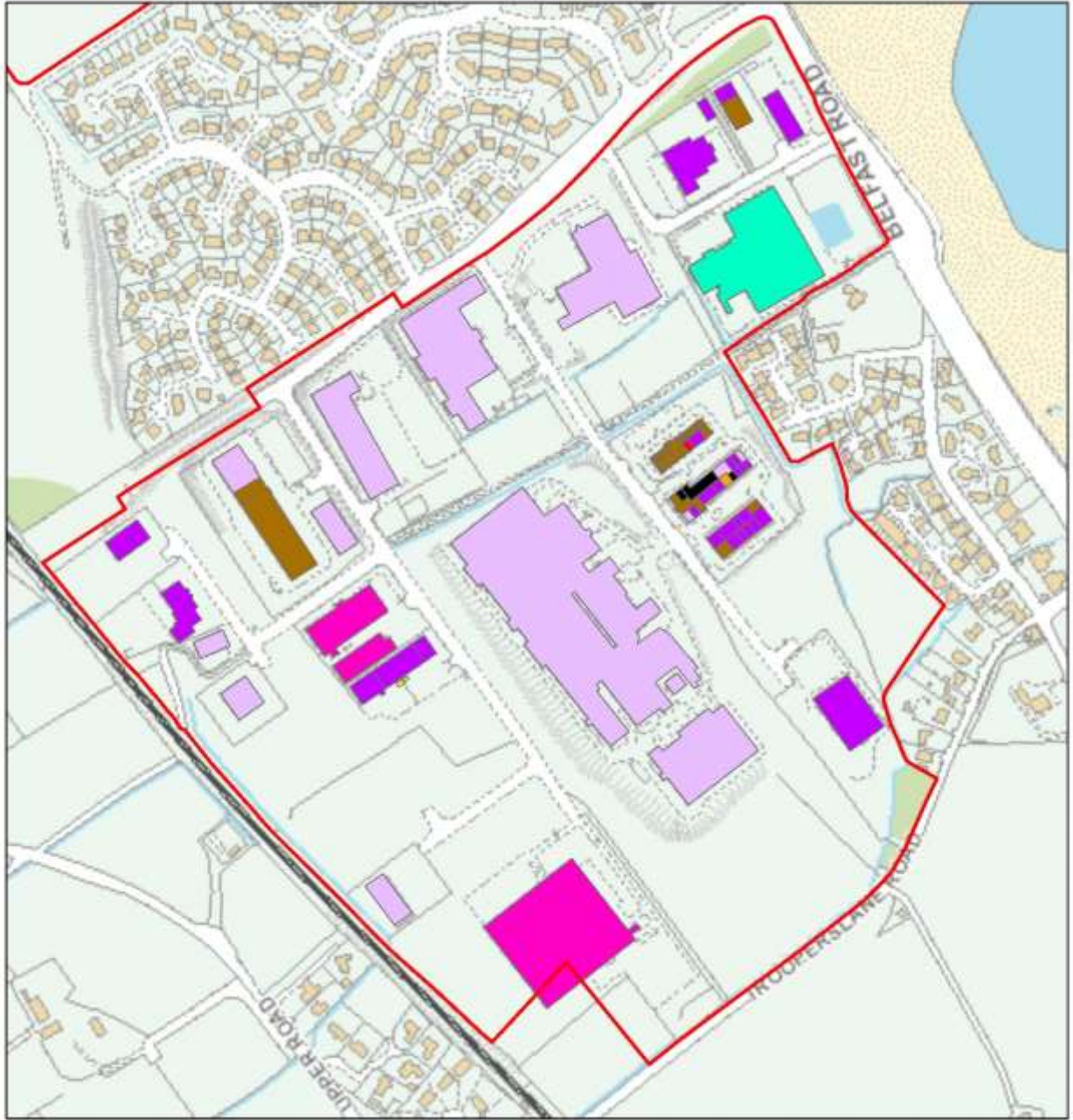


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**Map 21B - Trooperslane**



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## Trooperslane

### Introduction

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

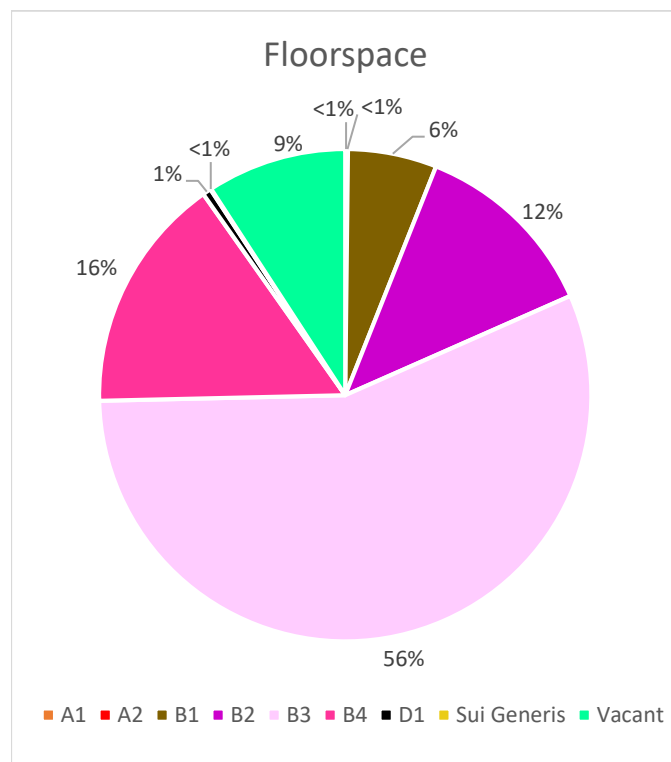
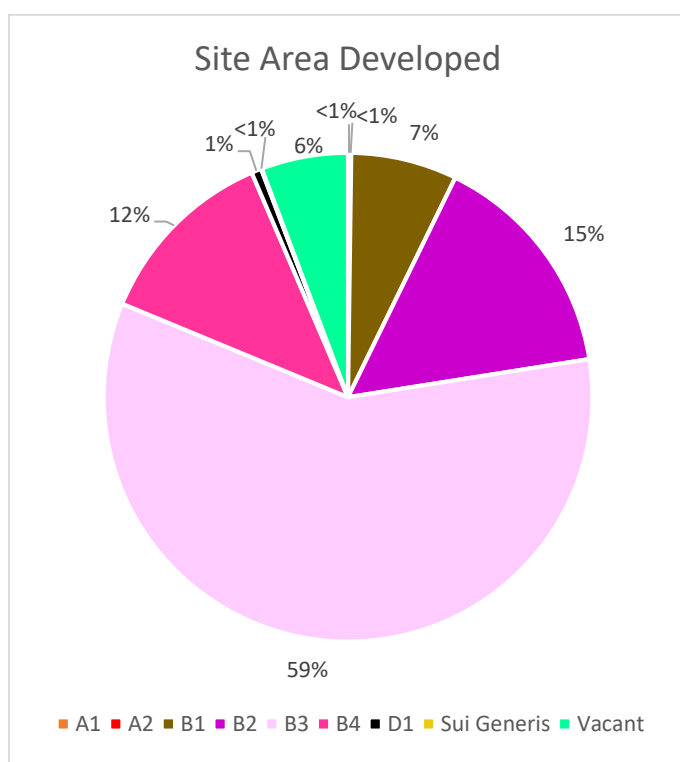
A small element of sea flooding has occurred historically at the area surrounding the A2 Belfast Road. Within the site there are three NIEA monuments designations, and is within a COMAH designation in relation to a nearby subterranean gas pipeline. The Outer Belfast Lough ASSI, SPA and RAMSAR is located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

Trooperslane (zoned)	Gross Area (hectares)
Industrial Area zoned	46.53
Developed land within zoning	26.7
Undeveloped land within zoning	16.14
Other land within zoning	3.69 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

### Use Classes

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



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

The predominant use within the site remains General Industrial (B3), accounting for 59% of the total developed site area and 56% of the total floorspace....very similar figures to both 2019 and 2017 surveys. The large percentage of B3 is due to the presence of several large scale manufacturing companies. The remainder is made up of a mixture of B1 business uses (6% of floorspace), A2 light industry (12%), storage and distribution (16%). 6% of the total site area and 9% of floorspace remains vacant, similar to previous surveys.

#### Planning and Development Activity

Planning application LA02/2021/0179/F sought the construction of a new storage shed at 97a Belfast Road whilst LA02/2020/0840/F proposed a new dry storage unit and extension to existing warehouse at 6 Sloefield Park. LA02/2021/0717/F proposed 16 secure storage units to the rear of Carrickfergus Enterprise on Meadowbank Road, whilst LA02/2020/0416/F proposed a new access and car parking to facilitate previously approved factory extension at Abbey Upholsters at 1 Meadowbank Road. All these were approved since the last survey in 2019. A park and ride facility is now under construction adjacent to Trooperslane Road next to Douglas & Graham.

#### Vacancies & New Occupiers

There is a very low vacancy rate within Trooperslane with most of the previously vacant units now occupied. Only the large former factory near the Belfast Road remains vacant, as in previous surveys.

## Woodburn Road

Map 22A – Developed and Undeveloped Land within Woodburn Road Industrial Zonings

Map 22B – Use classes within Industrial Land at Woodburn Road

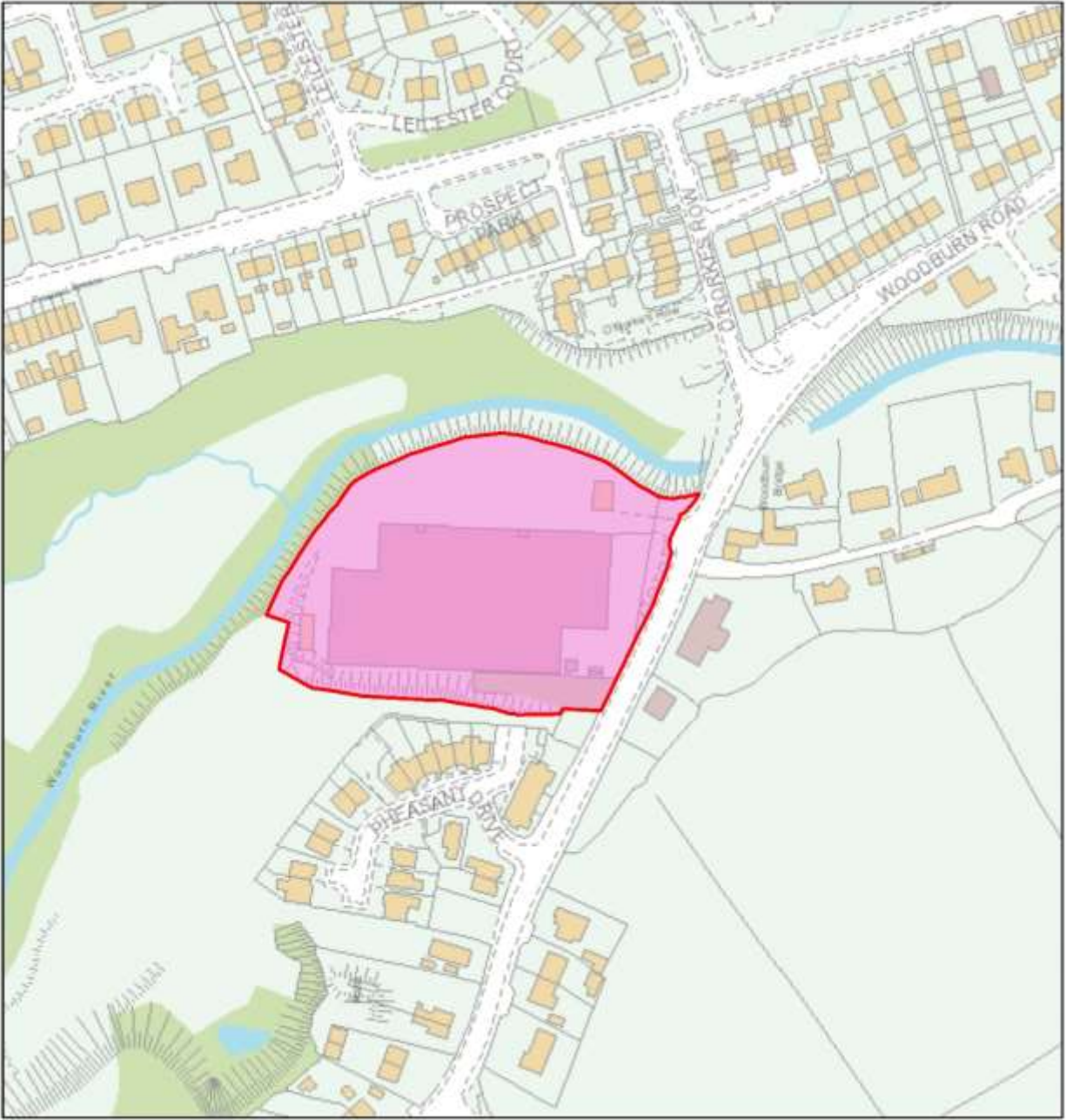


Mid and East Antrim  
Borough Council

Industrial Monitor 2021

Map 22A - Woodburn Road

- Industrial Zoning
- Land Developed Within Zoning

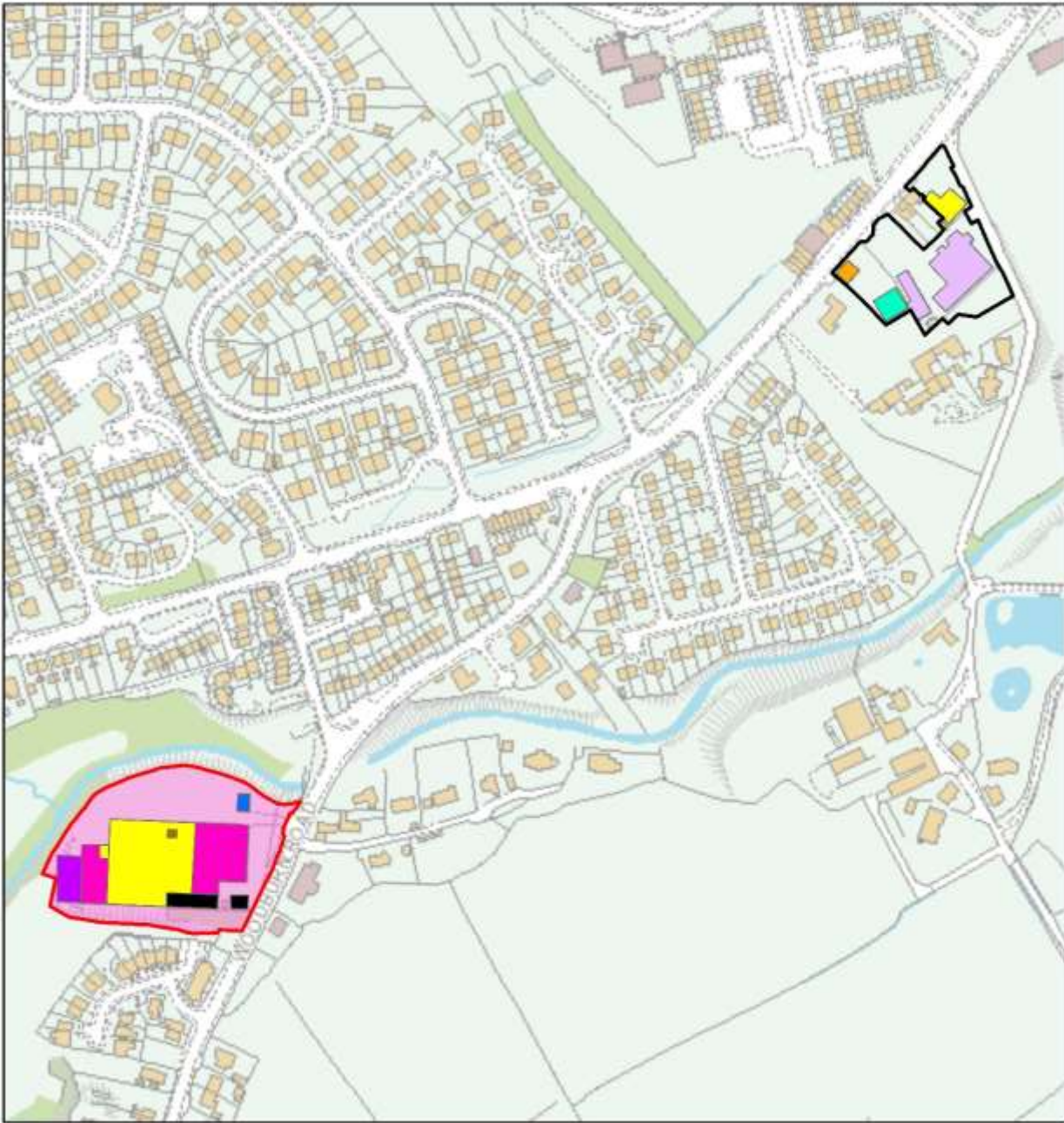
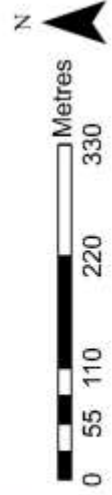
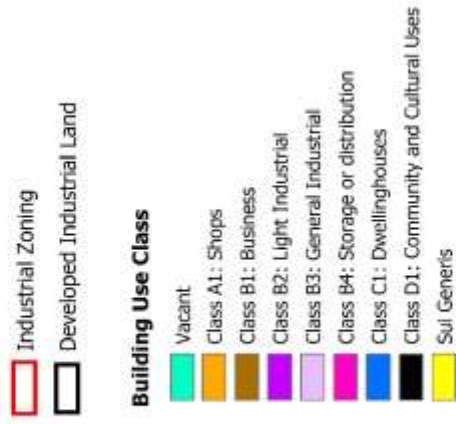


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# Mid and East Antrim Borough Council

## Industrial Monitor 2021

### Map 22B - Woodburn Road



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## Woodburn Road

### Introduction

BMAP zoned 1.3ha at Woodburn Road. This zoning consists of several businesses and a church within the site formerly known as 'Weston Business Park' which lay derelict for a number of years. Woodburn River LLPA abuts the site to the North and East along with South Woodburn SLNCI. Small pockets of surface flooding and fluvial flooding along the Woodburn River have been detected in the past. Also three monuments are in the vicinity of the zoning.

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

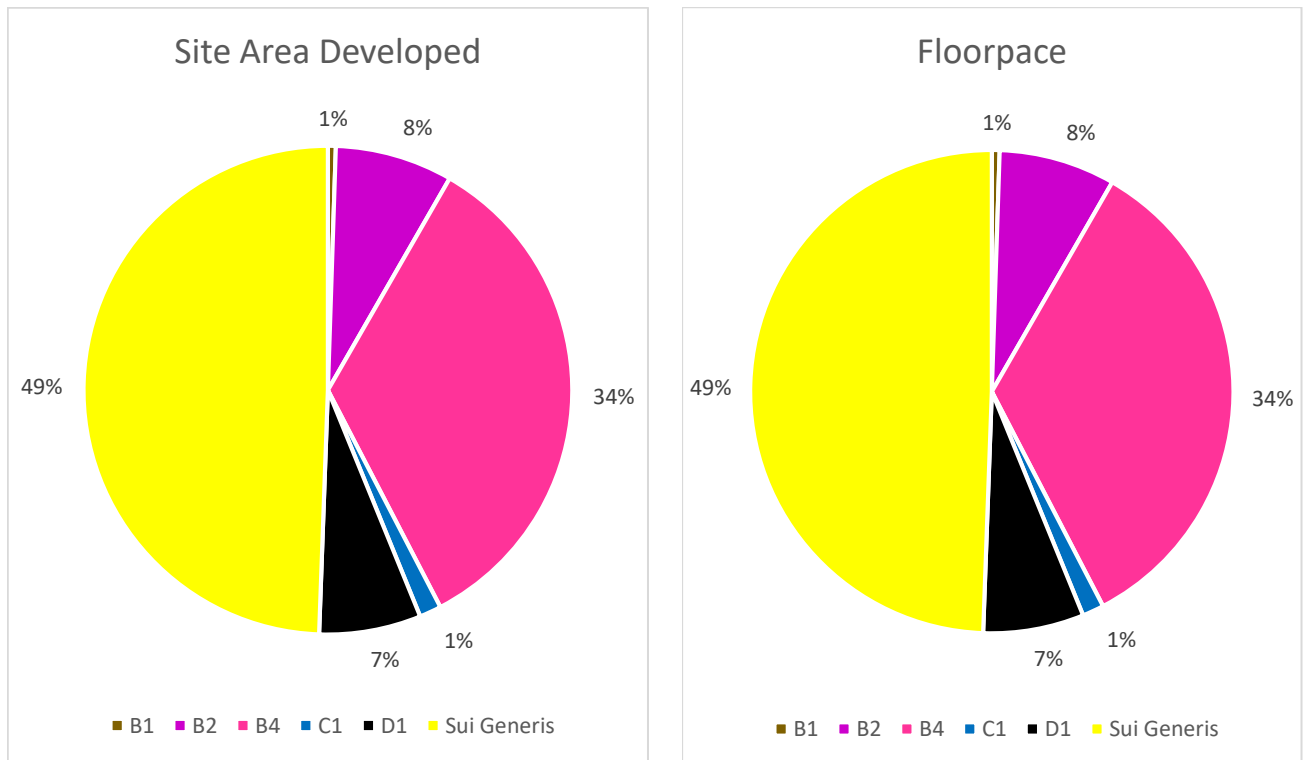
A further site was also surveyed 500 metres down the road, just to the north of Woodburn playing fields. This is in Industrial use but unzoned.

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

### Use Classes

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

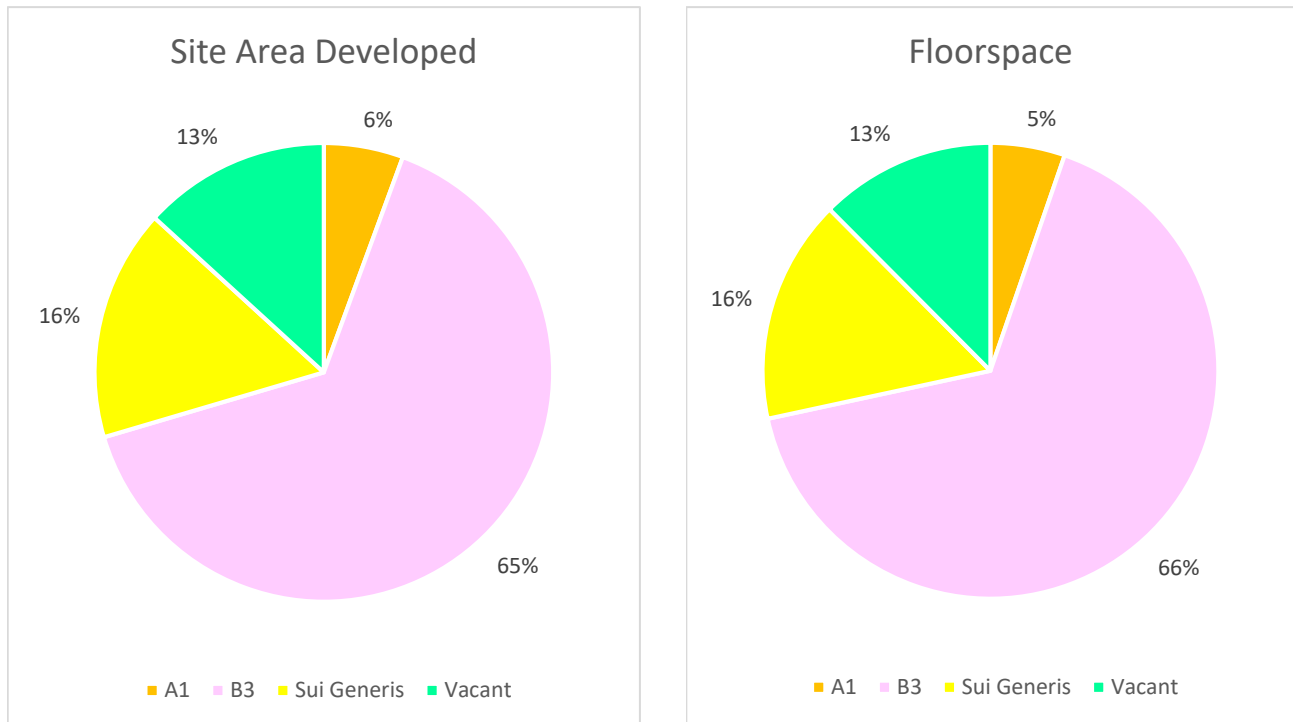
### Zoned



Use Classes: A1 – Shops. B1 – Business. B2 – Light Industrial. B3 – General Industrial. B4 – Storage or Distribution. C1 – Dwelling houses. D1

As indicated by the pie chart, sui generis uses make up half of the site area and floor space for the zoning (49%) largely due to the Jordan victory church and a small dog groomers. Storage and Distribution (B4) is the 2<sup>nd</sup> largest use at 34%, up from 24% in 2019. There is also a signage company (B2) web design business (B1), a crèche (D1) and a dwelling (C1) within the site.

### Unzoned



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

The unzoned site surveyed remains dominated by Pollock Lifts (B3 General Industrial use). The former car mechanics on the unzoned site no longer appears to be occupied so there is now a 13% vacancy rate.

### Planning and Development Activity

On the zoned site, the afterschool unit within the grounds of the existing nursery facility approved under LA02/2019/0118/F is now built. No other planning applications within the survey period were detected.

### Vacancies & New Occupiers

Most of the tenants remain as before on the zoned site which appears fully occupied at the time of survey. The former car mechanics premises on the unzoned site, however, is now vacant.

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– Community and Cultural. Sui Gen – No specified class

## Keeburn

Map 23A – Developed and Undeveloped Land within Keeburn Industrial Zoning

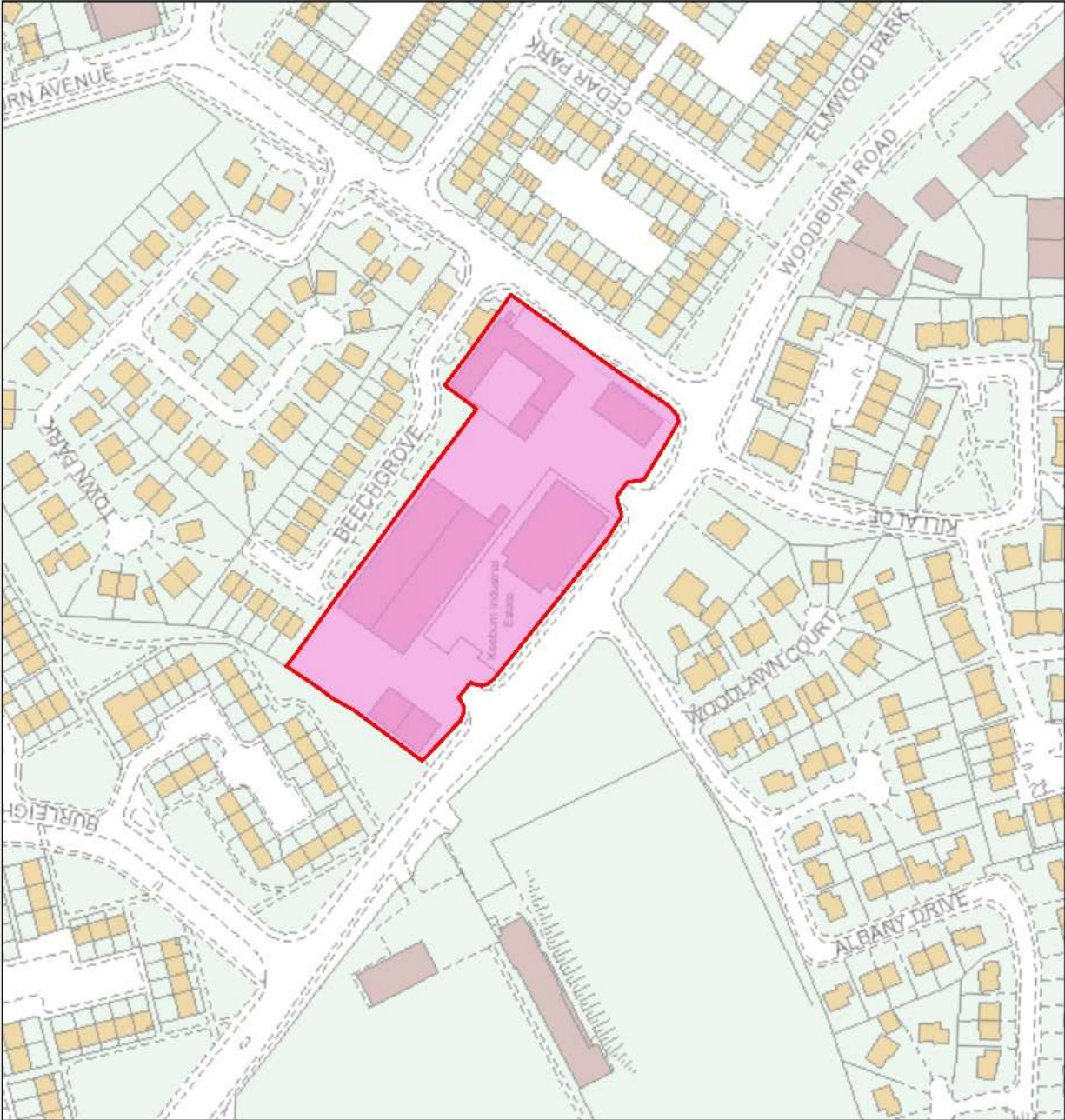
Map 23B – Use classes within Industrial Land at Keeburn Industrial Zoning

# Mid and East Antrim Borough Council

## Industrial Monitor 2021

### Map 23A - Keeburn

- Industrial Zoning
- Land Developed Within Zoning




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# Mid and East Antrim Borough Council

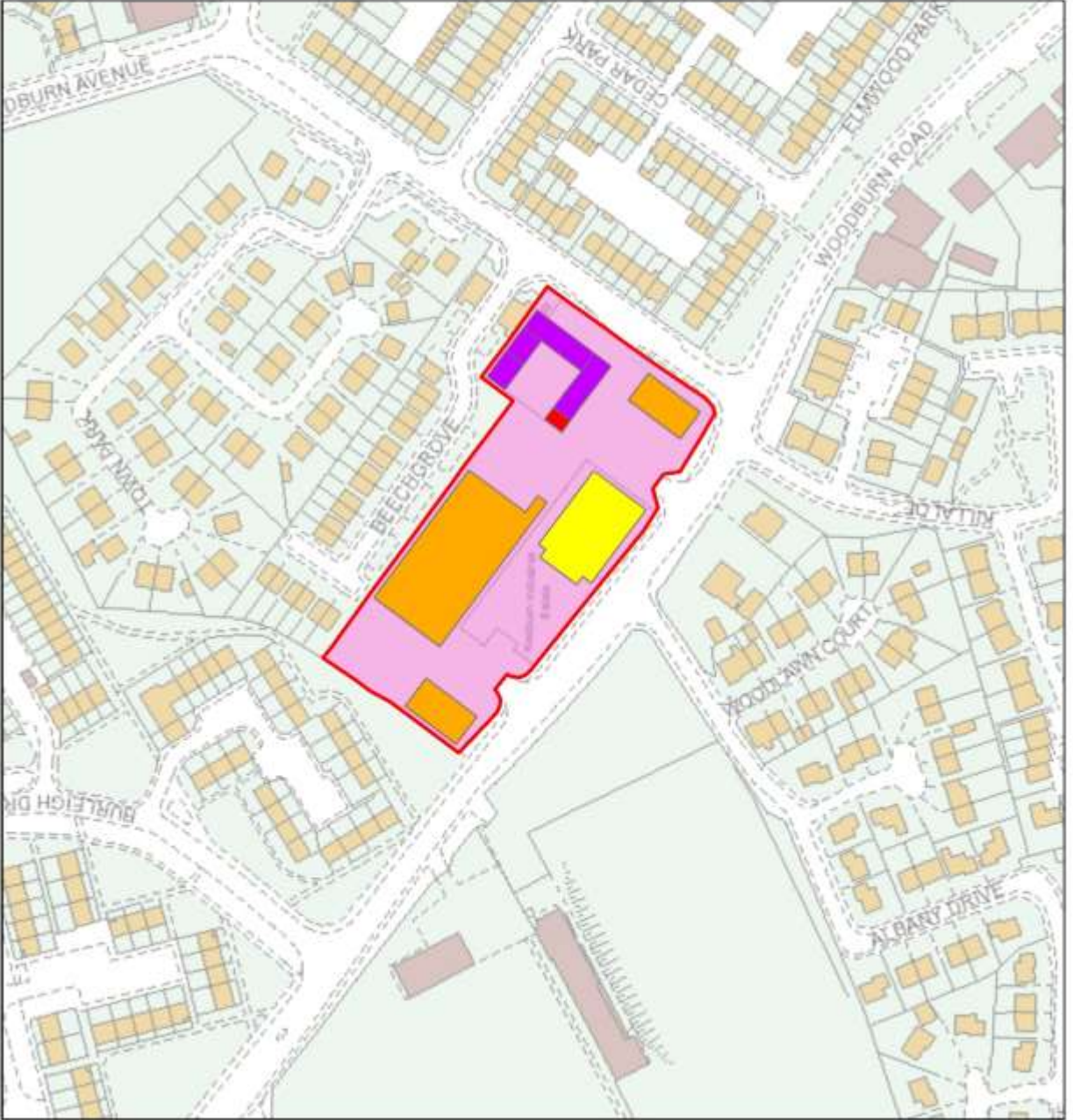
## Industrial Monitor 2021

### Map 23B - Keeburn

 Industrial Zoning

#### Building Use Class

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



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## Keeburn

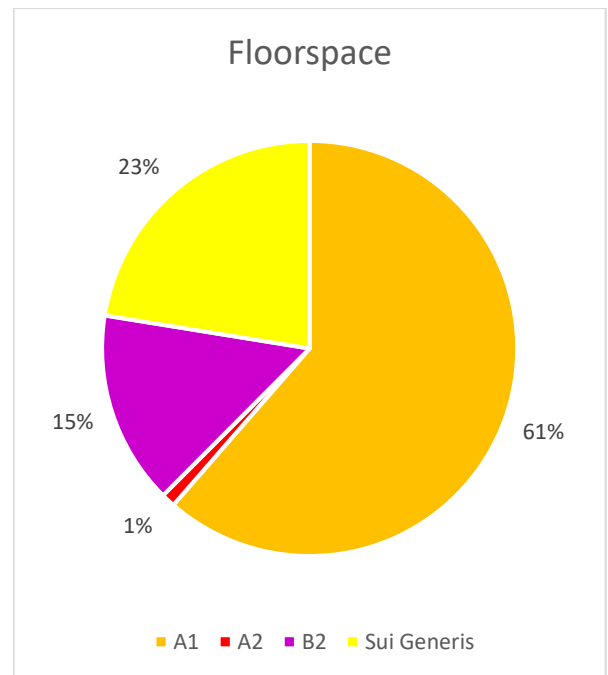
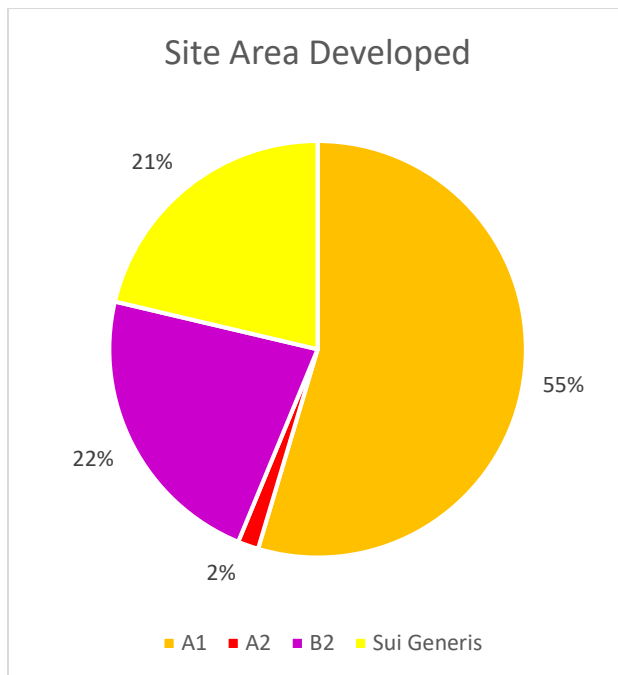
### Introduction

Also located on Woodburn Road is the small Industrial estate of Keeburn consisting of five separate units. BMAP zoned this 1.1ha site at Keeburn as existing industry. There is past evidence of fluvial and surface water flooding along the south and eastern boundaries of the site along Woodburn Road and Avenue. The site is surrounded on all four sides by housing and no other designations are apparent. Both JP Corry and Royal Mail dominate the estate in terms of building and site area.

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

### Use Classes

As the pie charts indicate, the presence of JP Corry ensures the predominate use class in terms of site area and floorspace is Retail (55% & 61% respectively), followed by Sui Generis (21% & 23%) due to the presence of the Royal Mail sorting office. Car repair businesses (B2 Light Industrial) account for 22% of site area and 15% of floorspace.



% of site area (ha) developed per use class.<sup>1</sup>

### Planning and Development Activity

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

### Vacancies & New Occupiers

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



## Trailcock

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

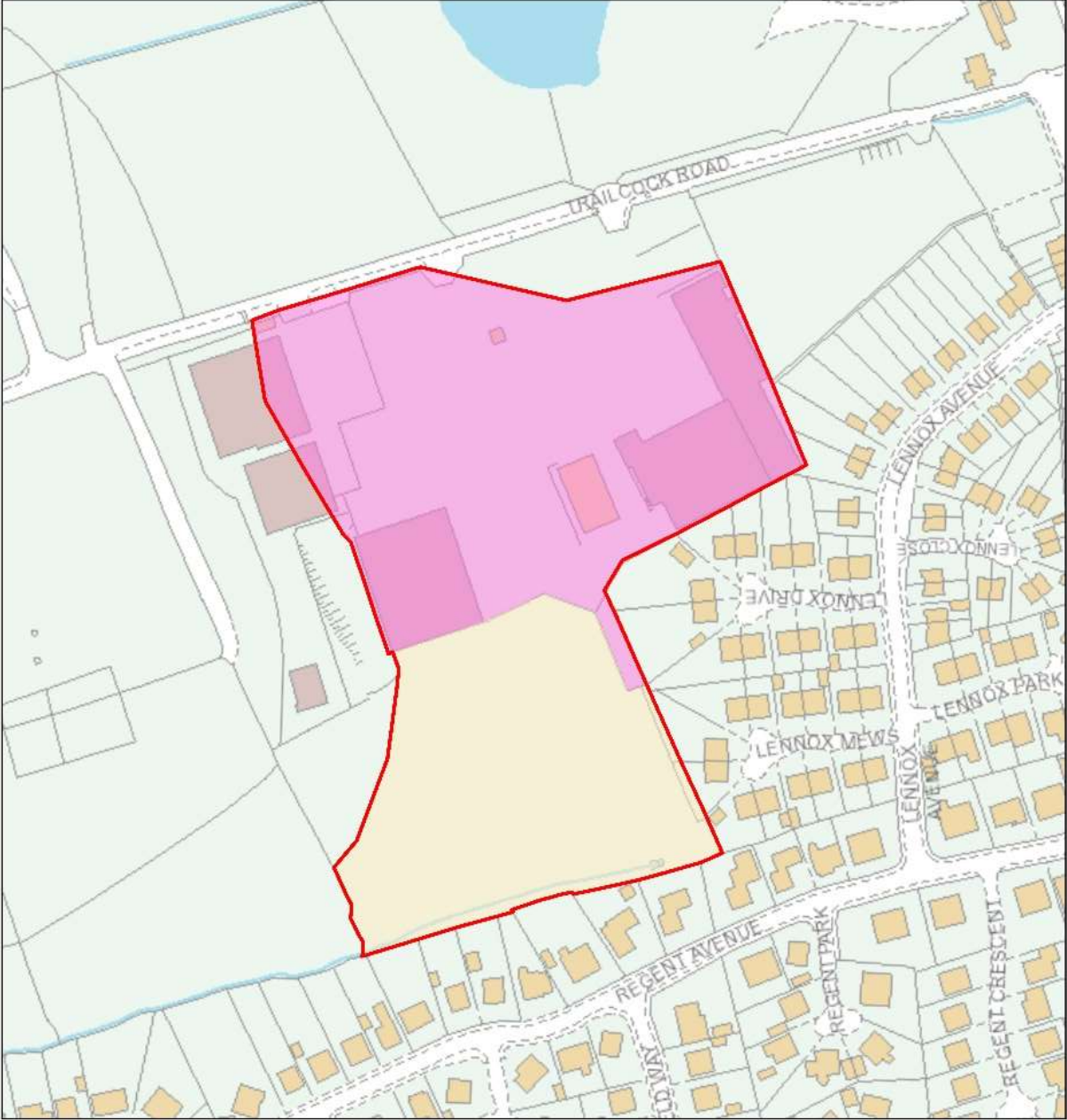
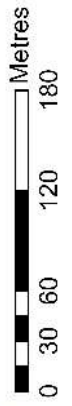
Map 24B – Use classes within Industrial Land at Trailcock

# Mid and East Antrim Borough Council

## Industrial Monitor 2021

### Map 24A - Trailcock

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



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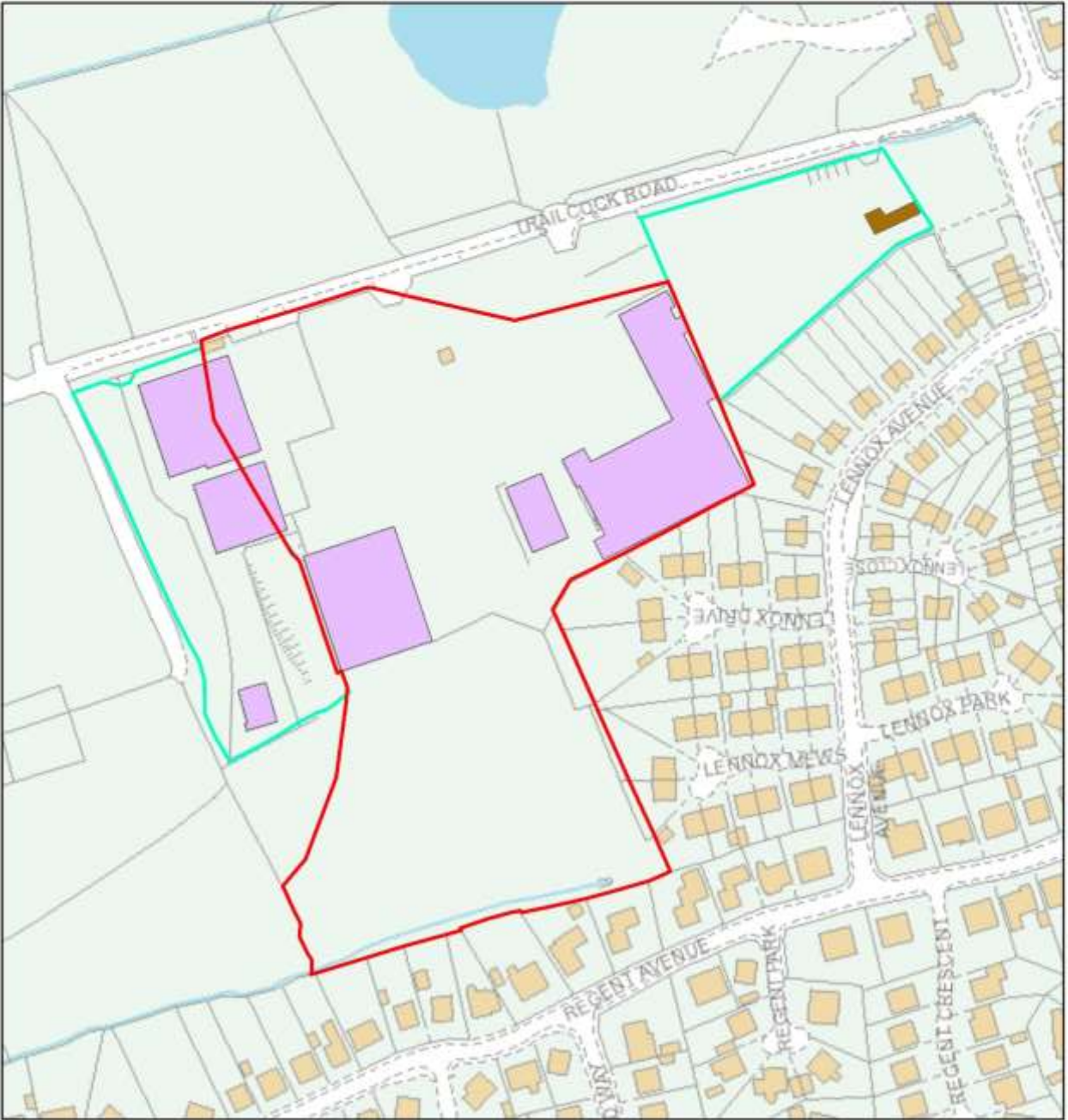
## Industrial Monitor 2021

### Map 24B - Trailcock

- Industrial Zoning
- Developed Industrial Land Outside Zoning

#### Building Use Class

- Class B1: Business
- Class B3: General Industrial



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## Trailcock

### Introduction

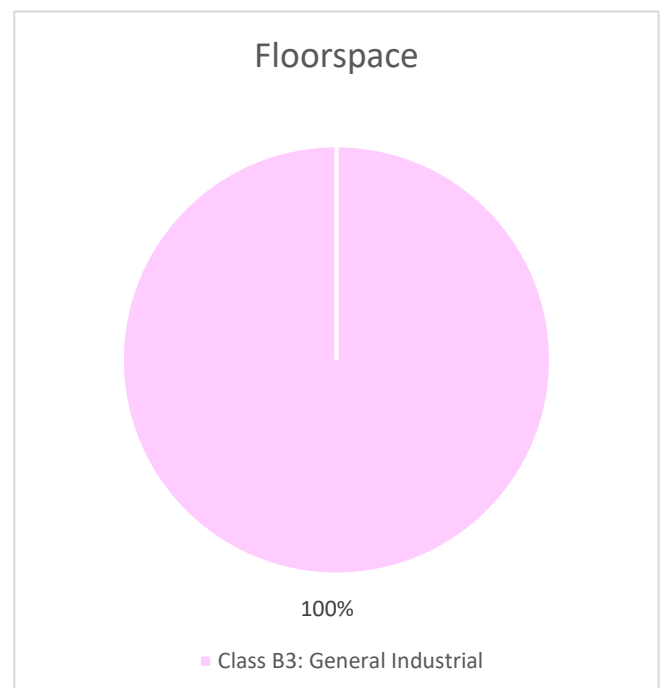
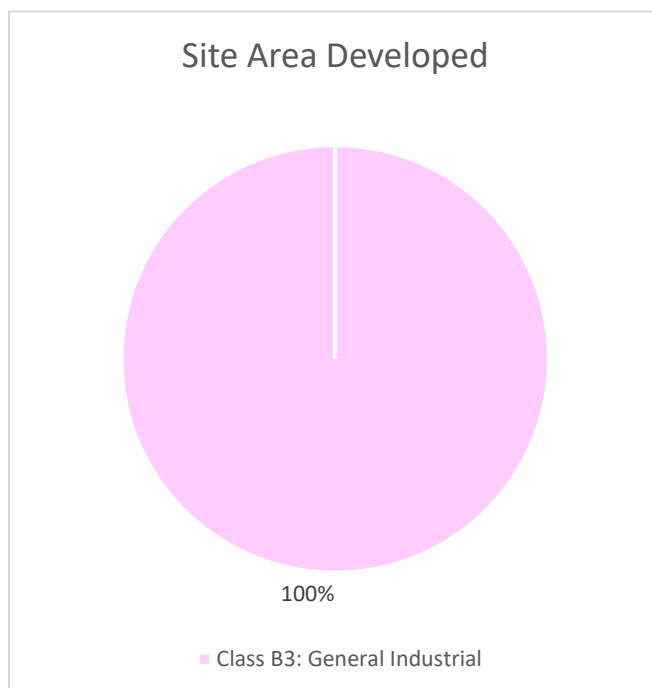
BMAP zoned 3.45ha at Trailcock Road as existing industrial land. Trailcock Industrial estate is located at the north-eastern fringes of the Carrickfergus settlement limit. It is accessed at the junction of Dromore Road and Trailcock Road via a narrow lane and is located within an area of potential mining subsidence. Eden Local Landscape Policy Area (LLPA) is located to the East whilst flood maps indicate the area has experienced minimal flooding in the past. Two businesses occupy the zoned part of the site (NK fencing and Woodburn engineering) with the latter being located part (0.7 hectares) outwith the zoning. Penrose Roofing is located on the southern part of the unzoned land.

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

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

### Use Classes

#### Zoned

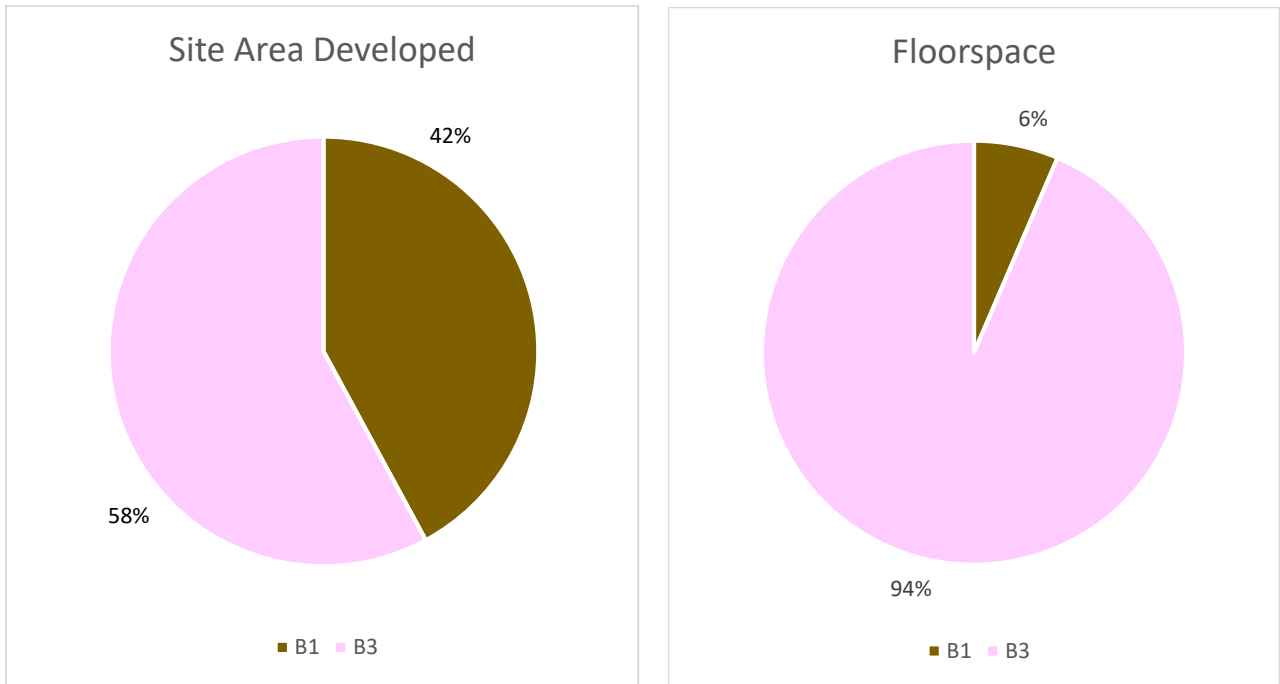


\* % of site area (ha) developed per use class.

These pie charts show the current mix of Use Classes of development within the site. The information is captured in terms of the site area developed for a particular use class against the overall site area

of the surveyed area, or the floorspace used for a particular use class against the overall floorspace of the surveyed area. NK fencing and Woodburn Engineering are the two manufacturing companies which occupy the zoned site surveyed. Both are classed as B3 General Industrial and therefore account for 100% of site area developed and total floorspace within the zoning.

### Unzoned



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

Woodburn Engineering (B3 General Industrial) now accounts for 58% of site area and 94% of floorspace within the unzoned site surveyed, with Penrose Roofing offices (B1) and associated yard making up the remainder of the unzoned industrial area surveyed.

### Planning and Development Activity

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

### Vacancies & New Occupiers

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

## Carrickfergus Conclusion

### Zoned land

As mentioned, there was approx. 151ha of land zoned for industry (employment) in BMAP 2015. As the table below shows, approx. 68ha has been developed. (76ha including access roads, communal landscaping etc.)

Carrickfergus (Zoned)	Gross Area (hectares)
Total Area Identified	150.64
Developed land within zonings	67.65
Undeveloped land within zonings	75.03
Other land within zonings	7.96 <sup>[1]</sup>

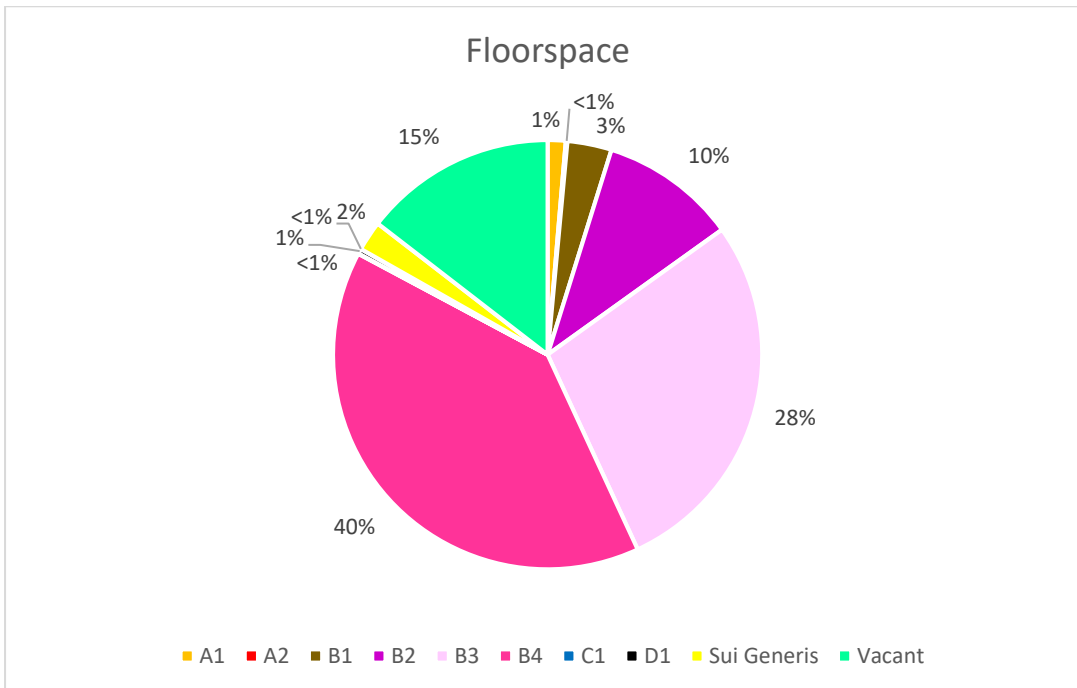
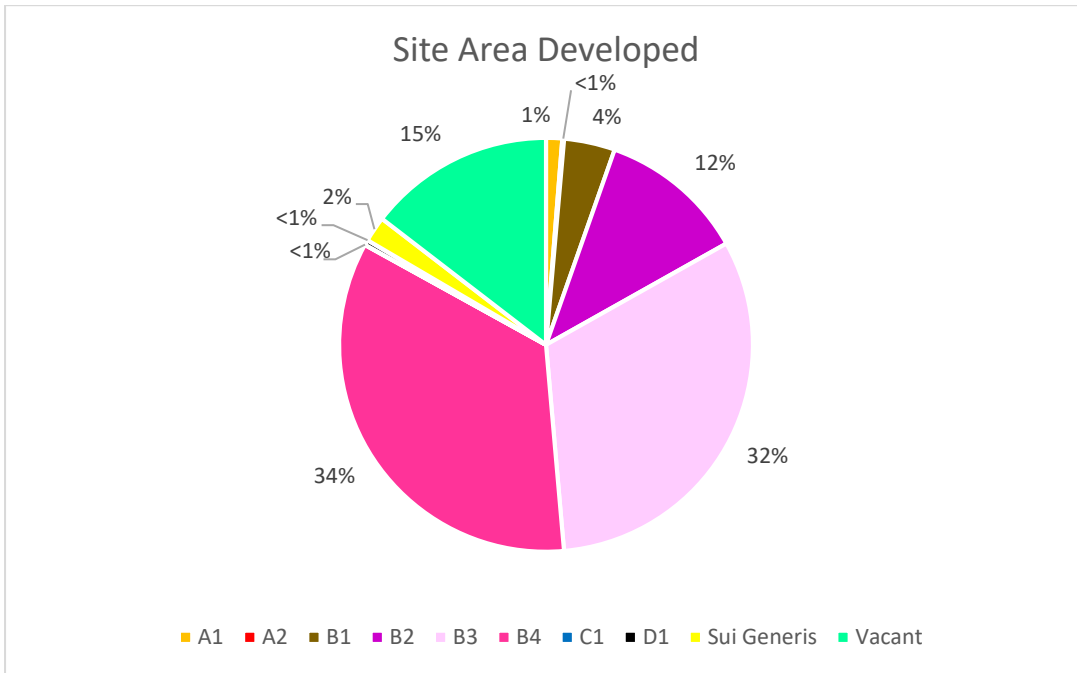
<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

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

Use Class Carrickfergus (Zoned Sites)	Gross Site Area (hectares)
A1	0.85
A2	0.09
B1	2.70
B2	7.76
B3	21.48
B4	23.28
C1	0.02
C2	0.00
D1	0.26
D2	0.00
Sui Generis	1.35
Vacant	9.86
<b>TOTAL</b>	<b>67.65</b>

### Use Classes (Zoned)

The pie charts below show the percentages of site area developed (67.9ha) and total floorspace developed per use class.



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

From these pie charts, it is demonstrated that 78% of site area and 88% of total floorspace within zoned Industrial Land in Carrickfergus has been developed for the traditional Industrial Land Uses of Light Industry, General Industry and Storage & Distribution (B2, B3 and B4). These are both a significant increase from the 68% and 61% respectively in 2019. Approximately 4% of site area and 3% of floorspace also remains utilised as B1 Business use (offices, call centres and R&D) as in 2019.

In addition, only 2% of zoned land has been developed for Sui Generis uses, a 1% increase from 2019. It can also be concluded that only 2% of developed zoned land within Carrickfergus is currently being

used for uses within the A, C and D use classes – uses which the SPPS, PPS 4 and the draft Plan Strategy seeks to prevent on zoned land. There is now a 15% site area and floorspace vacancy rate on the zoned land which has been developed in Carrickfergus – and decrease from the 17% in the 2017 survey and the 25% of site area (32% of floorspace) in 2019.

#### All sites surveyed (including unzoned land)

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

Through the surveying of approx. 153ha of land within Carrickfergus for the purposes of this monitor, it has been established that there is approx. 70ha of land developed in areas characterised as being Industrial. (78ha including access roads, communal landscaping etc).

<b>Carrickfergus (All Land Surveyed)</b>	<b>Gross Area (hectares)</b>
Total Area Identified	152.61
Developed land within identified area	69.62
Undeveloped land within identified area	75.03
Other land within identified area	7.96 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

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

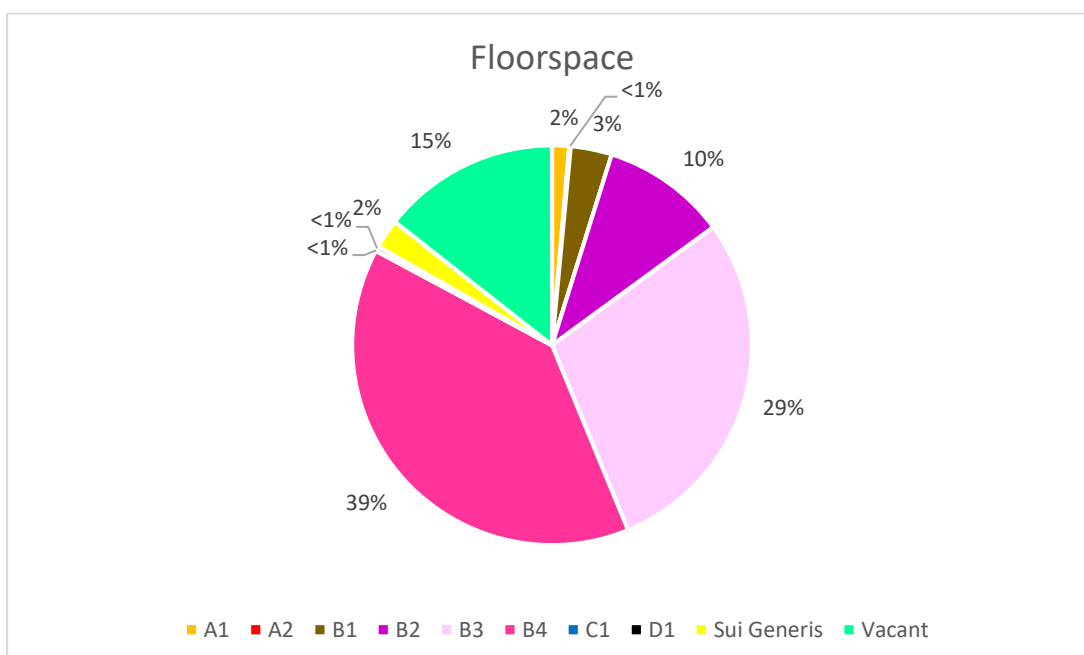
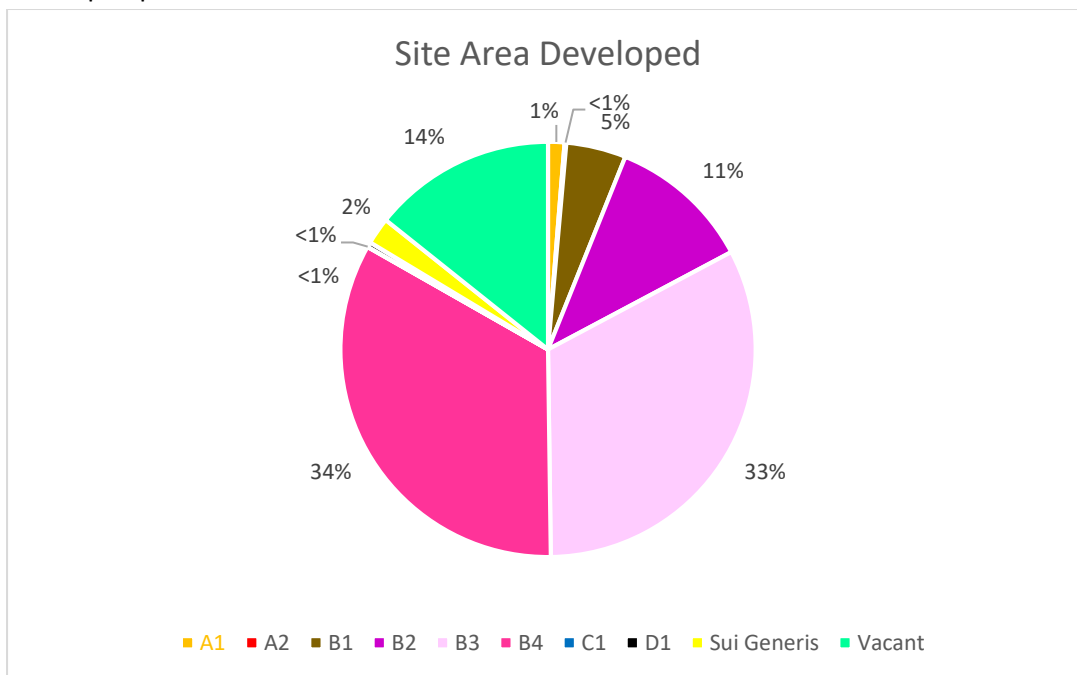
<b>Use Class Carrickfergus (All Sites)</b>	<b>Gross Site Area (hectares)</b>
A1	0.89
A2	0.09
B1	3.25
B2	7.76
B3	22.67
B4	23.28
C1	0.02
C2	0.00
D1	0.26
D2	0.00
Sui Generis	1.46
Vacant	9.94
<b>TOTAL</b>	<b>69.62</b>



From this table it can be seen that the predominant land uses on all surveyed Industrial Land within Carrickfergus is now B4 Storage & Distribution at 23.28ha (up from 15.62ha in 2019 and 20.5ha in 2017). B3 General Industrial now accounts for 22.67ha, down from the 24.3ha in 2019. The traditional Industrial B Uses of B2, B3 and B4 uses now total approx. 53.71 of the 70ha developed total site area – an increase from the 47ha in 2019 and the 51.3ha in the 2017 survey. Sui Generis uses continue to account for a small amount (1.46ha) of the developed site area, a slight increase from the 1.07ha in 2019. The table also shows there is approx. 9.94ha of developed land currently vacant. This compares to 16.82 in 2019 and 11.3ha in 2017.

### Use Classes (All Sites Surveyed)

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



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

From the tables and pie charts, it can be seen that the predominant land uses on all Industrial Land surveyed for this monitor remains B3 General Industry (33% of site area and 29% of floorspace) and B4 Storage or Distribution (34% of site area and 39% of floorspace). Collectively these now account for 67% of total site area and 68% of total floorspace developed (an increase from both the 65% and 66% respectively in 2017, and the 52% and 58% respectively in 2019). The traditional Industrial land uses of B2 Light Industry, B3 General Industry and B4 Storage & Distribution now make up 78% of both site area developed and total floorspace surveyed.

Sui Generis uses account for only 2% of site area and floorspace surveyed. Also, only 1% of site area and 2% of floorspace in Industrial areas in Carrickfergus remains used for A1 Retailing use class.

From these pie charts, it is demonstrated that 15% of site area and total floorspace within Industrial areas surveyed in Carrickfergus are currently vacant, a decrease from 24% of floorspace vacant in 2019, and 18% vacant in 2017. This equates to approx. 9.94ha of land, compared to 18.62 of land vacant in 2019 and 11.34ha vacant in 2017. With the addition of approx. 75ha of zoned Industrial land not yet developed, there is now a total of approx. 85ha of Industrial land either undeveloped or vacant within Carrickfergus at the time of this latest survey. This compares to 93.3ha in 2019 and 87ha in 2017.

## Other Settlements



## Ahoghill

Map 25 –Use classes within Industrial Land in Ahoghill




# Mid and East Antrim Borough Council

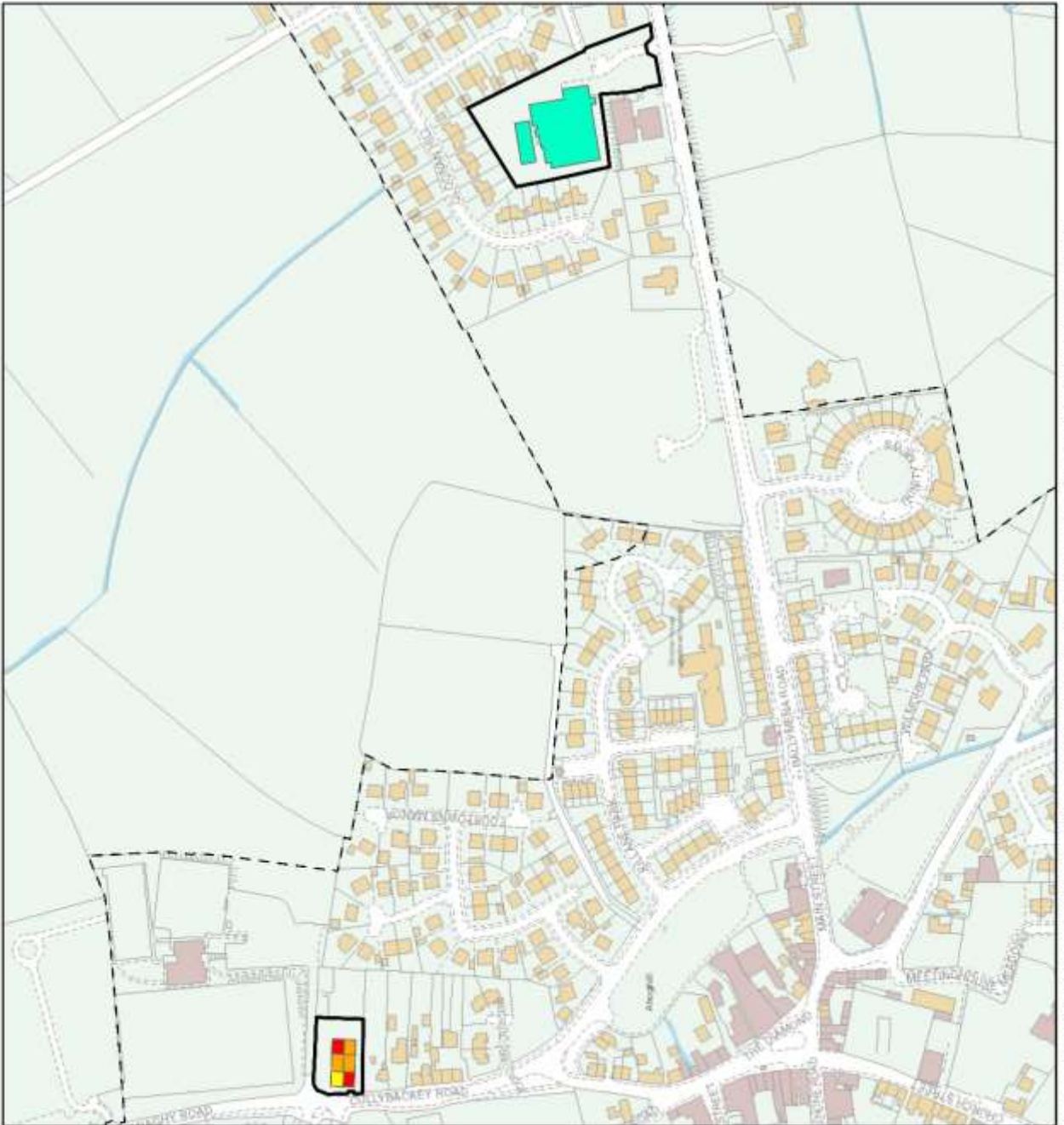
## Industrial Monitor 2021

### Map 25 - Ahoghill

-  Settlement Development Limit
-  Developed Industrial Land

#### Building Use Class

-  Vacant
-  Class A1: Shops
-  Class A2: Financial, professional and other services
-  Sui Generis



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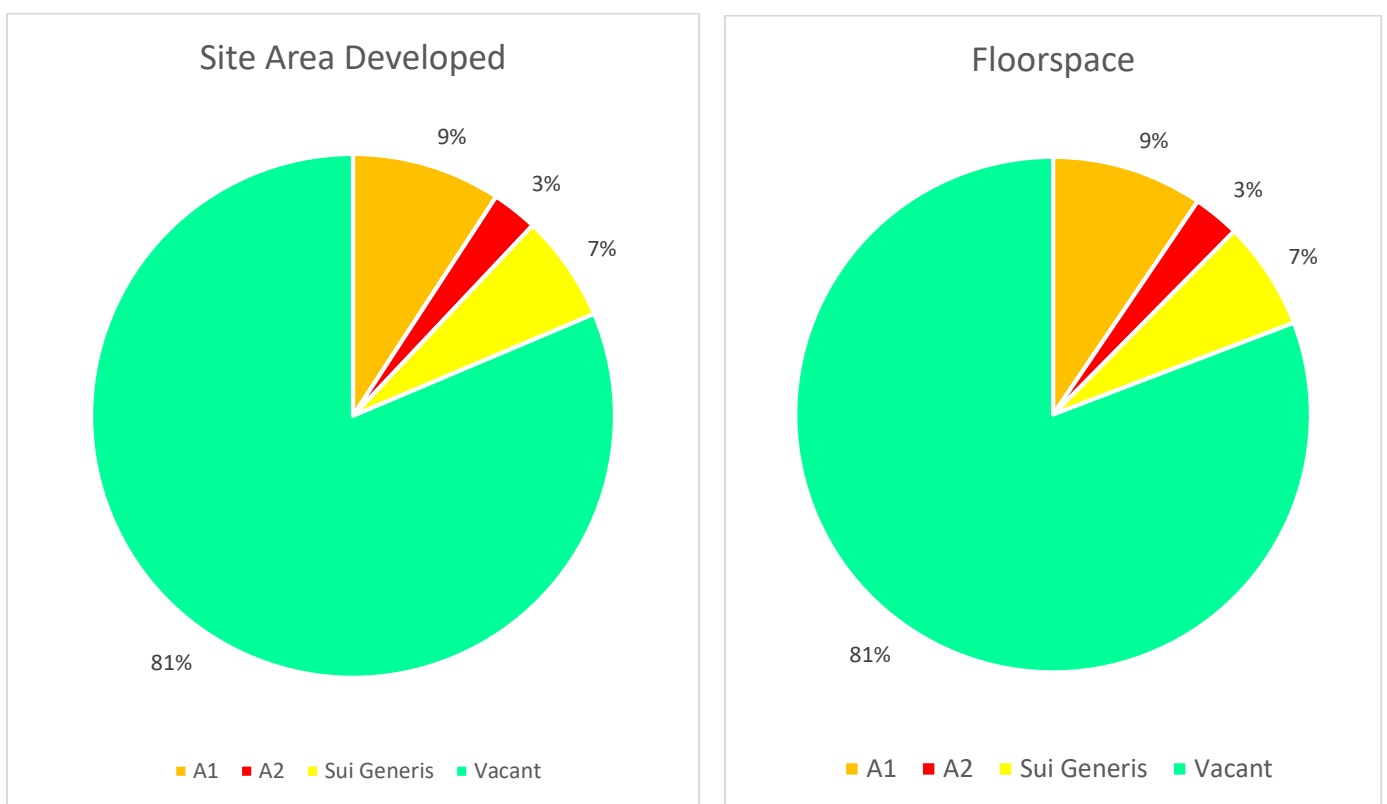
## Ahohill

### Introduction

Ahohill is located approximately 2km South-West of Ballymena. The areas surveyed in the village are comprised of two sites within the settlement development limits – one is the former Hayburn and Co. kitchen manufacturers on the Galgorm Road, and the other is Ahohill Business Centre on the Cullybackey Road, a 0.15ha site which houses several small business units.

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

### Use Classes



\*% of site area (ha) developed per use class<sup>15</sup>

As can be seen from the pie charts, there remains an 81% vacancy rate in Ahohill, due to the former Hayburns site remaining vacant. Elsewhere, at Ahohill business centre, there is a range of retail, financial and professional offices and gymnasiums.

### Planning and Development Activity

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

<sup>15</sup> Use Classes: A1 – Shops. A2 – Financial, professional. Sui Generis – No specified class.

## Broughshane

Map 26 –Use classes within Industrial Land in Broughshane

**Mid and East Antrim  
Borough Council**

**Industrial Monitor 2021**

**Map 26 - Broughshane**

-  Settlement Development Limit
-  Developed Industrial Land

**Building Use Class**

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



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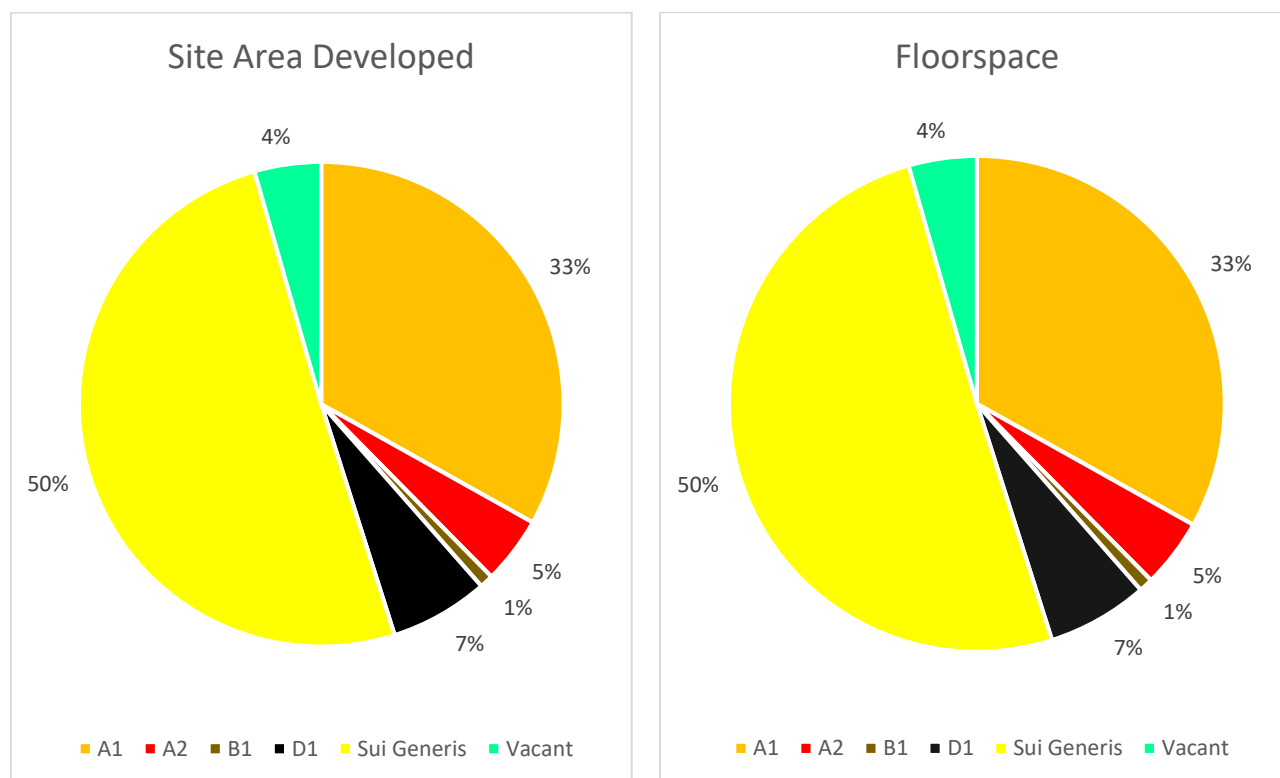
## Broughshane

### Introduction

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

Broughshane (Unzoned)	Gross Area (hectares)
Total Area Identified	1.72
Developed land within identified area	1.72

### Use Classes



\*% of site area (ha) developed per use class <sup>10</sup>

The site is currently comprised of approximately 30 business with a mixture of uses ranging from boutique shops, cafes, studios, gyms and a wedding venue. 50% of the site is classed as Sui Generis (same as 2019 but up from the 41% in 2017). Only 1% is now used as B1 Business use – down from the previous 7% in 2019 and 2017, although it is offset by the 5% increase in professional and financial (A2) office use. The percentage of retail (A1 use) on the site remains at 33%, the same as 2019 but an increase from the 27% of the 2017 survey. The vacancy rate is around 4% - very similar to previous surveys.

<sup>16</sup> Use Classes: A1 – Shops. A2 – Financial, professional. B1 – Business. D1 – Community and Cultural Uses. Sui Generis – No specified class.

#### Planning and Development Activity

There have been no planning applications or development activity on site since the last survey.

#### Vacancies & New Occupiers

There have been a little change within the site since the last survey.



## Cullybackey

Map 27 –Use classes within Industrial Land in Cullybackey

**Mid and East Antrim  
Borough Council**

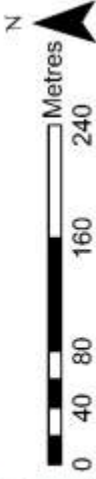
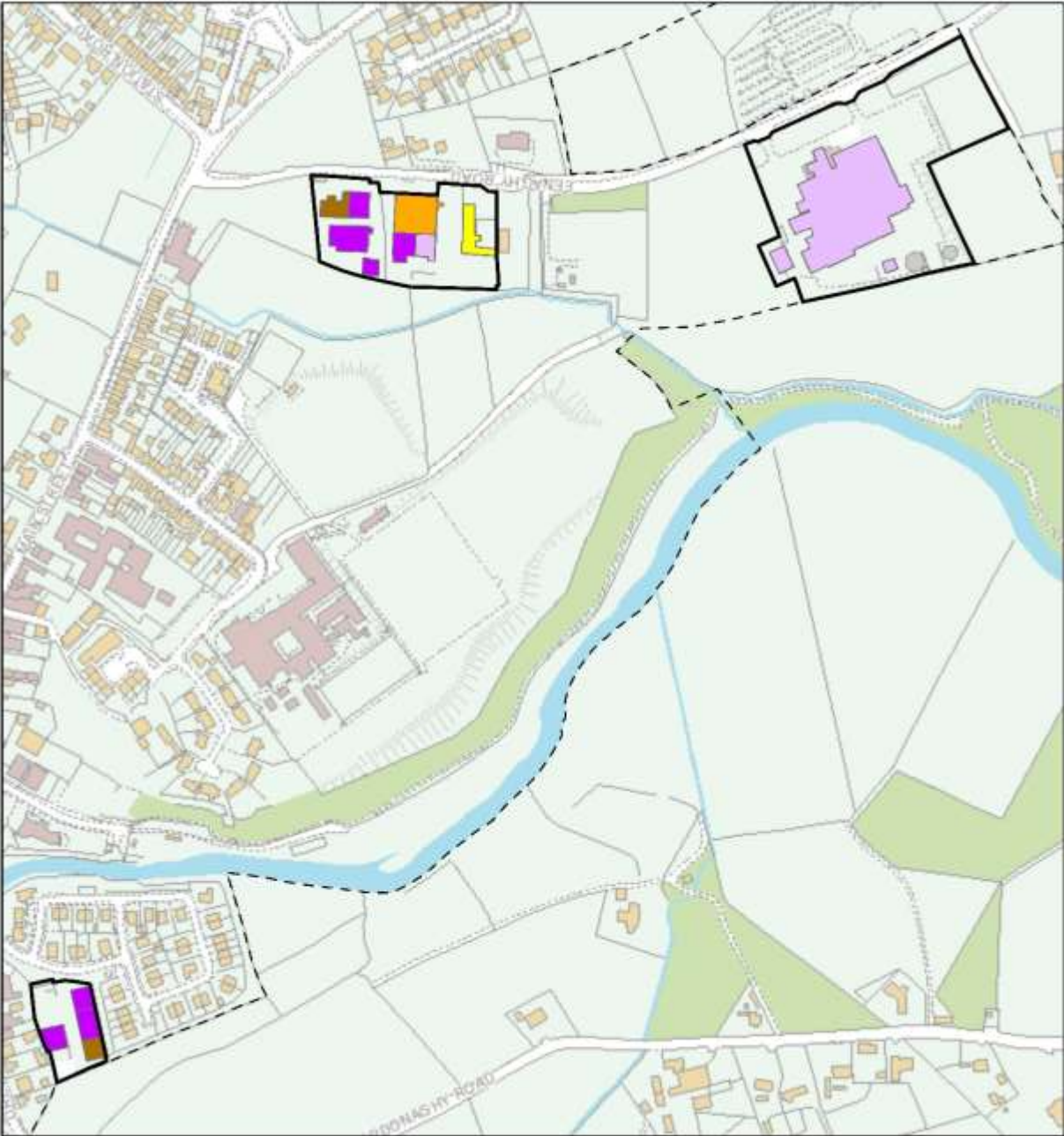
**Industrial Monitor 2021**

**Map 27 - Cullybackey**

-  Settlement Development Limit
-  Developed Industrial Land

**Building Use Class**

-  Class A1: Shops
-  Class B1: Business
-  Class B2: Light Industrial
-  Class B3: General Industrial
-  Sui Generis



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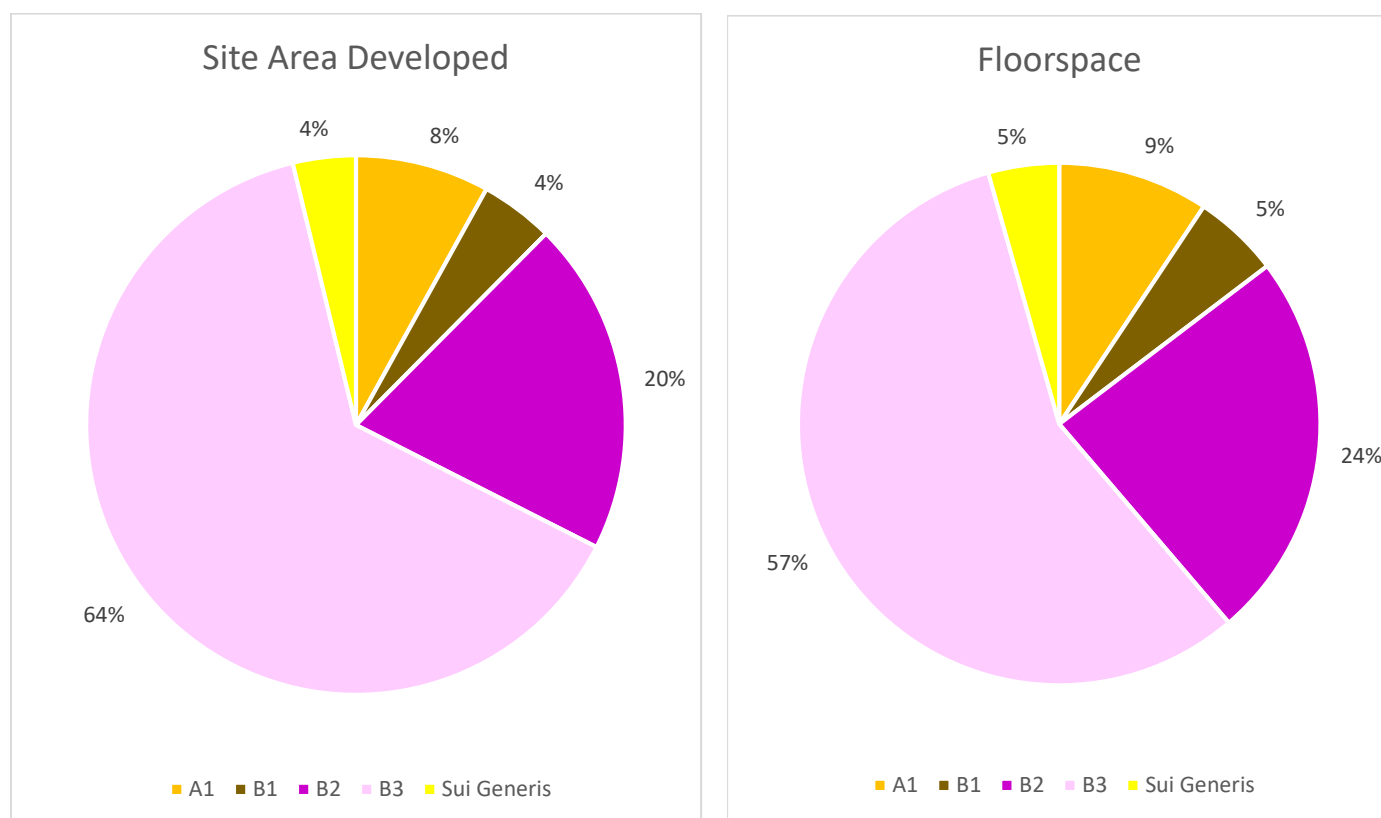
## Cullybackey

### Introduction

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

Cullybackey (Unzoned)	Gross Area (hectares)
Total Area Identified	4.04
Developed land within identified area	4.04

### Use Classes



\*% of site area (ha) developed per use class <sup>17</sup>

The predominant use class across the village is B3 (General Industrial) accounting for 64% of the total site area and 57% of floorspace of the sites surveyed. The largest business in terms of site area is Cranswick Foods, located on the Fenaghy Road. The remaining site areas are made up of shops (8%), B1 business (4%) and light industrial uses (20%). There is now a 4% vacancy rate, up 1% since 2019 and 2017 surveys.

<sup>17</sup> Use Classes: A1 – Shops. B1 – Business. B2 – Light Industrial. B3 – General Industrial. Sui Generis – no specified class

### Planning and Development Activity

There have been several planning approvals for Cranswick over the past 2 years including:

LA02/2020/0072/F - Factory upgrade scheme including new HGV site access, new staff car park access and new pedestrian entrance off Fenaghy Road, remove existing security cabin and erect new security gatehouse, island and fencing.

LA02/2020/0140/F - New staff car park adjacent to existing factory.

LA02/2021/0220/F - Proposed attached workspace unit and relocation of access to yard.

LA02/2021/0759/F - Provision of new concrete hard standing area to provide lorry parking including new metal palisade fencing and associated groundworks

### Vacancies & New Occupiers

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

## Greenisland

Greenisland lies approx. 4km west of Carrickfergus. It is a commuter town and does not have any Industrial sites within the development limits. However, the zoned industrial sites at Trooperslane within the Carrickfergus development limits are only 2km east of Greenisland. Greenisland is therefore not included in this industrial survey.

## Whitehead

Whitehead lies approx. 7km north-east of Carrickfergus. Similar to Greenisland, Whitehead is largely a commuter town and does not have any Industrial sites within the development limits. However, the zoned industrial sites at Kilroot within the Carrickfergus development limits are only 5km south-west of Whitehead. Whitehead is therefore not included in this industrial survey.

## Portglenone

Portglenone is no longer being proposed as a small town in the LDP draft Plan Strategy. No villages are surveyed, so Portglenone is therefore no longer included in this industrial survey.

## Borough Summary

### Zoned land

Across the Borough, a total of approx. 308ha of land zoned for Industry was surveyed in the 3 main towns of Ballymena, Carrickfergus and Larne. As seen in the table below, approx. 124ha of this has been developed (not including access roads, communal landscaping etc.)

Borough (Zoned)	Gross Area (Hectares)
Total Area Identified	308.14
Developed land within zonings	124.2
Undeveloped land within zonings	152.9
Other land within zonings	31.04 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

The table below shows a breakdown of this 124ha of zoned land that has been developed for a specific land use.

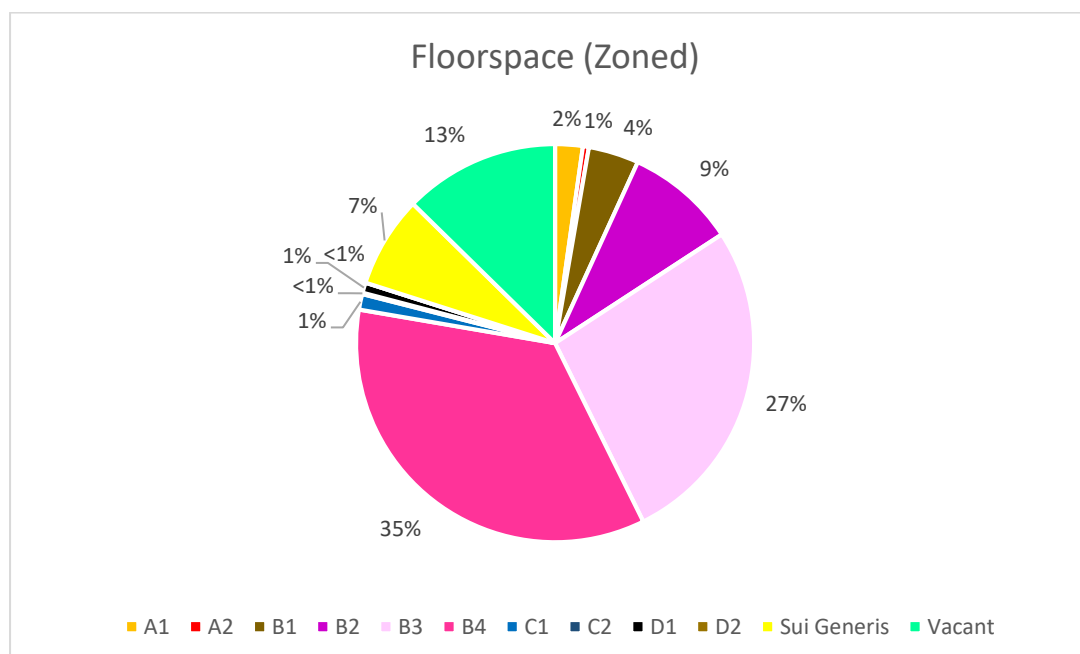
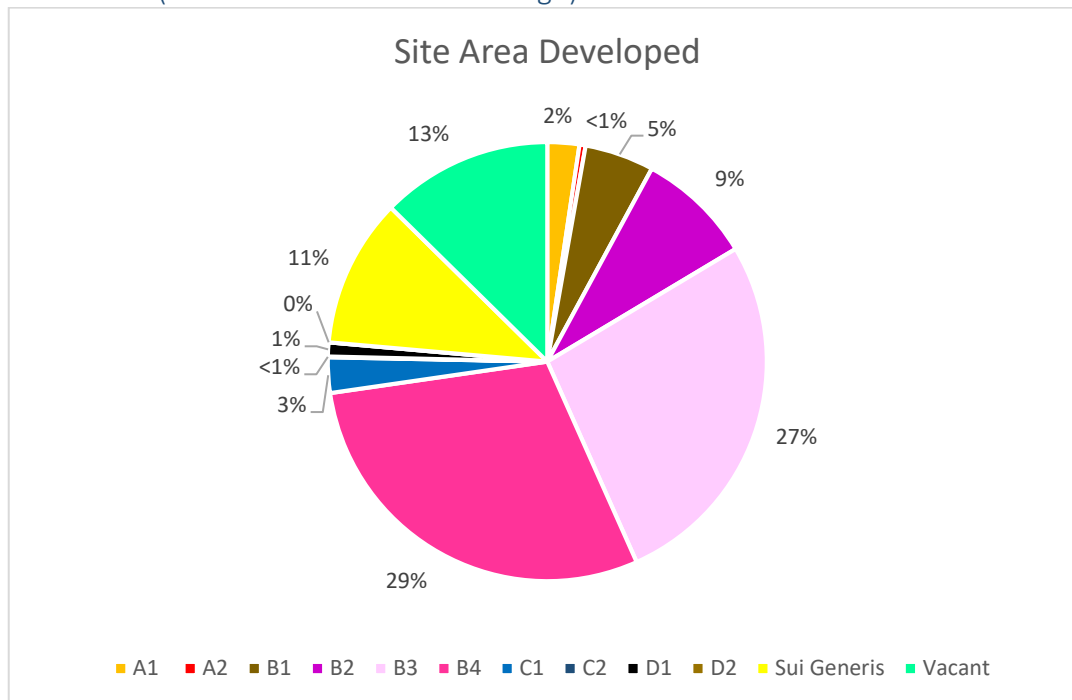
Use Class (Zoned Sites across Borough)	Gross Site Area (hectares)
A1	2.9
A2	0.6
B1	6.3
B2	10.6
B3	33.4
B4	36.5
C1	3.2
C2	0.1
D1	1.3
D2	0.0
Sui Generis	13.6
Vacant	15.7
<b>TOTAL</b>	<b>124.2</b>

From this table it can be seen that the predominant land use on zoned Industrial Land is for the first time B4 Storage or Distribution uses. This now accounts for 36.5ha, an increase from the 27.6 ha in 2019 and the 31ha in 2017. Previously B3 General Industry was the predominant land use on zoned sites – this now accounts for 33.4ha, compared with approx. 32.82ha in 2019 and 37ha in 2017. The traditional Industrial land uses of Light Industry, General Industry and Storage & Distribution (B2, B3 and B4) account for a total of approx. 80ha of the 124ha developed, an increase from the 71ha in 2019 and the 77ha in 2017. B1 use classes now account for a further 6.3ha, an increase from the 4.84ha in 2019. Sui Generis uses also continue to make up a sizeable amount of the developed site area with



13.6ha, a reduction from the 15.2ha in 2019. The table also shows that approx. 3.5ha of Industrial land has been lost to 'A' use classes (Retailing, Financial and Professional services) which may be more appropriately located in the town centres – similar to previous surveys. In addition, approx. 3.3ha of industrial land has also been lost to Residential developments, again, similar to previous surveys. The pie charts below show these figures as percentages of site area developed and total floorspace developed per use class.

### Use Classes (Zoned sites across the Borough)



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

From these pie charts, it is demonstrated that on zoned sites across the Borough, 65% of site area and

71% of total floorspace has been developed for the traditional Industrial Land Uses of Light Industry, General Industry and Storage or Distribution, an increase from the 64% and 69% respectively in 2017, and 58% and 55% respectively in 2019). Also, 5% of both site area and 4% of floorspace remains utilised as B1 Business use such as offices, call centres and R&D facilities.

In addition, 11% of site area within developed zoned land continues to be used for Sui Generis uses – which equates to 7% of floorspace developed, similar to previous surveys.

Across the Borough’s zoned Industrial sites, there is now a 13% site area and floorspace vacancy rate. This compares to a 19% site area and 29% floorspace vacancy rate in 2019, and a 12% and 15% vacancy rate respectively in 2017. Furthermore, it can be concluded that approx. 6% of developed site area and 5% of floorspace on zoned land across the Borough continues to be used for uses within the A, C and D use classes (similar to previous surveys) – resulting in economic land being lost to non-industrial uses, something which the SPPS, PPS 4 and the draft Plan Strategy seeks to prevent on zoned sites.

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

Through the surveying of a total of approx. 496ha of land across the Borough for the purposes of this monitor, it has been established that there is approx. 305ha of land developed in areas characterised as being Industrial (not including access roads, communal landscaping, rivers etc).

<b>Borough (All Land Surveyed)</b>	<b>Gross Area (hectares)</b>
Total Area Identified	496.3
Developed land within identified area	305.2
Undeveloped land within identified area	152.9
Other land within identified area	38.2 <sup>[1]</sup>

<sup>[1]</sup>Includes access roads, communal landscaping and areas of constraint (rivers etc.)

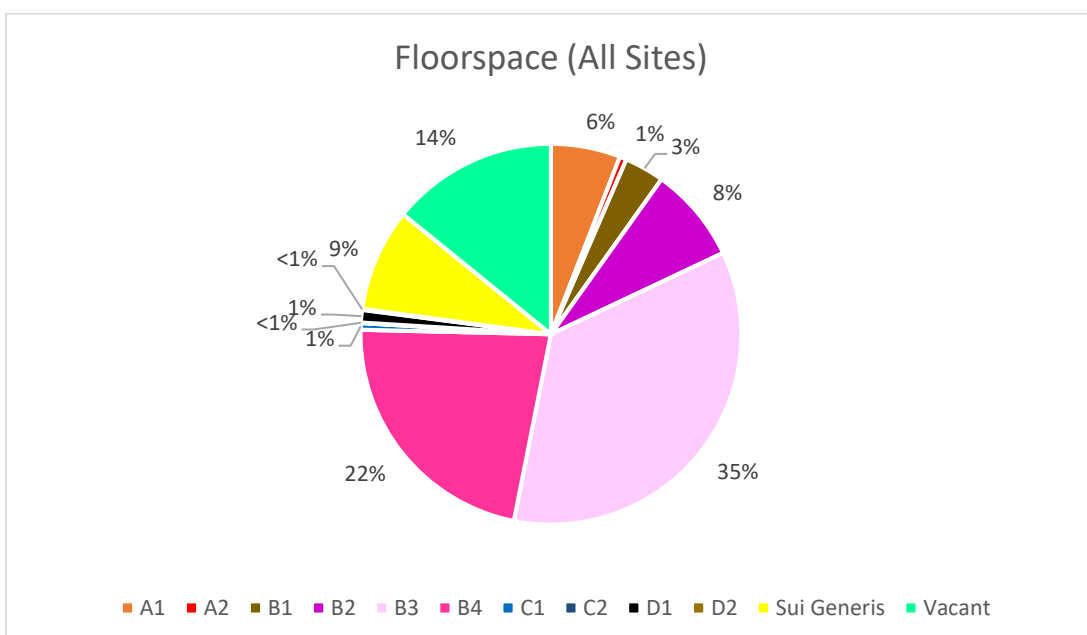
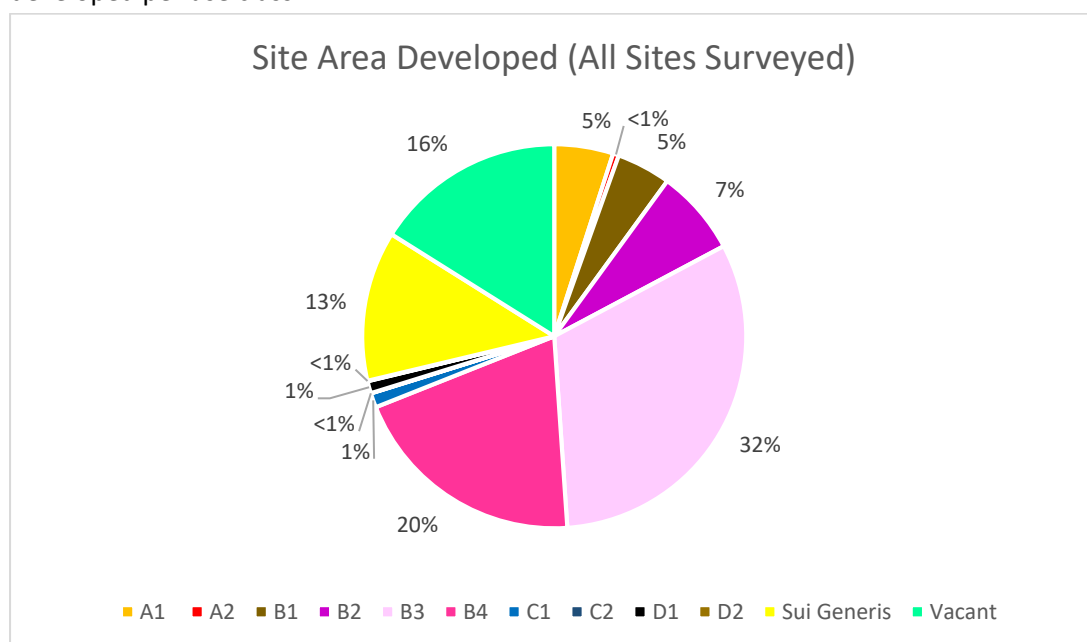
The table below shows a breakdown of this land that has been developed for a specific land use.

<b>Use Class (All sites surveyed across Borough)</b>	<b>Gross Site Area (hectares)</b>
A1	14.8
A2	1.5
B1	13.6
B2	21.5
B3	94.6
B4	59.9
C1	3.6
C2	0.1
D1	3.1
D2	0.1
Sui Generis	37.7
Vacant	48.0
<b>TOTAL</b>	<b>305.2</b>

From this table it can be seen that the predominant land use on all surveyed Industrial Land across the Borough remains 'B3 General Industrial' with 94.6ha of land used for this, similar to the 95.5ha in 2019. This is however a reduction from the 122ha of B3 use in 2017. There is also approx. 21.5ha used for Light Industry (24ha in 2017 and 18ha in 2019), and 60ha for Storage or Distribution purposes, an increase from the 51ha in 2017 and 2019. The traditional Industrial uses (B2, B3 and B4) now make up approx. 176ha of the 305ha developed total site area, down from 197ha in 2017, but up from the 165ha in 2019. Sui Generis uses continue to make up a sizeable amount (38ha) of the developed site area within industrial sites, up from 35ha in 2019. The table also shows that there is approx. 48ha of developed Industrial land currently vacant, down from the 65ha vacant in 2019 but still up from the 31.5ha vacant in 2017.

### Use Classes (All Sites Surveyed across the Borough)

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



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

From the tables and pie charts, it can be seen that the predominant land use on all Industrial land surveyed within the Borough for this monitor remains B3 General Industrial – this now accounts for 32% of total site area surveyed and 35% of total floorspace, similar to the 2019 survey but a decrease from the 40% of total site area surveyed and 44% of total floorspace in the 2017 survey. The traditional Industrial Uses (B2, B3 and B4) make up a total of 59% of site area developed (55% in 2019 and 65% in 2017), or 65% of total floorspace surveyed (68% in 2019 and 72% in 2017). Sui Generis uses equate to 13% of site area and 9% of floorspace surveyed, compared to 12% of site area and 7% of floorspace in 2019. Also, 5% of site area and 6% of floorspace in Industrial areas continues to be used for Retailing (use class A1).

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

With the addition of approx. 153ha of zoned Industrial land not yet developed, there is now a total of approx. 201ha of Industrial land either undeveloped or vacant within the Borough at the time of the 2021 survey. This compares to 219ha available at the time of the 2019 survey, and 188ha available in the 2017 survey.

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

### SCHEDULE

#### PART A SHOPPING AND FINANCIAL & PROFESSIONAL SERVICES

##### **Class A1: Shops**

Use for all or any of the following purposes—

- (a) for the retail sale of goods other than hot food;
- (b) as a post office;
- (c) for the sale of tickets or as a travel agency;
- (d) for hairdressing;
- (e) for the display of goods for retail sale;
- (f) for the hiring out of domestic or personal goods or articles; or
- (g) for the reception of goods including clothes or fabrics to be washed, cleaned or repaired either on or off the premises

where the sale, display or service is to visiting members of the public.

##### **Class A2: Financial, professional and other services**

Use for the provision of services which it is appropriate to provide in a shopping area, where the services are provided principally to visiting members of the public including—

- (a) financial services; or
- (b) professional services.

#### PART B INDUSTRIAL AND BUSINESS USES

##### **Class B1: Business**

Use—

- (a) as an office other than a use within Class A2 (Financial, professional and other services);
- (b) as a call centre; or
- (c) for research and development which can be carried out without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

##### **Class B2: Light Industrial**

Use for any industrial process which can be carried out without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

##### **Class B3: General Industrial**

Use for the carrying on of any industrial process other than one falling within Class B2.

##### **Class B4: Storage or distribution**

Use for storage or as a distribution centre.

#### PART C RESIDENTIAL USES

##### **Class C1: Dwellinghouses**

Use as a dwellinghouse (whether or not as sole or main residence)—

- (a) by a single person or by people living together as a family; or
- (b) by not more than 6 residents living together as a single household where care is provided for residents.

##### **Class C2: Guest houses**

Use as a boarding or guest house or as a hostel where, in each case, no significant element of care is provided.

##### **Class C3: Residential institutions**

Use—

- (a) for the provision of residential accommodation and care to people in need of care (other than a use within Class C1 (Dwellinghouses));
- (b) as a hospital or nursing home; or
- (c) as a residential school, college or training centre.

##### **Class C4: Secure residential institutions**

Use for the provision of secure residential accommodation, including use as a prison, young offenders centre, detention centre, juvenile justice centre, short term holding centre, secure hospital, or use as a military barracks.

#### PART D COMMUNITY, RECREATION AND CULTURE

##### **Class D1: Community and Cultural Uses**

Any use (not including a residential use)—

- (a) for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner;
- (b) as a crèche, day nursery, after school facility or day centre;
- (c) as a community centre;
- (d) for the provision of education;
- (e) for the display of works of art (otherwise than for sale or hire);
- (f) as a museum;
- (g) as a public library or reading room;
- (h) as a public hall or exhibition hall; or
- (i) as a law court.

##### **Class D2: Assembly and leisure**

Use as a—

- (a) bingo hall;
- (b) cinema;
- (c) concert hall;
- (d) dance hall;
- (e) theatre.

