

INTRODUCTION



WELCOME

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

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

THE STUDY AREA

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

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

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



HAVE YOUR SAY

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

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

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

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

CONSULTATION PERIOD

When: 28th November 2016 - 4th March 2017

Where: Consultation Boards on public display at:

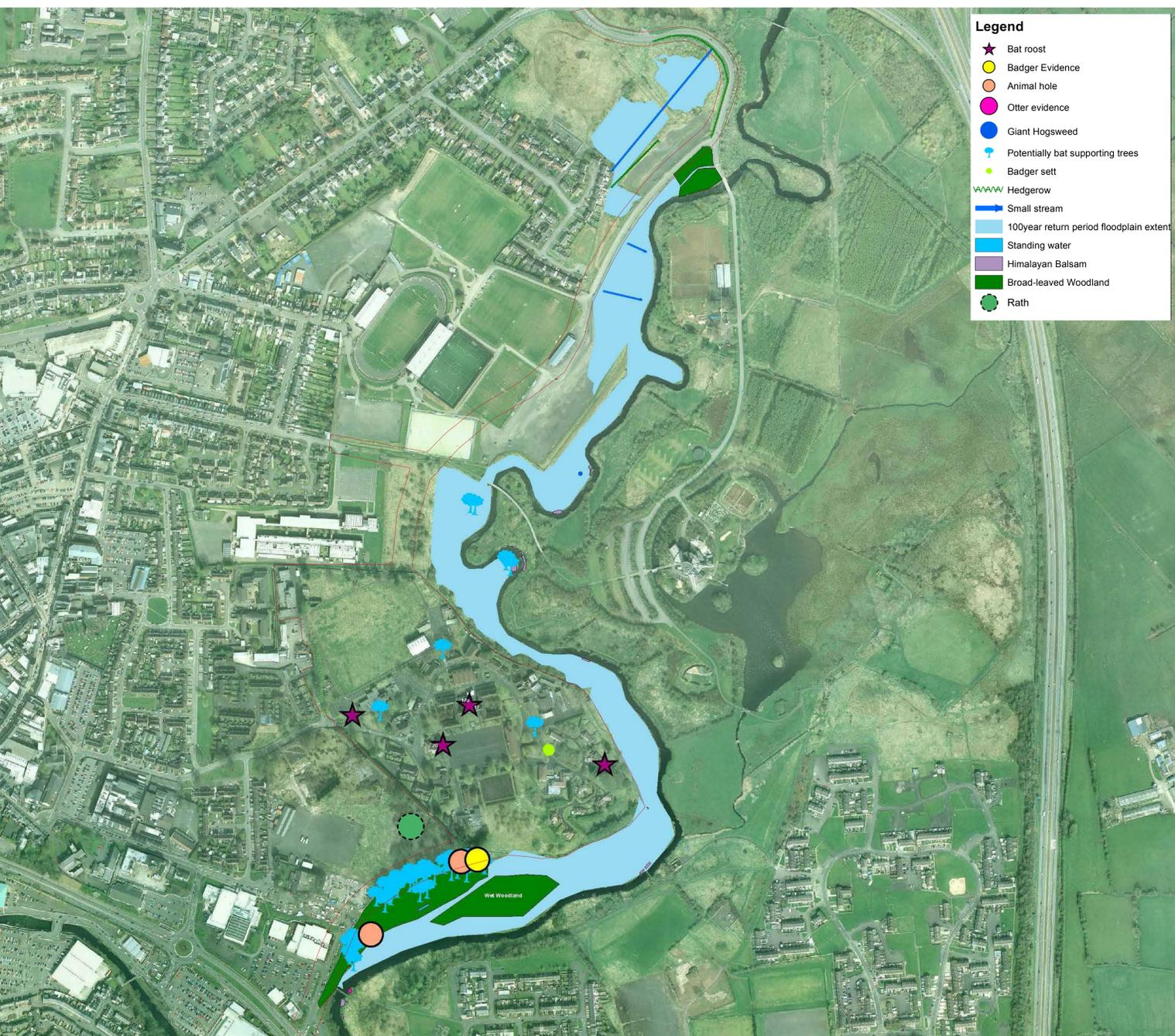
- The Braid - Ballymena Town Hall, Museum & Arts Centre
- www.communities-ni.gov.uk/stpatricks-barracks
- The following Community Centres:
 - Ballee: 30th Nov - 8th Dec 2016
 - Ballykeel: 8th Dec - 22nd Dec 2016
 - Harryville: 22nd Dec - 5th Jan 2017
 - Dunclug: 5th Jan - 19th Jan 2017
 - Tullygarley: 19th Jan - 2nd Feb 2017
 - Galgorm: 2nd Feb - 16th Feb 2017

PUBLIC DROP-IN EVENT

When: Wed 7th December 2016, 4.30pm - 7.30pm

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

INFORMATION GATHERING



ISSUES/ OPPORTUNITIES

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

ANALYSIS CONSIDERATIONS

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

TRANSPORTATION AND MOVEMENT

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

PUBLIC AND STAKEHOLDER ENGAGEMENT

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



150 ATTENDEES
40 SURVEYS RETURNED
5 ADDITIONAL SUBMISSIONS

DID YOU ATTEND THE PREVIOUS CONSULTATION OPEN DAYS?



LIKES HISTORY, POTENTIAL, BUILDINGS, LOCATION

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

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

ST. PATRICK'S BARRACKS, BALLYMENA

DEVELOPMENT PLAN



DO YOU AGREE WITH THE PROPOSED USES OF LAND?



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

PROPOSED DEVELOPMENT



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

PROPOSED DEVELOPMENT

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

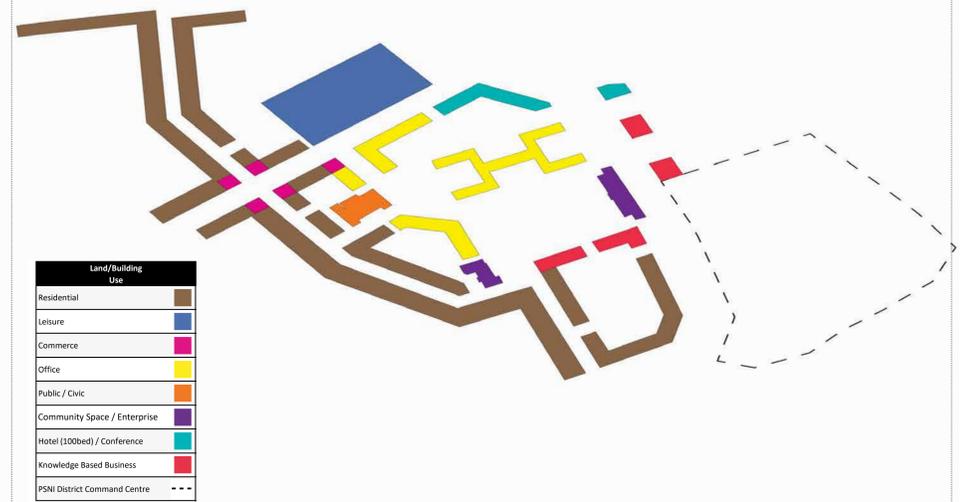
The draft Development Plan seeks to take cognisance of the scale, character and layout of the existing built form within St Patrick's Barracks. Subject to viability it may be possible to retain some existing buildings, including the parade ground. Proposed building heights range from two to three storeys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

BUILDING TYPE

Indicative Building Heights



Indicative Building Footprints and Associated Uses



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



ST. PATRICK'S BARRACKS, BALLYMENA

MOVEMENT & TRANSPORT



PROPOSED CONNECTIONS

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

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

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

