

MONTAGUE AVENUE



PRE-APPLICATION COMMUNITY CONSULTATION

A proposed residential development with associated access works, landscaping provision, public open space, car parking and general site works at vacant industrial lands north of Nos 2-34 Montague Avenue, west of Nos 21-51 Toome Road and Nos 1-5 Riverside Terrace, south of Ballee Burn and east of Railway Line, Ballymena

HELLO & WELCOME

Introduction

Welcome to our Pre-Application Community Consultation (PACC) relating to our proposals for a new residential development with associated access works, landscaping, provision of public open space, car parking and general site works at vacant industrial lands north of Nos 2-34 Montague Avenue, west of Nos 21-51 Toome Road and Nos 1-5 Riverside Terrace, south of Ballee Burn and east of Railway Line, Ballymena.

Purpose of Consultation and Next Steps

The purpose of this consultation is to share our indicative proposals with the community and other interested parties, prior to the submission of a Full Planning Application to Mid & East Antrim Borough Council.

We are committed to engaging with members of the wider community and are now undertaking a period of pre-application community consultation (PACC) on our proposals.

The feedback received will be shared with the design team and will help to shape our proposals prior to the submission of a planning application. We will prepare a Pre-Application Community Consultation Report which will provide a summary of all feedback, our response and how we have incorporated any appropriate feedback into the final proposals for the scheme. This report will be submitted as part of the Full Planning Application to Mid & East Antrim Borough Council.

How to find out more and provide feedback

Consultation Event

An in-person consultation event is taking place on Wednesday 24th May 2023 from 2:00pm to 7:00pm at The Braid, 1-29 Bridge Street, Ballymena, BT43 5EJ. Information on the proposals will be on display and members of the design team will be in attendance to answer any queries.

Website

Our virtual consultation website (www.MontagueAvenueConsultation.com) is a one-stop-shop for all information on our proposals. You can browse our plans and view information documents relating to our proposals.

Download the Proposal Pack

You can download an electronic copy of the proposals pack on our website, all you have to do is click on the link within the homepage. If you have any issues downloading the pdf then please call MCE on 028 9026 7099, or alternatively email comments@mcecomms.com.

Providing Feedback

Comment cards can be completed at the in-person consultation event on Wednesday 24th May.

An online feedback form can also be completed on the website homepage.

If you have any issues providing feedback via the comment cards, please contact the consultation manager using the details below.

Speak to Us

Our project team is also available Monday-Friday 9am-5pm to discuss the proposals or respond to any queries you may have.

Contact: MCE
Tel: 028 9026 7099
Email: comments@mcecomms.com

Closing date for feedback – Wednesday 7th June 2023, 5pm

STRATEGIC CONTEXT & SITE LOCATION

The subject site is located at vacant former industrial lands north of Nos 2-34 Montague Avenue, west of Nos 21-51 Toome Road and Nos 1-5 Riverside Terrace, south of Ballee Burn and east of Railway Line, Ballymena.

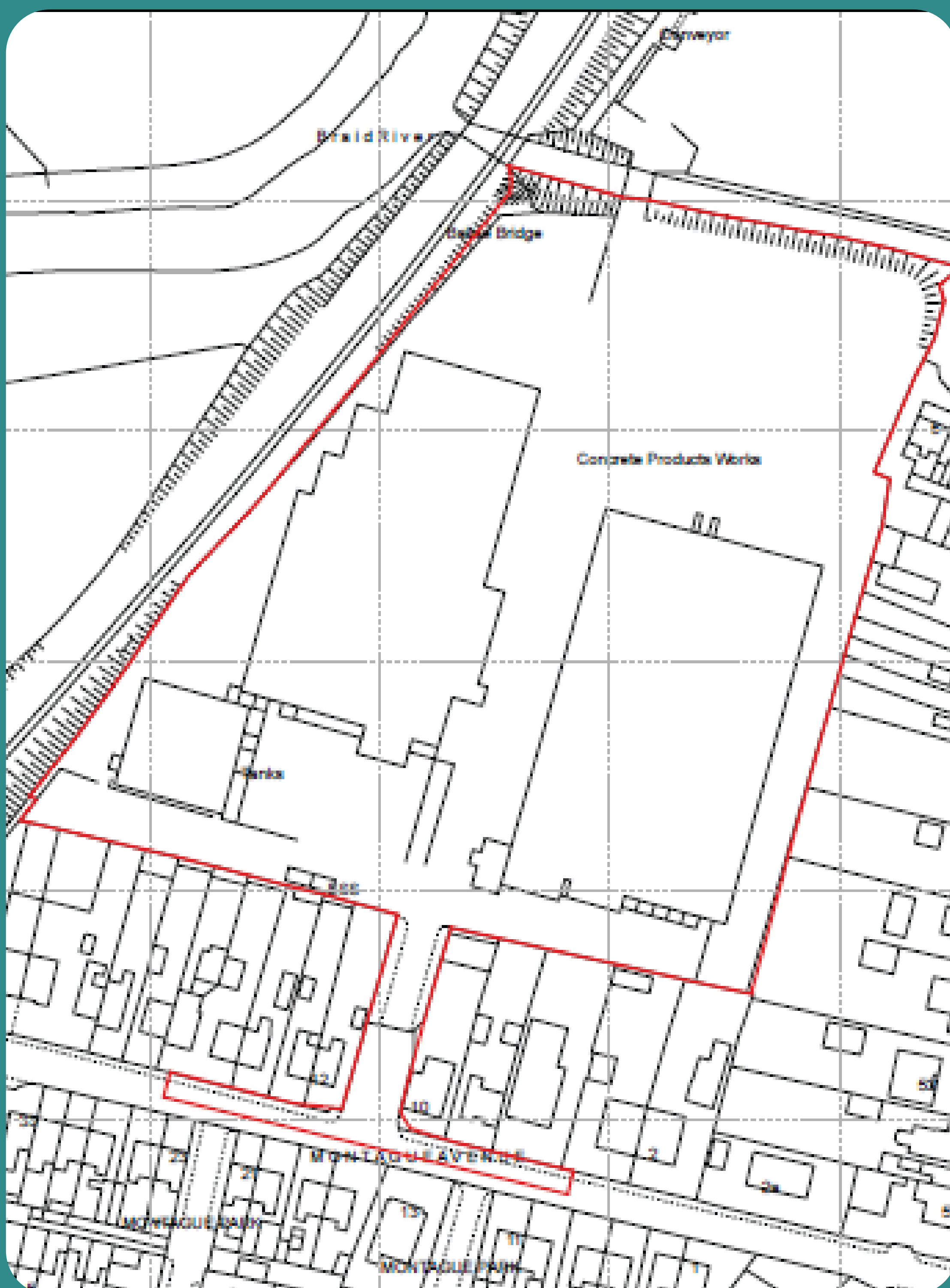
Ballymena is a “Main Hub” town as designated in the Regional Development Strategy 2035 (RDS). It is a main town in the Mid and East Antrim Council area and is one of the three main towns along with Carrickfergus and Larne. The site is therefore located in the main growth town in the Council area.

The site is located about 700m from the edge of Ballymena town centre. It is accessed from Montague Avenue which links via Toome Road to Antrim Road - a main arterial route out of the town south bound.

It is within walking distance of shops and services on Antrim Road. There is a local church in the area and primary school close by.

The site extends to about 2.2ha of lands irregular in shape. It is currently occupied by a number of industrial sheds formerly used as part of the concrete product plant that previously occupied the site. Elsewhere the site has large areas of hardstanding. Access to the site is from Montague Avenue.

The site is in a mixed use area. To the south and east it is bounded by residential streets. To the north it is bounded by the Ballee Burn and to the west it is bounded by the railway line.



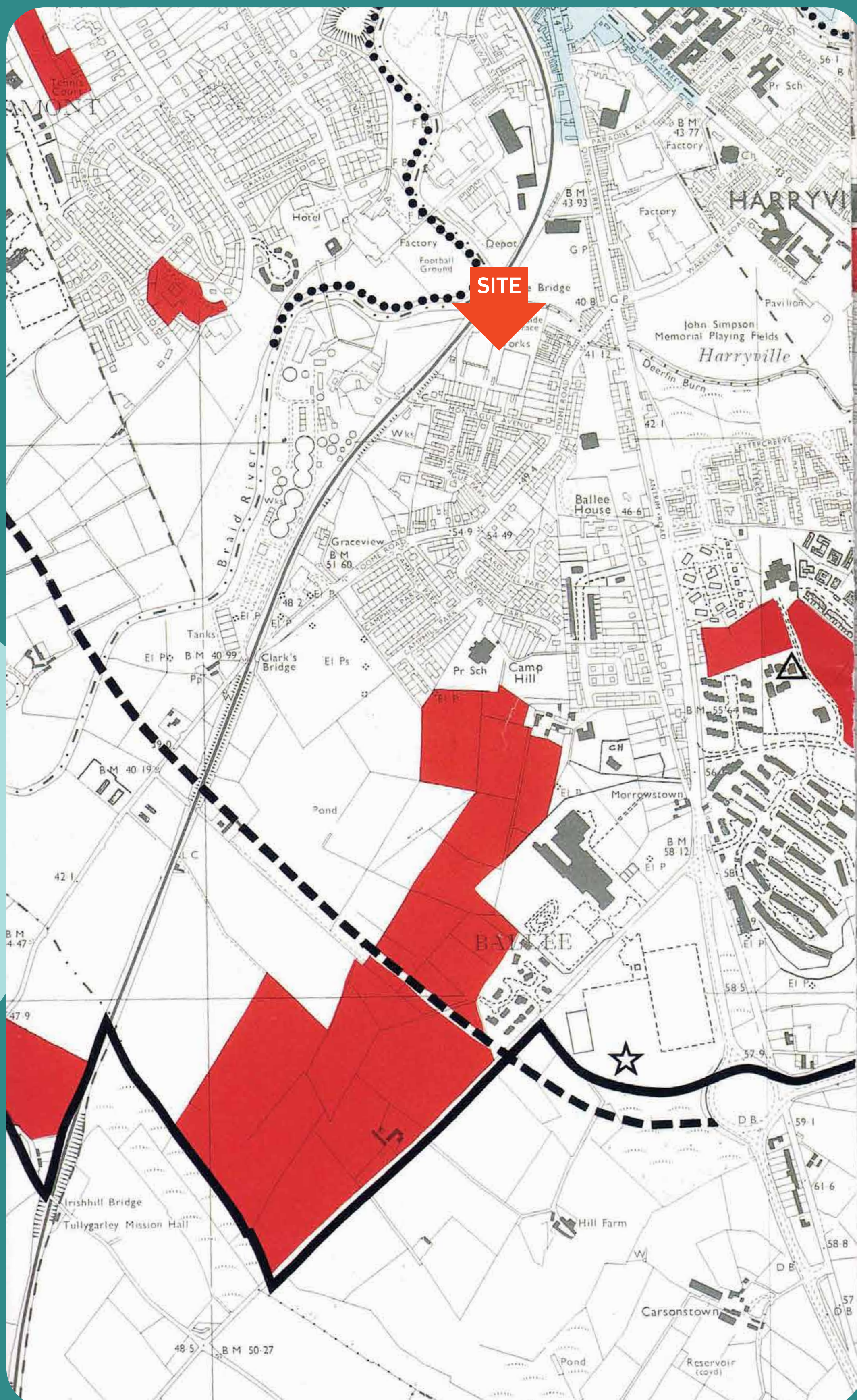
Site location plan – Site outlined in red

AREA PLAN & POLICY CONTEXT

Ballymena Area Plan 1986-2001 (BAP) is the Local Development Plan for the assessment of this proposal. The lands are left unzoned in the Plan. There is currently no industrial activity on the lands and the buildings are falling into disrepair.

The Council are preparing a new Local Development Plan. The current draft Plan Strategy includes a requirement to provide 991 new homes in Ballymena by 2030.

As part of the planning application the applicant will submit technical reports dealing with the policy compliance of the proposal having regard to traffic, drainage, ecology, contamination, loss of industrial land and suitability of the housing layout. The applicant will address the policies contained in the adopted and emerging Local Development Plans, the Strategic Planning Policy Statement, and various Planning Policy Statements and Development Control Advice Notes prepared by the Council and Department for Infrastructure.



BALLYMENA AREA PLAN
Proposals Map No. 2
Ballymena Town Map

Development Limit (16-4)	—
Proposed Pathway (16-14)
Central Area (16-29)	□
Industrial Area (16-9)	■
Housing Area (16-7)	■
Trim Trail & Transit Caravan Park (16-14)	☆
Community Centre (16-19)	△
Educational Use	■
Open Space (16-13)	■
Road (16-11)	---

NUMBERS REFER TO WRITTEN STATEMENT
eg. (16-4)

Scale: 1 : 10,000

Extract from Ballymena Area Plan

SITE PROPOSALS

A new residential development of 64 new homes comprising of...

- 3 no. detached 3 bedroom + study
- 50 no. semi-detached 3 bedroom
- 11 no. townhouse 3 bedroom
- All dwellings will have accessibility to a car parking space
- All dwellings will have private rear amenity space and front gardens
- Large area of communal public amenity space



Proposed Site Layout

SAMPLE HOUSE TYPE

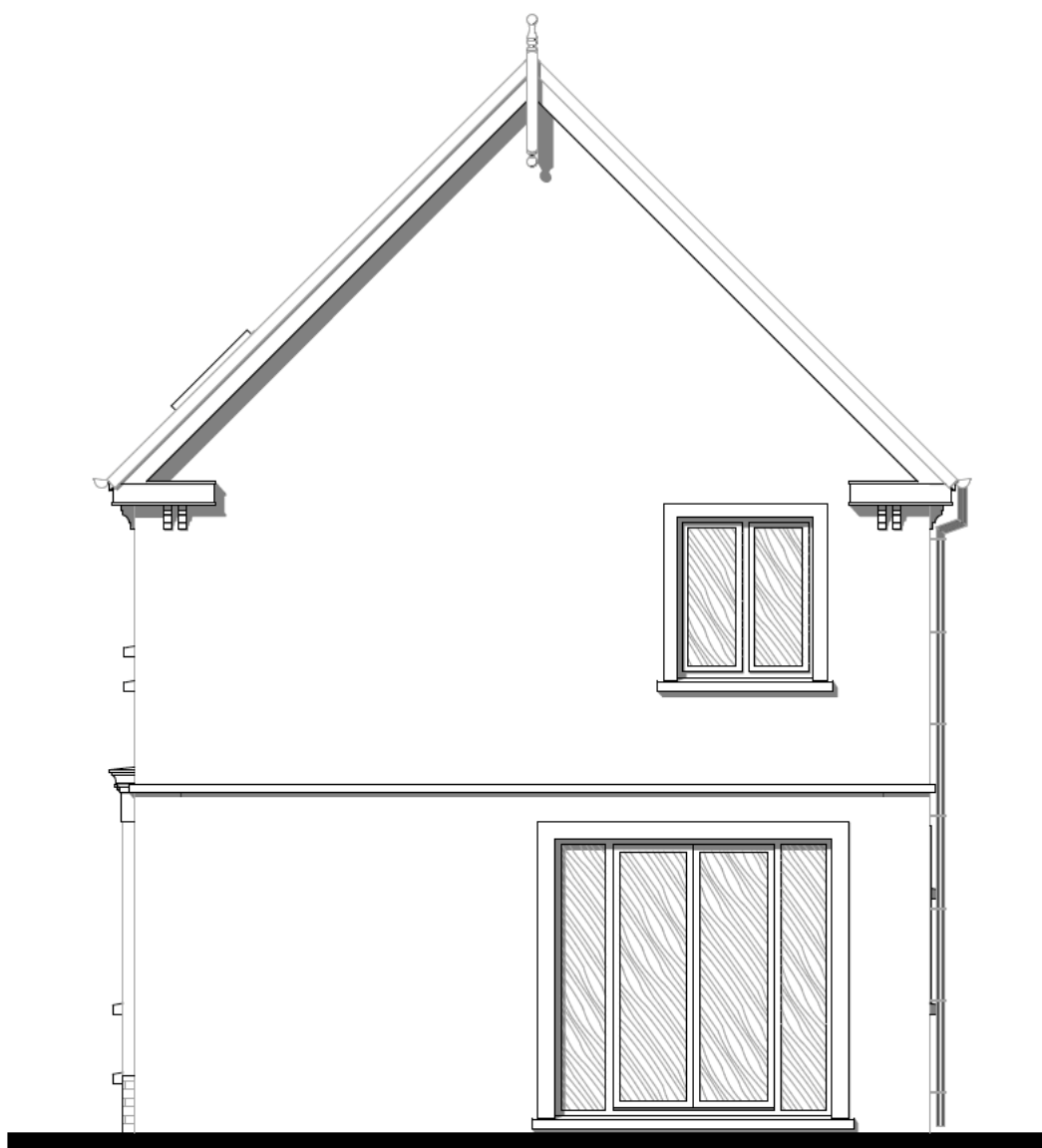
DETACHED 3 BEDROOM + STUDY



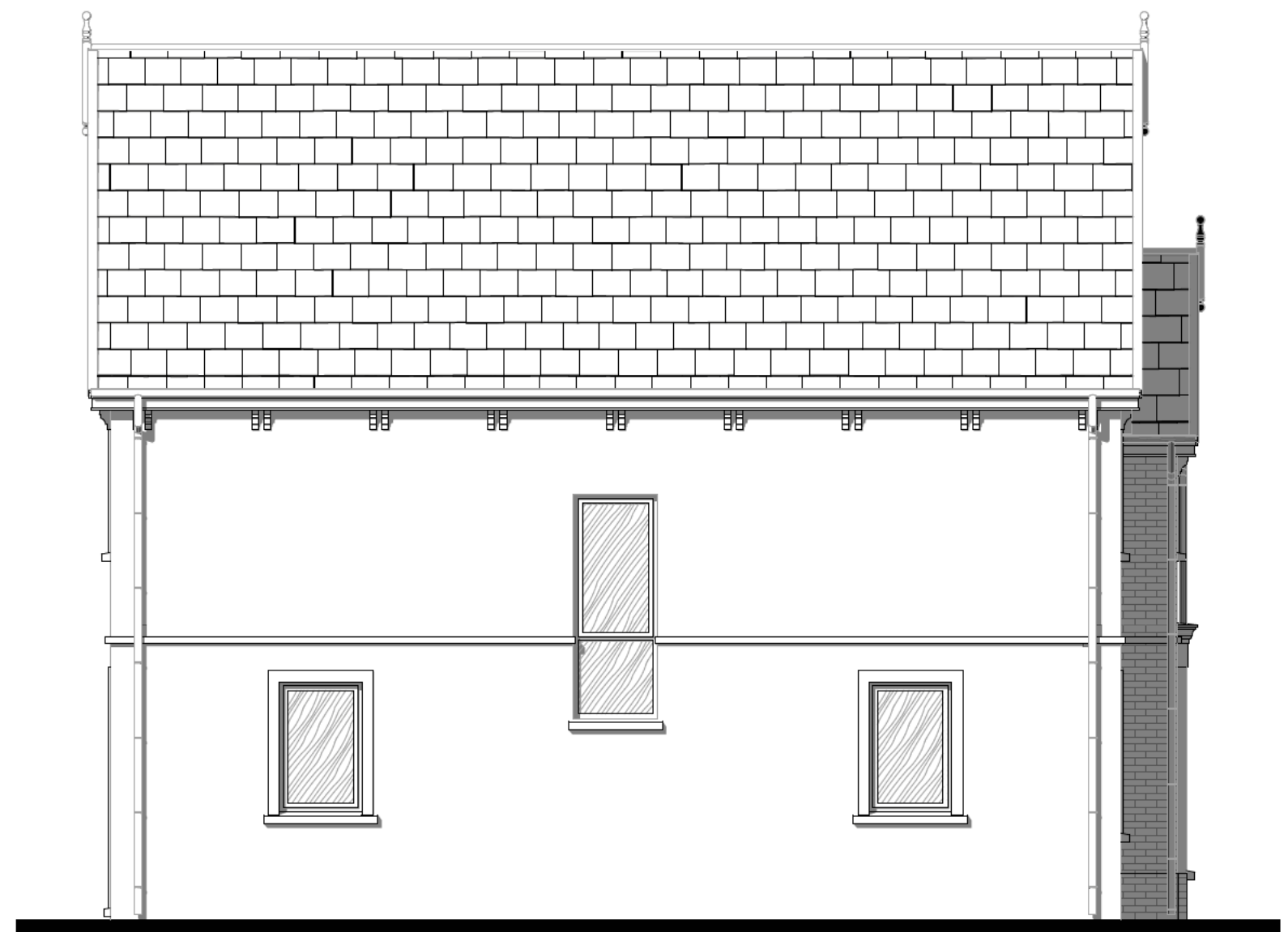
Front Elevation
1:100



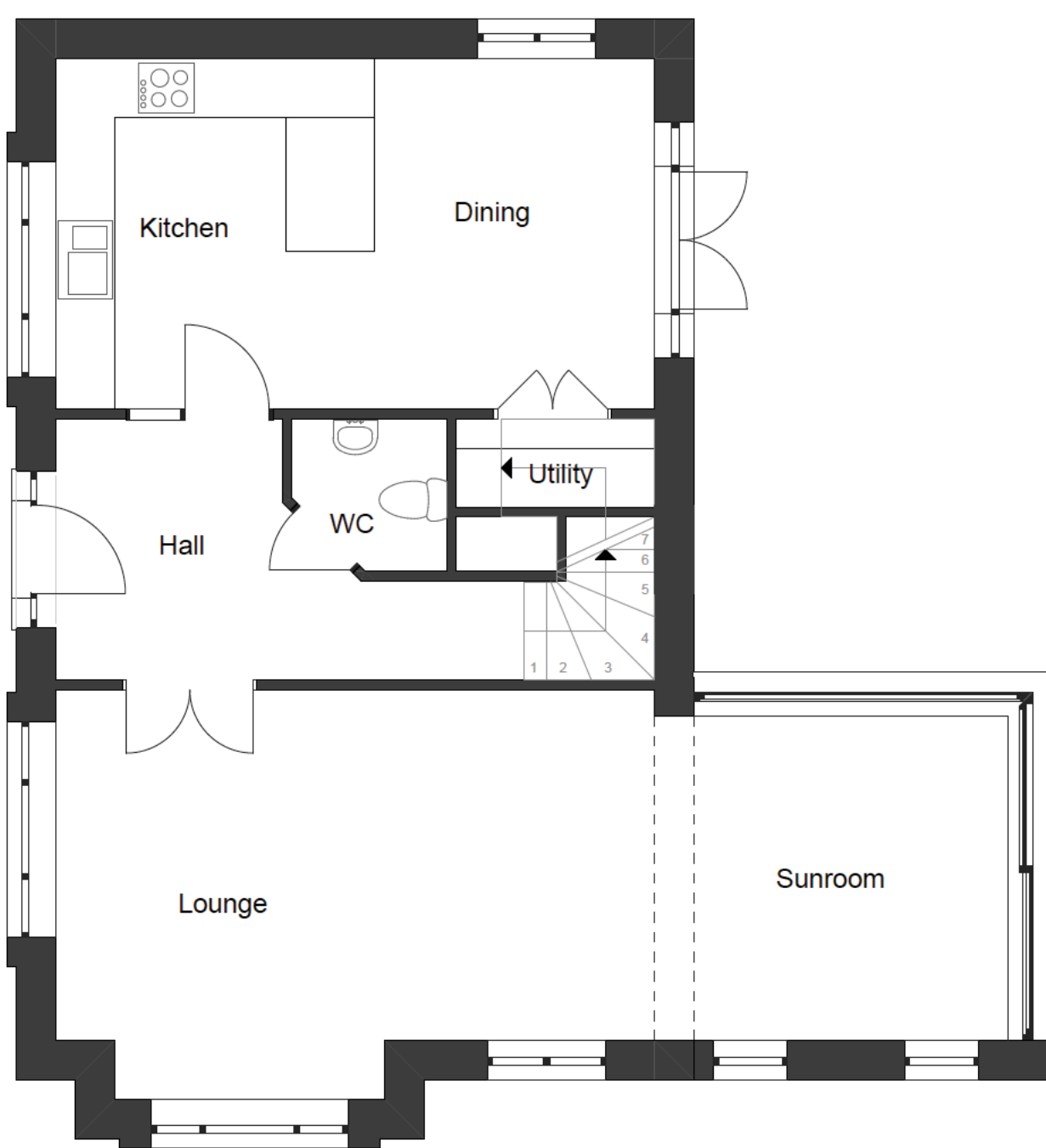
Side Elevation 1
1:100



Rear Elevation
1:100



Side Elevation 2
1:100



Ground Floor Plan
1:100



First Floor Plan
1:100

SAMPLE HOUSE TYPE

SEMI-DETACHED 3 BEDROOM



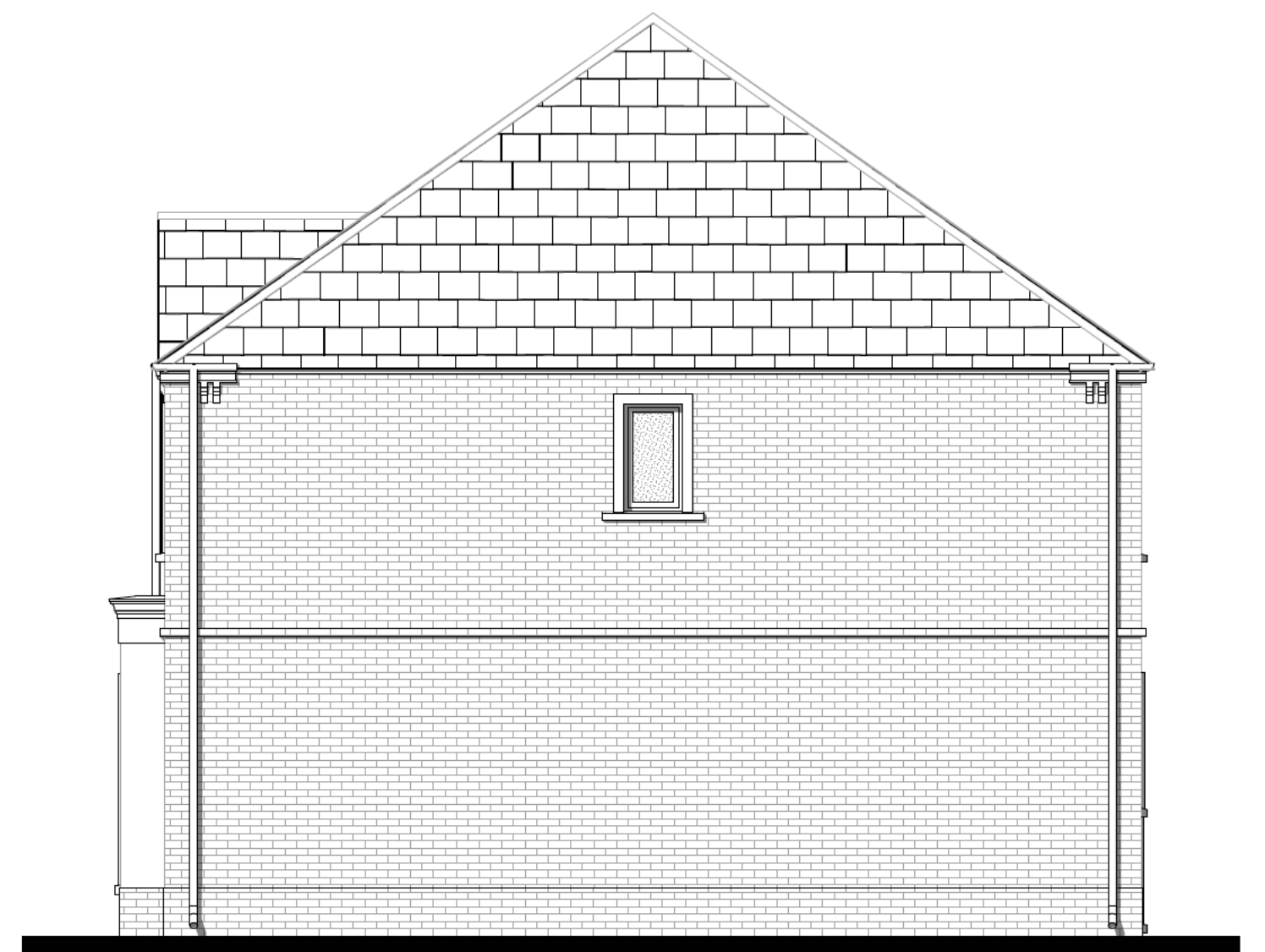
Front Elevation
1:100



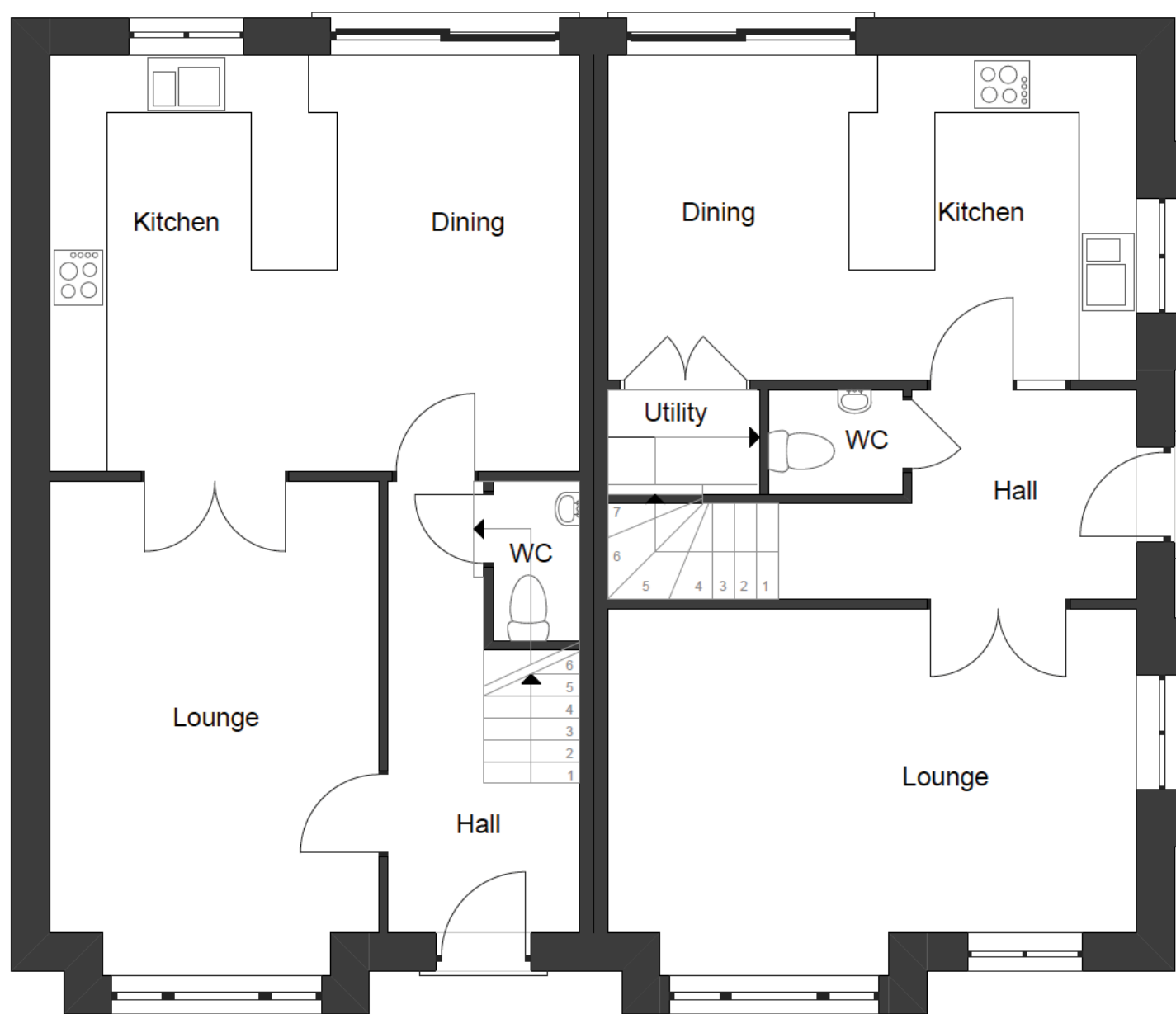
Side Elevation 1
1:100



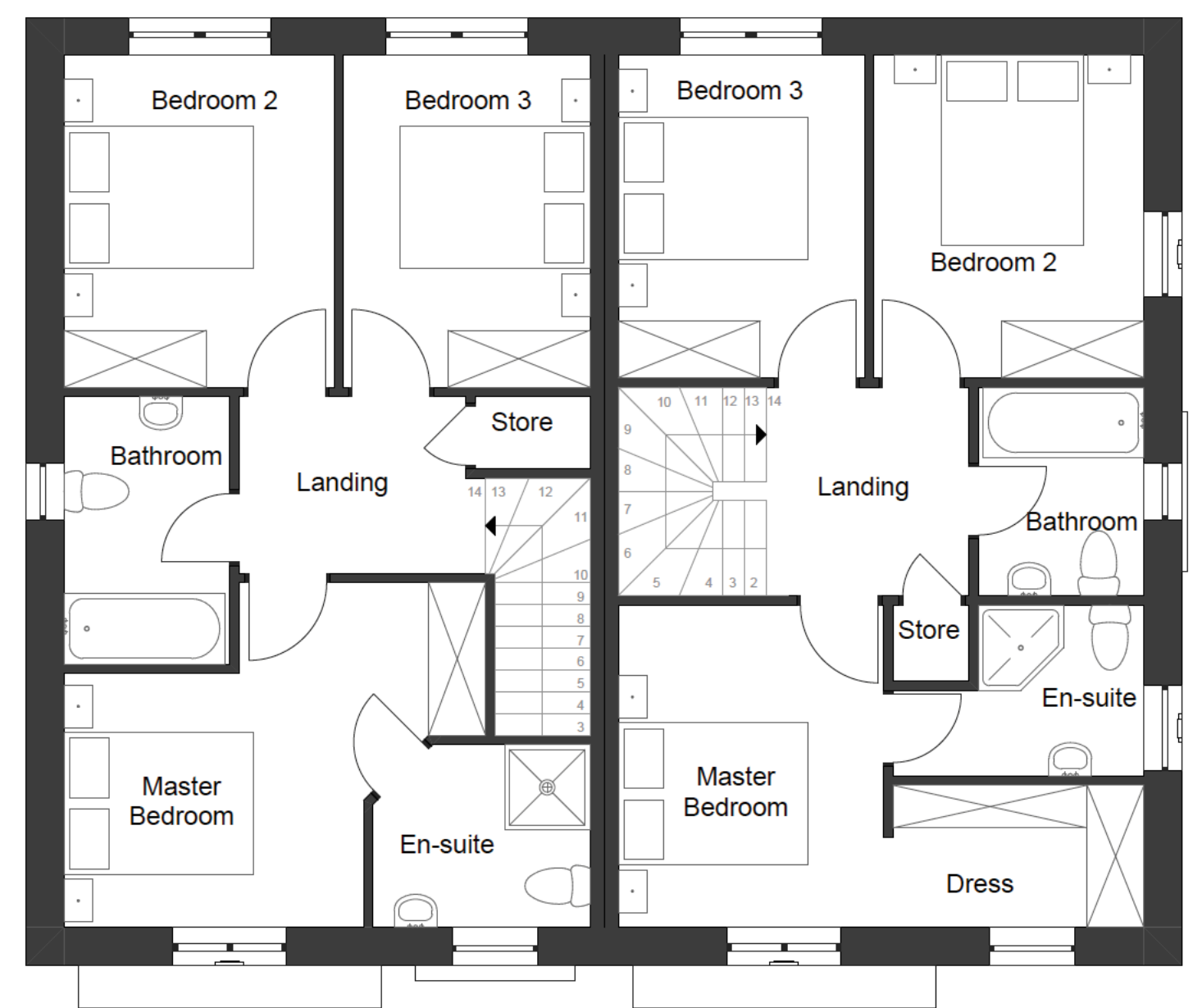
Rear Elevation
1:100



Side Elevation 2
1:100



Ground Floor Plan
1:100



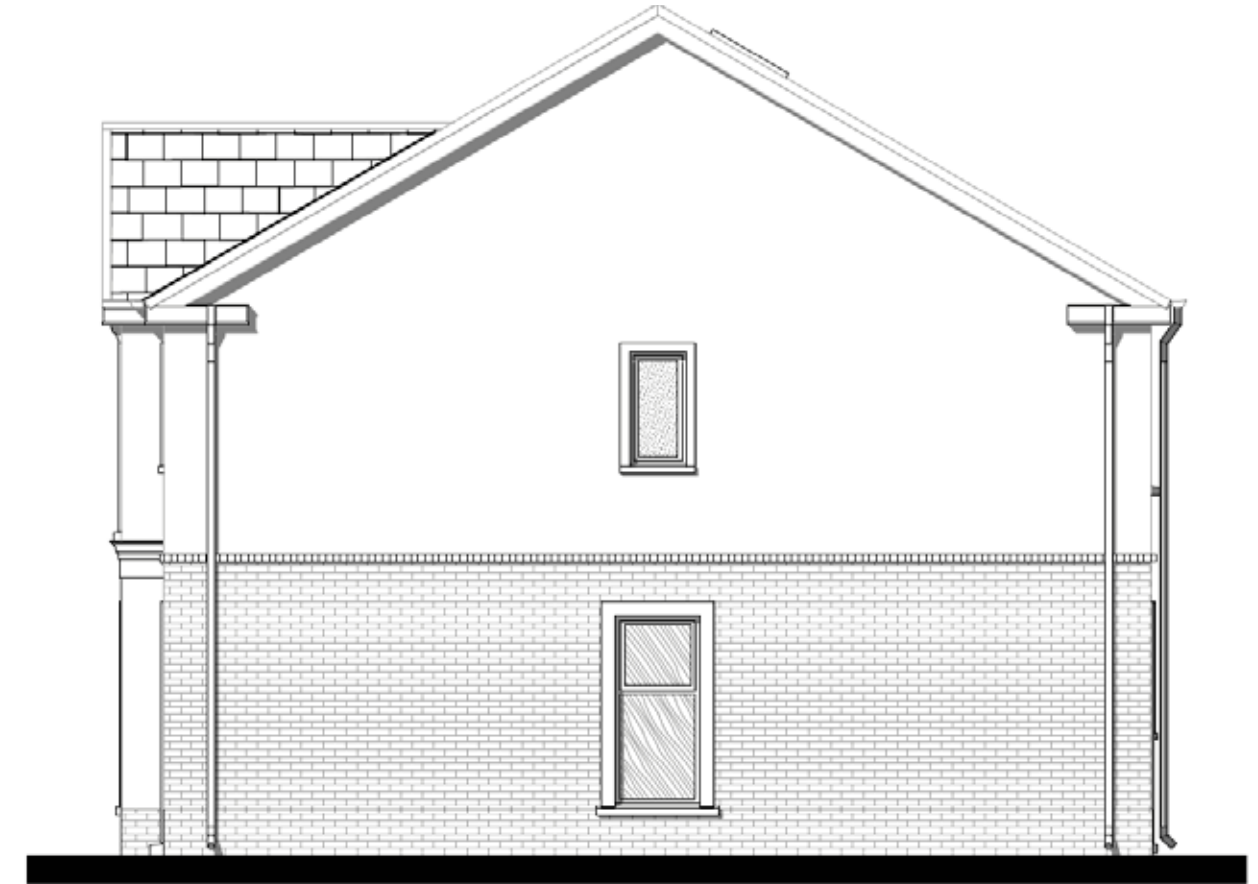
First Floor Plan
1:100

SAMPLE HOUSE TYPE

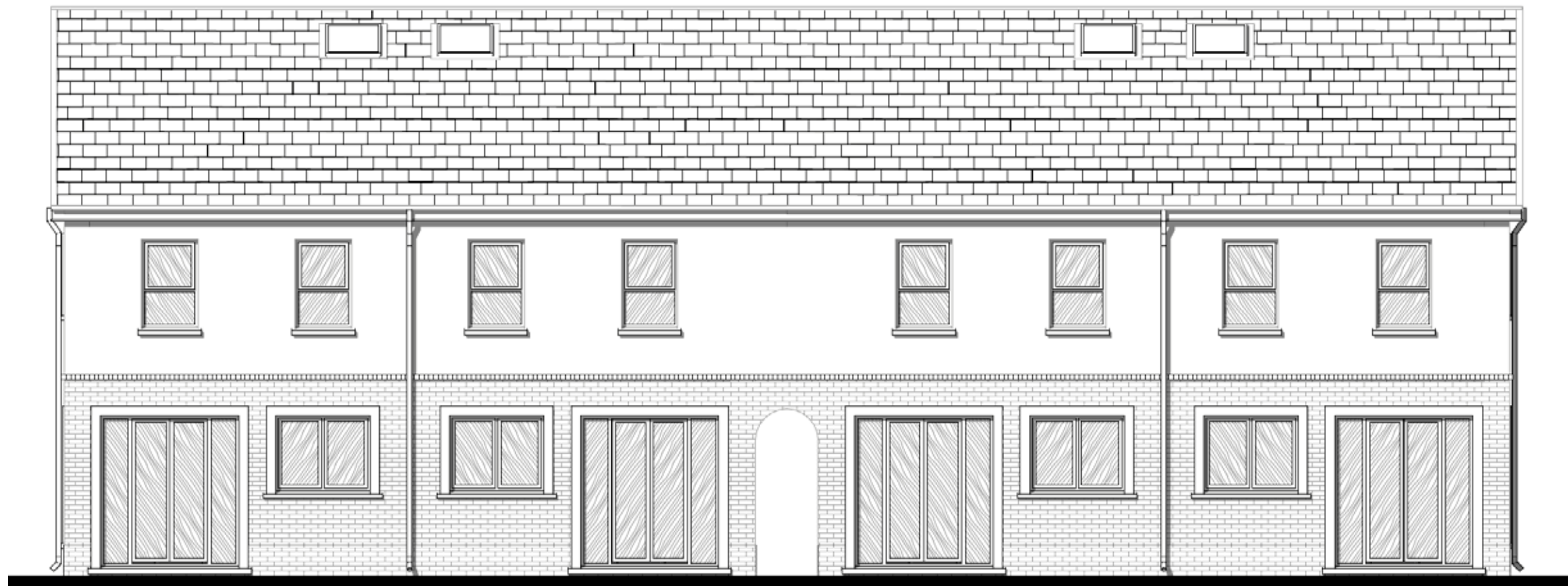
TOWNHOUSE 3 BEDROOM



Front Elevation
1:100



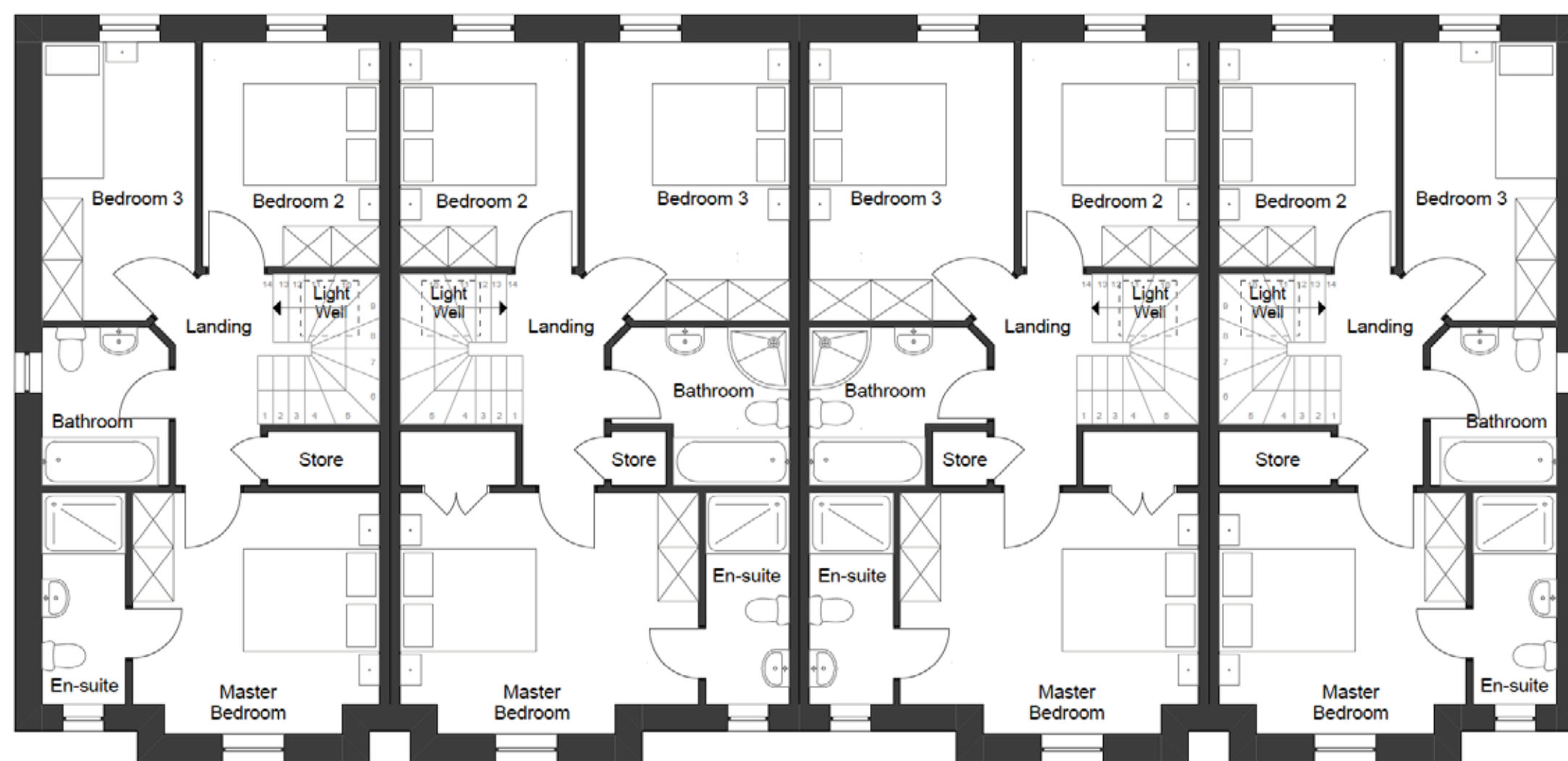
Side Elevation 1
1:100



Rear Elevation
1:100



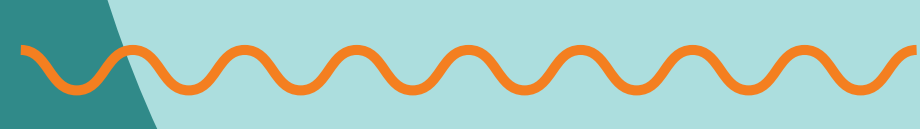
Side Elevation 2
1:100



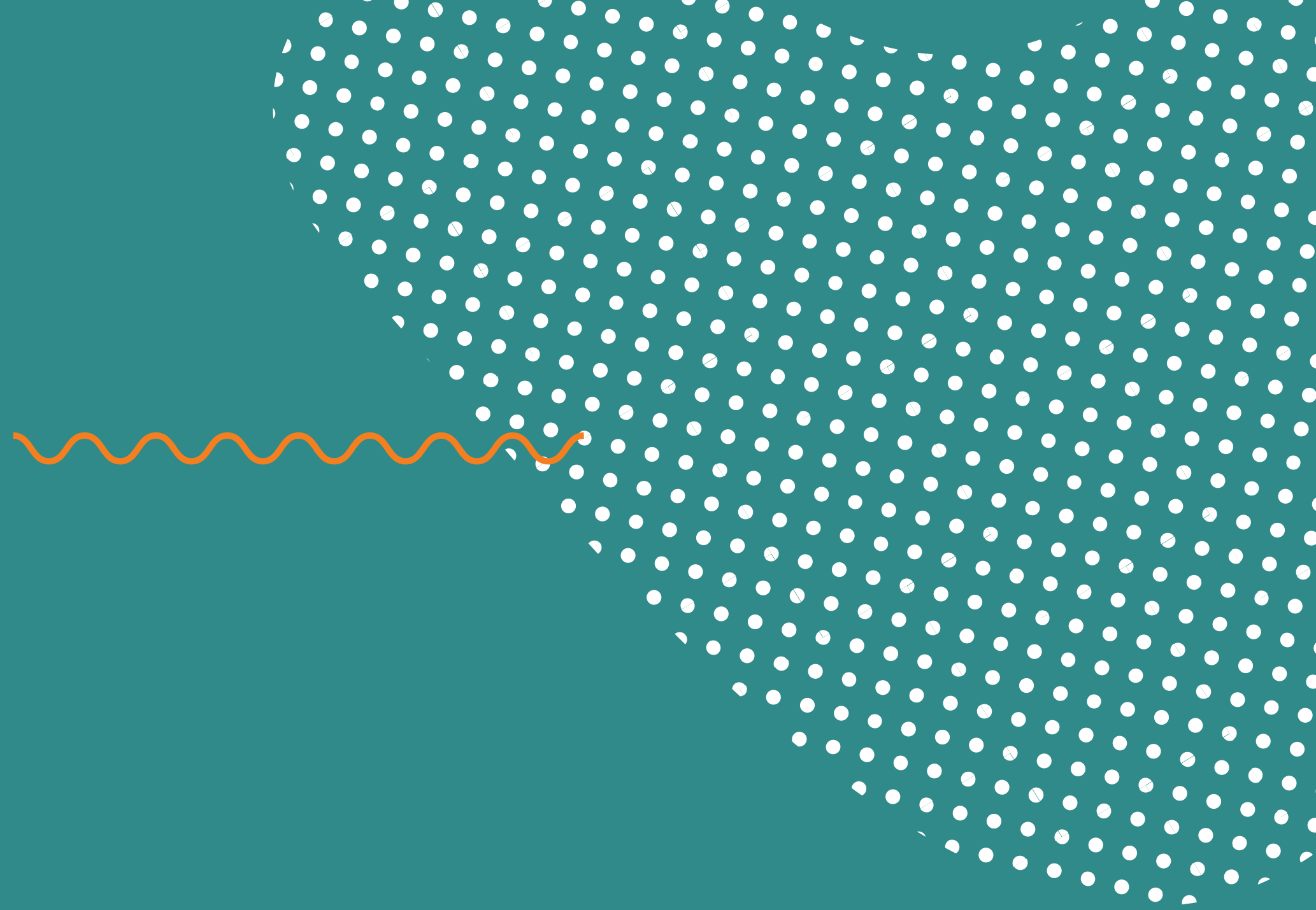
First Floor Plan
1:10



PROPOSED AERIAL VIEWS



PROPOSED AERIAL VIEWS



PERSPECTIVES



BENEFITTING THE COMMUNITY

The development proposals will deliver a number of community and economic benefits as outlined below:

- Creation of 60 new homes in an area of housing need
- Provision of 80-100 construction jobs over a 2-3 year build period
- Investment of c. £10 million in the local economy

HAVE YOUR SAY

Get in Touch

Give Us a Call

If you would like a member of the team to discuss our proposals over the phone with you, you can call us on 028 9026 7099

Complete a Comment Card

Comment cards can be completed at the in-person event on Wednesday 24th May 2023 and returned to a member of our project team.

Electronic comment cards can be completed on the homepage of our website
www.MontagueAvenueConsultation.com

Write to Us

If you wish to make comments on the proposals, and are unable to complete a comment card, you can also do so in writing by sending a letter to:

MCE
Urban HQ
Eagle Star House
5-7 Upper Queen Street
Belfast
BT1 6FB

Email

You can contact us via email at comments@mcecomms.com

Closing date for feedback – Wednesday 7th June 2023, 5pm

