

- 4.6 The primary retail core centres around Hill Street, John Mitchel Place, Merchant's Quay and the upper part of Monaghan Street, together with Buttercrane and The Quays shopping centres.
- 4.7 A primary retail frontage is designated along both sides of Hill Street. This is to retain the focus of retail use and ensure the maintenance of a compact shopping environment.
- 4.8 The plan also contains a policy on town centre housing. It is acknowledged that specific housing areas provide valuable housing stock and are homes for established communities which contribute to the variety and vitality of life in the city centre. Accordingly there is a policy restricting change of use to non residential uses. In addition proposals for new housing on derelict or backland sites and re-use of upper floors for residential use can help support variety and vitality within the city centre.
- 4.9 Ten Development Opportunity Sites have been identified within the City Centre. Table 1 provides the current status of the development opportunity sites identified in the BNMAP.

Table 1: Newry Development Opportunity Sites

Plan Ref	Location	Area Plan Proposal	Current Status	Planning History
NY81	Lower Catherine St	Office and residential use	Tbc at Survey Stage	Car Parking – Approved 20/05/2013
NY82	Merchants Quay North	Office, commercial, leisure and cultural together with residential	Not developed	Nothing Applicable
NY83	Merchants Quay Middle	Office, commercial, leisure and cultural together with residential.	Not developed	Nothing Applicable
NY84	Bank Parade	Residential, office, leisure and cultural.	Not developed	Mixed Use development (49 residential units, cafe and offices) Approval lapsed.
NY85	Merchants Quay South	Retail, office, commercial, leisure and cultural	Not developed	Nothing Applicable
NY86	North Street	Office, leisure and residential use	Not developed	Nothing Applicable
NY87	John Mitchel Pl/St Mary's St	Retail, office, and commercial together with a residential	Not developed	Nothing Applicable
NY88	Courtney Hill	Employment, educational, leisure and cultural together with residential element.	Not developed	Development of Community Treatment and Care Centre Outline Approval 14/05/2015
NY89	Middlebank, Albert Basin	Mixed use – office, leisure and residential.	Not developed	Upgrading existing pathway and access along greenway, new pedestrian crossings at the weir and Victoria Lock gates – Decision Pending
NY90	Warrenpoint Road	Mixed use	Tbc at Survey Stage	Retail led, mixed use scheme incorporating a food superstore, non-food retail units, enterprise centre and 50 No apartments - Approved 25/06/2012

(For DOS locations see map in Appendix3, Part 1)

Crossmaglen

- 4.10 The largest town in South Armagh, it has developed around a large market square. More recently the focus of commercial activity has moved from the square to North Street. There are opportunities for retail activity within the town centre in particular around Cardinal O Fiaich Square and along Newry Street where there are vacant and underutilised units.
- 4.11 A town centre boundary is designated for Crossmaglen (see Appendix 3, Part 4). This includes Cardinal O Fiaich Square, North Street leading to No. 7 Blaney Rd, Newry Street as far as No.26 and Cullaville Rd to the PSNI station. An Area of Townscape Character is also designated, this incorporates most of the town centre with the exception of the PSNI station, Crossmaglen Enterprise Centre and the Health Centre.
- 4.12 Three Development Opportunity Sites have been identified within the town centre. Table 2 provides the current status of the development opportunity sites identified in the BNMAP. The Mill Lane opportunity site comprises the cattle market and adjoining under-utilized backlands. The Cardinal O Fiaich Square site occupies a prominent position fronting onto the square and entails a vacant plot of land. The Dundalk Road site comprises undeveloped rear cultilages of 29-30 Cardinal O Fiaich Square and land adjacent to No.8 Dundalk Rd.

Table 2: Crossmaglen Development Opportunity Sites

Plan Ref	Location	Area Plan Proposal	Current Status	Planning History
CM13	Mill Lane	Commercial & residential	Not developed	Nothing Applicable
CM14	38-40 Cardinal O Fiaich Square	Commercial & residential	Tbc at Survey Stage	New office premises – Approved 7/02/2014
CM15	Dundalk Road	Commercial & residential	Not developed	P/2010/0964/F Retail unit and 4 apartments Approval lapsed LA07/2015/0780/F Retail unit and 4 apartments – Pending.

(For DOS locations see map in Appendix3, Part 4)

Warrenpoint

- 4.13 A town centre boundary is designated for Warrenpoint (see Appendix 3, Part 8). It includes Charlotte Street and Church Street between the PSNI Station and the Church of Ireland and on the opposite side between the Square and Great Georges Street (South). It also includes the Square and Dock Street. An Area of Townscape Character is also designated and incorporates the town centre and seafront.

4.14 There are opportunities for new retail activity within the town centre particularly on Church Street where there are vacant and under-utilised units. These have the potential to be re-developed or refurbished with an option to use the upper floors for non-retail use.

4.15 Five Development Opportunity Sites have been identified within the town centre. Table 3 provides the current status of the development opportunity sites identified in the BNMAP. The Newry Street, Dockside site entails a car park. The current plan suggests that new development fronting Newry Street with car parking relocated to the rear would provide enhanced visual approach to the town centre.

4.16 The site of the former Liverpool Hotel on Mary Street is identified as an opportunity site. Now demolished this vacant site could be suitable for residential, hotel or office use. The site at the corner of St Peter's Street and Thomas Street comprises the old technical college and adjacent under-utilised land.

Table 3: Warrenpoint Development Opportunity Sites

Plan Ref	Location	Area Plan Proposal	Current Status	Planning History
WB 29	Newry Street, Dockside	Resaurant, bar, office or retail	Not developed	Nothing Applicable
WB 30	Mary Street	Residential, hotel or office use	Not developed	Nothing Applicable
WB 31	St Peter's Street/Thomas Street	Office and residential.		P/2007/0731/F. Retention of conversion to 2 self contained flats
WB 32	Osborne Hotel, Osborne Promenade	Residential or hotel use.	Not developed	P/1997/1251 Apartments & townhouses Approval lapsed.
WB 33	The Baths, Seaview	Leisure/watersports or conference facility.	Not developed	LA07/2015/0369/F Redevelopment of the Warrenpoint Baths including refurbishment and extension of existing Adventure Centre, Community Function Room, Seaweed baths/spa, Coffee shop and external venue space. Decision pending.

(For DOS locations see map in Appendix3, Part 8)

Newtownhamilton

4.17 It is acknowledged that Newtownhamilton is smaller both in terms of population (800¹⁰) and its services and facilities base in comparison with other towns across the District. Nonetheless it is a market town with a high level of service provision for its size which operates as a service centre and focal point

¹⁰ NISRA Census 2011 – Headcount and Household Estimates for Settlements Table

for a large rural area. The Planning Appeals Commission in their Public Examination Report on the BNMAP concluded that "retention of its town status is necessary to provide the framework for its growth and development"¹¹.

4.18 A town centre boundary is designated for Newtownhamilton (see Appendix 3, Part 7). It includes part of Armagh Street and Dundalk Street, Shamble Lane, the Common and part of Newry Road.

4.19 Seven Development Opportunity Sites have been identified within the town centre. Table 4 provides the current status of the development opportunity sites identified in the BNMAP 2015. The Armagh Rd/The Common comprises a derelict service station with adjoining undeveloped land, together with the livestock market. The site adjacent to No. 60 Armagh Street entails a linear plot with narrow road frontage and is situated between existing residential properties at the northern end of Armagh St. The Shamble lane site is adjacent to the Church of Ireland and forms part of a Local Landscape Policy Area (LLPA) encompassing the church and its setting. The site of a former public toilet block, now demolished, the Shamble Lane/Newry Rd site entails a prominent road frontage site opposite the PSNI station. The Newry Street site entails an undeveloped road frontage site opposite the PSNI station with a community centre and a public house at either end.

Table 4: Newtownhamilton Development Opportunity Sites

Plan Ref	Location	Area Plan Proposal	Current Status	Planning History
NN 08	Armagh Rd/The Common	Mix of commercial and residential	Not developed	Nothing Applicable
NN 09	Adjacent to 60 Armagh St	Residential	Not developed	Nothing Applicable
NN 10	28-30 Armagh St	Small business units	Partly developed	P/2007/0532/F Housing Development (3 units) – Approved 16/07/2008
NN 11	Shamble Lane	Residential or community use	Not developed	P/2006/1536/F Residential Development of 10 apartments. Approval lapsed.
NN 12	Shamble Lane/Newry St	Retail or commercial premises	Not developed	P/2006/1536/F Residential Development, of 10 apartments. Approval lapsed.
NN 13	Newry St	Retail or office development with residential on upper floors.	Not developed	Nothing Applicable
NN 14	45-47 Dundalk Street	Mixed-use development	Developed	P/2012/0565/F Temporary Hot food outlet – 3 year approval granted 07/12/2012

(For DOS locations see map in Appendix3, Part 7)

¹¹ PAC Report published 26 March 2012, Paragraph 1.2.39

Kilkeel

4.20 A town centre boundary is designated for Kilkeel (see Appendix 3, Part 5). It includes part of Newry Street and Greencastle Street, part of Harbour Road adjacent to the square and Newcastle Street.

4.21 Three Development Opportunity Sites have been identified within the town centre. Table 5 provides the current status of the development opportunity sites identified in the BNMAP 2015. The opportunity site at Harbour Road contains a mixture of occupied and vacant properties with an under used car park at the southern end. Harbour Road provides a direct link from the town centre to the harbour. The former health centre site in Knockchree Ave, now demolished, entails a road frontage site flanked by established residential properties. Given the established residential character adverse impact on amenity is a consideration for any development proposals at the Knockchree Ave site.

Table 5: Kilkeel Development Opportunity Sites

Plan Ref	Location	Area Plan Proposal	Current Status	Planning History
KL 26	Newry St /Greencastle St	Supermarket & pharmacy – RM approval 22/11/05	Developed	P/2005/0785/RM supermarket, with associated car parking P/2009/1352/F Ground floor change of use to retail unit Approved 18/12/09
KL 27	Harbour Road	Retailing and offices, residential, cultural and leisure	TBC at survey stage	P/2006/2176/F Apartment development - Approval lapsed. P/2012/0242/F Change of use of former hardware store and amusement arcade to car mechanic and body workshop. Approved 18/07/13
KL 28	Old Health Centre, Knockchree Ave	Civic, community, office or residential	Undeveloped	P/2006/2173/F LA07/2015/0611/F Erect 7 dwellings in substitution for previous approval. Pending

(For DOS locations see map in Appendix3, Part 5)

Ards and Down Area Plan 2015 (ADAP)

Downpatrick

- 4.22 The focal point of the town centre (see Appendix 3, Part 2) is Breen's Corner, with a number of streets extending out in a radial pattern from this point. Market St extends to the south west, English St which runs westwards to the Holy Trinity Cathedral and Irish St which runs south east towards St Patrick's Church. Church St which extends to the north of Breen's Corner, St Patrick's Ave and part of Steam St are also included within the town centre boundary. The Conservation area runs in an arc along English Street, Irish Street and Stream St and is anchored at three points by the town's key ecclesiastical buildings.
- 4.23 The primary retail core is linear in shape, comprising mainly of shops in Market Street, but also includes stretches of Irish Street, Scotch Street, English Street and St Patrick's Avenue. The retail core is short and compact with few breaks in the frontages. The Down Retail Park on the Ballydugan Road is considered too remote to be included within the primary retail core.
- 4.24 There are a number of established residential communities within the town centre and these are designated protected housing in the plan. As well as contributing to the variety and vitality of the town centre, housing can also assist in securing the refurbishment and reuse of buildings of architectural and historic interest and importance.
- 4.25 The town centre housing areas also contain listed buildings at 73 Irish Street, 9 & 10 The Green, Irish Street and 14-24 Saul Street.
- 4.26 Within Downpatrick town centre five Development Opportunity Sites are identified. The details of the sites and their current status is provided in Table 7.

Table 6: Downpatrick Development Opportunity Sites

Plan Ref	Location	Area Plan Proposal	Current Status	Planning History
DK 25	Courtyards to the rear of English Street	Specialist retailing, craft workshops, coffee shops	Partly developed	R/2008/0738/F Refurbishment and extension to hotel, pub and restaurant.
DK 25	Courtyards to the rear of Irish Street	Specialist retailing, craft workshops, coffee shops	Not developed	Nothing Applicable
DK 25	Frontage to the Car Park at Scotch Street	New frontage, no specific use	Not developed	Nothing Applicable
DK 25	Junction of Market Street and Irish Street	Shops and offices	Not developed	Nothing Applicable
DK 25	Police Station, Irish Street	Residential or offices	PSNI Station still in use	Nothing Applicable

Ballynahinch

- 4.27 The town centre (see Appendix 3, Part 3) includes Main Street, High Street, Dromore Street, Harmony Road and part of Lisburn Street, Church Street and Windmill Street.
- 4.28 The primary retail core is focused on Main Street and High Street including the square and a portion of Windmill Street and Dromore Street. The commercial uses in the town are concentrated in the core area and comprise a mix of shops, chemists, cafes, service uses, bars and small business/office uses.
- 4.29 Town centre housing on parts of Church Street provide a valuable housing stock which contributes to the variety and vitality of the town centre. These are designated in the plan and subsequently afford protection against non-residential development proposals.
- 4.30 Within Ballynahinch town centre five Development Opportunity Sites are identified. The details of the sites and their current status is provided in Table 7.

Table 7: Ballynahinch Development Opportunity Sites

Plan Ref	Location	Area Plan Proposal	Current Status	Planning History
BH 27	Gardens to the rear of High St, adjacent to Ballynahinch River	Commercial, civic, residential use	TBC at survey stage	R/2012/0371/F Demolition of existing buildings and development of 2 new retail units with associated servicing and car parking. Approved 24/04/13
BH 27	Gardens to the rear of properties fronting the Square and Windmill St	Mixed commercial use	Not developed	Nothing Applicable
BH 27	Court yards adjacent to High St	Retail, restaurant, tourism use	Not developed	R/2013/0532/F Street frontage shop with 4 apartments above and access to courtyard and a further 12 apartments and car parking and a 3 storey town house to rear. Pending
BH 27	Gap Site adjacent to Dromore Street	Mixed retail	Not developed	R/2007/1081/F 2 Replacement retail units and 4 apartments. Approval lapsed.
BH 27	Harmony Street	Retail, office, and/or civic use	Not developed	Nothing Applicable

(For DOS locations see map in Appendix 3, Part 3)

Newcastle

- 4.31 The town centre boundary (see Appendix 3, Part 6) extends in a linear form from Railway Street and Donard Street at its northern limit, along the full extent of both Main Street and Central Promenade to the northern side of the Bryansford Road. Main Street runs parallel to the seafront separating the promenade from the main residential area to the west of the town centre.
- 4.32 Newcastle's retail area is dispersed along Main Street into two pockets of independent shops and commercial uses. A primary retail core is drawn to consolidate those areas considered to be the core areas of retail activity.
- 4.33 In addition the plan contains a policy on Amusement Arcades. Amusement Arcades are a traditional recreational and commercial use often found in established seaside resorts, such as Newcastle. They can interrupt the cohesion of the retail frontage particularly if dispersed along the street frontage. In Newcastle's case Amusement Arcades have clustered along the central promenade, accordingly the plan has sought to retain this focus through the designation of an area reserved for Amusement Arcades. This area extends south from the Shimna River along the Central Promenade.
- 4.34 As previously indicated the plan seeks to protect town centre housing through restricting the change of use in certain area. Within the Newcastle town centre Valentia Place and Donard Place provide an opportunity to contribute to the variety and vitality of life in the town centre and the plan seeks to restrict the spread of commercial uses into these housing areas.
- 4.35 Within Newcastle town centre 11 Development Opportunity Sites are identified. These opportunity sites are pedestrian linkages and offer the opportunity for enhanced access to the seafront and Valencia Ave (see Table 8).

Table 8: Newcastle Development Opportunity Sites

Plan Ref	Location
NE 26	Rear of Donard Hotel, Main Street
NE 26	Donard Place
NE 26	Adjacent to Newcastle Presbyterian Church
NE 26	Savoy Lane
NE 26	Between 89 & 93 Main Street
NE 26	Downs Road
NE 26	Between 113 & 115 Main Street
NE 26	Castle Place
NE 26	Post Office Lane
NE 26	Causeway Road

(For DOS locations see map in Appendix3, Part 6)

5.0 Town Centre Masterplans and Village Plans

- 5.1 Whilst the Development Plans provide the statutory planning framework for land use proposals, Town Centre Masterplans, which were commissioned by the Department for Social Development (DSD) in partnership with the former District Councils, are non-statutory documents which focus on regeneration initiatives and public realm improvements in town centres. Town Centre Masterplans set out a vision for a particular town centre and identify key proposals for realising that vision over a set period of time. Newry has a City Centre Masterplan, the South East Coast Masterplan covers Warrenpoint, Kilkeel and Newcastle, and Downpatrick and Ballynahinch both have masterplans. In addition Village Plans for a number of settlements including Crossmaglen and Newtownhamilton were commissioned by Newry and Mourne District Council under sponsorship of DARD and the EU Agricultural Fund.

Newry City Centre Masterplan

- 5.2 The Newry City Centre Masterplan (October 2011) sets out the blueprint to inform regeneration and development decisions relating to Newry City over a 10-15 year period and is informed by a detailed information gathering process and analysis. Rather than a proscriptive blueprint, the masterplan establishes key principles and identifies projects for seven key areas of the city centre.

In terms of physical attributes the masterplan identifies Newry's twin watercourses (the Clanrye River and Newry Canal) as a key feature of the city centre. Flowing side by side through the length of the city centre they provide a strong visual link to the city's history, a natural habitat in a central location and a special focal point setting Newry apart from most urban centres.

- 5.3 The Masterplan sets out 6 development principles:

- protect and enhance historic buildings and landmarks;
- introduce a sustainable transport hierarchy;
- develop a network of streets not roads;
- ensure frontage onto Good Quality Open Space;
- support and strengthen communities; and
- animate Newry through appropriate Mixed Use Development.

- 5.4 Masterplan proposals are made for seven key areas of the city centre:

- **Waterfront** – creating a world class, city centre. This entails a comprehensive waterfront project extending from Sugar Island to Albert Basin.
- **Sugar Island** – Nurturing a unique, creative quarter. Proposals include flagship extension to the town hall, new civic square and modernised and extended arts centre as part of a mixed used scheme.
- **Four Parks** – Establishing a new network of city parks. Improved linkages and coordinated enhancement to Heather, Kilmorey and the

Rocks Park together with new public park in grounds of former Abbey Grammar School.

- **Hill Street and Abbey Way** – Regenerating Newry’s primary streets. Hill St proposals include Public realm works, redevelopment to provide modern retail space and shop frontage improvements. Relocation of Health & Social Services Clinic and long term goal of returning Abbey Street from dual carriageway to a city centre street.
- **Monaghan & Upper Edward Street** – Revitalising key areas through health and education. Relocation of Monaghan Row Council office and extension to Daisy Hill hospital. Comprehensive redevelopment of land north of Upper Edward St to include new health village and leisure facilities.
- **Buttercrane & the Quays** – Integrating city centre retail. Improved pedestrian linkage with rest of town centre together with creation of a retail waterfront.
- **Albert Basin** – Establishing a flagship city quarter. An opportunity to regenerate the 6 hectare waterfront site on Middlebank Island and reconnect with the rest of the city.

South East Coast Masterplan

5.5 The South East Coast Masterplan (January 2013) provides guidance on the location and form of development in the town centres of Newcastle, Kilkeel and Warrenpoint over a 20 year period. It sets out a range of proposals showing how and where development opportunities might be realised.

5.6 Whilst the Masterplan focuses on improving the local economy through tourism it acknowledges that retail remains the foundation of any town centre. It indicates that that a number of initiatives could be followed by all three towns which would not only improve their retail offering for local residents but put them in a stronger position to capture spend from tourists visiting the area.

- Shop front improvement schemes
- Retail performance programmes
- Development of vacant or derelict sites
- Introduction of town centre markets
- Urban Development Grants
- Vacant unit animation schemes
- Purple flag programme
- Car parking strategy

5.7 The masterplan suggests that Newcastle would benefit from the redevelopment of Railway Street to provide fit for purpose retail units on ground floor with office or residential accommodation above. Creation of a new public square in Railway Street would also enhance this gateway location into the town centre. The Newcastle Centre and Tropicana are also identified as opportunity sites where redevelopment could entail retail and craft village together with a new

hotel. Islands Park could be redeveloped into a new outdoor leisure development with the potential to draw tourists into the heart of the town.

- 5.8 Kilkeel would benefit from the development of a riverside park and walkway stretching from the town square to the harbour. Highlighted in the previous paper on economic development, this has the potential to attract tourists into the town centre through a linkage of the harbour and retailing centre. This area has the potential to support a new indoor leisure centre which would again draw people into the centre of the town.
- 5.9 In Warrenpoint the masterplan proposes a redesign of the town square. The square has the potential to be a high quality pedestrian friendly space, acting as a hub of activity in the town. The masterplan suggests that improved use and design of this space could encourage more restaurants and cafes to open with a knock on effect on the main shopping street.

Downpatrick Masterplan

- 5.10 The Downpatrick Masterplan (July 2010) sets out a vision for the future development of Downpatrick up to 2030. The vision seeks to capitalise upon the town's rich heritage, while ensuring appropriate new development can take place to enhance the town's economy and make it better equipped to compete with other areas.
- 5.11 The information gathered for this study was wide ranging and helped to establish the strengths and weaknesses associated with retailing in the town centre. In addition the analysis identified key opportunities for regeneration and development.
- 5.12 The historic buildings in Downpatrick are generally three storeys in height, feature pitched roofs, rendered stone and have a consistent rhythm along the building line. These architectural elements and streetscapes contribute to a strong sense of character in Downpatrick. Throughout the town centre however there are a number of examples of lesser quality architecture, including a number of single storey buildings along market street. The tight street pattern which has evolved is fundamental to the town's character but also contributes to the town centre congestion.
- 5.13 A survey of the retail property market highlighted a number of key issues:
 - Importance of retaining the historic buildings and streetscape benefits due to the associated unique charm and history;
 - Limited retail offer;
 - Significant retail leakage to Ballynahinch, Newcastle, Belfast, Lisburn and Banbridge for convenience goods;
 - Inadequate restaurant provision;
 - Lack of evening economy;

- Limited office market, highly dependent on the public sector;
- Relatively low employment in financial and business services sector; and
- Negative impact of traffic congestion.

5.14 The masterplan suggests that tourism and visitor activity should be the primary driver for rejuvenation of the town centre, providing a stimulus to business development. It points to a number of development opportunities within Downpatrick which require particular attention to enhance the environmental quality. These include Courcey Square, the Grove and the area of car parking behind the Grove Shopping Centre.

5.15 The masterplan identifies a range of projects within four distinct areas. Two of these areas focus on streets that make up the town centre and primary retail core. These are the Church Street, English Street, Irish Street area and Market Street area. The masterplan contains a number of proposals which seek to enhance and interlink these areas:

- **Laneways, Arcades and Reopened Entries** – one of the objectives of the masterplan is to enhance the historic fabric through the development of new laneways, arcades and reopened entries.
- **English Street Public Realm** – opportunity to enhance setting of historic buildings.
- **St Patrick's Square** – building on existing public realm improvements, the masterplan proposes a second phase to double the size of the square.
- **Market Street Renewal** – sensitive renewal to modernise retail units whilst respecting the historic integrity. Replace single storey units with two and three storey buildings.
- **The Grove Retail Quarter** – Comprehensive redevelopment of this area to create a retail-led, mixed use quarter. Opportunity to enhance and expand retail offering.
- **New Link Road** – through the site of the PSNI Station between Irish Street and St Patrick's Ave. Part of Transport NI's traffic study in 2015, seen as medium term proposal (3-10yrs).
- **Frontage Improvement Scheme** – Focused primarily Market Street but also including sections of Irish Street, Church Street, English Street, Scotch Street and St Patrick's Ave .
- **Living over the Shops** – these schemes encourage the conversion of vacant and derelict upper floors of retail and commercial units.

5.16 Since publication of the Masterplan a town centre public realm scheme has been completed.

Ballynahinch Town Centre Masterplan

- 5.17 The Ballynahinch Masterplan (Oct 2014) provides a platform upon residents and traders alike can develop a shared vision for the future development of the town over a fifteen to twenty year period. It identifies a series of strategic objectives for the town, and in turn outlines proposals to bring about the realisation of these objectives.
- 5.18 A number of the Masterplan proposals focus on improving landscape quality, improving accessibility, improved signage and environmental improvements and include the following:
- **River Pathway** – The masterplan proposes the extension of the riverside pathway along the entire length of the Ballynahinch River this
 - **Town Centre Frontage Improvements** – Targeted frontage improvement scheme focused on Market Square.
 - **Town Centre Living** - The masterplan suggests that all new town centre development projects should include an element of residential use. Efforts should also be made to convert upper floors of existing buildings re-establishing the town centre tradition of 'living over the shops'.
 - **Laneways and Archways** – Enhance movement throughout town centre through linking key streets, car parks, open spaces and residential neighbourhoods more effectively;
 - **Conservation Area** – In order to safeguard and promote the existing quality streetscape, the masterplan proposes that the merits of introducing a town centre conservation area be explored.
- 5.19 The urban form of Ballynahinch town centre, while generally orientated around Market Square is made up of three main streets, namely High Street, Main Street and Windmill Street. The cohesive and attractive street layout is compromised by a number of prominent backland areas within the built form. Used largely for off street car parking, these large backland areas, coupled with closed pedestrian access routes, significantly undermine the built environment and quality of pedestrian connectivity throughout the town centre.
- 5.20 The development of opportunity sites will be a key driver in enhancing Ballynahinch town centre. The low quality backlands identified in the masterplan are reflective of a number of the opportunity sites designated in the Ards and Down Area Plan and identified in Table 7 of this paper.
- 5.21 The masterplan proposes reconfiguration of the Windmill Street car park, including new development to provide active frontage over the car park and strengthen the building line along Windmill Street. The masterplan also proposes a new street and linear park on the backlands between High Street and the River. Under the statutory ADAP it is acknowledged that this area is underutilised and represents a genuine resource within the town centre

however land assembly is seen as a significant hurdle to any development proposals.

- 5.22 To help inform the Masterplan a retail capacity study was undertaken, this indicated that there was limited capacity in expenditure terms and retail would continue to be influenced by competition from nearby larger centres. Nevertheless there was high demand for more and better convenience shopping provision within the town. Referencing a CBRE Property and Market Context and Analysis Report¹² the study concluded that an opportunity existed to provide a large food store in the town centre to prevent food leakage to large supermarkets outside the town.
- 5.23 A town centre health check was carried out and identified issues which were detracting from the vitality and viability of the town centre. Both town centre user and business surveys highlighted traffic congestion particularly at peak times such as school hours being a problem on the town centre, and an issue which affected both the quality of life and commercial growth of the town. Limited cycle provision and linkages to green spaces and the river.

Newtownhamilton Renewal and Development Plan

- 5.24 The Newtownhamilton Renewal and Development Plan (July 2012) is a Village Plan produced under the Northern Ireland Rural Development Programme. This proposes a range of initiatives and a number of these are particularly relevant to the town centre. Traffic management through the town was seen as a significant issue. The combination of a large volume of through traffic, narrowness of the street and on street parking all contributed to traffic congestion. The plan suggested that a transport study should be undertaken considering:
- One way system;
 - Provision of accessible car parking as an alternative to on street parking;
 - Potential traffic calming measures in Armagh Street, Dundalk Street and Dungormley Estate.
- 5.25 The town contains a number of derelict units and sites which represent development opportunity sites.

¹² Ballynahinch Masterplan Appendix 2 – Stage One Analysis Report.

Crossmaglen Cluster – Village Renewal and Development Plan

- 5.26 The Crossmaglen Renewal and Development Plan (September 2012) is a Village Plan produced under the Northern Ireland Rural Development Programme with the aim of creating a long term vision for the village and surrounding area.
- 5.27 The plan built on the earlier Strategic Development Framework (March 2004) vision for Crossmaglen as a '*Vibrant Tourist Service Centre*' and a number of proposals were suggested that could help deliver on this vision.
- Community Centre Extension;
 - Creating a high quality shared space –Cardinal O’Fiaich Square;
 - Redevelopment of underused and vacant units; and
 - Development of Community Enterprise
- 5.28 The community centre was identified as a key building in the square and the development of this would provide a greater visual and community focus.
- 5.29 The square was identified as a major asset which was not being used to its full potential. The plan indicated that the square would benefit from an environmental improvement scheme. Redevelopment of the square could enable festivals and events to be held bringing increased footfall to the surrounding retail and service uses. A review of parking and provision of children’s play area was also proposed. A vibrant, attractive square would act as an economic driver for the rest of the town, bringing in visitors and investors
- 5.30 In the short term the plan proposed that the appearance of derelict and run-down buildings could be improved through painting and initiatives which animated vacant and derelict shop units. Development of a shop frontage improvement scheme should be pursued and pop up shops encouraged through rate relief.
- 5.31 The development of an enterprise centre which would support local business creation and development was seen as key to the future development and growth of the town centre.

6.0 Town Centre Studies

- 6.1 Regional Planning Policy requires Councils in preparing a Local Development Plan to undertake both an assessment of the health of town centres and a retail capacity study¹³. A town centre health check is essentially a qualitative assessment in that it looks at the attractiveness, accessibility and amenity of the town centre. Although no single indicator can effectively measure the health of a town centre, the use of a series of them can provide a view of performance and offer a framework for assessing vitality and viability (see Appendix 1). Vitality is a measure of how busy a centre is and viability is a measure of its capacity to attract on-going investment for maintenance, improvement and adaption to changing needs.
- 6.2 A retail capacity study is a quantitative assessment of the need for additional retail floorspace over the plan period. This will include catchment area definition, calculating total expenditure and turnover of convenience and comparison goods, and projection of future needs.
- 6.3 As a health check or retail capacity study has not yet been carried out to inform this section of the paper, we have instead relied on the findings from a review of exiting town centres in Northern Ireland contained in the 2014 GL Hearn report, the 2014 Ballynahinch Retail Capacity study produced by Strategic Planning¹⁴ and the South East Coast Retail Capacity Study published by Roderick MacLean Associates¹⁵.
- 6.4 It should be noted that where there is reference to a particular retailer, this is included to give an indication of the retail variety within a city/town centre at the time the health check was undertaken. This represents a snapshot in time and does not take account of any changes in retail provision that may have taken place in the intervening period.
- 6.5 Vacancy rates are considered as an important measure of how healthy a town centre is. According to the Northern Ireland Retail Consortium (2015), town centre vacancy rates have fallen in NI from 20% in 2011 to 16.3% in January 2015. Despite this welcome fall in the NI vacancy rates, they still remain significantly higher than the UK average (10.4%).

¹³ Strategic Planning Policy Statement – Town Centres and Retailing, paragraph 6.274

¹⁴ In June 2013 Strategic Planning was commissioned by the Paul Hogarth Company on behalf of the Department for Social Development (DSD) to prepare a Retail Capacity Study for Ballynahinch.

¹⁵ In July 2011 DSD in partnership with Newry & Mourne and Down District Councils commissioned URS Scott Wilson to prepare a Masterplan for the South East Coast. A key component of this was the Retail Capacity Study prepared by sub consultants Roderick Maclean Associates Ltd.

Newry

- 6.6 The GL Hearn report shows that the total floorspace within the city centre is estimated to be 132,710 sq. metres.
- 6.7 Newry has a diverse selection of national and international multiples, independent and more traditional traders spread throughout the City. There are four distinct and differing shopping areas within and outside the City Centre these are as follows:
 1. Hill Street
 2. Buttercrane Shopping Centre
 3. The Quays Shopping Centre
 4. Old Creamery Retail Park
- 6.8 A number of smaller scale local independent retailers are located in the Sugar Island, Canal Street and Monaghan Street Areas located within the town centre. Another popular shopping location, the Damolly Retail Park, is located outside the town centre adjacent to the Newry bypass. There are also a number of neighbourhood retailing centres/facilities throughout the city.
- 6.9 Hill Street is situated at the traditional heart of the City Centre, beside the Cathedral and is the City's main shopping and commercial area. The entire street is located within the Newry Conservation Area and the quality of the build environment is high with many fine granite buildings. Some UK national multiple retailers (such as Boots) are located on Hill Street however most are located in the Quays and Buttercrane Shopping Centres. Local independent retailers currently occupy the majority of units on Hill Street. Also present on Hill Street are the major banks, building societies and community services. At the time of the GL Hearn health check surveys in 2013 there were only two vacant properties along the entire length of Hill Street.
- 6.10 The Quays provides a modern shopping and leisure/entertainment complex, situated along the Albert Basin. The centre is anchored by a Debenhams department store, Sainsbury superstore and Omniplex cinema. The Complex consists of the main shopping centre and a refurbished Drumalane Mill which accommodates three 185 sq. m units of specialist retail floorspace. Drumalane Mill also contains four 557 sq. m office suites. The Drumalane Mill Complex has specialist retailers Ulster Weavers, Place of Dress and Café Lenza at ground floor level while FPM Chartered Accountants and Parker Green occupy part of the office complex the rest of which is available to let. The third element to The Quays is retail warehousing units which accommodates O'Neills Sports, Springsteens Restaurant and Toyzone. The main shopping mall of the Quays a number of UK multiples including Boots, HMV, Monsoon, Early Learning Centre, Clinton Cards, Index, Next, Thomas Cook, Waterstones and Sports Direct. As well as offering high quality shopping facilities the Centre also has a ten screen Omniplex Cinema and food outlets. At the time of the health check survey there was one vacant unit which the centre manager stated was

currently under offer. No information was publicly available on footfall through the centre. In July 2013 planning approval was given for an additional 7,794 sq. m of retail floorspace and 1091 sq. m of restaurant space on the site of the former petrol filling station and adjacent parking bays. This is currently under construction. Parking provision within the complex has reduced from 1204 to 1008 as a consequence of this development.

- 6.11 Monaghan Street is the more traditional commercial part of the City, home to a number of family run and independent businesses. The Old Creamery Retail Park is located between Monaghan Street and Merchants Quay on the site of the Old Corn Market. Tenants include Dunnes Stores, Argos, Peacocks, Poundstretcher and TK Max. At the time of the GL Hearn health check survey all the units were occupied.
- 6.12 The Sugar Island / Canal Street Area is a secondary retailing area located within the city centre. The area contains many small independent retailers as well as a number of public houses, fast food takeaway outlets and taxi offices. The Sugar Island / Canal Street area lies within the Newry Conservation Area. Also located within the city centre is the Newry Variety Market. For over 100 years the market has operated on Thursdays and Saturdays from a site located at the southern end of Hill Street.
- 6.13 The main out of centre development serving Newry is Damolly Retail Park which is located around 1.5 miles north of the city centre at the intersection of the A28 and the A1. The retail park is anchored by B&Q along with Next Home, Halfords, Mothercare, Harveys, Currys and Smiths Toys. There is also a Lydl foodstore, a McDonalds drive thru restaurant and a Costa Coffee.
- 6.14 A Tesco Extra Superstore (circa 9,000 sq. m floorspace) opened in 2014 and is located just outside the city centre boundary on the Downshire Road.
- 6.15 Comparison goods retailing predominates within the aforementioned covered shopping centres which house the majority of Newry's multiple retailers. Comparison goods shopping comprises approximately 35% of the city centre total retail and service provision.
- 6.16 The 2013 survey from the GL Hearn found 75 vacant units equivalent to a vacancy rate of 14%, this is slightly below the 15% rate recorded in 2012 Experian Goad Survey. In terms of distribution the survey found that most of the vacant units were located throughout the city centre however the greatest concentrations of vacant premises within the town centre are on St Mary's Street and Mill Street. Both of these areas are very much seen as secondary shopping areas within the city.
- 6.17 Car parking provision with Newry City Centre is well supplied with between 1,300 and 1,400 spaces available in dedicated off-street car parks spread throughout the city centre. On street limited time period car parking (440 spaces) is available throughout the city centre. There are also parking facilities

at the Quays and Buttercrane Centres, where over 2,000 private parking spaces are available.

- 6.18 The quality of the town centre is of great importance and can increase business confidence, foster public pride, and enhance local identity. A conservation area extends over and beyond the commercial area and includes a number of listed buildings. The public realm has been enhanced in recent years through projects jointly funded by the Department for Social Development and the Council. A £2.5 million Newry linkages public realm scheme was completed in 2014 along Buttercrane and Merchant's Quay. This saw the enhancement and rejuvenation of Newry's canal through the replacement of the existing canal boundary wall with a new decorative maritime railing and the removal of car parking spaces on the canal-side to facilitate the provision of a new wider granite paved/kerbed pathway. New decorative street lighting, street furniture, tree planting and public art was also introduced. A further £860,000 scheme is currently proposed for the city centre, the Newry Cathedral Corridor Scheme will focus on Margaret Street, Marcus Street, Upper and Lower Hill Street and will include the installation of new kerbing and paving, street furniture and lighting

Warrenpoint

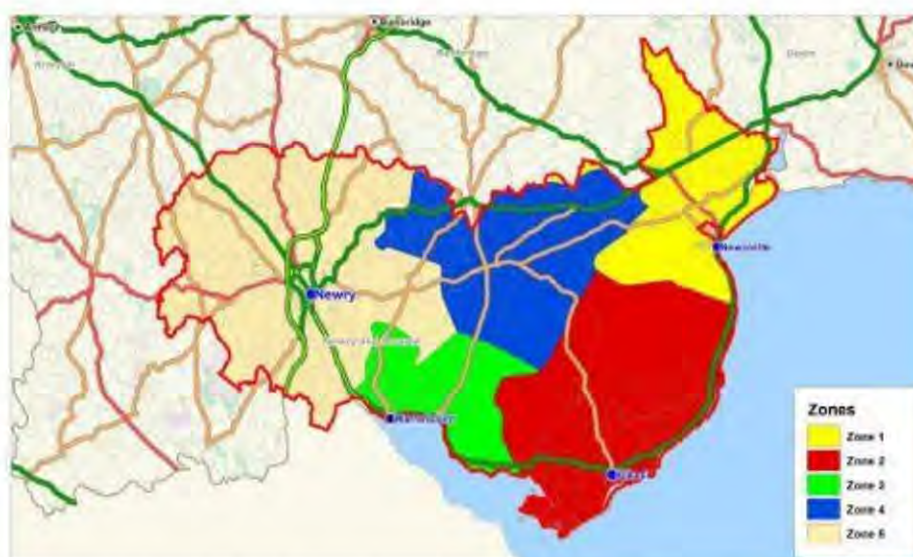
- 6.19 In a retail capacity study produced by consultants for the South East Coast Masterplan in 2011 Warrenpoint had 5,900 sq. m (gross) of retail floorspace. In terms of convenience goods Warrenpoint has a limited offer, particularly as there is no mainstream supermarket. The study also noted that the town had a lower level of comparison floorspace when compared to the other towns in the study (Newcastle and Kilkeel).
- 6.20 The study highlighted that only 23% of shoppers surveyed in the primary catchment did their convenience shopping in Warrenpoint and stated that there was therefore the potential for up to 70% of the convenience shopping to be retained by new retail development in Warrenpoint. However given the proximity of Warrenpoint to Newry the study concluded that supporting an extra 1,400 sq. m of convenience floorspace by 2021 might be difficult.
- 6.21 The main focus for commercial development in Warrenpoint is along Church Street and around the Square, extending a small distance along Duke Street. The area is vibrant, lively and busy, with a wide variety of shops that are mainly independently owned with the exception of the grocery shops. These include a Spar and Nisa shops, two Gordons Chemists and an Extra Vision.
- 6.22 At the time of the retail survey there was little vacancy in the retail area with only two vacant premises in Church Street and four on Duke Street. There were no vacancies around the Square however there were some vacant residences along the Seafront on Osbourne Promenade. The main industrial areas in Warrenpoint fall outside of the town centre boundary, these are The Docks area, and Warrenpoint Industrial Estate on the Newry Road.

- 6.23 The quality of a town centre in enhancing local identity has been acknowledged in Warrenpoint through the designation of an Area of Townscape Character. The ATC designation identifies the Square as a key space with many buildings retaining their historic architectural detailing. The Dock, Dock Street, Duke Street and parts of Charlotte Street are all seen as integral to the quality of the square. A public realm scheme centred on Church Street, Charlotte Street, Town Square, Newry Road and Dock Street was scheduled to commence in October 2015. This will introduce new kerbing and paving, new street lighting and furniture as well as bespoke signage and landscaping.
- 6.24 The main area of car parking in Warrenpoint is the Square with provision for 135 vehicles with a further 139 spaces in car parks located at East St, Kings Lane, Mary St and Newry Street.

Kilkeel

- 6.25 In a retail capacity study produced in 2011 by consultants for the South East Coast Masterplan Kilkeel had 9,500 sq. m (gross) of retail floorspace. Convenience floorspace accounted for 3,818 sq. m (gross) of which Asda made up 2,168 sq. m (gross). In the Kilkeel primary catchment (see map1, zone 2) 77% of those surveyed did their convenience shopping in the catchment with 75% using the town itself. The study concluded that the potential to attract new trade from beyond the primary catchment was limited however the forecast growth in retained expenditure suggested that up to an additional 1,400 sq. m floorspace could be supported by 2021.
- 6.26 The main focus for commercial development in Kilkeel is centred on Greencastle Street, The Square, Bridge Street, part of Newcastle Street and Newry Street. There are a wide variety of shops that are mainly independent. At one end of Newcastle Street lies the town's main convenience retailing outlet, the Asda supermarket, along with other larger retailers such as Gordon's Chemist. Kilkeel also acts as a service centre for the local area as well as providing social and community facilities.
- 6.27 The retail survey back in 2011 indicated a relatively high level of vacancy and dereliction in the town centre, with buildings in prominent locations lying empty.
- 6.28 The main car parks in Kikeel are located in Ben Crom Place, Bridge St, Harbour Road and Newry St with spaces for 159 vehicles.

Map 1: Primary Catchment Area for Newcastle (zone 1), Kilkeel (zone 2) and Warrenpoint (zone 3)



Source: South East Coast Masterplan Retail Capacity Study (November 2011)

Downpatrick

- 6.29 The GL Hearn report shows that the total floorspace within the town centre is estimated to be 61,190 sq. metres. The retail and central area commercial core of Downpatrick is focused on Market Street, St Patrick's Avenue, English Street, Irish Street, Scotch Street and Church Street.
- 6.30 The main food store within the town centre is Lidl occupying a frontage site in Market Street. Other food shopping is provided by independent retailers and the town centre has a range of butchers, a greengrocer, a baker, health food store, off-licences and CTNs. The GL Hearn survey identified 17 convenience outlets within the town centre which comprised 7% of retail outlets.
- 6.31 There is a mix of comparison goods shopping and the town centre has a range of clothing and footwear stores including national multiples Top Shop /Dorothy Perkins, DV8 and Heatons. The Grove Shopping Centre is located on Market Street is anchored by B & M Bargains. Other multiples located in the town include Boots, Superdrug and Gordons Chemists.
- 6.32 The GL Hearn survey in 2013 found 37 vacant units equivalent to a vacancy rate of 14%. Downpatrick town centre has off street car parking provision in the region of 450 spaces with additional provision in the Down Retail Park.
- 6.33 Close to but outside the town centre is the Down Retail Park on the Ballyduggan Road. This is anchored by an Asda superstore (4,550 sq. m gross floorspace) and includes a further seven retail warehouses occupied by Harry

Corry, Peacocks, Poundstretcher, Newlook, Argos and Halfords. The retail park also has a McDonalds fast food outlet and an Asda petrol filling station.

- 6.34 A £3.2M Public Realm and Environmental Improvement (PREI) scheme was completed in 2011. This consisted of replacement paving and new street furniture throughout the town centre, improved open space around St Patrick's Square, installation of public art in Scotch St and St Patrick's Square together with improved street lighting. This has enhanced the quality of the town centre environment.

Ballynahinch

- 6.35 Place Solutions¹⁶ within their Town Centre Health Check Report (April 2014) state that Ballynahinch has a vibrant and compact town centre with a wide range of shops and services concentrated along Main Street, High Street and Dromore Street. Convenience floorspace was estimated to be 12,749 sq. m (gross) while comparison floorspace amounted to 17,634 sq. m (gross). A Supervalu store is centrally located at the important junction of Main Street, Lisburn Street and High Street and this represents the only large convenience store in the town. While there are some national chain stores within the Town such as Supervalu, Iceland, and Lidl, the majority of the shops are smaller family run businesses. Overall there were 6 convenience outlets within the town centre which comprise 7% of outlets.
- 6.36 There are in excess of 400 car parking spaces in Ballynahinch town centre with car parks located in Lisburn St (north and south), Windmill St and Antrim Rd.
- 6.37 The centre however suffers from congestion because of its large volume of through traffic, due mainly to its location on the Belfast to Newcastle road. A bypass is proposed for Ballynahinch to ease traffic congestion. This scheme provides for a single carriageway bypass of Ballynahinch linking the Belfast Road near it's junction with the Saintfield Road to the Drumaness Road at it's junction with the Downpatrick Road. The bypass will cross the Crossgar Road near the old railway bridge and will provide major relief to the town centre.
- 6.38 A £2.1million Public Realm scheme, completed in 2015, has made the town centre a more attractive and pedestrian friendly environment with high quality civic space. In addition a £200,000 revitalisation scheme has supported shop front improvements throughout the town centre.

¹⁶ Place Solutions were commissioned to undertake a Town Centre Health Check while Strategic Planning were commissioned to undertake a Retail Capacity Study.

Newcastle

- 6.39 In a retail capacity study produced in 2011 by consultants for the South East Coast Masterplan Newcastle had 12,400 sq. m (gross) of retail floorspace. Convenience floorspace accounted for 3,430 sq. m (gross) within the town centre. The main food store within Newcastle town centre is Lidl which is housed in the former railway station building. Other food shopping is provided by independent retailers and franchise convenience stores (Centra). Independent foodstores include three butches, a greengrocer, two bakers, off-license and health food store and confectionery, and newsagents (CTNs).
- 6.40 The GL Hearn Report noted that in April 2013 Newcastle had 52 comparison goods outlets, equating to around 30% of the town's overall outlets. Relative to other towns this was considered a low proportion of the comparison offer. Clothing and fashion retailers were present, with a local independent department store (Wadsworth of Newcastle) and regional multiple DV8. Other multiple comparison good retailers include Superdrug and Gordons Chemist.
- 6.41 Within Newcastle, the predominant town centre use is retail service comprising over 45% of all outlets. This reflects the town's tourist and leisure role which supports a range of food and beverage offer, hair and beauty salons and financial and professional services.
- 6.42 A Tesco supermarket is located to the north of the town centre at Castlewellan Road. This store has a sales area of approximately 1,485 sq. m (gross).
- 6.43 The GL Hearn survey identified 13 vacant units in 2013, equivalent to a vacancy rate of 7.5%.

7.0 Conclusions

- 7.1 The purpose of this paper is to inform Members about the nature of the current retail offer in Newry City and the other towns within the Newry, Mourne and Down area, the take up of town centre opportunity sites and vacancy rates. The SPPS requires LDP's to include a Retail Strategy and contain policies and proposals that promote the town centre first for retail and other main town centres uses. In line with this, the new LDP will need to ensure that retail growth remains focused on the main centres. The importance of retail hierarchy is also recognised and retail facilities in the small towns, villages and at a local level can complement the main centres.
- 7.2 A notable development has been the re-evaluation of the commercial rates payable by Land and Property Services (LPS) in April 2015. It is hopeful that this may lower the amount payable in key city/town centres areas and make them more affordable to retailers and lessen the vacancy rates in the town centres. This in turn, would also make these town centre locations more attractive than out of centre locations.

- 7.3 Within the existing settlement hierarchy NMD has six smaller local towns, Ballynahinch, Newcastle, Crossmaglen, Kilkeel, Newtownhamilton and Warrenpoint/Burren. The settlement hierarchy paper presented in September 2015 advised that the settlement hierarchy would be considered further as part of the settlement appraisal work and subsequently explored at workshops with members. The need for additional town centres to be identified will therefore be considered as part of this appraisal work.
- 7.4 While the SPSS states that there should be a town centre first approach for retailing it is worth exploring the role, form and merit of defining district centres, local / neighbourhood centres and village centres. As stated at paragraph 2.4 a local centre has been designated at Fiveways on the Armagh Rd, Newry and at Ballymote in Downpatrick. Neighbourhood Centres are centres within towns which can provide services to meet the daily needs of local residents. Designation of village centres should be considered for larger villages in the new Plan Area (e.g. Saintfield, Killyleagh and Castlewellan) as they have the ability to afford protection. Additional designations of local towns, district centres, neighbourhood centres and village centres should be considered in the preparation of the new LDP as to ensure their vitality within the overall hierarchy.
- 7.5 It is considered that further investigation is required to consider the extent of the existing Primary Retail Cores (PRC) the scope for designating them and extending PRCs. Consideration of this will require a thorough examination of retail capacity, full health checks and take up of opportunity sites. It is therefore recommended that a retail capacity study be undertaken promptly to inform options for public consultation.
- 7.6 A key difference in the past between the masterplans/development strategies and the statutory development Plans has been that the masterplans/development strategies have adopted a more proactive holistic approach to the town centre, whilst the development Plans have been more regulatory in nature. In preparing a new Local Development Plan informed by the Community Plan the opportunity exists to re-strike the balance and include non-land use actions taken by the Council to improve the attractiveness and amenity of the town centres.

8.0 Recommendations

8.1 In line with the conclusions from this study it is recommended that:

- That Newry and Downpatrick be reaffirmed as the main city/town centres in the Preferred Options Paper.
- That consideration be given to existing town centre boundaries, retail designations and opportunity sites as they currently exist and consider if they provide an adequate framework up until the new plan is adopted.
- That a retail capacity study be undertaken in the 8 city/town centres to determine their status and establish their capacity to support additional retailing. The options for achieving this, including the commissioning of consultants to undertake this work will be further considered in consultation with Enterprise, Regeneration and Tourism Directorate which has responsibility for town and city centre management.
- That a comprehensive health check be carried out for the city/town centres. This will be further considered in consultation with Enterprise Regeneration and Tourism Directorate which has responsibility for town and city centre management.
- That an appraisal be carried out to identify whether any settlements should be included in the Preferred Options Paper for reclassification from a village to a town and whether there is sufficient retail offer to warrant a town centre designation. Members input will be sought.
- That candidate locations should be appraised to establish whether any existing shopping facilities elsewhere in the NMD city/towns can be identified in the Preferred Options Paper as district / local / neighbourhood shopping centres.
- That villages should be appraised to establish whether there is sufficient facilities clustered together to warrant identifying as village centres in the Preferred Options Paper.
- That a policy review paper on retail be prepared for inclusion in the Preferred Options Paper. This may include suggested town centre policies and designations to reflect the changing role of town centres from retail led to multi-functional.

Appendix 1: Town Centre Health Check Indicators & Retail Capacity Studies Best Practice Guidance

Town Centre Health Check Indicators¹⁷

1. Existing town centre use, including resident population. Town centre diversity assessed by types of use (by number and floorspace);
2. Vacancy rates: identification of ground floor vacancies;
3. Physical structure and environmental quality – including opportunities, designations and constraints. Assessment looking at dominance of traffic, ease of pedestrian movement and details of any recent investment in public realm. Key opportunities in terms of vacant sites for expansion or clusters of vacancies which might point towards contraction;
4. Footfall: identification of footfall on main shopping streets to assess vitality and identify main attractors within the centres.
5. Retailer representations: notable retailers present in town and identification of any clear gaps in representation/evidence of retailer requirements in the centres;
6. Attitudes and perceptions;
7. Prime rental values: where available details of rental levels in the prime shopping areas; and
8. Commercial yields: where available, analysis of yield data to provide insight on investor confidence in the centres.

Retail Capacity Studies – Best Practice Guidance¹⁸

These studies provide a quantitative assessment of the need for additional retail floorspace within the plan area over the plan period.

They should include the following:

- The catchment area of the settlement being assessed. In order to define the catchment area household surveys should be conducted to establish existing patterns of shopping behaviour and retail consumer expenditure for the settlement. The surveys should quantify shoppers behaviour for the main goods categories: convenience, comparison and bulky comparison.
- Within the catchment area figures for expenditure and turnover should be obtained.
- Details of existing retail floorspace should be obtained for convenience, comparison and bulky comparison goods.
- A calculation of projected retail expenditure over the plan period should be carried out.
- Conversion of resulting expenditure figures into floorspace using appropriate forecast sales densities should be undertaken.

¹⁷ SPPS Town Centres & Retailing Policy

¹⁸ PPS5 (Draft): Retailing, Town Centres and Commercial Leisure Developments

Appendix 2: Glossary of Terms

City/Town Centre: For the purpose of this paper, city/town refers to city centre or town centres which provide a broad range of facilities and services and which fulfil a function as a focus both for the community and for public transport.

Convenience goods: defined broadly as all purchases on food and grocery items (including food, drinks, tobacco, newspapers, magazines, cleaning materials and toilet products).

Comparison goods: broadly defined as all purchases on other non-food items that are not classified as being convenience goods.

Development Opportunity Site: Development Opportunity Sites are zoned where lands in city and town centres are under-utilized or vacant and where development, which might provide a mix of new uses, could promote the vitality and viability of the town centre, or could enhance the townscape, for example, by closing frontage gaps or replacing unattractive features.

District Centre: Groups of shops, separate from the town centre, usually containing at least one food supermarket or superstore and non-retail service uses such as banks, building societies and restaurants.

Edge-of-Centre: For the purposes of this report an edge of centre location is one which is, outside the town centre but is easily accessible on foot from the centre. The walking distance does not exceed 200 metres.

Local Centre: Small groupings of shops, typically comprising a general grocery store, a sub-post office, occasionally a pharmacy and other small shops of a local nature.

Out-of-Centre: A location outside a town centre boundary but within defined development limits.

Gross Retail Floorspace: the total built floor area measured externally which is occupied exclusively by a retailer or retailers; excluding open areas used for the storage, display or sale of goods.

Nett Retail Floorspace: the retail sales floorspace of a store, which is normally defined as the area within the store where members of the public have access or from which sales are made.

Primary Retail Frontage (PRF): The PRFs in town centres comprise those parts of the town centre that should be retained in retail use. Proposals for non-retail uses at ground floor level within the primary retail frontages will be resisted in order to retain the focus of retail uses and ensure the maintenance of a compact shopping environment.

Primary Retail Core (PRC): PRCs normally contain the traditional concentration of retailing and other town centre functions. The purpose in identifying a PRC is to control the location, scale and nature of new development in each core and to provide conformity with the retail uses.

Retail Capacity Study: A technical study to identify, in broad terms, the scope for new retail floorspace;

Retail Health Check: Retail Health Checks are produced to monitor the performance, or health, of the main retail centres within the study area.

Retail Services: Retail Services comprise, for example, services such as hairdressing, beauty salons, launderettes, dry cleaners, post office, clothing hire, opticians, travel agents, filling stations and vehicle rental.

Vacancy Rates: This relates to the (%) of vacant units within a defined area (e.g. town centre boundary) and is usually presented by the number of units or by the floorspace (square metres).

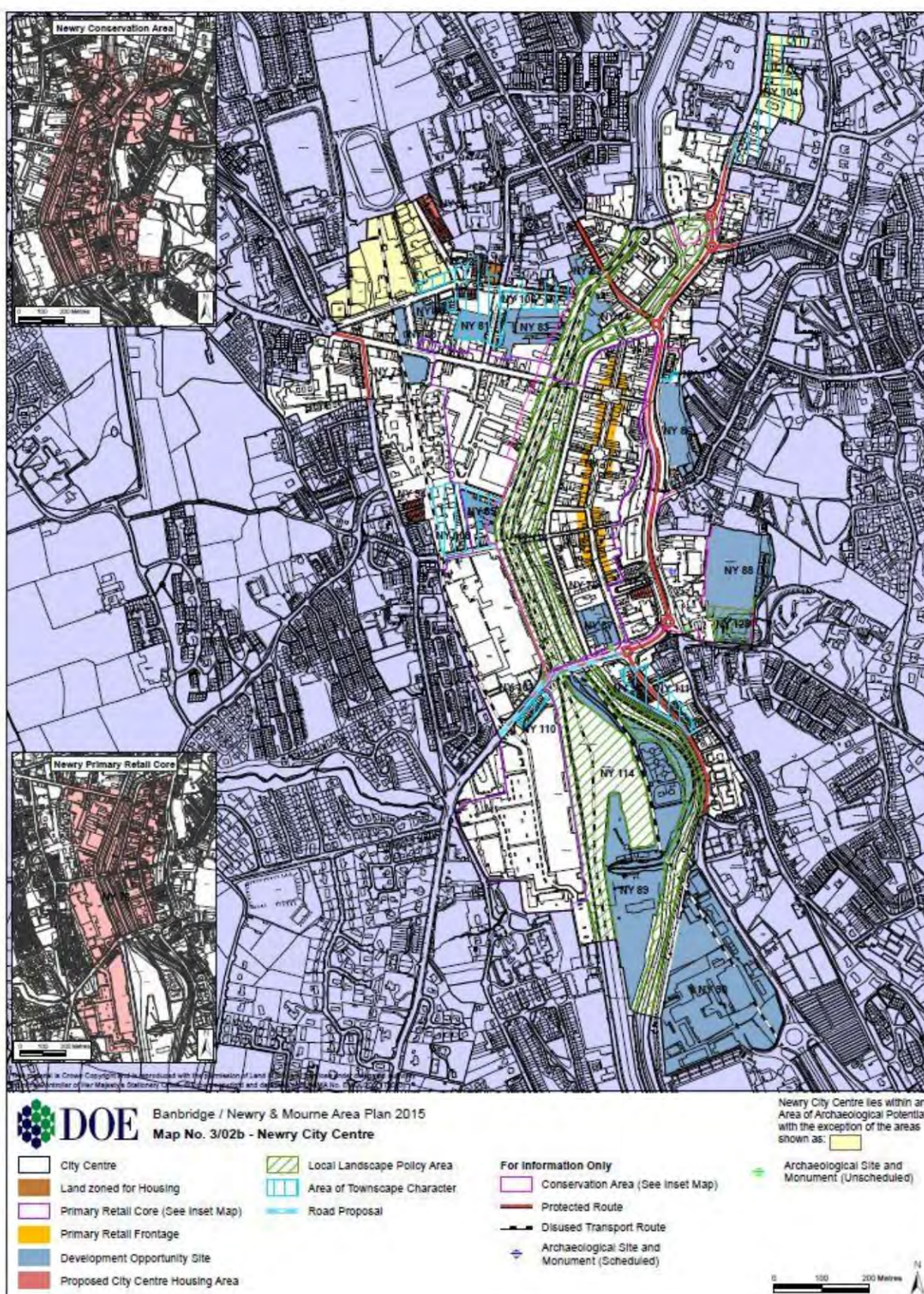
Vitality of Town Centre: Vitality is a measure of how busy a centre is.

Viability of a Town Centre: Viability is a measure of its capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs.

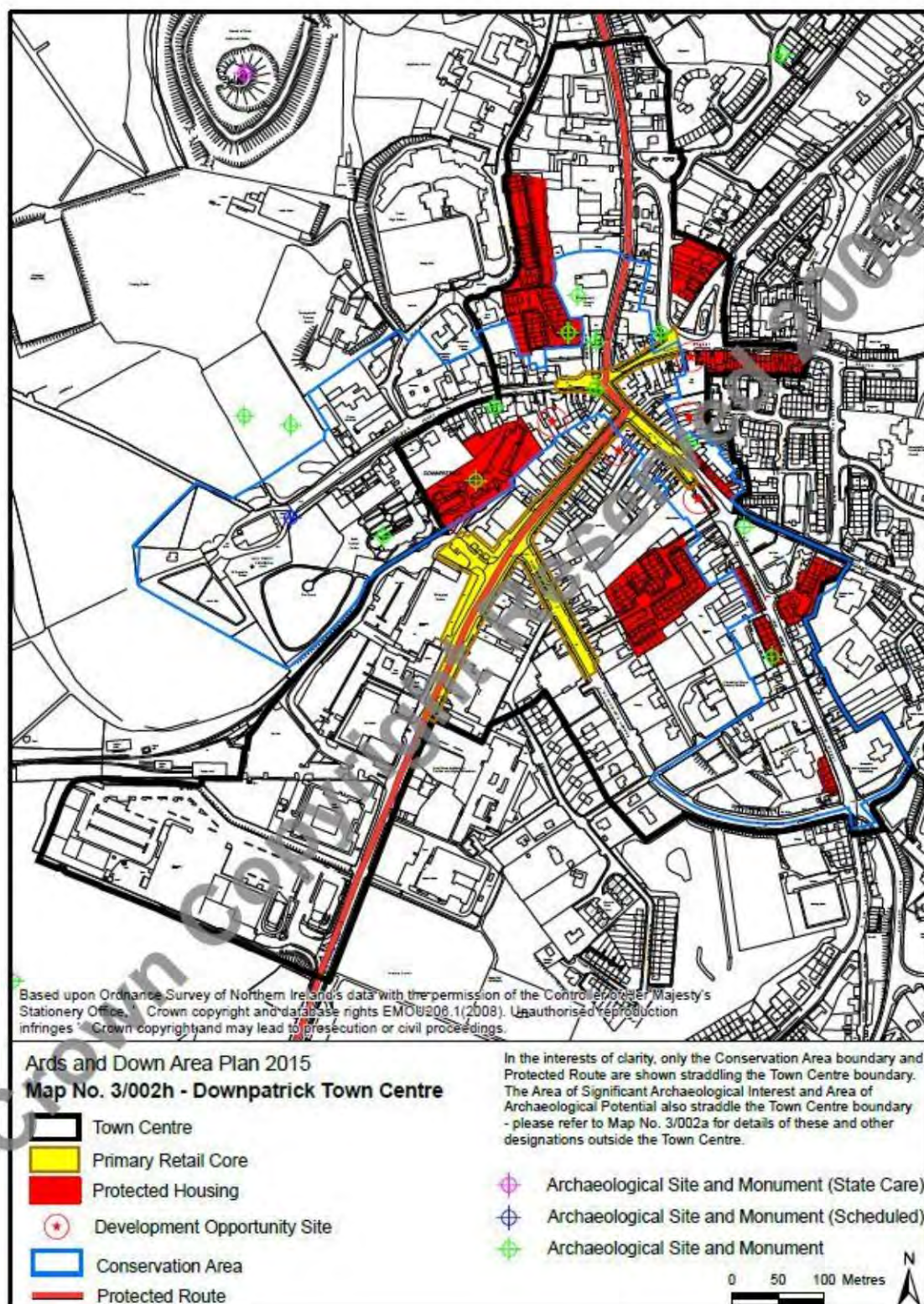
Appendix 3: City/Town Centre Boundaries & Opportunity Sites

The following maps are extracts from the existing adopted plans for the Newry, Mourne and Down District. These designations will be reviewed as part of the new Local Development Plan process and members input will be sought prior to them being finalised.

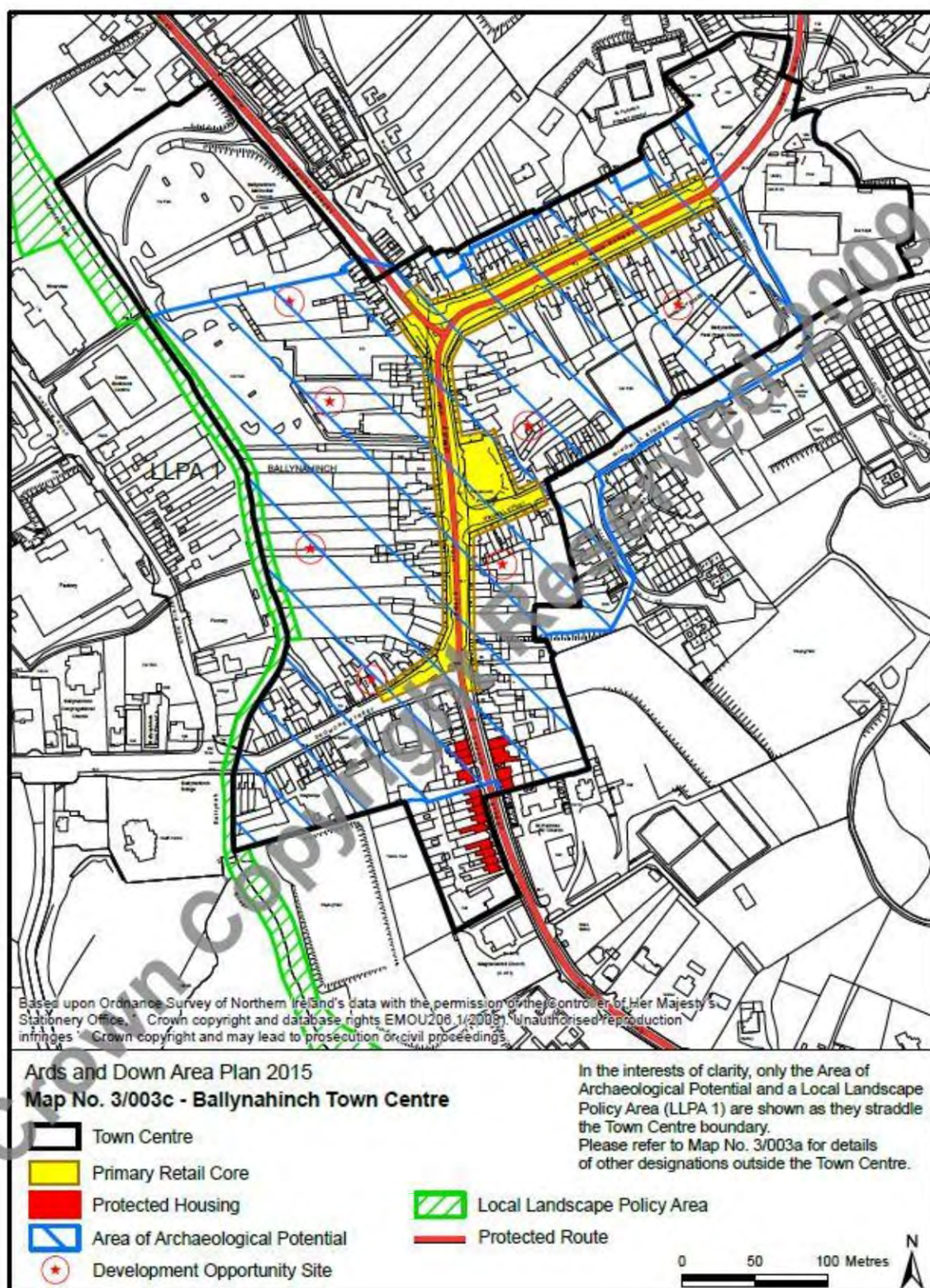
Part 1: Newry City Centre & Opportunity Sites



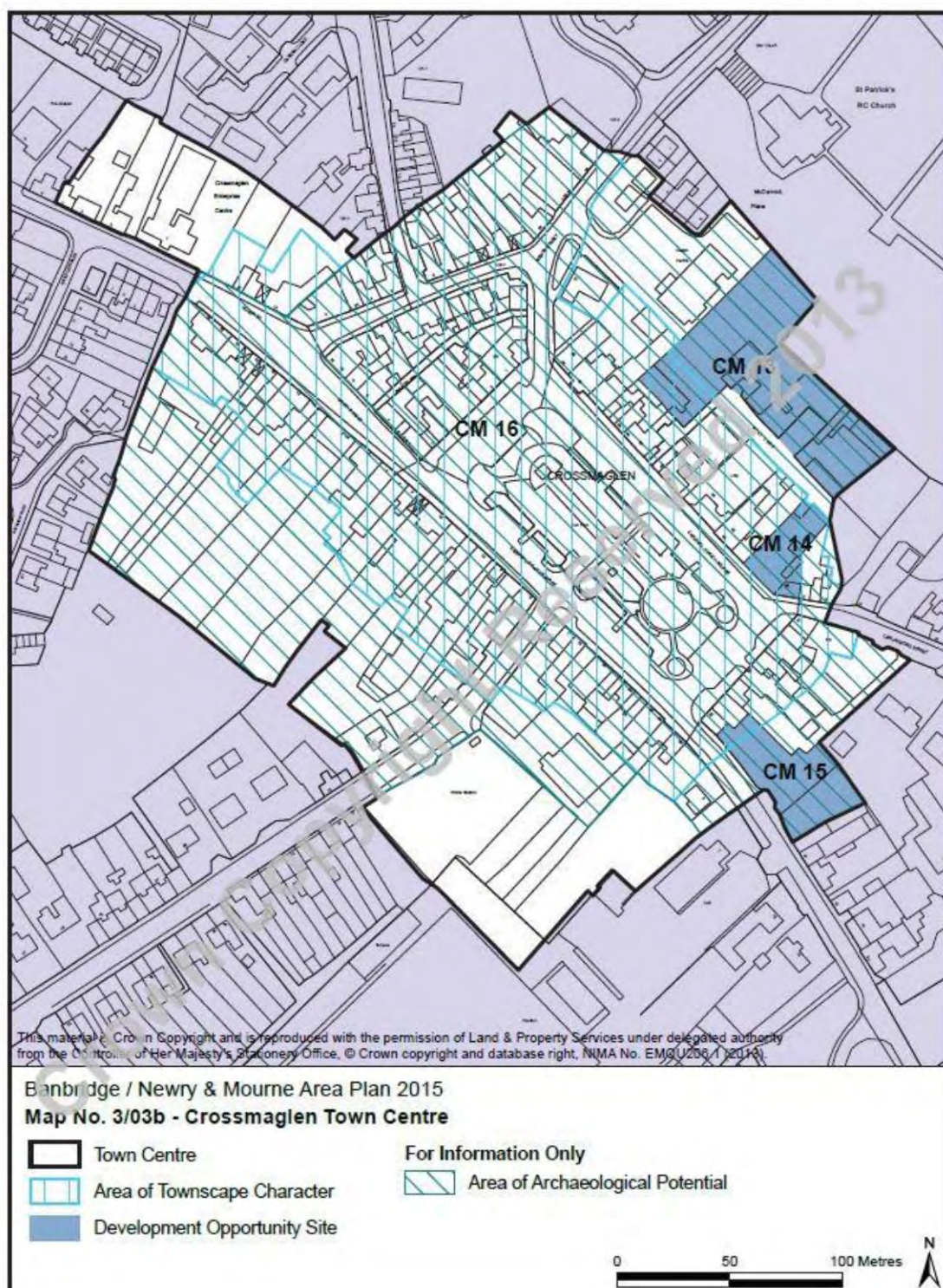
Part 2: Downpatrick Town Centre & Opportunity Sites



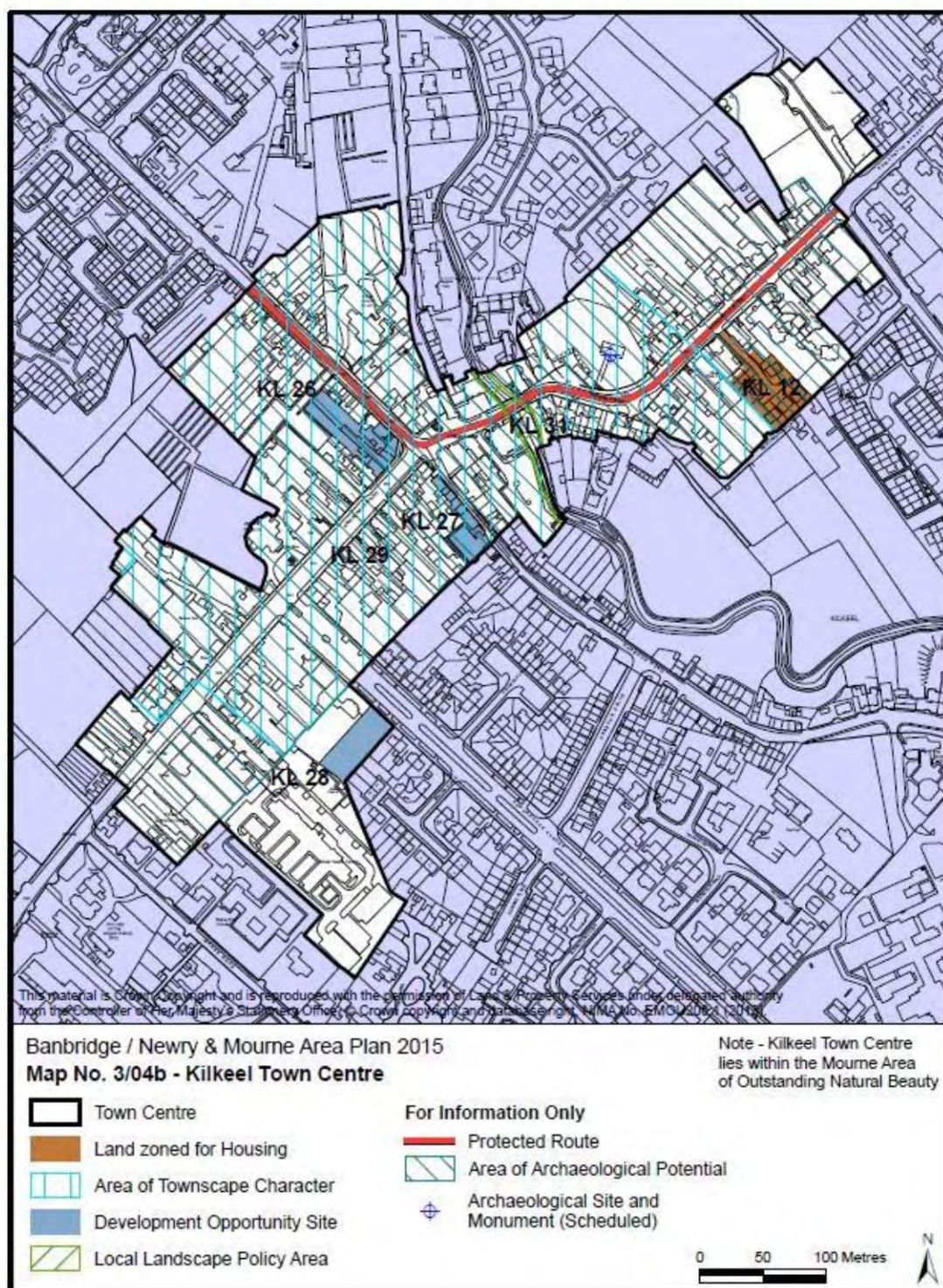
Part 3: Ballynahinch Town Centre & Opportunity Sites



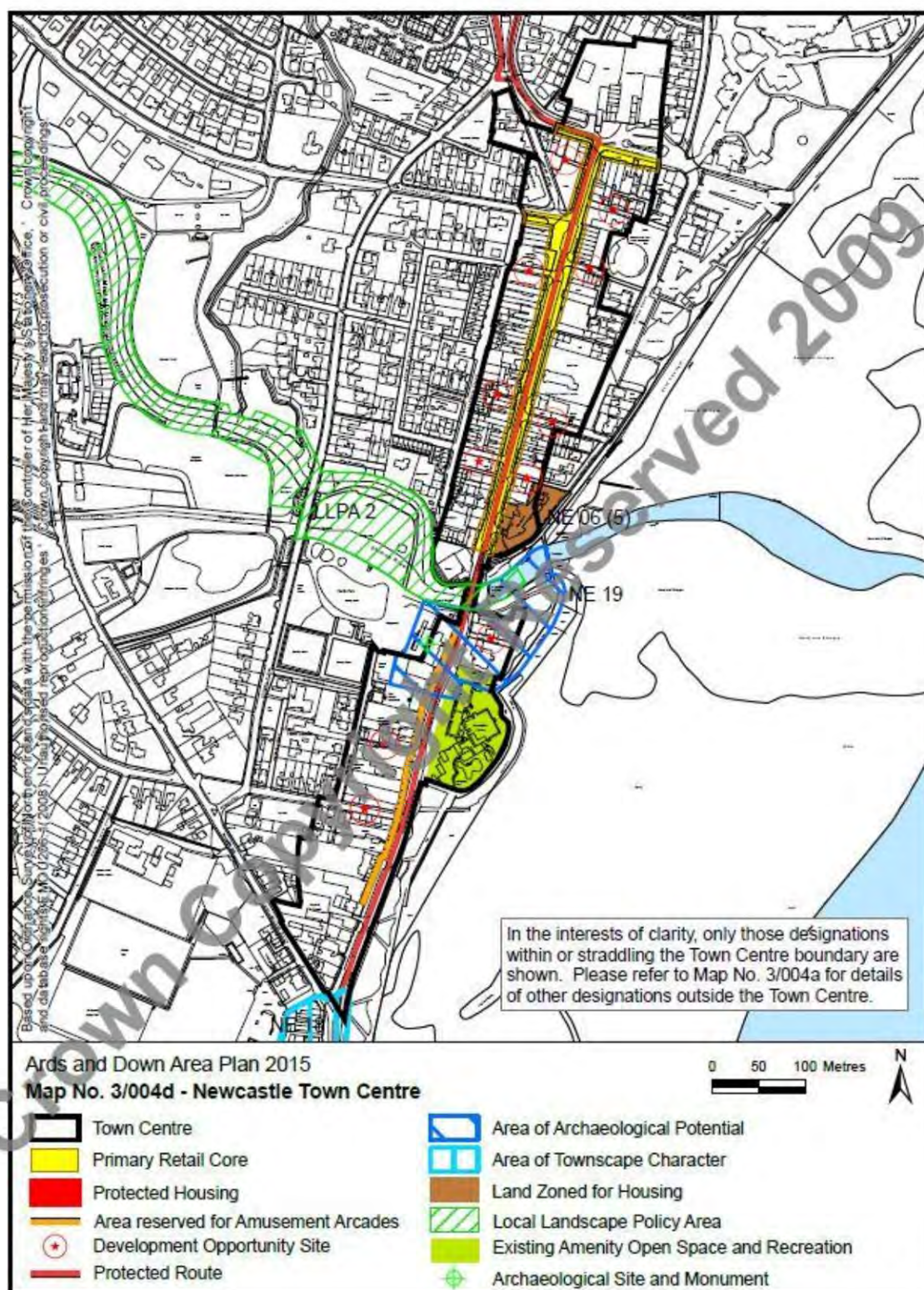
Part 4: Crossmaglen Town Centre & Opportunity Sites



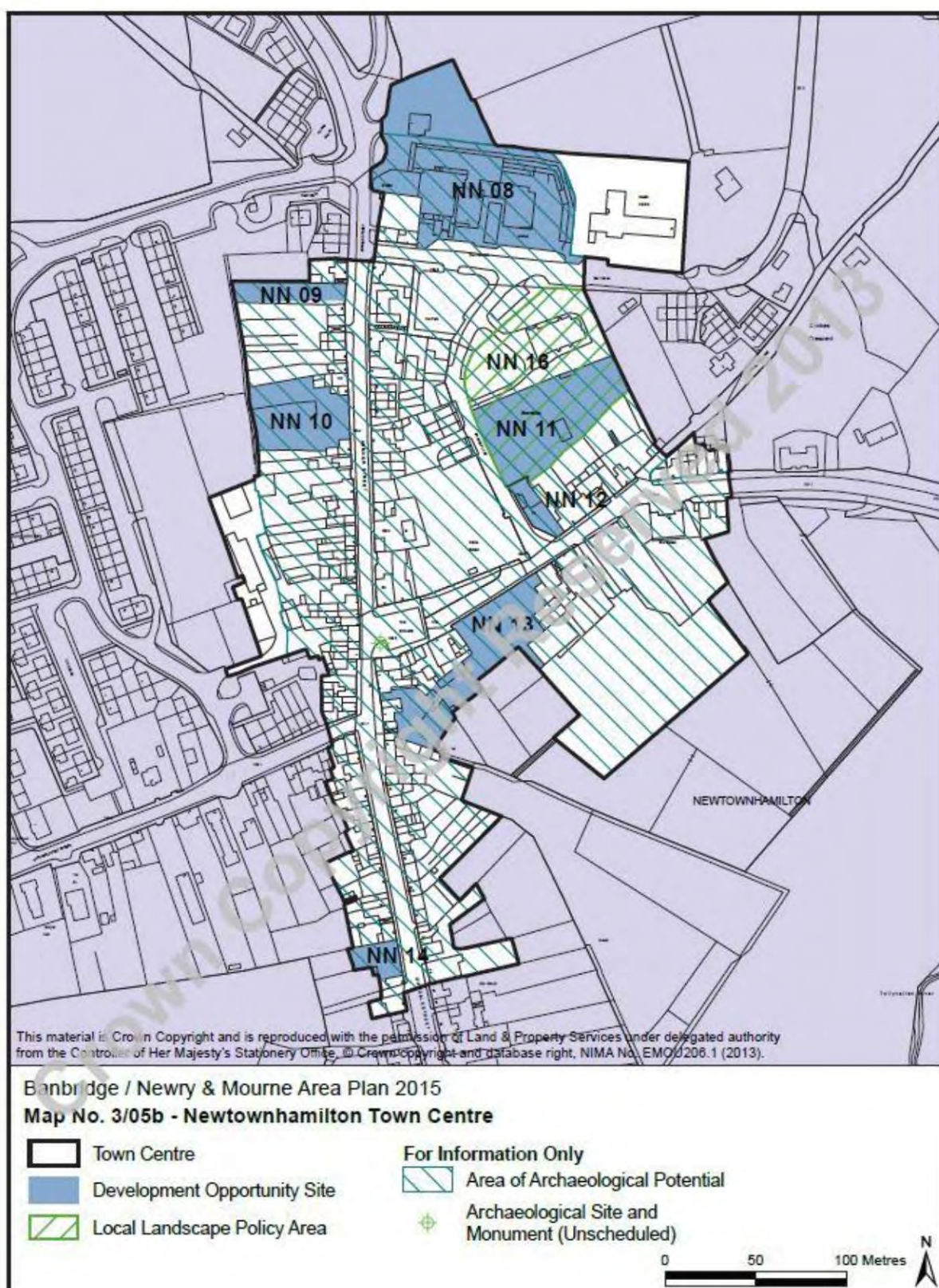
Part 5: Kilkeel Town Centre & Opportunity Sites



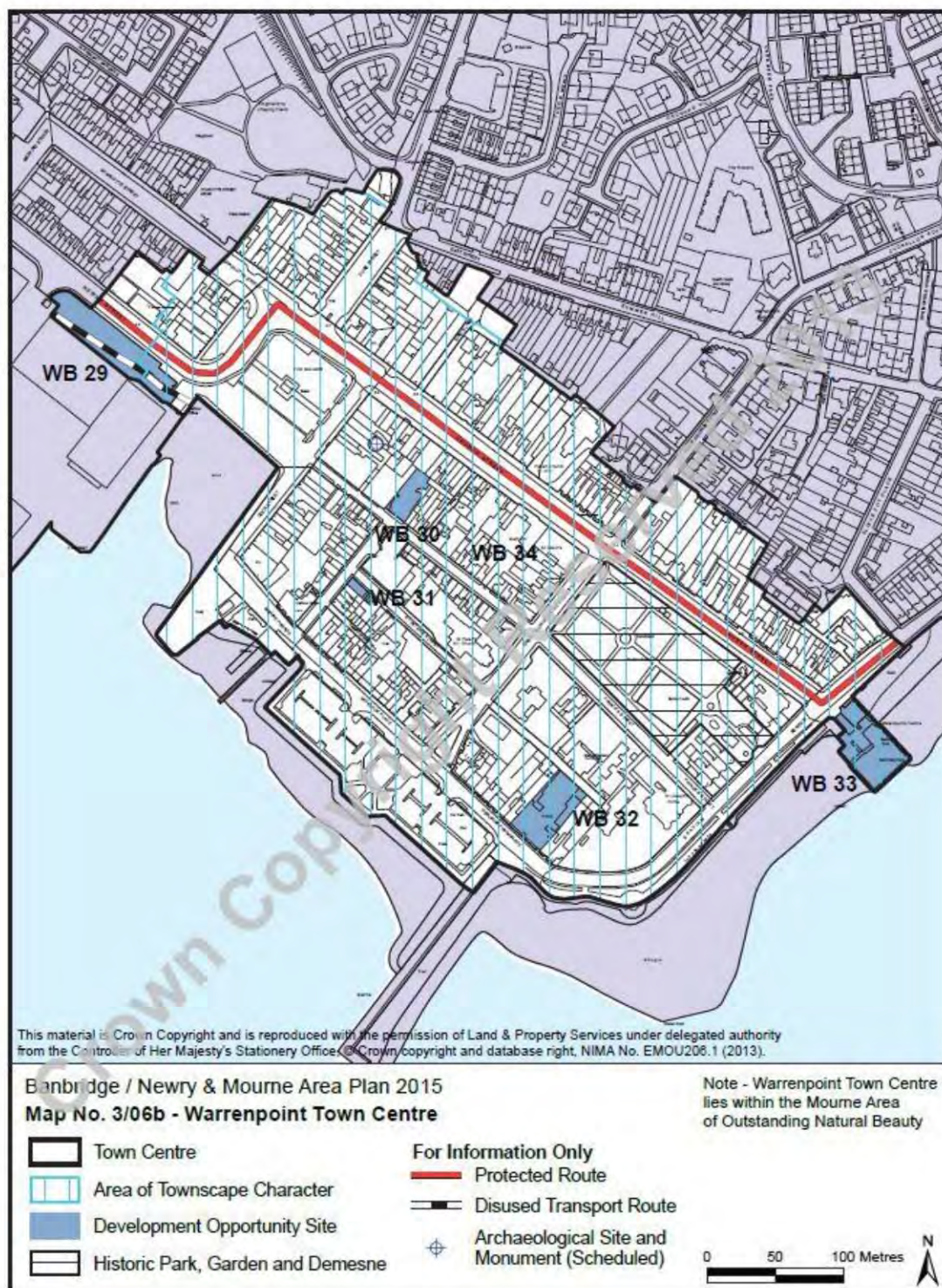
Part 6: Newcastle Town Centre & Opportunity Sites



Part 7: Newtownhamilton Town Centre & Opportunity Sites



Part 8: Warrenpoint Town Centre & Opportunity Sites



Agenda Item:	Capital Projects - Progress Report
Report to:	Strategy, Policy & Resources Committee
Subject:	Progress Report on Capital Projects
Date:	12 November 2015
Reporting Officer:	Eddie Curtis, Director Strategic Planning and Performance
Contact Officer:	Eamon McManus – Capital Projects

<u>Decisions Required</u>	
<ul style="list-style-type: none"> Members are asked to note the contents of the Report and to await further details on compensation events/additional costs for Victoria Lock Refurbishment Scheme. 	
1.0	<u>Purpose & Background</u>
1.1	<p>The purpose of the Report is to inform Members on progress to date and key issues on the following Capital Projects:-</p> <ul style="list-style-type: none"> (1) Victoria Lock – Refurbishment Scheme (2) Newry Canal Greenway Scheme – Phase 1 (3) Down Leisure Centre (4) (a) Newry Leisure Centre Phase 2 including St. John Bosco Clubrooms (b) Demolition of Newry Swimming Pool.
2.0	<u>Key Issues</u>
2.1	<p>(1) Victoria Lock - Refurbishment Scheme. Capital Budget 2015/2016 - £500,000</p> <p>It is expected that the Budget will be fully spent by end of March 2016 and that additional costs, which could be in the order of £100,000 will arise - to be paid in this financial year.</p> <p>Contract No 1, Dredging of Lock Chamber and lowering of Service Pipe. Contract Amount £135,975</p> <p>Commenced on 13 th July 2015, Dredging of the Lock Chamber and area around the Sea Gates was carried out with work substantially completed by Friday, 18th September 2015. A 2 week delay with associated extra costs has been claimed by the Contractor. A total of 2,153 tonnes of Dredged material has been removed and transported to Aughnagun for disposal.</p> <p>Inspection by Divers established that the 250 mm dia Steel Service pipe which carries electrical cables across the lower section of the lock chamber was broken in two places. The damaged pipe has been lifted out of the lock chamber for repair.</p>

It is anticipated that extra costs will arise due to the damage and consequent removal/repair and reinstallation of the service pipe.

Contract No 2 Refurbishment of Sea Gates. Contract amount - £243,705.

Commenced on 17 th August 2015. The two Sea gates were lifted out for inspection and repairs on Sun 23/Mon 24 August 2015.

Extra Crane capacity, ie, a 750 Tonne crane was needed to safely lift out the gates due to substantial additional weight of the gates.

The seaward faces of the sea gates have been cleaned, shot blasted, inspected, repaired with steel plating where required and painted .

The damaged timber sills of both gates were removed and have now been completely replaced with new Greenheart timber.

The gates were lifted and turned on Friday 30 October 2015 in order to carry out similar repairs and to replace the 4 Penstocks on the canal side faces.

Delays to the Contract have arisen mainly due to unforeseen issues with the Sea Gates and the base pivot pins. The projected completion date is now Friday 11 December 2015.

Additional costs - substantial extra costs will arise due to the sea gates being much heavier than expected and extra crane capacity required and removal of mud from within the gates as far as practical. Broken pivot pin at base of far gate and poor condition of nearside pivot pin -requires extensive work by Divers to assist in design and installation of replacement anchor systems. Extra costs still to be fully quantified and agreed but the Contractor has given notice that extra costs for the 2 Contracts could be in the region of £100,000.

The Consultant has also given notice of his intention to claim extra fees due to the extra unforeseen work and delays associated with the Contracts.

Costs will be reported back when further details become available.

(2) Newry Canal Greenway Scheme -Phase 1. Capital Budget £78,000 plus £340,000 funding from Community Landfill Tax plus £7,500 grant from NIEA.

It is expected that the Council's Capital Budget of £78,000 will be spent by the end of March 2016 with other funding to be spent during 2016. The grant of £7500 from NIEA has now been received towards fees paid to date.

The design for Phase 1 is nearly complete, the required Flood Risk Assessment has been completed and submitted to the Planners. Awaiting Planning Permission before seeking tenders for the scheme.

Tenders for Repairs to the Canal Banks. Estimated cost £100,000 included in budget above. This scheme has been delayed due to recent staff changes in the Consultant's team but Tender Documents have now been completed and tenders shall be sought in November 2015.

(3)Down Leisure Centre.

The re animated scheme went out to tender to the firms on the select list on 17th September 2015. Tenders close on Friday 6th November 2015. Work to start on site in January 2016 - subject to a successful tender process.

(4) (a) Newry Leisure Centre -Phase 2 including St John Bosco Clubrooms.

The scheme went out to tender to the firms on the select list on 20th October 2015 with tenders planned to close after 40 days on Monday 30th November 2015.

	<p>Work due to start on site on 1st February 2016 subject to a successful tender process. An Application was submitted to DSD by 25th September 2015 for £440,000 funding for the St John Bosco Clubrooms and a decision is awaited.</p> <p>A Planning Application for the St John Bosco Clubrooms and additional offices was submitted on 30th September 2015 and a decision is awaited .</p> <p>(b) Demolition of Newry Swimming Pool. Budget cost £120, 000 inc above.</p> <p>Tender documents for the demolition of the Swimming Pool by separate contract are being prepared at present by KFA.</p>
3.0	<u>Resource Implications</u>
3.1	Substantial additional costs will arise in relation to Victoria Lock – Refurbishment Scheme – to be paid in this financial year.
4.0	<u>Appendices</u>
	<ul style="list-style-type: none"> ▪ None

Chief Executive Gavin Boyd

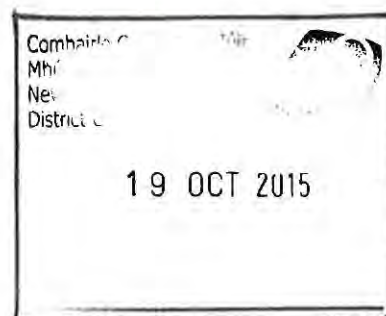
16 October 2015



131

Mr Michael Lipsett
 Director of Active Healthy Communities
 Newry, Mourne & Down District Council
 Downshire Civic Centre
 Downshire Estate, Ardglass Road
 Downpatrick
 BT30 6GQ

Údarás Oideachais
 Lear Owerance



Dear Michael,

Proposed Community Project, Kindle

Thank you for your recent letter regarding the Council's proposed community project on the site of the former Kindle Integrated PS, Ballykinler.

The Education Authority has consistently advised that a shared community project in Ballykinler is not its highest priority. When considering future investment, officers must prioritise the Authority's very limited capital allocation based on assessed need across the province and in doing so have confirmed that there will be no resources to invest in Kindle for the foreseeable future. However, the Authority's Youth Service remains fully committed to the wider area and still have an Area Youth Worker employed in Lecale.

The Authority is shortly going to commence the process of disposing this asset in line with current CAU guidance. With that in mind, I request that Council considers its intention to purchase the whole site and buildings 'as is' and at a price to be agreed with Land and Property Services as the honest broker. A response is required by Friday 4 December 2015, afterwhich the asset will be formally declared surplus.

Yours sincerely,

Roger Sayers
 Assistant Senior Education Officer
 Head of Property, Planning and PPP

cc Mr Gregory Butler, Regional Managing Director
 Mrs Arlene Kee, ASEO, Head of Youth Service

Report to: Senior Management Team

Date: 20 October 2015

File Ref: RF/1524

Reporting Officer: Alison Robb, Assistant Director Corporate Services (Administration)

Contact Officer: Alison Robb, Assistant Director Corporate Services (Administration)

Decision Required

Authority to acquire the freehold transfer of land for the play area and mobile building at Oriel Drive, Flying Horse, Downpatrick, in order to regularise title in the sum of £6,500.

1.0 Purpose and Background

Approximately 12 years ago legacy Down District Council agreed to a transfer of land from the Housing Executive for the construction of a play area at Oriel Drive, Downpatrick.

The Council subsequently applied for planning permission on behalf of the local Community forum for the positioning of a mobile building for use as a community facility, located beside the play area.

The Housing Executive contacted me in 2011 to advise it was having difficulty in agreeing its title documents with what actually lay on the ground.

Upon investigation it appears that the Executive had agreed to transfer a particular portion of land to the Council for the play area. When it came to install the play area apparently the topography of the site was not suitable and it was moved to an alternative position. I further understand that local people had not been happy with the proposed original play area position which was to be situate close to their properties and this had added to pressure to relocate it.

A discussion was held at a local level between Council and Housing Executive representatives and it was agreed to relocate the play area.

Whilst the decision to site the mobile building at this location was not taken by the Council as it was not on its land, the Council did make the planning application on behalf of the Community Forum which was funded by the local Strategic Partnership.

As both the Council's and Housing Executive's title did not accurately reflect the transaction which existed on the ground, the Housing Executive asked the Council to surrender its current lease for the play area and enter into a new lease which accurately reflected its location.

The Housing Executive also requested that in respect of the mobile building that the Council lease the land on which it was located and sub-lease it directly to the Community Forum.

The legacy Down District Council agreed to this course of action in order to regularise its own and the Housing Executive's title.

Planning Approval has been obtained for the Community mobile building.

It was subsequently agreed at a meeting of legacy Down District Council's Corporate Management Team Meeting on 19 September 2013 to proceed by way of a freehold acquisition of the relevant lands which would give the Council greater control over any future use/disposal etc.

A map showing the play area and mobile building is attached as Appendix 1.

Thereafter a lease to be entered into with the Community Forum in relation to the mobile building.

2.0 Key Issues

- * The need to regularise the Council's title
- * The acquisition of a freehold interest will yield greater control over any future use/disposal of the lands.

3.0 Recommendation

Council to acquire the freehold transfer of lands for the play area and mobile building at Oriel Drive, Flying Horse, Downpatrick in order to regularise title.

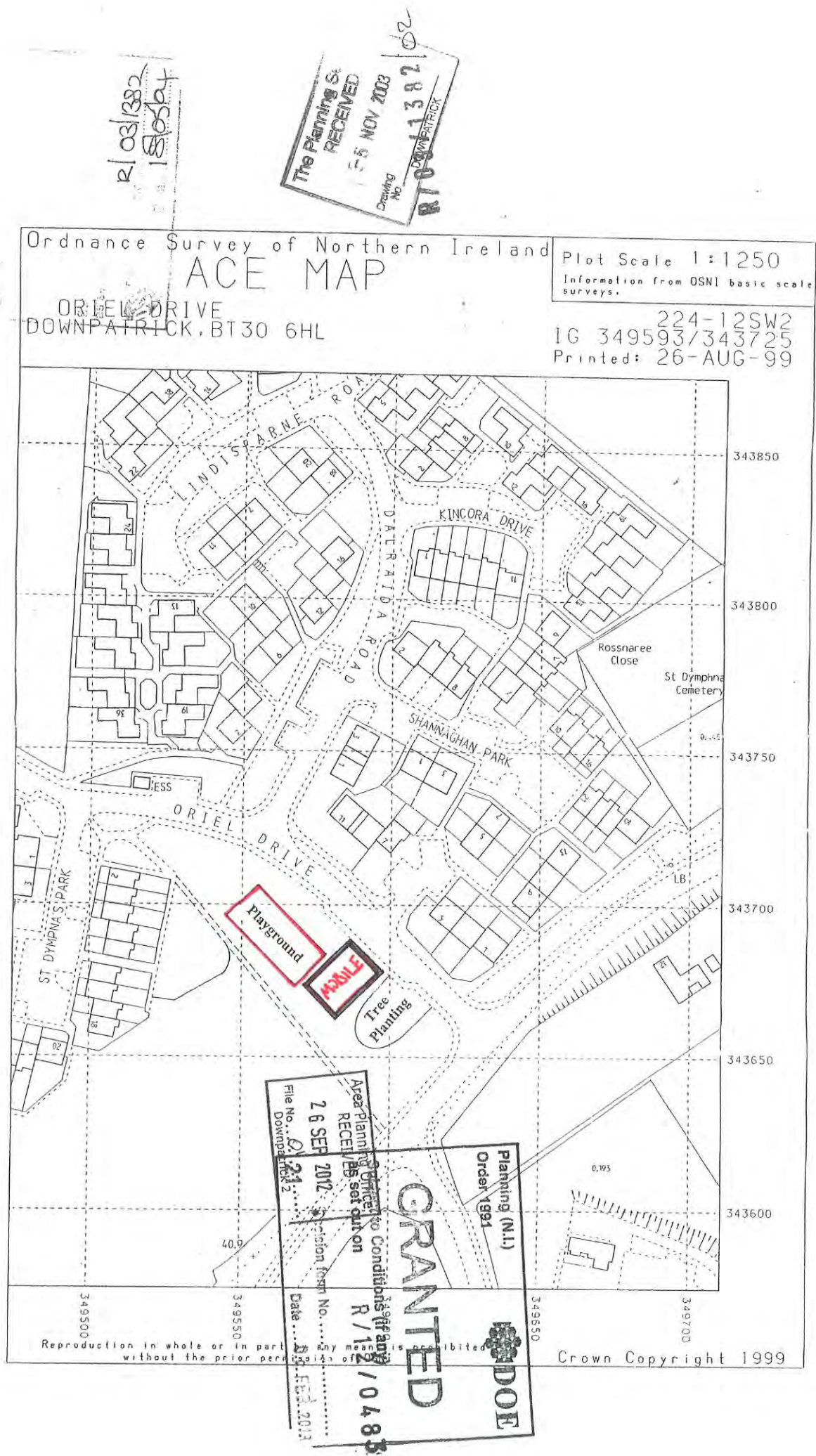
4.0 Resource Implications

Acquisition of land - £6,500 plus legal costs.

5.0 Appendices

Appendix 1 – Map showing the play area and mobile building.

Appendix 1 – Map showing the play area and mobile building




Report to:	Strategic Planning and Resources Committee
Subject:	21 year Lease of Changing Rooms at Orior Park, Bessbrook to Bessbrook United FC
Date:	12 November 2015
Reporting Officer:	Eddy Curtis
Contact Officer:	Eddy Curtis/B Magill
<u>Decisions Required</u>	
<i>Members are asked to note the contents of the report and decide if Council are in agreement to the granting of a 21 year lease of the Council owned changing rooms at Orior Park/Allotment Gardens, Bessbrook to Bessbrook United Football Club, subject to NIHE approval, DOE approval and legal agreement being drawn up.</i>	
1.0	<u>Purpose & Background</u>
1.1	<p>Request from Bessbrook United FC to lease Council owned changing rooms and access paths, at Orior Park, Bessbrook for a period of 21 years at a peppercorn rent.</p> <p>Bessbrook United FC are the only club which use the playing field at this location and have asked for exclusive use of the new Council owned changing rooms.</p> <p>Council has a 10,000 year lease of this area from NIHE. Council has now received NIHE approval to sub-lease to Bessbrook United for 21 years.</p> <p>Application will have to be made to DOE to approve peppercorn rent.</p>
2.0	<u>Key Issues</u>
2.1	<p><i>Require approval for NIHE to sub-lease – Now Received</i></p> <p><i>Approval required from DOE for peppercorn rent</i></p> <p><i>Legal agreement to be drawn up</i></p>
3.0	<u>Resource Implications</u>
	<p>Cost of preparing lease</p> <p>No rental income but Club to maintain building and pay for utilities</p>
3.1	
4.0	<u>Appendices</u>
	<ul style="list-style-type: none"> ▪ Appendix I Map of area

LEGEND:

- BOUNDARY OF NMDC LAND
Area: 0.96 Hectares (2.38 Acres)
- BOUNDARY OF LAND TO BE
SUB-LEASED TO BESSBROOK UNITED
Area: 0.02 Hectares (0.06 Acres)
- NMDC RIGHT OF ACCESS



 NEWRY AND MOURNE DISTRICT COUNCIL	Site: Orior Football Pitch Bessbrook	Drawing Title: Siteplan	Scale: 1:1250	
	Council reference no.: RS116	Drawing no.: NM032-G-1-00	Drawn by: GMcV	Date: 16.06.15

Report To:	Strategic Policy and Resources Committee
Subject:	Request to purchase land at Station Road, Castlewellan
File Reference:	AD/GA/8
Date of meeting:	12 November 2015
Reporting Officer:	Alison Robb, Assistant Director Corporate Services
Contact Officer:	Alison Robb, Assistant Director Corporate Services

<u>Decision Required</u>	
Authority to proceed on the basis of the recommendation below.	
1.0	<u>Purpose & Background</u>
	<p>The Council has received a request from an adjacent landowner to purchase the amenity area at Station Road, Castlewellan as delineated in red on the attached map.</p> <p>The site was formerly a play park but the equipment was removed some years ago and the site is currently unused.</p> <p>In a Review of Land Holdings undertaken by the legacy Down District Council, a report on which was issued in February 2008, the site was reviewed to have limited development potential.</p> <p>The land is owned in freehold by the Council and therefore there would be no restrictions on a disposal.</p>
2.0	<u>Key Issues</u>
2.1	The Council has received an expression of interest in the site but given the size and nature of the site it would be required to open the matter up to other potentially interested parties.
2.2	In order to maximise the potential return to the Council it would be advisable for the Council to apply for residential planning permission for the site.
2.3	With the benefit of a change in the planning status of the site, the Council could then seek to maximise its return by offering the site on the open market.
3.0	<u>Recommendation</u>
	It is recommended that the Council note the expression of interest in the site from an adjacent landowner, make a planning application for residential development for the site at Station Road, Castlewellan and, thereafter, seek to dispose of the site on the open market in order to maximise the return for the Council.

4.0	<u>Resource Implications</u>
	Minimal – legal, planning and valuation fees.
5.0	<u>Appendices</u>
	Appendix 1 – Map of amenity area at Station Road, Castlewellan.

APPENDIX 1

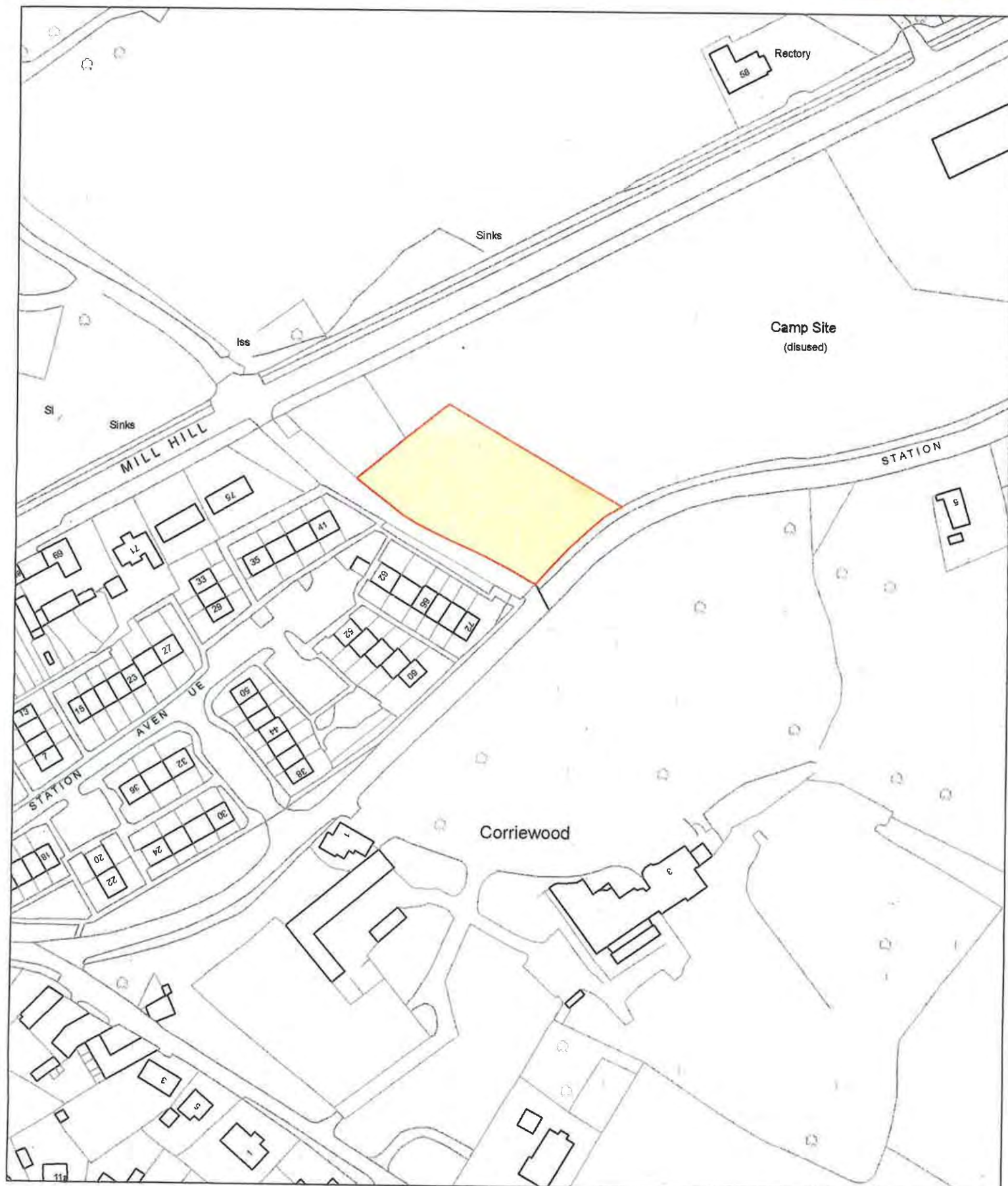
Map of amenity area at Station Road, Castlewellan



Station Road Playground Castlewellan
TL/160, Scale 1:1250, Date 27/9/07




141



Legend

 Site_Boundaries

048 16 24 32
 Meters

Report to:	Strategy, Policy & Resources Committee
Subject:	AD/LEG/20 – Expression of Interest in Lisburn Street off-street car park (south), Ballynahinch
Date:	12 November 2015
Reporting Officer:	Patrick Green, Legal Advisor

Decisions Required

Recommendation required in relation to request to acquire all of or a portion of Lisburn Street off-street car park (south), Ballynahinch. Map provided by Transport NI attached at Appendix 1.

1.0 Purpose & Background

At SP&R Committee of 14 May 2015 it was agreed to sell/lease parking spaces at Lisburn Street car park (south) to the developer/owner of the former Supervalu supermarket to facilitate planning permission previously granted to demolish the store and build a new, modern supermarket – area developer seeks is outlined in blue and hatched in blue on Appendix 2. The acquisition would result in the loss of car parking spaces but 18 additional parking spaces would be facilitated in the new retail store's undercroft area.

P Green advised developer's agent, One 2 One Planning, of Council's decision and sought further details/clarifications as the documents on the Planning Portal website suggested a complete redesign of the entirety of the car park – layout at Appendix 3.

Council has not been advised of who the developer is and a tenant has not yet been confirmed. The agents are currently in the process of approaching potential tenants.

The total number of car parking spaces is 165. Net income in 2013/14 was £2,410 (during this period the Supervalu store was open for business, but it closed in late 2014).

There are a number of easements to access properties which abut the car park.

2.0 Key Issues

C Jackson, P Green and J Gordon met with One 2 One Planning on 14 September 2015 on site to hear their proposals for the car park and they confirmed that should a new supermarket be constructed they would require all of the south car-park to be free to use; they see a free car park as integral to the supermarket. In any event, the supermarket would have free parking within its undercroft which would adversely impact on Council's revenue from the pay-and-display car park.

Following a discussion with the agents it was apparent they would be keen to purchase Lisburn Street car park south in its entirety.

The options open to Council are as follows:

1. Sale of entirety of the Lisburn Street south car park (would require expression of interest exercise to be carried out)
2. Sale of the portion the developer requires to build the rear of the store on (hatched and outlined in blue at Appendix 2 and already approved by Council) and lease of remainder of car park area for 25 years (would require expression of interest exercise)

	<p>to be carried out)</p> <p>3. Sale of the portion the developer requires to build the rear of the store on (previously approved by Council), a Licence Agreement to permit the developer to carry out the works at the car park necessary to meet conditions of planning permission, and Council to then operate/manage car park.</p> <p>Option 2 may be the most practical; Council would be facilitating economic regeneration, would receive purchase monies for portion of site (to be confirmed by valuer), would receive annual rental income (to be confirmed by valuer), and would divest of its maintenance and liability obligations in respect of the car park. However, it would be subject to an expression of interest exercise being carried out, with no guarantee the interested party would submit the most advantageous expression of interest.</p>
	<p>Possible Future Issues for Consideration</p> <p>Requirement to seek expressions of interest if minded to dispose of entirety of car park or enter into a long-term lease</p> <p>Council's future use(s) of the car park</p> <p>Views of the community on future uses of the car park</p> <p>Potential benefits to the local economy of development of this car park</p>
3.0	<p><u>Resource Implications</u></p> <p>Costs associated with transfer would be sought to be recouped from the interested party.</p>
4.0	<p><u>Appendices</u></p> <ul style="list-style-type: none"> ▪ Appendix 1 – Transport NI map of Lisburn Street off-street car park (south) ▪ Appendix 2 – Proposed acquisition by developer ▪ Appendix 3 – Proposed layout of supermarket and car park ▪ Appendix 4 – Perspective drawing of rear of proposed supermarket

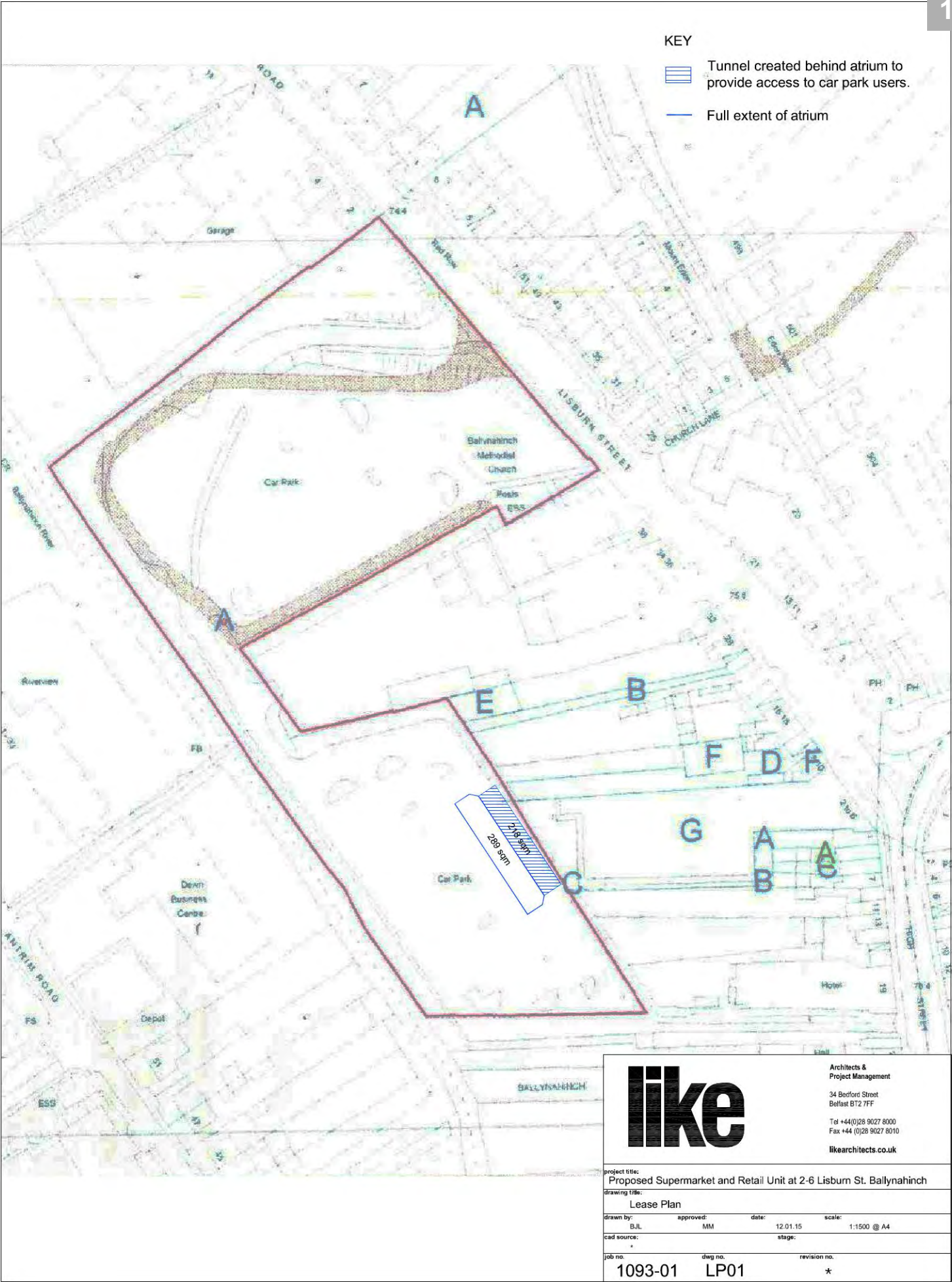
Lisburn Street South Car Park Ballynahinch - Schedule Ref No: 47

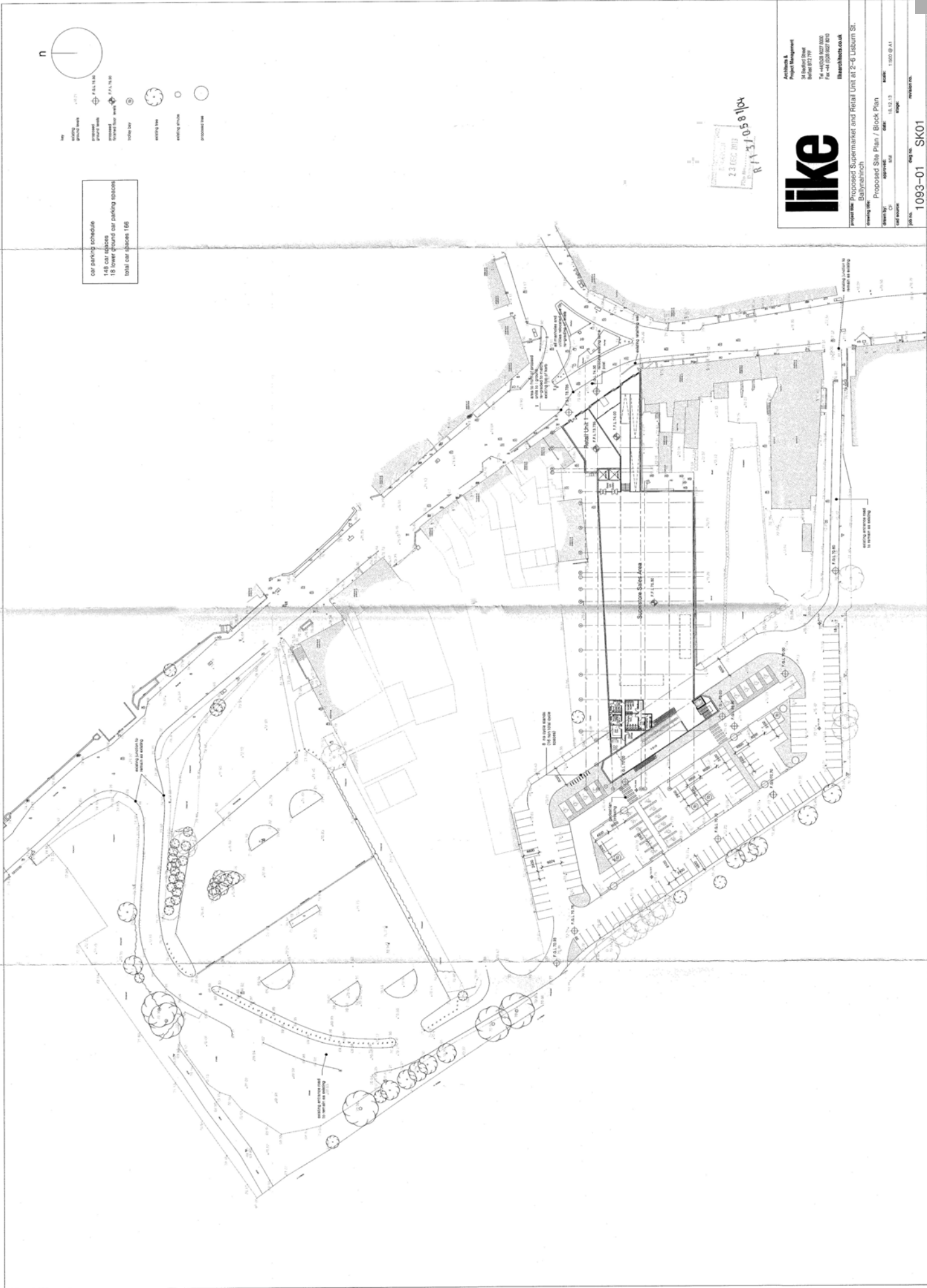


Scale: 1:1250

Date: 12th December 2014

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car parking schedule
148 car spaces
18 lower ground car parking spaces
total car spaces 166

like

Architects &
Project Management
23 Leburn St.
Sydney NSW 1513
Tel: +61 (0)2 9571 0000
Fax: +61 (0)2 9571 0010
likearchitects.co.uk

Project Name	Proposed Supermarket and Retail Unit at 2-6 Leburn St.
Client	like
Design Stage	Proposed Site Plan / Block Plan
Scale	1:500 @ A1
Author	15.12.13
Checker	15.12.13
Job No.	1093-01 SK01



2.3 10/10/2013
R/13/0581

Perspective Two
Supermarket & Retail Unit - Ballynahinch





Perspective Three - View from Street
Supermarket & Retail Unit - Ballynahinch

Project No. 1093-01
Dwg No. SK10
Date - 013
Scale - A3

**Land & Property Services**

Marlborough House
Central Way
CRAIGAVON
BT64 1AD

Tel: 02838320117

E-mail: Claire.white@dfpni.gov.uk

150

F.A.O. Alison Robb
Assistant Director Corporate Services
Newry, Mourne and Down District
Council
Downpatrick Civic Centre
Downshire Estate
Ardglass Road
Downpatrick
BT30 6GQ

26th October 2015

Your reference: AD/LEG/43

Our reference: 7022792

Dear Madam

Re: Valuation of land at Greenbank Industrial Estate, Newry

I refer to your instructing letter dated 22nd September 2015 in respect of the above and would comment as follows.

I would confirm your instructions that you wish Land & Property Services to provide Newry, Mourne and Down District Council with a rental valuation of an area of land located at Greenbank Industrial Estate, Newry that the Council proposes to use as additional car parking in connection with its adjacent offices.

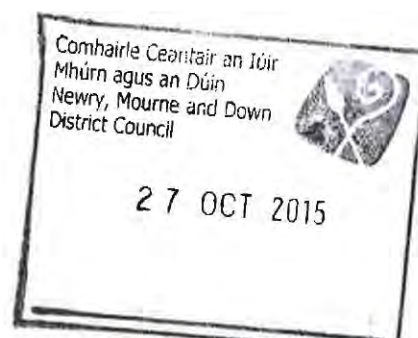
The current LPS Terms of Engagement are applicable to this report with no amendments. The Standard Terms of Engagement may be viewed on our website at this address: http://www.dfpni.gov.uk/lps/lps_terms_of_engagement_2015.pdf

I trust the enclosed information meets your requirements but should you require any further clarification please do not hesitate to contact me.

Yours Faithfully

A handwritten signature in black ink, appearing to read "C. White".

Claire White MRICS



VALUATION REPORT

Property: Land at Greenbank Industrial Estate, Newry

Prepared by: Claire White BSc (Hons) MRICS
 Craigavon District Office
 Marlborough House
 Central Way
 Craigavon
 BT64 1AD

Client: Alison Robb
 Newry, Mourne and Down District Council
 Downshire Civic Centre
 Downshire Estate
 Ardglass Road
 Downpatrick
 BT30 6GQ

Date: 26th October 2015

LPS Case Ref: 7022792

Client Ref: AD/LEG/43

1.0 Instructions and identity of the client

Instructions have been received from Alison Robb of Newry, Mourne and Down District Council by way of written correspondence dated 22nd September 2015.

2.0 Privacy/ Limitation on Disclosure

This report is provided for the purposes and use of the Client. It is confidential to the Client and the Client's representatives. Land & Property Services accepts responsibility to the Client that the report has been prepared with the skill, care and diligence reasonably expected of a competent Chartered Surveyor but accepts no responsibility whatsoever to any party other than the client. Any other party who relies on the report does so at their own risk.

Neither the whole, nor any part of this report or valuation, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way, nor disclosed to any third party without the prior written consent of Land & Property Services.

3.0 Inspection

The land was inspected on 22nd October 2015.

4.0 Extent of investigation

Site inspection notes and photographs have been relied upon.

5.0 Nature and source of information relied on.

Information has been provided by Newry, Mourne and Down District Council and internal Land & Property Services records.

6.0 Compliance with appraisal and valuation standards

I confirm that the valuation has been prepared with the appropriate sections of the Practice Statements and United Kingdom Practice Statements contained within the RICS Valuation – Professional Standards 2014.

7.0 Purpose of the valuation

Newry, Mourne and Down District Council require a rental valuation of an area of land located at Greenbank Industrial Estate, Newry that they propose to use as additional car parking in connection their adjacent offices.

The figures provided within this report should not be used for any purpose, other than that which has been stated above, without prior written approval of Land & Property Services.

8.0 Property Description

The subject land is located within the grounds of Southern Group Enterprises Ltd and comprises a tarmac area located to the side and front of the building enclosed by metal fencing and gates to the front. The land will provide approximately 38 parking spaces.

9.0 Basis of Valuation

The valuation has been carried out in accordance with the RICS Valuation – Professional Standards 2014 on the basis of Market Rent.

Market Rent: The estimated amount for which an interest in *real property* should be leased on the *valuation date* between a willing lessor and willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

10.0 Assumptions

An assumption is stated in the Glossary to the Red Book to be a 'supposition taken to be true'. Assumptions are facts, conditions or situations affecting the subject of, or approach to, a valuation that, by agreement, need not be verified by a valuer as part of the valuation process. In undertaking our valuation I have made a number of assumptions and have relied on certain sources of information. In the event that any of these assumptions prove to be incorrect then our valuations should be reviewed. The assumptions I have made for the purposes of my valuation are referred to below.

Condition of the land:

It is assumed the land remains in the same condition it was in at the date of inspection.

Environmental Matters

In the absence of any information to the contrary I have assumed that the land is not contaminated and is not adversely affected by any existing or proposed environmental law.

Repair and Condition

In the absence of any information to the contrary, and unless otherwise stated, I have assumed that there are no abnormal ground conditions, nor archaeological remains, present which may adversely affect the current or future occupation, development or value of the land.

Titles, Tenures and Lettings

Unless otherwise stated within this report, and in the absence of any information to the contrary, I have assumed that: -

- i) The land possesses a good and marketable title, free from any onerous restrictions or conditions;
- ii) The land benefits from vacant possession at the Valuation Date.
- iii) The land is held under a freehold or long leasehold title.
- iv) Title includes proper and appropriate means of access and there are no rights of way or wayleaves in favour of a 3rd party.

Boundaries

The boundaries of the site are as indicated in your instructions and no action has been taken to verify the accuracy of the areas.

Planning permission and existing use:

No approach has been made directly to Planning. A search of Planning Online Website has not revealed any relevant planning applications. It is assumed the land would be suitable for use as car parking without any additional planning consent.

11.0 Date of Valuation

The date of valuation is 26th October 2015.

The valuation reflects opinion of value as at this date. Property values are subject to fluctuation over time as market conditions may change and a valuation given on the above date may not be valid on an earlier or later date.

12.0 Valuation approach and reasoning

Comparable valuations of a similar nature within the locality have been considered when determining value.

13.0 Valuation

I consider the market rent of the land to be £410 (Four hundred and ten pounds stg) per calendar month.

The valuation has been based on the assumptions as detailed above. Should any be found later to be incorrect or requiring amendment, the valuations will require review.

14.0 Status of the valuer

This report has been prepared by Claire White, BSc (Hons) MRICS, a registered external valuer as defined by RICS, who has the relevant skills, experience, knowledge and understanding to undertake the valuation competently.

15.0 Conflict of Interest

The undersigned has not previously had professional involvement in connection with the subject and has not previously provided valuation advice for the same client in respect of the subject land.



Claire White BSc (Hons) MRICS
Prepared on behalf of Land & Property Services

Agenda Item:	<i>Report on request by Killowen Contracts for a wayleave to lay a storm sewer to serve a new private housing development through Council land at Burren Village Green</i>
Report to:	<i>Strategy, Policy & Resources Committee – 12 November 2015</i>
Subject:	<i>Report on request by Killowen Contracts for a wayleave to lay a storm sewer to serve a new private housing development through Council land at Burren Village Green</i>
Date:	<i>12 November 2015</i>
Reporting Officer:	<i>Paul Brannigan – Estates Officer</i>
Contact Officer:	<i>Paul Brannigan – Estates Officer</i>

Decisions Required

Members are asked to note the contents of the report, and consider and agree to:

- ***request by Killowen Contracts for a wayleave to lay a storm sewer to serve a new private housing development through Council land at Burren Village Green***

1.0 Purpose & Background

- 1.1 *A request was received by Council 2/07/15 from Killowen Contracts for permission to lay a new storm sewer across / through Burren Village Green to connect the new housing development they are currently constructing in Corrags Road to the nearest available NI Water main storm sewer in Bridge Road (at the junction of Bridge Road / Ballydesland Road).*
- A copy of correspondence between the developer, their consulting civil engineer and NI Water is attached as Appendix 1. The correspondence includes a comment from the NI Water Engineer that there are “a number of viable options available to discharge storm water” in the vicinity including connecting to the existing main storm in Bridge Road, although he notes “the discharge would have to be restricted to green field”. The developers proposed drawing indicates a hydrobrake is to be installed to restrict discharge flow to 5L / second.*
- The developer will enter into an Article 161 agreement with NI Water; therefore the sewer will be adopted by NI Water (if installed to their satisfaction), 12 months after installation. Killowen contracts will be liable for all maintenance of the sewer during the first 12 months after installation, and NI Water will be liable for all future maintenance thereafter.*
- The developer advises NI Water require the Council’s approval as landowner to progress the Article 161 application.*
- The developers civil engineer’s drawing is included as Appendix 2. This indicates the proposed route for the new sewer traversing approximately through the middle of Burren Village*

	<i>Green in an east-west direction for a distance of 76m approx. The vast majority of the route is contained within grass areas.</i>
2.0	<u>Key Issues</u>
2.1	<p><i>Issue of Article 161:</i> <i>If Council give approval for this request, it will enable the Article 161 to be processed by NI Water.</i></p> <p><i>Disruption of activities in the Green:</i> <i>The route for the sewer is through the middle of the green taking an east-west route. The middle of the Green is a large grass area used as an informal kickabout area, and the sewer route also crosses two footpaths that give north to south access through the Green. It is anticipated the sewer laying should be carried out very quickly as the majority of the dig is through grass, so disruption to park patrons should be minimized.</i></p> <p><i>NI Water 6m wayleave:</i> <i>A condition of the Article 161 will be to impose a 6m wayleave centered on the new sewer pipe. This would require the Council to apply to NI Water for approval to carry out any future construction / development if it was proposed to be located within the 6m wayleave zone. However as this park is likely to remain as a park for the foreseeable future, it is unlikely this wayleave would have a negative / restrictive impact for future Council development here.</i></p>
3.0	<u>Resource Implications</u>
3.1	<p><i>Council officer's time to process a land valuation and get a legal agreement prepared for the wayleave, if approved. All legal and valuation costs are normally payable by the developer.</i></p> <p><i>Council officer's time involved to ensure the contractor carries out the works in a timely and safe manner and to re-instate any grass and bitmac areas disturbed by the works.</i></p>
4.0	<u>Appendices</u>
	<ul style="list-style-type: none"> ▪ Appendix 1 – <i>Correspondence between Killowen Contracts and NI Water</i> ▪ Appendix 2 – <i>Proposed drawing C-02/B by Sheehy Consulting Engineers for Killowen Contracts</i>





Marion
<Marion@killowencontracts.co.uk>
21/09/2015 09:50

To "paul.brannigan@newryandmourne.gov.uk"
<paul.brannigan@newryandmourne.gov.uk>,
cc
bcc

Subject FW: Carrog's Road Burren

1 attachment



Map.pdf

Paul,

Please see e-mail below.

Regards,

Brian McGivern
Killowen Contracts Ltd

From: Ronan Sheehy [mailto:ronan@sheehyconsulting.co.uk]
Sent: 18 September 2015 14:37
To: Marion <Marion@killowencontracts.co.uk>
Subject: RE: Carrog's Road Burren

Marion

Please find attached an email from NIW confirming that their sewer across the play park is a suitable discharge point. The other options mentioned are not feasible.

The second attachment is an email from NIW confirming that the only outstanding information is the letter from the council.

The Article 161 application has been lodged with NIW on the basis that the contractor will lay the sewer himself through the council lands.

If you require anything further do not hesitate to contact me.

Regards
Ronan



Sheehy Consulting

186 Ballymaguire Road
Stewartstown
Co. Tyrone.
BT71 5NN

T: 028 8673 5951
M: 07775 835 173
W: sheehyconsulting.co.uk

From: Marion [<mailto:Marion@killowencontracts.co.uk>]
Sent: 16 September 2015 12:20
To: info@sheehyconsulting.co.uk
Subject: FW: Carrog's Road Burren

Ronan,

See comments from Paul Brannigan, N&M Council.

Regards,
Brian McGivern
Killowen Contracts Ltd

From: paul.brannigan@newryandmourne.gov.uk [<mailto:paul.brannigan@newryandmourne.gov.uk>]
Sent: 16 September 2015 12:09
To: Marion <Marion@killowencontracts.co.uk>
Subject: Re: FW: Carrog's Road Burren

Brian

It would be helpful if your consultant could provide some documentation (an email may be okay) from NI Water agreeing to this proposal

Regards,

Paul Brannigan
Estates Officer

Comhairle Ceantair an Iúir, Mhúrn agus an Dúin
Newry, Mourne and Down District Council
Greenbank Offices
Greenbank Industrial Estate
Newry
BT34 2QU

Council: 0300 013 2233
Planning: 0300 200 7830
Direct Line: 3031 3247

www.newrymournedown.org
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Marion < Marion@killowencontracts.co.uk > 16/09/2015 11:47	To	" paul.brannigan@newryandmourne.gov.uk " < paul.brannigan@newryandmourne.gov.uk >,
	cc	
	Subject	FW: Carrog's Road Burren

Good morning Paul,

Please see below email regarding the NI Water Connection .

Kind regards,

Brian McGivern
Killowen Contracts Ltd

Colin,

Further to your earlier email I can confirm that I have had detailed discussions with both Rivers Agency and NI Water to establish a suitable outfall position for the storm drainage from the proposed development. The most economical option is to lay a sewer across the council play area (green space) to an NI Water sewer located on Bridge Road .

I hope that this email assists the council to give the necessary approval to this option so that we can advance works on the ground and finalise the Article 161 Agreement with Ni Water .

Should you or the council have any further queries , please do not hesitate to contact me .

Kind Regards

Ronan Sheehy *BEng MSc CEng MIEI MICE*
Director

Sheehy Consulting
186 Ballymaguire Road
Stewartstown
Co. Tyrone.
BT71 5NN

T: 028 8673 5951
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W: sheehyconsulting.co.uk

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<image002.jpg>

----- Message from "Mooney, Roy" <Roy.Mooney@niwater.com> on Thu, 28 May 2015 09:49:58 +0100 -----

To: <ronan@sheehyconsulting.co.uk>

cc: DSCTCorrespondence

<DSCTCorrespondence@niwater.com>

Subject: B016748 73 Carrogs Road, Burren.

Ronan,

I called out yesterday to look at this requisition as I was in the area. I have highlighted on the attached map two sheughs which are a lot closer than the Rivers Agency proposed outfall. It may be worth considering approaching Rivers about green field run off at one or other of these locations.

There is an existing NIW storm sewer to which I think the site can connect. Again the discharge would have to be restricted to green field. The levels provided on your application suggest an invert at the site of 50.820m. The foul sewer on the road adjacent to the site has an level in the region of 76.5m

I can issue a price for a new storm sewer across the garden / play park opposite if you can confirm the level exiting the site. Alternatively you may wish to speak to Rivers about outfall to the sheugh opposite.

On the basis of my visit yesterday there a number of viable options and I can see no reason for a discharge of storm water from this site to the foul sewer.

I will await confirmation from yourself on how the developer wishes to progress the scheme before I do anything more with it.

Regards

Roy Mooney
Developers Services - Requisition Engineer South
northern ireland water
Ballykeel Office

188 Larne Road Link,

Ballykeel,

Ballymena,

BT42 3HA

Mob: 07713887918

Tel: 08458 770002 Ext: 30856

Web: <<http://www.niwater.com/>> www.niwater.com

Tap into Health and drink the recommended 6-8 glasses of water per day. Water is fat free, has no calories and with NI Water supplying high quality drinking water to our taps, keeping your fluid levels topped up couldn't be easier.

P Please consider the environment before printing this e-mail

----- Message from "McParland, Michael" <Michael.McParland@niwater.com> on Wed, 19 Aug 2015 16:25:09 +0100 -----

To: Ronan Sheehy
<ronan@sheehyconsulting.co.uk>

Subject

SEC2115 Art161 73 Carrogs Rd
 ;
 Ronan,

I have the Art161 ready to go. Just need that council Letter. Also would you have (a) a copy of the street works license, (b) ACE maps which include the storm line to the existing sewer. We will need those for the Art161 document.

Thanks

Michael.

(back next week)

Report to:	<i>Strategy Policy and Resources Committee Meeting</i>
Subject:	<i>Transfer of Murphy Trust Property</i>
Date:	<i>12 November 2015</i>
Reporting Officer:	<i>Briege Magill</i>
Contact Officer:	<i>Carmel McKenna</i>

<u>Decisions Required</u>	
<ul style="list-style-type: none"> • Agreement to Manage, control and maximise Property Portfolio of Murphy Trust 	
1.0	<u>Purpose & Background</u>
1.1	<ul style="list-style-type: none"> • Murphy Trust is a charity located in Newry City. They control a number of strategic sites/buildings in Newry City and Crossmaglen. • The charity approached the legacy Newry & Mourne District Council to ascertain if the Council would consider managing their property portfolio. • Any Finance raised by the trust can only be spent on projects in Newry Arts Centre. • This request has been checked legally and the trust has authority to transfer the property to the Council.
2.0	<u>Key Issues</u>
2.1	<ul style="list-style-type: none"> • Murphy Trust Property will have to be managed by the Council's Estate/Asset Management. • Council will take responsibility for insurance risk management etc
2.2	<u>Possible Future Issues for consideration</u>
	<ul style="list-style-type: none"> • Possible capital development opportunities to maximise income. • Possible sale of assets in future. • Legal agreement between Murphy Trust and Newry, Mourne and Down District Council to be finalised.
3.0	<u>Resource Implications</u>
3.1	<ul style="list-style-type: none"> • <i>The annual fee for this service is expected to be less than £10,000. However until the tenders Property will have to be managed by estates department.</i>
4.0	<u>Appendices</u>
	<ul style="list-style-type: none"> ▪ None

Report To:	Strategic Policy & Resources Committee
Date:	12 November 2015
File Reference:	MS/4163
Reporting Officer:	Alison Robb, Assistant Director Corporate Services (Administration)
Contact Officers:	Alison Robb, Assistant Director Corporate Services (Administration)

Decision Required

Committee is asked to approve use of Council land at The Green, Strangford, by the Contractors for DRD Transport NI to construct a temporary slipway during upgrading works to the existing Strangford Slipway from January 2016 for a period of up to 10 months.

1.0 Purpose and Background

CPD have been commissioned by DRD Transport NI to procure a Design and Build contract to upgrade and extend the existing Strangford Slipway. It is hoped that works will commence in early January 2016.

It is a condition of the contract that the existing ferry service remains operational thus requiring the need for a temporary stone slipway construction and use of part of the Council's lands at The Green, Strangford (as shown delineated in red on the attached map drawing number JG).

The Contractor will require access over the lands hatched in blue on the attached map together with a small compound as hatched in green on the attached map.

The Contractor will provide a temporary slipway as shown on the attached drawing (530231UF/PO3) which will be on the foreshore and part of lands not under the ownership of Council.

The works may require the temporary relocation of a bin and bench on the Council's lands.

At the Council's Senior Management Team Meeting on 9 November 2015 it was agreed that there was no issue in approving this request.

2.0 Key Issues

- The greater public benefit of facilitating an upgrading and extension of the existing Strangford Slipway
- The need to avoid interruption to the current ferry service and the benefits it brings to those living, working and visiting the District
- The need to notify the Lessor of The Green, the de Ros Estate, of the works to be undertaken utilising a part of the lands it leases to the Council

- The need to ensure the Contractor provides evidence of public liability insurance, method statements and risk assessments for the works and to confirm that all necessary statutory and other approvals are in place prior to commencing works on site
- The need to ensure that the Contractor agrees to fully reinstate the Council's lands to the satisfaction of the Estates Department at the end of its period of usage.

3.0 Recommendation

Committee approve use of Council land at The Green, Strangford, by the Contractors for DRD Transport NI to construct a temporary slipway during upgrading works to the existing Strangford Slipway from January 2016 for a period of up to 10 months.

4.0 Resource Implications

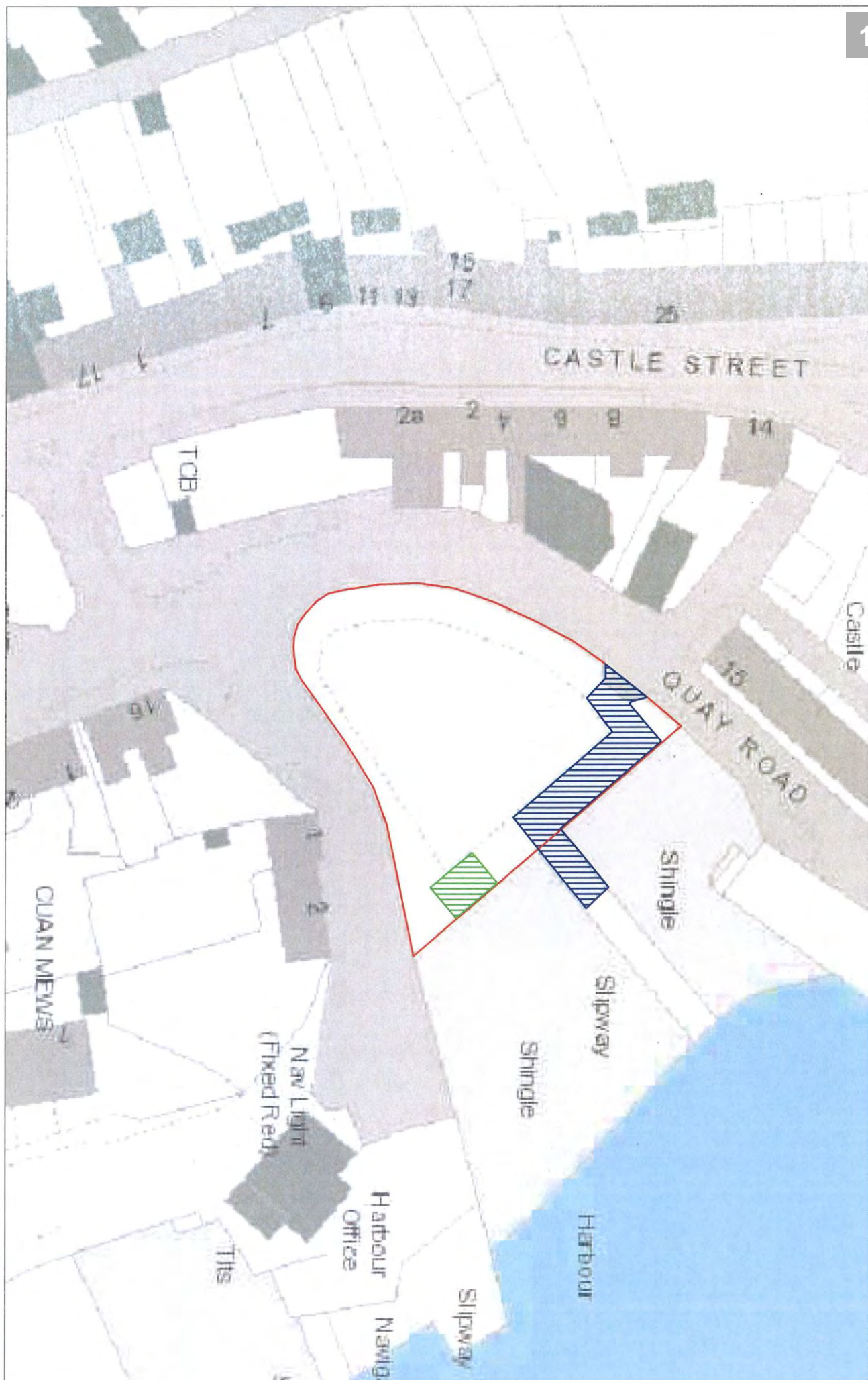
None.

5.0 Appendices

Appendix 1 – Map showing the area to be used by the Contractor

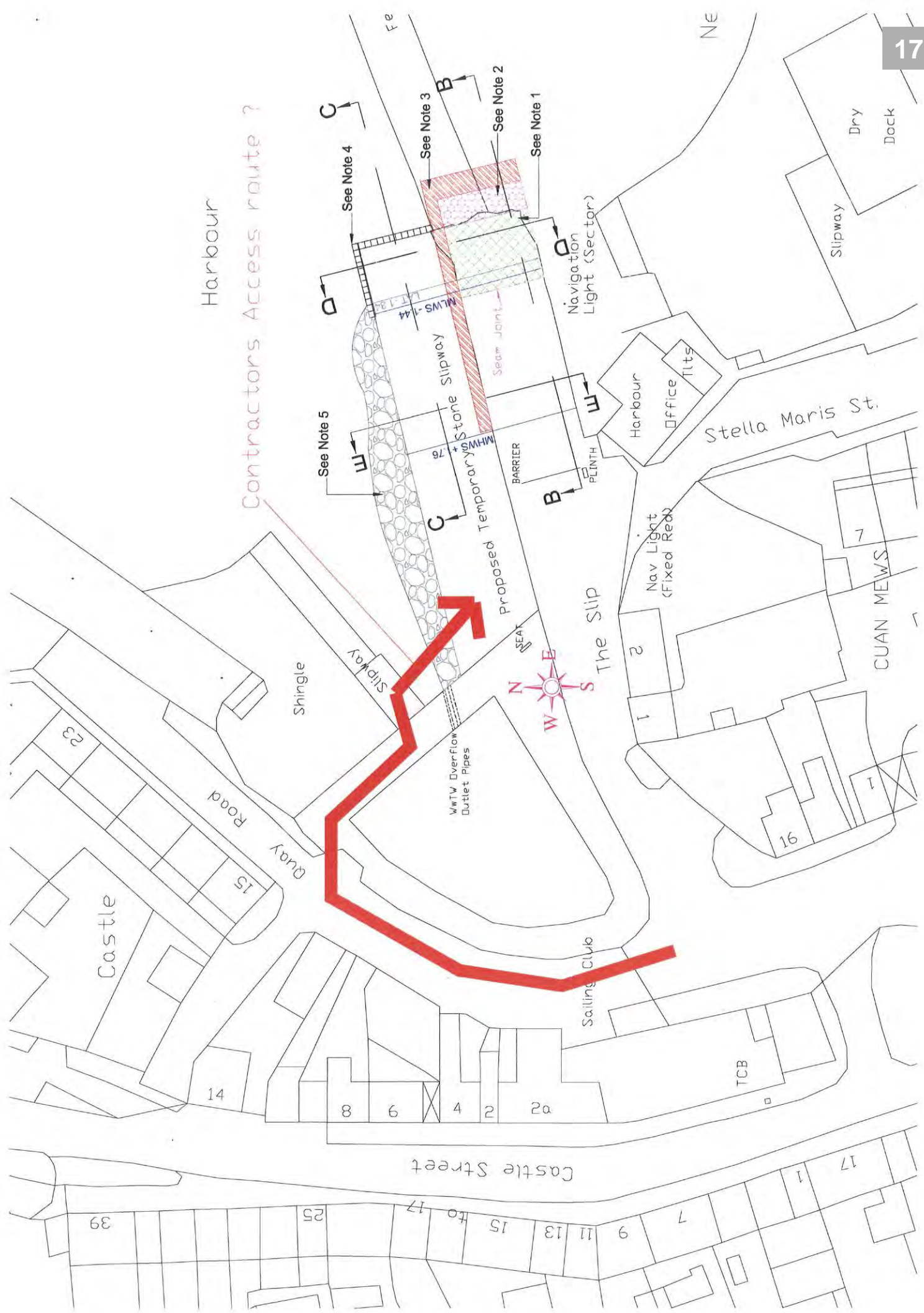
Appendix 2 – Drawing showing the temporary slipway to be constructed by the Contractor

Appendix 1 – Map showing the area to be used by the Contractor



All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Project Manager. This drawing may not be edited or modified by the recipient.					
	SITE BOUNDARY				
	COMMON ACCESS				
	COMPOUND				
		PROJECT	STRANGFORD GREEN	FILE NO.	
		DRAWING TITLE	PROPOSED ACCESS	DRAWING NO.	
				SCALE 1:500 @ A3	
				DATE 18/09/15	
				DRAWN JG	
				REV	
<div style="float: right; text-align: right;"> Cork County Council an tIar Phárlaimint agus an Duinn Newry, Mourne and Down <small>District Councils</small> </div>					

Appendix 2 – Drawing showing the temporary slipway to be constructed by the Contractor



Report To: Senior Management Team

Date: 9 November 2015

Item: Proposed Additional car parking at Greenbank Industrial Estate for Council Staff

File Reference: AD/LEG/43

Reporting Officer: Kevin Scullion, Assistant Director Facilities Management & Maintenance

Contact Officers: Liam Dinsmore, Management Services Officer
Carrie Webster, Business Support Officer (Commercial)

Decision Required

Approval to enter into negotiation with Southern Group Enterprises with the aim of setting up a rental agreement to avail of 38 car parking spaces at their premises located within the Greenbank Industrial Estate Newry (See attached Greenbank Industrial Estate Site Plan).

Cost of annual rental expected to be circa £410 per calendar month plus maintenance costs. Rental of site is available initially up to end of June 2016 with possibility of extension.

1.0 Background

Parking spaces within the Greenbank Depot is limited and parking outside of the premises has been impacted by the increase in competition from neighbouring premises. Furthermore, PSNI has approached the Council in relation to complaints regarding traffic issues caused by parking on roadside.

The "Commercial Area", as shown in attached Greenbank Council Offices Site Plan has traditionally been used as a "set down" area between the hours of 8.30am to 12.30pm, for private cars to park until a free space becomes available.

However, a serious Health & Safety concern arose after a staff member was knocked down by a vehicle within the Commercial Vehicle parking area (no injury sustained). The Risk Assessment which followed recommended that this area becomes a "Yellow Vest" area and parking of private cars be prohibited to prevent the mix of private and commercial vehicles.

2.0 Key Issues

- 2.1 64 car parking spaces available for private use on the Council site.
- 2.2 Approximately 210 staff is based at Council Office, Greenbank. However, we are aware that not all staff avails of car parking facilities.
- 2.3 A survey of traffic at 8am over a number of days has shown the car park to already contain anywhere between 25-35 staff vehicles.
- 2.4 A survey of Commercial Area between the hours of 9am to 12pm has shown between 15 to 26 private cars parked within this area.

3.0 Solutions

- 3.1 Do nothing. This is not a realistic option due to the Health & Safety issues associated with mix of private & commercial vehicles.
- 3.2 Direct Staff to park on roadside. This is also not a realistic option due to the recent pressures from PSNI and increase in competition from surrounding businesses.
- 3.3 Seek to utilise additional parking from neighbouring premises, Southern Group Enterprises.
 - 3.3.1 A survey carried out of premises estimated that approximately 38 additional spaces could be utilised (see attached Site Plan showing proposed land for consideration for additional car parking at Southern Group Enterprises).
 - 3.3.2 A Valuation Report has been obtained from the Land & Property Services with a proposed rental of £410 per calendar month for this parking area.
 - 3.3.3 Initial discussions with Southern Group Enterprises have been positive. The car park is in good condition, fenced off with a 9 foot high palisade fence and has a lockable gate. Southern Group Enterprises is agreeable in principle to enter into a rental agreement with Council up to end of June 2016 with possibility of further extension.

4.0 Proposed Utilisation of Additional Parking Area

- 4.1 Deny private vehicle access to Council site up to 8.00/8.15am, directing staff to park in the additional parking area at Southern Group Enterprises in the first instance.
- 4.2 Main Council car park becomes the overflow car park.

4.2.1 This would therefore provide parking for Officers that have requirement to travel between Council facilities for meetings.

4.2.2 Provides parking availability for Visitors.

4.2.3 Staff commencing work at 7.30/8.00am usually finishes work at the latest 4.00/4.30pm therefore additional car park area at Southern Group Enterprises could be closed at an earlier time.

5.0 Recommendations

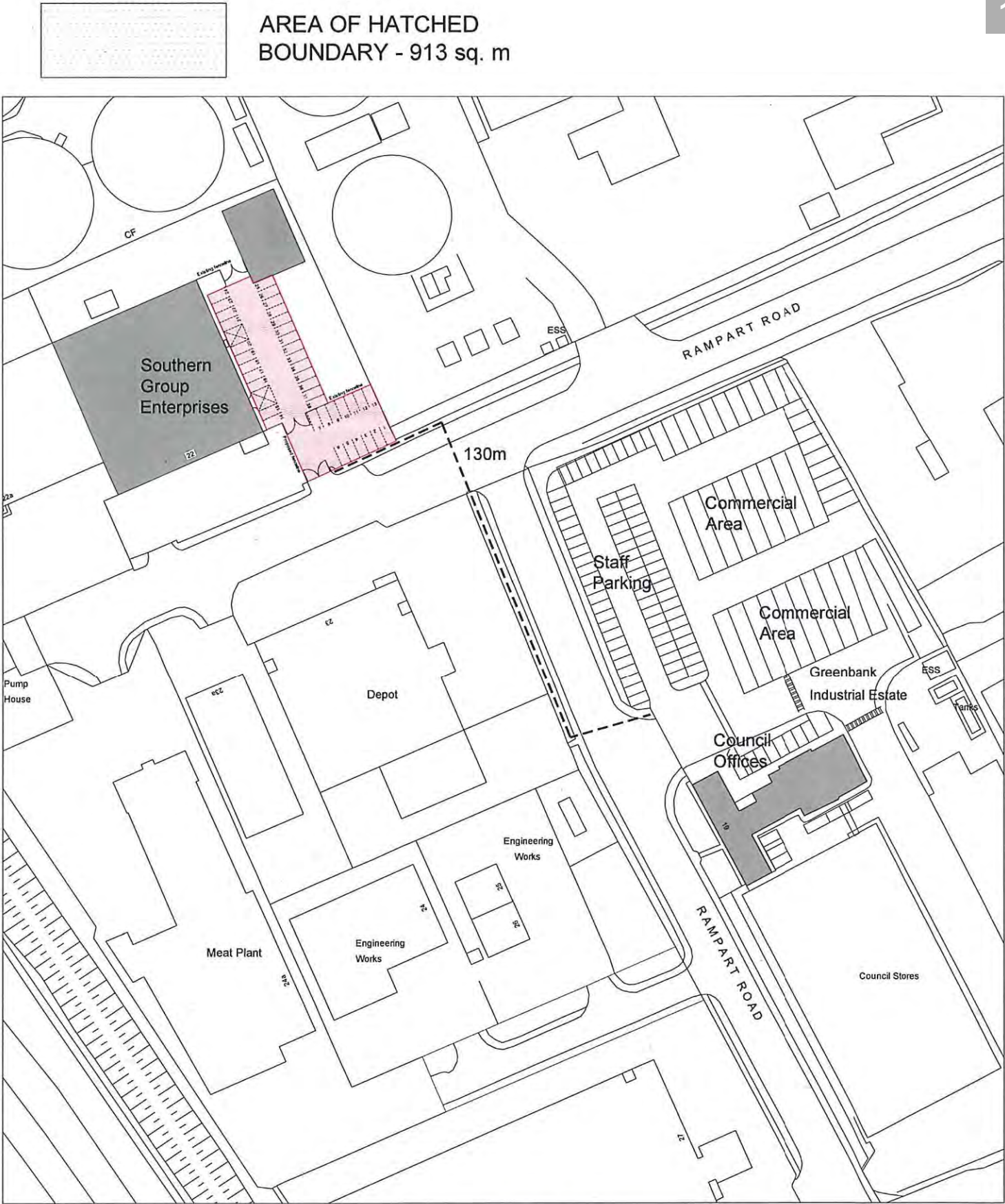
4.1 Council to enter into negotiation with Southern Group Enterprises with the aim of setting up a rental agreement to avail of 38 car parking spaces at their premises located within the Greenbank Industrial Estate Newry

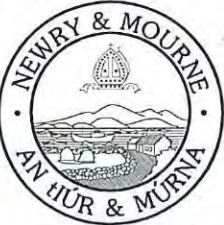
6.0 Appendices

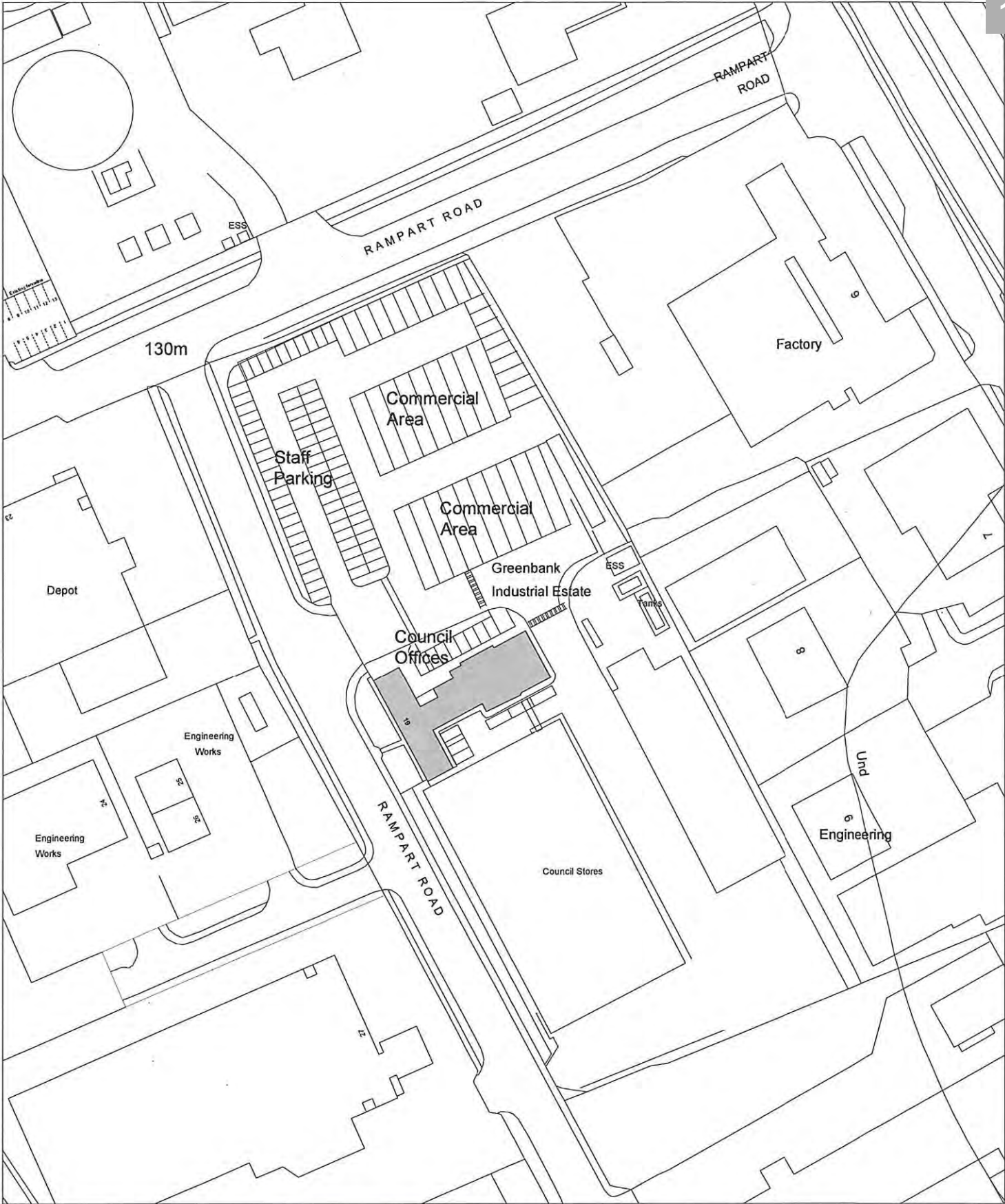
Greenbank Industrial Estate Site Plan


Greenbank Council Office Site Plan

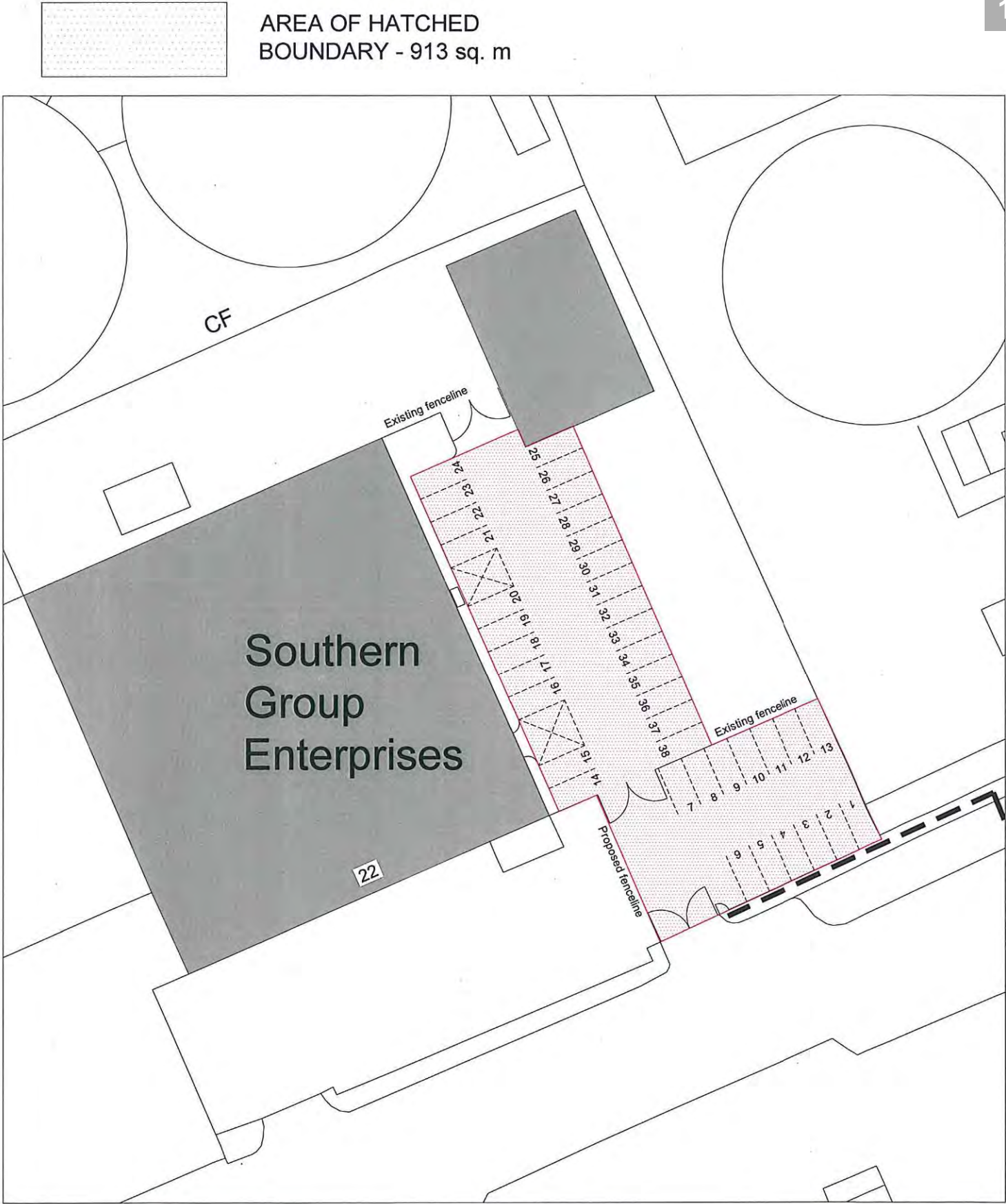
Siteplan showing proposed land for consideration for additional carparking




 NEWRY AND MOURNE DISTRICT COUNCIL	Site: SGE Ltd/ Greenbank Depot	Drawing Title: Greenbank Industrial Estate Siteplan		
	Scale: 1/1250	Drawing no.: SGE 02	Drawn by: GMcV	Date: 09.11.15



 NEWRY AND MOURNE DISTRICT COUNCIL	Site: SGELtd/ Greenbank Depot		Drawing Title: Greenbank Council Office Siteplan	
	Scale: 1/1250	Drawing no.: SGE 03	Drawn by: GMcV	Date: 09.11.15



 NEWRY AND MOURNE DISTRICT COUNCIL	Site: Southern Group Enterprises Ltd	Drawing Title: Siteplan showing proposed land for consideration for additional carparking		
	Scale: 1/500	Drawing no.: SGE 01	Drawn by: GMcV	Date: 11.09.15

Report to:	Strategy, Policy and Resources
Subject:	Financial Assistance
Date:	12 November 2015
Reporting Officer:	Sonya Burns, Programmes Manager
Contact Officer(s):	Sonya Burns, Programmes Manager

Decisions Required

Report is to consider the following recommendations:

- 3 Financial Assistance call for the period 2016-2017.
- Allocation within the rates budget for grant allocations, advertising and capacity building programme and for resourcing the management and delivery of the programme.
- Inclusion of logistical support, (barriers, tables, chairs etc.), request form in the application and in letters of offer of financial assistance to major/minor events (to include provision of portaloos where deemed essential).
- Capacity building for the Community /Voluntary Sector and resourcing of same.
- Advances to groups for up to 50% of the grant aid if the need can be demonstrated and an Advance Agreement signed off.
- Thresholds for each theme to be set by Officers in line with rates.

1.0 Purpose & Background

1.1 The Council will complete three calls for Financial Assistance in the period 2015-2016. There have been a number of learning's from the first call and 28 capacity building workshops have been hosted across each of the DEA's. These were designed to address the capacity issues with groups that were apparent from the first call and also to provide them with an opportunity to engage with other potential funders outside of the Council's Financial Assistance programme.

It is proposed to have three calls for assistance as follows:

Call 1 Open January and close February 2016:

- Major/Minor Events including tourism and Community Festivals, (subject to DCAL Funding)
- Summer Schemes
- Community Capital Schemes

Call 2 Open March and close April 2016:

- Active and Healthy Communities
- Minor Environmental Schemes
- Arts and Culture

Call 3 Open May and close June 2016:

- Good Relations (subject to OFMDFM Funding)
- Christmas Illuminations

Logistical Support:

	<p>Applicants will have to include all additional logistical support for events in their application either through payment for Council resources (if they are available) or from an independent supplier. This will provide an actual cost for the applicants for the delivery of their project. The amount awarded will be inclusive of the logistical support and will not exceed the overall amount of funding to be allocated.</p> <p><u>Thresholds:</u></p> <p>The funding thresholds amount against each of the themes will be determined by Officers through the budget allocations set within the rates process. It is proposed that the maximum for any scheme will be £5,000 however where there are budget constraints or there is no requirement for this amount it will be reduced.</p> <p><u>Advertising:</u></p> <p>There will be extensive advertising campaign in the lead in and throughout the duration of the programme. This will include social media, printed press and through the DEA fora.</p> <p><u>Capacity Building:</u></p> <p>As part of the ongoing capacity building programme we are collating feedback on the future training needs of the community. When analysed, a new capacity building programme will be presented for approval.</p> <p><u>Advances:</u></p> <p>It is recommended that advance payments of up to 50% of grant aid be provided to groups when they can demonstrate the requirement and upon signing an Advance Agreement. For larger sums over £5,000 this will have to be reviewed with Finance.</p>
2.0	<u>Key Issues</u>
2.1	<p>There are potentially a number of issues:</p> <ul style="list-style-type: none"> ▪ The current demand out weighs the allocated budget and therefore signposting groups to other potential funding sources is vital. ▪ Cashflow for groups is an issue for which they will require assistance. ▪ Raising awareness of the process and managing expectations of groups in terms of what is available.
3.0	<u>Financial & Resource Implications</u>
3.1	<p>Resources: Additional staffing resources are required to manage the grants process from the call opens to all groups have received the final payment to be included in the rates estimates.</p> <p>Grants: An allocation within the rates for grant allocations, advertising and capacity building. To be included in the rates estimates.</p>
4.0	<u>Equality & Good Relations Implications</u>
4.1	<p>There is an inclusion of equality and good relations questions within the applications. This is an open and transparent call for all eligible groups to apply for project funding.</p>
5.0	<u>Appendices</u>
	<ul style="list-style-type: none"> ▪ None.

Report to:	Strategy, Policy and Resources
Subject:	Update on Christmas Events Funding
Date:	12 November 2015
Reporting Officer:	Eddy Curtis, Director of Strategic Planning and Policy
Contact Officer(s):	Eddy Curtis, Director of Strategic Planning and Policy

Decisions Required

Report is to note update on Christmas Events Funding throughout the District – please refer to attached spreadsheet.

1.0	<u>Purpose & Background</u>
1.1	To update Councillors on Christmas Events Funding throughout the Newry, Mourne and Down District.
2.0	<u>Key Issues</u>
2.1	Attached report details revised position.
3.0	<u>Financial & Resource Implications</u>
3.1	As detailed in Appendix A
4.0	<u>Appendices</u>
<input type="checkbox"/> Appendix A.	

Council Strategic Tourism Events

	Area	Amount	Budget Provision	Notes
Official Switch Ons	Downpatrick	£9,000.00	£9,000.00	Includes stage, music, general entertainment, santa and logistical steward support
	Newry	£9,000.00	£9,450.00	Includes stage, music, general entertainment, santa and logistical steward support
	Warrenpoint	£2,000.00	£0.00	mix of ent, and logistical support
	Kilkeel	£2,000.00	£0.00	mix of ent, and logistical support
	Crossmaglen	£2,000.00	£0.00	mix of ent, and logistical support
	Ballynahinch	£1,500.00	£0.00	mix of ent, and logistical support
	Newcastle	£2,600.00	£0.00	mix of ent, and logistical support
Total		£28,100.00	£18,450.00	

Budget Differential

-£9,650.00

Areas Receiving Financial Contribution to run community events in lieu of any other Council Support

This money is to erect trees/lights and run event

	Area	Amount	Budget Provision	Notes
	Massford Project Association	£1,620.00	VC Budget	Requested 3m Tree
	Seaforde and District Community Association	£2,450.00	VC Budget	
	Kilcoo Community Association	£900.00	VC Budget	
	Dundrum Village Association	£1,900.00	VC Budget	
	Annsborough Community Forum	£2,990.00	VC Budget	
	Ardglass Festival Association	£1,940.00	VC Budget	
	Castlewellan Regeneration Ltd	£2,000.00	VC Budget	
	Crossgar Area Community Association	£2,000.00	VC Budget	Group submitted quotes for £5650 excl VAT and £4975 excl VAT
	Kilcoo Community Association	£600.00	VC Budget	
	Seaforde and District Community Association	£2,075.00	VC Budget	

Allocated from Financial Assistance	Killyleagh Development Association	£550.00	VC Budget	Group advised to get alternative quotes. Offered £2000 or 75% whichever is less for Christmas lighting. Michael has made this commitment to the group.
	Castlewellan Regeneration Ltd	£1,600.00	VC Budget	
	Castlewellan Community Partnership	£940.00	VC Budget	
	Annsborough Community Forum	£2,500.00	VC Budget	
	Ardaluin Regeneration Trust	£2,200.00	VC Budget	
	Saintfield Development Association	£2,020.00	VC Budget	Quote submitted for €1750 + VAT. Have agreement in place for borrowing lights from Ballynahinch. Police have agreed to assist with road closure so a mtg is set up with the group and elected reps.
			VC Budget	
	Warrenpoint	£2,000.00	£0.00	To support Yuletide Fair
	Bessbrook	£2,000.00	£0.00	
		£32,285.00	£28,285.00	
	Additional Financial Request **	£8,000.00	£0.00	
Total		£40,285.00	£28,285.00	

Budget Differential

£12,000.00

**** Additonal Money Requested from Saintfield, Killyleagh and Crossgar to erect lights as they were only successful in obtaining money for switch on event**

Areas Receving Financial contribution via the rates

	Area	Amount	Budget Provision	Notes
	Dorsey Community Association	£350.00	£350.00	
	Attical Community Association	£400.00	£400.00	
	Johnsborough Community Assoication	£300.00	£300.00	
	Forkhill Community Association	£400.00	£400.00	
	Belleek Community Regeneration Group	£400.00	£400.00	

Allocated through rates	Burren Community Association Ltd	£400.00	£400.00	
	Bessbrook Development Company	£850.00	£850.00	
	Derryleckagh Millennium Committee	£400.00	£400.00	
	Mullaghbawn Community Association	£400.00	£400.00	
	Annalong Community Development Association Ltd	£400.00	£400.00	
	Mayobridge Development Committee	£400.00	£400.00	
	Kilbroney Community Association	£850.00	£850.00	
	Creggan Community Association	£350.00	£350.00	
	Newtownhamilton Community Centre	£1,800.00	£1,800.00	
	Whitecross Community Association	£350.00	£350.00	
	Sliverbridge Community Association	£350.00	£350.00	
	Feile Chamlocha	£850.00	£850.00	
	Culloville Community Association	£400.00	£400.00	
	Ballyholland Harps GFC	£400.00	£400.00	
	Cullyhanna Community Association	£400.00	£400.00	
	Ballymartin Community Association	£350.00	£350.00	
	Meigh and Area Community Association	£400.00	£400.00	
Total		£11,200.00	£11,200.00	

Budget Differential**£0.00**

	Area	Amount	Budget Provision	Notes
	Council arrange the provision of trees for legacy Newry & Mourne and Banbridge area	£24,000.00	£24,000.00	may have slight overspend as result of Banbridge addition
	Council arrange the provision and erection of lighting for legacy Newry & Mourne and Banbridge area	£26,000.00	£26,000.00	
	Council arrange the provision and erection of lighting for Downpatrick, Ballynahinch, Newcastle (Tree)	£25,000	£10,000.00	
	Marketing Costs for major areas Downpatrick, Newry, Crossmaglen, Kilkeel, Ballynahinch and Newcastle	£4,000.00	£4,000.00	
	Total	£79,000.00	£64,000.00	

Report to:	Strategy Policy & Resources Committee
Subject:	Elected Member Application to undertake Accredited Training
Date:	<i>12 November 2015</i>
Reporting Officer:	Catrina Miskelly, Assistant Director Corporate Services (Human Resources)
Contact Officer:	Aveen Magorrian, Learning and Development Manager
<u>Decisions Required</u>	
Members are asked to consider an application for financial assistance for a Councillor to undertake a part time Honours Degree in Irish Language and Literature at the University of Ulster which commenced September 2015.	
1.0	<u>Purpose & Background</u>
1.1	The Elected Member Development Policy adopted by Council on 02.12.14 encourages Members to identify their own development needs and Section 10 of the Policy makes provision for Elected Members to avail of 'accredited training' through the agreed Procedure.
1.2	Individual requests for learning and development should be considered for approval based on the following criteria: <ol style="list-style-type: none"> <i>1. What is/are the learning objective(s)?</i> <i>2. What Corporate Objective(s) does it relate to?</i> <i>3. What's the benefit to the Elected Member?</i> <i>4. What's the benefit to the Council?</i> <i>5. What's the benefit to the Community?</i>
1.3	Applications for financial assistance to attend Accredited Training must be approved by Council and is entirely at the discretion of the Council and availability of funds.

2.0	<u>Key Issues</u>
2.1	Committee Members are asked to consider the application from a Councillor to undertake a Honours Degree in Irish Language and Literature at the University of Ulster and recommend whether approval should be granted to this request (course details at Appendix 1).
3.0	<u>Resource Implications</u>
3.1	The Councillor's application is to undertake two modules, of year two, of the part time degree in Irish Language and Literature at a cost of £552.20. Included in the application also is two optional, week- long Gaeltacht courses, one each semester, costing £125.00 each. The total financial support requested is therefore £802.20. For courses which last more than one academic year, applications must be made for each further year of the course.
3.2	Upon successful completion of the course the fees will be reimbursed to the member by Council.
4.0	<u>Appendices</u>
	<ul style="list-style-type: none"> Appendix 1 – Training Application

Bachelor of Arts Hons | 2015/16 Irish Language and Literature

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Overview

The University offers a comprehensive range of programmes in Irish in both part-time and full-time mode at a number of centres which serve a diverse constituency of students. The breadth of Irish language provision at Ulster and the practice amongst staff and students of the School of Irish Language and Literature of using Irish as a primary medium of communication reflects the University's strong commitment to cultural and linguistic diversity within Northern Ireland. The University's Irish programmes play a vital role in preserving, sustaining and celebrating Ireland's Gaelic literary and linguistic heritage as well as serving the demands of the Irish language sector within the local and international job market. At a personal level our programmes also fulfil the needs of individuals who wish to acquire the necessary competence to fully participate in the Irish language community as confident and independent users of the language. The BA programme has been designed to reflect the University's vision of leading in the provision of professional education for professional life. The commitment to support graduates in gaining stimulating and fulfilling employment is one of the School's primary concerns.

100% Students agreed staff made the subject interesting



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UNISTATS

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BA (Hons) Irish Language and Literature
Part time

Entry requirements

You must satisfy the General Entrance Requirements for admission to a first degree course and hold a GCSE pass in English Language at grade C or above (or equivalent).

A level requirements

A minimum of 260 UCAS Tariff Points to include grades BCC (B in Irish).

Irish Leaving Certificate

A minimum of 260 UCAS Tariff Points to include grades BBCCC (B in Irish).

Other qualifications

Students who successfully complete the Diploma in Irish Language are also eligible to apply to this course.

The University will consider applications on the basis of a wide range of qualifications plus experiential learning for those who do not hold the 'normal' entry qualifications. Those applicants seeking entry with advanced standing, (eg. transfer from another institution) will be considered on an individual basis .

English language requirements for international students

General English language entry requirement for most programmes of study require you to have a minimum of IELTS equivalent 6.0 (with no contributing band of less than 5.5).

Our Centre for English Language Teaching (CELT) is a specialised unit providing English language teaching and support for registered students who have English as an additional language.

Individual courses may require a higher level of attainment - please check course entry requirements individually.

Exemptions & transferability

Studies pursued and examinations passed in respect of other qualifications awarded by the University or by another university or other educational institution, or evidence from the accreditation of prior experiential learning, may be accepted as exempting candidates from part of an approved programme provided that they shall register as students of the University for modules amounting to at least the final third of the credit value of the award at the highest level.

Although students may transfer out of the programme to other courses within the University, transfer in is subject to this condition.

Content & modules

About this course

Students on the programme will study Modern Irish language (grammar, pronunciation, writing) and Modern literature, as well as modules in the development of the language since the Gaelic Revival, Irish Cultural Studies, Folklore, Irish Dialects and Translation. The literature modules will give you a solid understanding of writing in Irish from the early 20th century to the modern day, including the novel, short story, drama and verse, and the language modules will help you to achieve a high level of competence in written and spoken Irish. All students will also have the opportunity to study Scottish Gaelic language and Literature

Structure & content

Year 1:

Spoken Irish 2

Written Irish 2

Irish Comprehension and Grammar 2

Year 2:

Irish Grammar, Phonetics & Style 1

Irish Grammar, Phonetics & Style 2

Survival and Revival

18th & 19th Century Literature

Year 3:

Irish Literature 2

Irish Folklore & Literary Tradition

Irish Language & Culture 2

Irish Translation Studies

Year 4

Irish Language & Culture 3

Irish Dialects

Irish Literature 3

Scottish Gaelic

Year 5

Early Modern & Classical Irish

Research Dissertation/Project

Advanced Structure & Style in Irish

Attendance

Five years part-time (successful completion of Diploma in Irish Language permits entry at Year 2).



Louise Mason FCA
Local Government Auditor

Northern Ireland Audit Office

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Mr Liam Hannaway
Chief Executive
Newry, Mourne and Down District Council
Monaghan Road
Newry
BT34 8DJ

30 October 2015

Dear Liam

AUDIT AND ASSESSMENT OF NEWRY, MOURNE AND DOWN DISTRICT COUNCIL'S PERFORMANCE IMPROVEMENT RESPONSIBILITIES FOR 2015-16

1. As the Local Government Auditor, I am required to report to you on whether, in my opinion, Newry, Mourne and Down District Council (the Council) has established arrangements to secure continuous improvement in the exercise of its functions in the introductory year of the commencement of Part 12 of the Local Government (Northern Ireland) 2014 Act (the Act).
2. The responsibilities of councils and the Local Government Auditor for the introductory year are set out in the Department of the Environment's (the Department) 'Guidance for Local Government Performance Improvement' (the Guidance), which was published in July 2015.
3. In this introductory year, the Council was required to carry out the following arrangements in order to meet its statutory responsibilities:
 - identify (at least one) performance improvement objective by 31 May 2015. This could form part of the Council's corporate plan, but must have been in accordance with the criteria specified in the Act and easily identifiable as a performance improvement objective;

- consult upon its performance improvement objective(s) by 31 May 2015. This consultation could have been undertaken as part of the corporate planning process;
 - publish its performance improvement objective(s) by 31 July 2015. This could have been part of the publication of the Council's Corporate Plan; and
 - put in place a timetable and plan to develop and progress the specified performance improvement objective(s) by 30 September 2015.
4. In forming my opinion for this introductory year, I performed an assessment (as directed by the Department) to ascertain:
- whether the Council has at least one performance improvement objective and that it has been published;
 - that each objective meets at least one of the seven relevant criteria specified in the Act;
 - that a consultation process has been conducted; and
 - whether a satisfactory timetable and plan is in place to develop and progress the specified performance improvement objective (s).
5. For the introductory year, the Guidance allowed councils to select strategic objectives as performance improvement objectives and these objectives can be part of the Corporate Plan. The Council identified one performance improvement objective which was ratified by the Council on 14 May 2015. The performance improvement objective is linked to, but not included in, its 'Corporate Plan 2015- 2019' and was published on the Council's website in the Minutes of the Strategy Policy and Resources Committee relating to its meeting on 14 May 2015. The performance improvement objective meets at least one of the seven relevant criteria specified in the Act and was subject to public and staff consultation as part of the corporate planning process. A satisfactory timetable and plan is in place to develop and progress the performance improvement objective in 2015-16.