



Comhairle Ceantair
**an Iúir, Mhúrn
agus an Dúin**

**Newry, Mourne
and Down**
District Council

Industrial and Economic Land Monitor

December 2020

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Introduction

The Newry, Mourne and Down Draft Industrial and Economic Land Monitor Report 2020 has been prepared by the Local Development Plan (LDP) Team. It relates to the availability of land for industrial and economic development across the District in those sites zoned for industrial/ economic purposes in the two extant Development Plans (Ards and Down Area Plan and Banbridge, Newry and Mourne Area Plan) as well as those sites considered for inclusion in the extant plans. This report is an updated version of the Land Monitor carried out by the LDP team in 2018 and has extended the scope to include those sites previously considered for economic/ employment use but not taken forward by the extant plans. It also now includes data on the use class of existing development on each of the identified sites. At present it no longer includes detail on the amount of land considered lost to industrial use and instead depicts the amount of land that has been developed/ undeveloped for each of the sites before showing a breakdown of the developed land by use class.

Purpose

This monitor will establish the amount of developed industrial and economic development land and the supply of undeveloped land at a point in time (date upon which site visits were carried out) which can then be monitored and updated as required throughout the Development Plan process.

The LDP Team undertook an initial survey in 2018 which reviewed those sites zoned by the two extant development plans (Ards and Down Area Plan and the Banbridge, Newry and Mourne Area Plan).

The purposes of the Monitor are to:

- Monitor industrial / economic development in our main settlements;
- Monitor progress of industrial / economic development in those settlements in accordance with the provisions of the existing development plans;
- Provide an up-to-date evidence base to support decision-making on planning applications;
- Provide information on the available potential for further industrial / economic development in settlements;
- Inform the preparation of the emerging Local Development Plan regarding the allocation of land for industrial / economic development.

Regional Policy Context

The Regional Policy context is provided by the Regional Development strategy (RDS) 2035, the Strategic Planning Policy Statement (SSPS) and Planning Policy Statement (PPS) 4 Economic Planning and Economic Development, Planning Policy Statement (PPS) 21 Sustainable Development in the Countryside and relevant Supplementary Planning guidance.

A summary of these documents and how they pertain to plan making and industrial and economic development policy is provided below.

Regional Development Strategy (RDS) 2035

In line with its spatial framework it identifies Newry and Downpatrick as the two 'main hubs' in the District while Newcastle and Warrenpoint are identified as 'local hubs'. In the delivery of services and functions it states that Newry has the potential to cluster with Warrenpoint in the North and Dundalk in the South while Downpatrick has the potential to cluster with Newcastle.

It recognises Newry as a significant employment centre and also identifies it as the South-Eastern City Gateway due to its proximity to the border with the Republic of Ireland and the major Port of Warrenpoint. It acknowledges that Newry [and Dundalk] are strategically located along the key Belfast to Dublin corridor which it considers to have the potential to become a significant axis of development within the wider European context.

The RDS 2035 provides Strategic Guidance- Regional Guidance (RG) which applies regionally across NI and Spatial Framework Guidance (SFG) which is additional to the RG and is tailored to each of the 5 components of the Spatial Framework.

RG1 seeks to 'ensure adequate supply of land to facilitate sustainable economic growth'. It states that to ensure NI is well placed to accommodate growth in jobs and businesses there should be adequate and available supply of employment land. This should be accessible and located to make best use of available services, for example water and sewerage infrastructure, whilst avoiding, where possible, areas at risk of flooding from rivers, the sea or surface water run-off.

This requires:

- An assessment of the quality and viability of sites zoned for economic development in the area plans. It provides an 'Employment Land Evaluation Framework' (Table 1) that will enable planning authorities to identify robust and defensible portfolios of both strategic and locally important employment sites in their development plans. This will safeguard both new and existing employment areas for employment rather than other uses;
- The protection of zoned land for economic use in development plans as it is a valuable resource for local and external investment;
- The promotion of economic development opportunities across the Region focused on the Belfast Metropolitan Area, Londonderry and Hubs as the main centres to capitalise on development opportunities provided by the concentration of people and goods combined with infrastructure and clustering of a range of business services essential to economic development; and
- Provision of a network of economic development opportunities by making provision on development plans for an adequate and continuous supply of land for employment purposes.

Table 1: RDS 2035 Employment Land Evaluation Framework¹

Stage 1 Taking Stock of the Existing Situation	An initial assessment of the 'fitness for purpose' including the environmental implications of the existing employment land portfolio. This is principally in order to identify the 'best' employment sites to be retained and protected and identifying sites that should be released for other uses.
Stage 2 Understanding Future Requirements	Quantify the amount of employment land required across the main business sectors during the development plan period. This is achieved by assessing both demand and supply elements and assessing how they can be met in aggregate by the existing stock of business premises and by allocated sites. Account should also be taken of turnover of existing sites due to relocation or closures. Both short/ medium term and strategic provision need to be considered in this process.
Stage 3 Identifying a 'New' portfolio of sites	Devise qualitative site appraisal criteria to determine which sites meet the occupier or developer needs. Confirm the existing sites to be retained, replaced or released, and any gaps in the portfolio. In this allocation, consideration should be given to previously used sites, and in the reallocation, the environmental impact of one site relative to others should be included. The results of Stage 2, together with this site- appraisal should provide a robust justification for altering allocations for employment land.

The RDS also provides Spatial Framework Guidance that relates specifically to hubs and clusters of hubs, the rural area and gateways and corridors respectively.

- SFG10 seeks to identify and consolidate the roles and functions of settlements within the clusters. By understanding the existing function of each settlement within a cluster those preparing development plans can ensure the best use of resources.
- SFG11 seeks to promote economic development opportunities at the hubs. This recognises the importance of promoting and exploiting the potential for economic development in the hubs and notes that small businesses and service sector offices should locate in these towns. It also states that when new development is being considered the relationship and benefits between towns/cities in the clusters should be taken into account. In these instances the higher performing town/city in the cluster should be considered first in the decision making process.

¹ Table 3.1, page 34 of Regional Development Strategy 2035 (RDS).

- SFG13 seeks to sustain rural communities living in smaller settlements and the open countryside. It recognises the importance of facilitating the development of rural industries, businesses and enterprises in appropriate locations.
- SFG15 seeks to strengthen the gateways for Regional competitiveness. This recognises the need to provide high quality connections to and from the air and sea ports to ensure that any increase in demand from business, tourist and freight markets are met as the economy grows. It acknowledges that many of the gateways are intrinsically linked to important nature conservation sites or the aquatic environment and as such their development must be appropriately managed to take account of this. Finally, it seeks to enhance gateways and their environmental image as they are entry points into the Region and therefore set its image for visitors.

Strategic Planning Policy statement (SPPS)

The SPPS sets out the regional strategic policy objectives for facilitating economic development through the planning system. These are to:

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

The LDP is key to the implementation of these policies. The SPPS notes that a fundamental role of the LDP is to ensure there is an ample supply of suitable land available to meet economic development needs within the plan area. LDPs should therefore zone sufficient land for economic development over the plan period ensuring it offers a range and choice of sites in terms of size and location to promote flexibility and provide for the varying needs to different types of economic activity. Account should also be taken of factors such as accessibility by all members of the community, connectivity with the transportation system (particularly public transport), the availability of adequate infrastructure, the specialised needs of specific economic activities, potential environmental impacts and compatibility with nearby uses.

A system to monitor the take-up and loss of land allocated for economic development purposes as well as ongoing assessment of future requirements and trends will help to identify any shortfalls that may arise or highlight the need to reconsider the proposed use of sites.

Where appropriate LDPs should identify previously developed land within settlements for potential economic development use. This will serve a number purposes including returning

vacant or underused land to productive use and potentially stimulating economic regeneration and physical renewal, helping to stimulate enterprise in disadvantaged areas.

LDPs should also identify opportunities for mixed use development, including economic development uses, where this would create synergy and underpin the economic viability of the development as a whole. Key site requirements in the LDP should indicate the types of economic development that will be acceptable and seek to avoid uses that would have a detrimental impact. Major mixed use sites should be identified in sustainable locations that are served by public transport, accessible by walking and cycling, have adequate infrastructure and can be properly integrated in terms of land use and design with surrounding areas.

Where appropriate LDPs should specify the type and range of economic development uses that will be acceptable within zoned sites or broader areas of economic development designated by the Plan. The Plan may also set out restrictions as to where particular types of economic development should be located in order to meet particular Plan objectives.

LDPs should normally contain a number of supporting actions to assist in meeting the needs of business enterprises in ways which are workable and that will ultimately deliver sustainable and high quality development. These actions should normally include key site requirements to ensure developers provide necessary infrastructure such as road access, access for pedestrians and cyclists, water supply, sewerage and land drainage. The Plan should also provide guidance in terms of key design, layout and landscaping.

Planning Policy Statement 4 (PPS 4) Planning and Economic Development

PPS 4 was published by the former Department of the Environment and complements the RDS. It sets out planning policies for economic development uses and indicates how growth associated with such uses can be accommodated and promoted in development plans. It seeks to facilitate and accommodate economic growth in ways compatible with social and environmental objectives and sustainable development. It provides criteria based policies for economic development in settlements and in the countryside as well as policy on the retention of zoned land for economic development and the protection of economic development uses from incompatible development.

Planning Policy Statement 21 (PPS 21) Sustainable Development in the Countryside

PPS 21 was published by the former Department for the Environment in June 2010. It sets out the planning policies for development in the countryside, which is defined as land lying outside of settlement limits as identified in development plans. The aim of the PPS is to manage development in the countryside in a manner which strikes a balance between the need to protect the countryside from unnecessary or inappropriate development, while supporting rural communities. With regard to economic development one of the objectives of the document is to facilitate development necessary to achieve a sustainable rural economy; including appropriate farm diversification and other economic activity.

Supplementary Planning Guidance

Supplementary planning guidance on economic development is contained in the following documents:

Supplementary Planning Guidance (SPG) to Policy PED 8 'Development Incompatible with Economic Development Uses' (October 2012)

Planning Advice Note 'Implementation of Planning Policy for the Retention of Zoned Land and Economic Development Uses' (November 2015).

Methodology²

All sites zoned for industrial or economic use by the two extant development plans in addition to those that were considered for inclusion in the extant plans were monitored (referred to in the monitor as 'existing areas of employment'). This took the form of site inspections where observations on the ground were noted and then verified through planning records and aerial photography. Site inspections were completed during the period of October to December 2020.

Economic and Industrial zonings within the district are primarily focussed on the two large settlements of Newry and Downpatrick, however other areas exist in the settlements of Warrenpoint, Newcastle, Ballynahinch, Kilkeel, Crossmaglen, Newtownhamilton, Crossgar, Burren, Annsborough, Ardglass, Jonnesborough, Ballyhornan, Shrigley and in rural areas on the Ballynahinch Road outside Crossgar and Down Business Park at Belfast Road outside Downpatrick.

The focus of this monitor was primarily on recording the area of land within each zoning/ site that has been developed to date, the amount of land remaining undeveloped and establishing the use of the developed lands and floorspace.

For each of the identified sites the monitor will establish the following:

- Type of site (zoned/ unzoned)
- Site Area
- Amount of land developed/ undeveloped
- Type of business use on site (classified as per the Planning (Use Classes) Order (NI) 2015
- The site area and floorspace developed per business use class
- Other relevant information such as planning permissions, key site requirements etc.

Please note:

-It should be noted that the calculation of floorspace for each unit within zoned and existing employment land is indicative and has been carried out by calculating the footprint of buildings

² Whilst every effort has been made to ensure that the information contained in this monitor is accurate NMD Council accepts no responsibility for any errors or omissions. We would be grateful if our attention was drawn to any inaccuracies so that they may be corrected.

within each unit. This does not take into account any mezzanine or upper floors but instead gives an indication of the proportion of floorspace by use class within the zone/existing area.

Also, where the sum of the each unit's site areas do not equal the overall zones site area this can be due to service roads and communal landscaping areas not being associated with any particular unit.

Lands Zoned for Economic Development in the Banbridge, Newry & Mourne Area Plan 2015.

Newry

-Carnbane North (Zoning NY62)



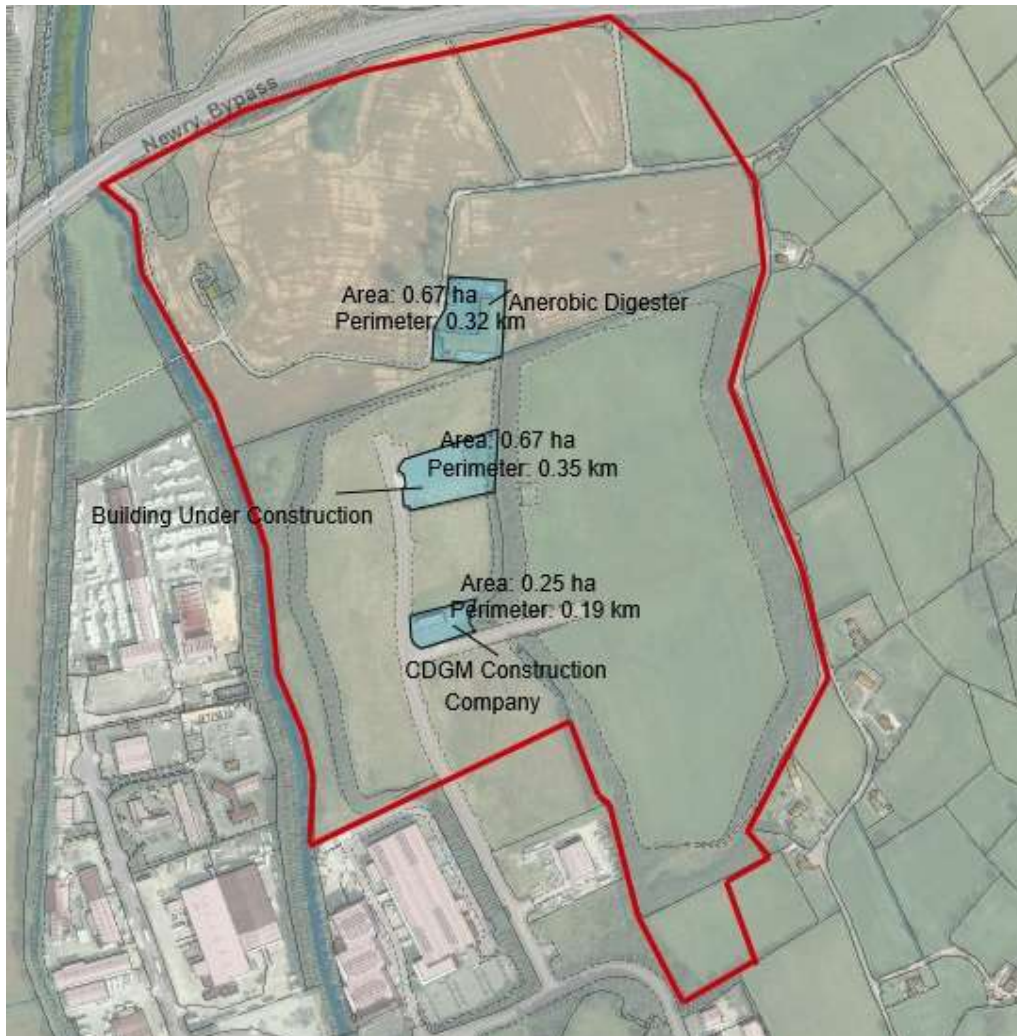
Carnbane North (Zoning NY62). 2.28 hectares is zoned for economic development and is currently undeveloped. This triangular site is located at the northern end of the Carnbane Industrial Estate. It is bounded by Newry Canal to the west, Newry River to the east and the A1 Newry bypass to the north. Outline planning permission for five industrial storage and distribution units was granted in August 2010 but was not followed up with a subsequent reserved matters or full planning application. With restricted access, development of this site is linked with the future development of the adjacent NY63 site encompassing Invest NI lands.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Carnbane North (NY62)	2.28	0	2.28

Use Classes

This zoned site remains undeveloped therefore there is no use class breakdown required.

-Carnbane/Cloughanramer Road (Zoning NY63)



Carnbane/Cloughanramer Road (Zoning NY63). 52.38 hectares located to the south of the A1 Newry bypass. This zoning is a mixture of both private and Invest NI owned lands. Invest NI acquired approximately 29 hectares of this zoning in 2011 for expansion of its existing Carnbane Business Park. The first phase of the development was completed at the start of 2013 with approximately 8 hectares of serviced land now available to be sold or allocated to Invest NI client companies. A further 12.5 hectares is held by Invest NI for future development.

0.67 Hectares in the northern portion of this site has been developed for an anerobic digester.

A further 0.67 Hectares is under construction toward the centre of the zone. Works had begun on a large building on the date of survey. A number of planning applications are currently live in this area.

LA07/2020/0577/F - "Proposed manufacturing facility and offices with associated yard area and siteworks". - Permission Granted December 2020.

LA07/2019/0680/F - "Erection of buildings for the storage of specialist aerial platforms and associated plant, machinery and equipment, with ancillary offices, staff facilities, car parking and attendant site works". - Permission Granted November 2019.

LA07/2020/1081/F - "Proposed commercial development comprising manufacturing facility with welfare facilities and office accommodation". - Application Received August 2020

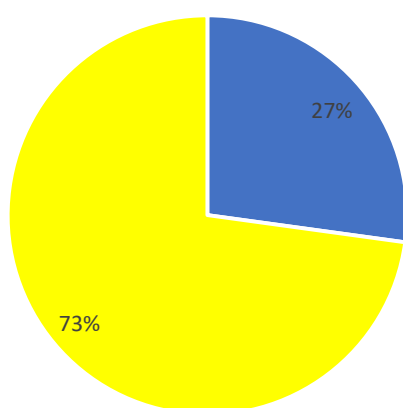
LA07/2019/1491/F - "Proposed manufacturing facility for electrical control panels, mobile plant rooms and welfare and office facilities, associated site works including; yard storage areas, boundary fencing and 2 vehicular and pedestrian access gates". - Permission Granted May 2020.

0.25 Hectares at the southern section of this site has now been developed and construction completed since permission was granted in 2018 for "2 No. offices in one building with storage compartment to unit 1" (LA07/2018/0313/F).

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Carnbane/Cloughanramer Road (NY63)	52.38	0.92 (additional 0.67 under construction)	51.46 (50.79 when construction complete)

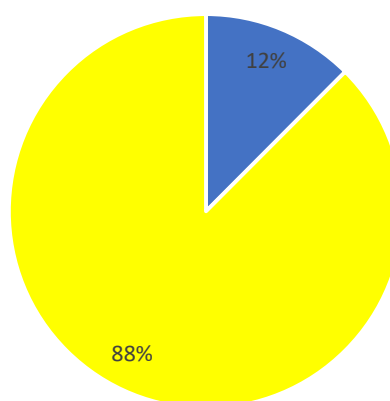
Use Classes

Site Area Developed (Ha)



■ B1 ■ Sui Generis

Floorspace (m2)



■ B1 ■ Sui Generis

(Zoning NY 63 - % of Site Area / Floorspace developed by use class)

The majority of the site area and floorspace developed within this zoning is by the anaerobic digester to the north of the site which, as a waste management facility, is a sui-generis use class. The building under construction cannot yet be considered as developed, however it was approved under LA07/2019/0680/F primarily as a storage facility with ancillary uses. The recently constructed office/storage building is operated by CDGM Construction Company and appears to be primarily an office and headquarter facility with ancillary storage and falls within B1 use.

-Carnbane Road/Tandragee Road (Zoning NY64)



Carnbane Road/Tandragee Road (Zoning NY64). 2.89 hectares to the west of the Carnbane Industrial Estate is currently undeveloped. This site is detached from the rest of the Carnbane Industrial Estate, separated by the Newry canal, and will require the Carnbane Road to be realigned and widened before development can commence.

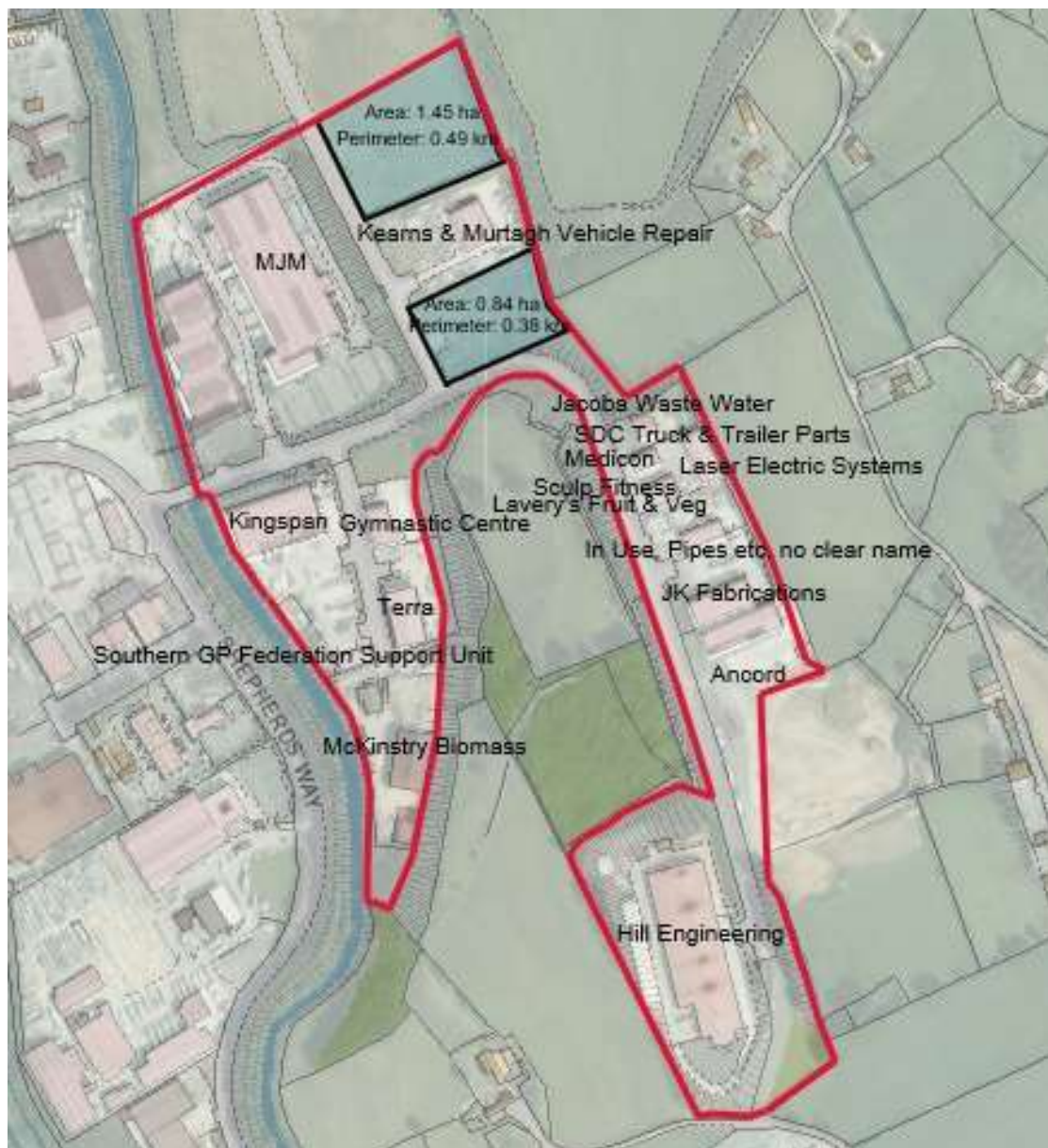
An application (LA07/2017/0645/F) for a “proposed new storage warehouse with associated offices, car park and landscape development” has been approved (Jan. 2018) on the southern portion of this site encompassing 1.01 hectares, work had not yet commenced upon date of survey.

Location (Zoning Ref)	Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)
Carnbane Road/Tandragee Road (NY64)	2.89	0	2.89

Use Classes

This zoned site remains undeveloped therefore there is no use class breakdown required.

-Carnbane Business Park (Zoning NY65)



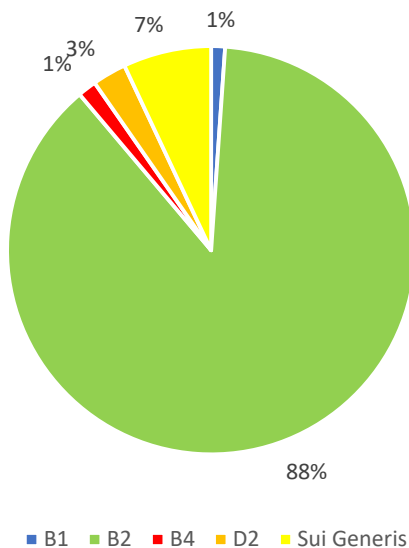
Carnbane Business Park (Zoning NY65) 21.65 hectares. The majority of this site has now been developed, most recently with the expansion of MJM Marine. Currently two plots of land totalling 2.29 hectares adjacent to NY 63 remains to be developed and forms part of the Invest NI land holding.

An application (LA07/2019/0943/F) for "Proposed manufacturing facility welfare & office facilities, associated site works including: yard storage areas, boundary fencing, 2 No. vehicular & pedestrian access entrances." has been approved (Feb. 2020) on the northern portion of this site which covers the 1.45 hectares of undeveloped land and lands outside of this zoning. Work had not yet commenced upon date of survey.

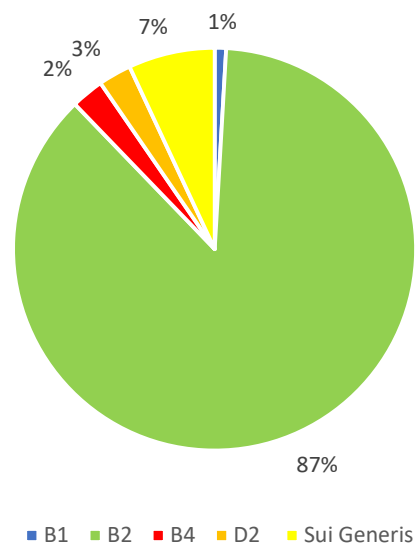
Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Carnbane Business Park (NY65)	21.65	19.36	2.29

Use Classes

Site Area Developed (Ha)



Floorspace (m2)



(Above: Zoning NY 65 - % of Site Area / Floorspace developed by use class)

The majority of the zoned site is developed in B2 use. This includes some large manufacturing units such as MJM Marine and Hill Engineering. The smaller units within Meridian Business Park are mainly occupied by Storage and Distribution uses such as SDC Truck and Trailer Parts and Medicon Ireland Ltd. There are 2 units in D2 use including a gymnasium and a gymnastics school. McKinstry Biomass is in Sui Generis use.

-Carnbane South (NY66)

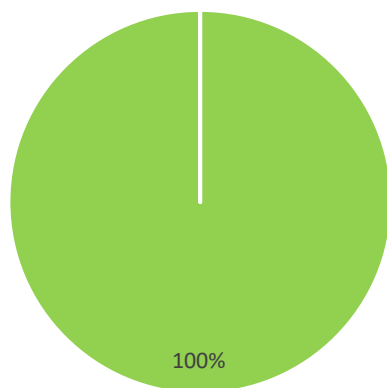


Carnbane South (NY66) 3.95 hectares to the south of Carnbane Business Park. The majority of the undeveloped land within this zoning now consists of a 0.97 hectare site adjoining the existing Norbrook facility. This land currently forms part of the Norbrook land holding. Norbrook received planning permission in 2013 for a further production facility to the north of their site, work was underway on this expansion and when complete it will further restrict access to the remaining undeveloped portion of the site within NY66. To the west of this undeveloped land is a 0.36 ha area for car parking.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Carnbane South (NY66)	3.95	2.98	0.97

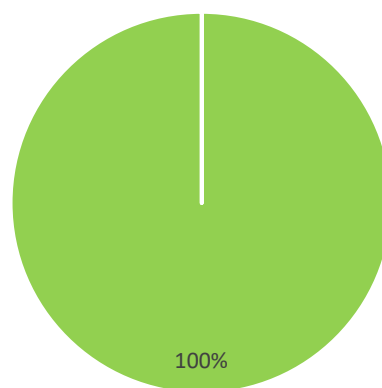
Use Classes

Site Area Developed (Ha)



■ B2

Floorspace (m2)



■ B2

(Zoning NY 66 - % of Site Area / Floorspace developed by use class)

This zoning includes M&M Steel Fabrications to the west off Carnbane East and includes a long access road leading into and around Norbrook factory buildings which are predominantly outside the zoning. A large proportion of the zone around Norbrook is in use for car and lorry parking but also contains a long building and a proportion of a recent side extension to the main factory. There is a corner of undeveloped land to the south east of the zone. Both Norbrook and M&M Steel are within use class B2.

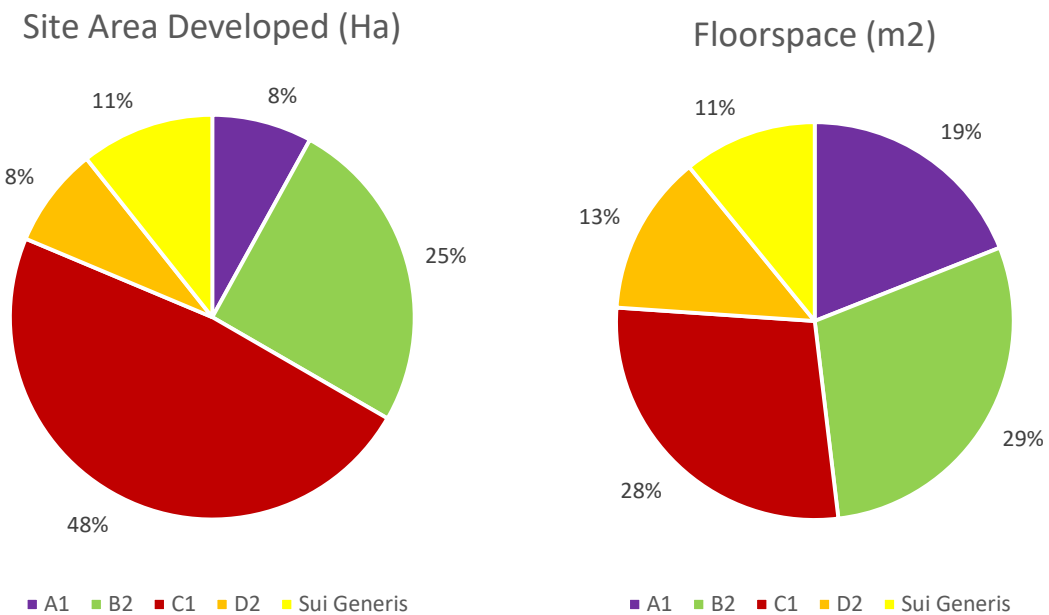
-Craigmore Road (NY67)



Craigmore Road (NY67) 11.30 hectares is zoned and 10.31 hectares remain undeveloped. There are no extant planning permissions nor any applications currently under consideration.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Craigmore Road (NY67)	11.30	0.99	10.31

Use Classes



(Above: Zoning NY 67 - % of Site Area / Floorspace developed by use class)

There is a large existing farmhouse and associated outbuildings within the zoning which constitutes the C1 use. There is a small business park which is occupied by a range of businesses. Craigmores Tyres and MOT car wash constitute the B2 use. There is a personal training centre (D2) and a Car Auction (Sui Generis). There is a furniture sales outlet 'Old Things Nice' which constitutes the A1 use class. The majority of the zoning remains undeveloped.

-Damolly (NY68) 2.86 hectares



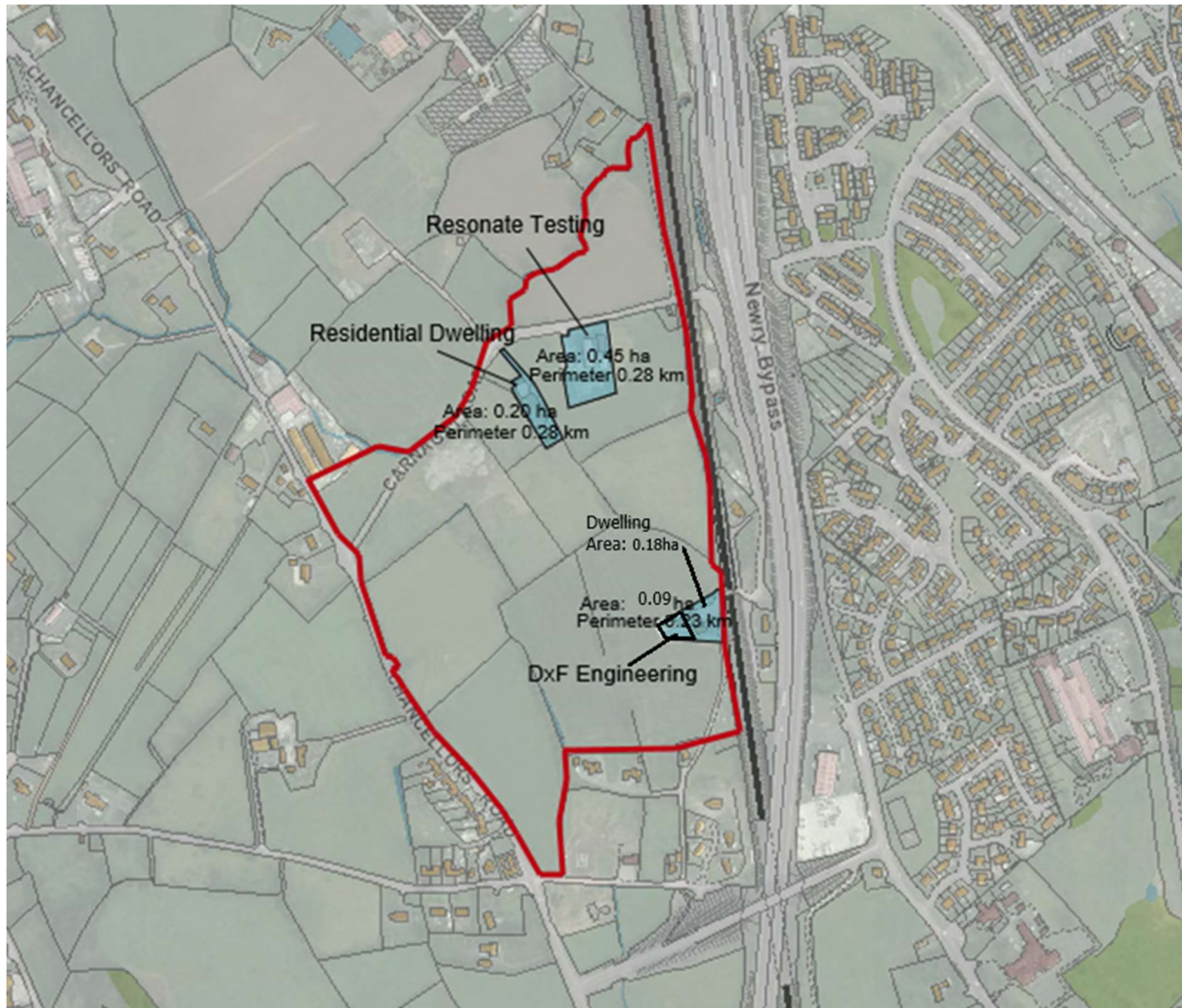
Damolly (NY68) 2.86 hectares. This brownfield site comprising a former Customs and Excise import/export station and livestock pens is currently vacant. An application (LA07/2017/0542/F) for a “retail park with ancillary coffee shop/restaurant units” was received in March 2017 and subsequently withdrawn. On survey the site was cleared but as yet remains undeveloped.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Damolly (NY68)	2.86	0	2.86

Use Classes

The site remains undeveloped and therefore there is no use class breakdown.

-Chancellors Road (NY69)

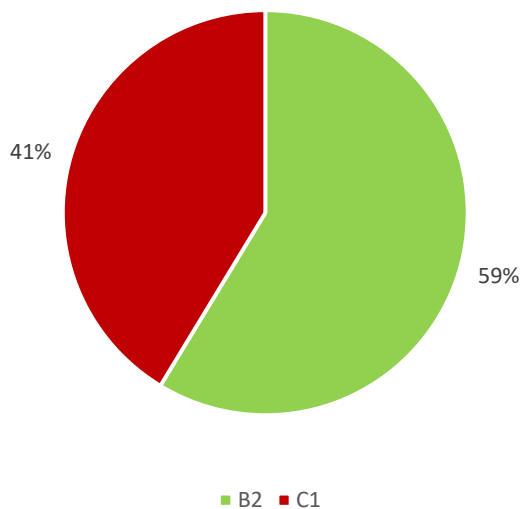


Chancellors Road (NY69) 19.46 hectares. To date, a large portion of this site remains undeveloped. A light industrial unit covering 0.45 hectares has been constructed in the northern portion of the zoning. West of this site 0.20 hectares is developed as a residential dwelling. A further 0.27 hectares in the south east of this zoning has been developed as a dwelling (0.18ha) with an attached Engineering business (0.09ha). 18.54 hectares currently remains undeveloped with an application (LA07/2019/0934/O) granted January 2020 for "industrial units with an associated access road" in the south western corner of the zone. On date of survey no development had yet commenced in relation to this application. A key site requirement of this zoning is the realignment and widening of Chancellors Road along the site frontage and extending this to link with the upgraded access to the A1. There are therefore significant infrastructure costs associated with the future development of this site.

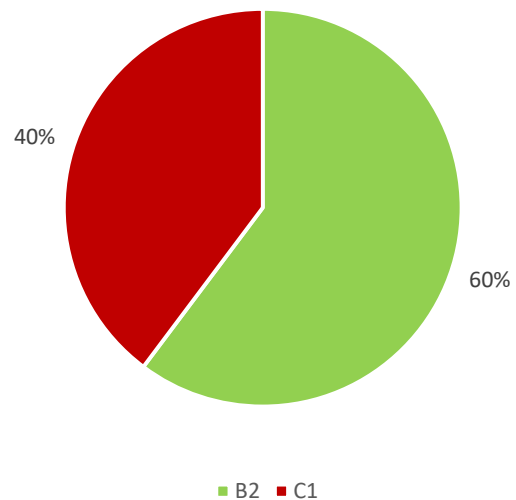
Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Chancellors Road (NY69)	19.46	0.92	18.54

Use Classes

Site Area Developed (Ha)



Floorspace (m2)



(Above: Zoning NY 69 - % of Site Area / Floorspace developed by use class)

The majority of this zone remains undeveloped however there is a light engineering unit along Carnagat Road occupied by Resonate Testing, and another B2 unit to the rear of a dwelling to the southeast of the zone, occupied by DxF Engineering. There are two residential units within the zone with associated domestic outbuildings.

-Loughway (NY70)



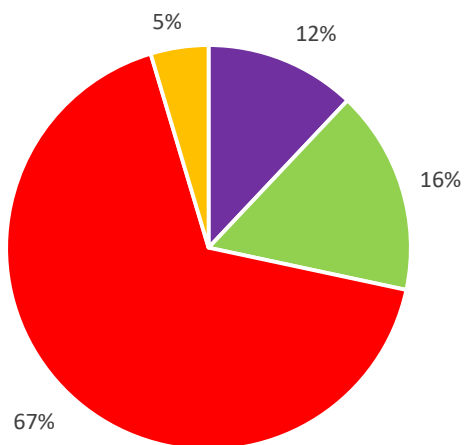
The BNMAP zoned 7.28 hectares at Loughway (NY70) at the south-eastern portion of Greenbank Industrial Estate. Currently 3.06 hectares remain undeveloped, this land is flat and served with existing access roads. An application (LA07/2018/1612/F) for a "storage and distribution warehouse with associated office, to include all site and access works" was granted in March 2020 which partially covers undeveloped land in south east and southern portion on the zoning. On survey date, development had not yet commenced.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
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Loughway (NY70)	7.28	4.22	3.06
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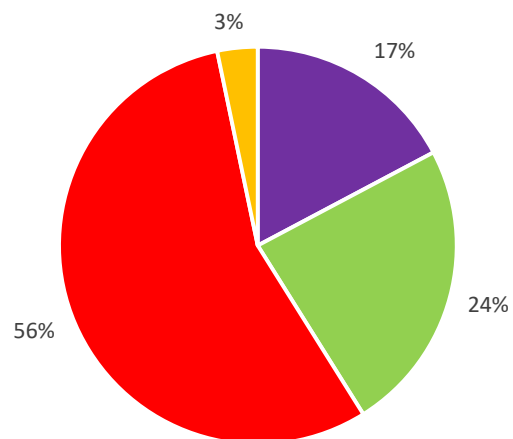
Use Classes

Site Area Developed (Ha)



■ A1 ■ B2 ■ B4 ■ D2

Floorspace (m2)



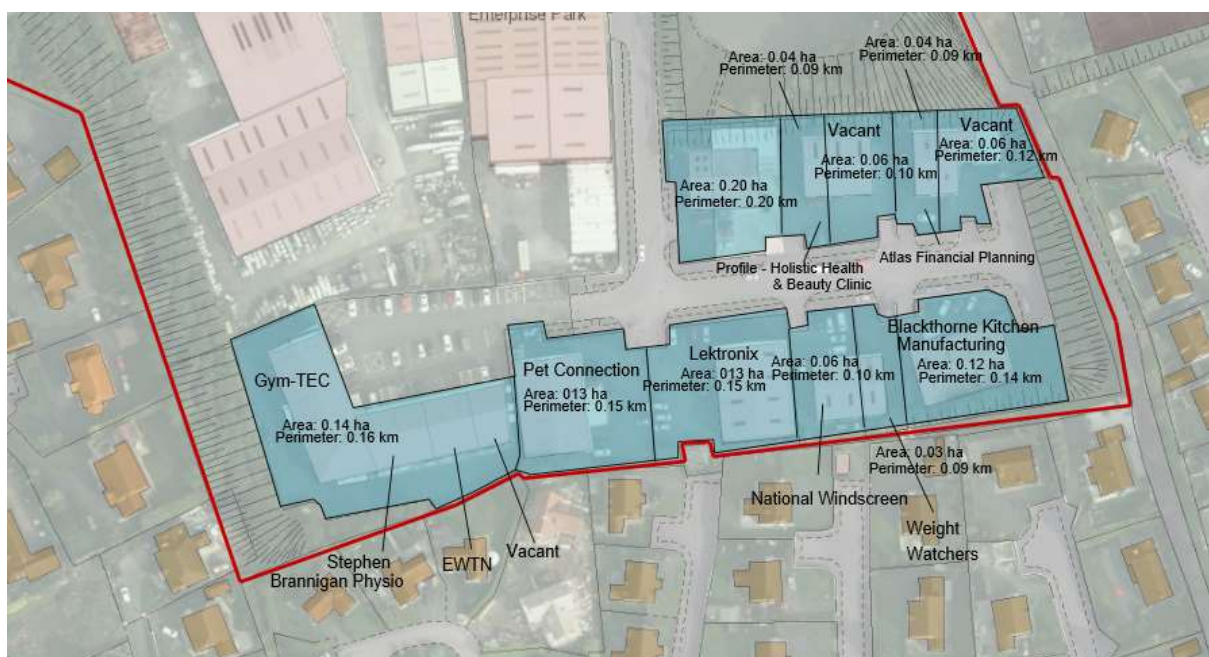
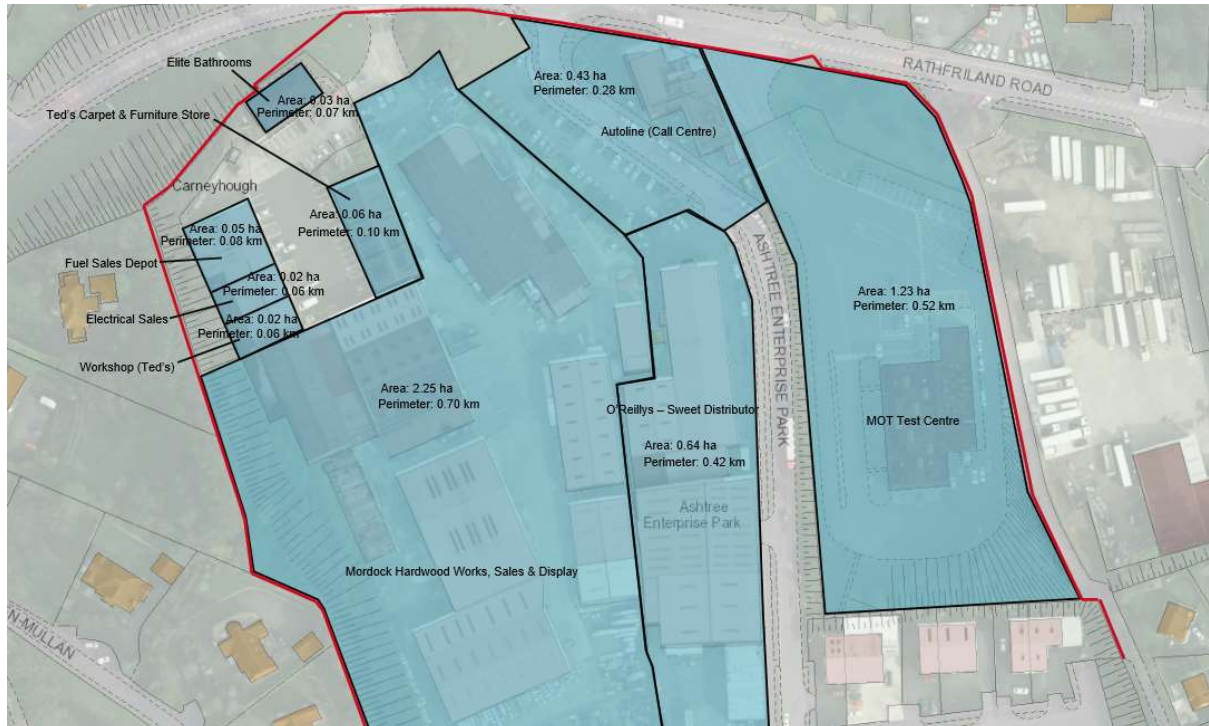
■ A1 ■ B2 ■ B4 ■ D2

(Above: Zoning NY 70 - % of Site Area / Floorspace developed by use class)

The largest use class within developed land in this zoning is made up of storage and distribution uses (B4) including several trade company headquarters such as Patrick O'Reilly's decorating contractors, AJ Plumbing and McGuiness Plumbing which while having office (B1 uses) the units are primarily for storage. There is a large trailer park to the southeast of the area (1.05ha). There are also several distribution centres and wholesalers including NIP Pharma which fall within B4 use class. There are several retail outlets including CH Marine and Paintz. There is one dance school which falls within use class D2.

Newry - Existing Areas of Employment

-Ashtree

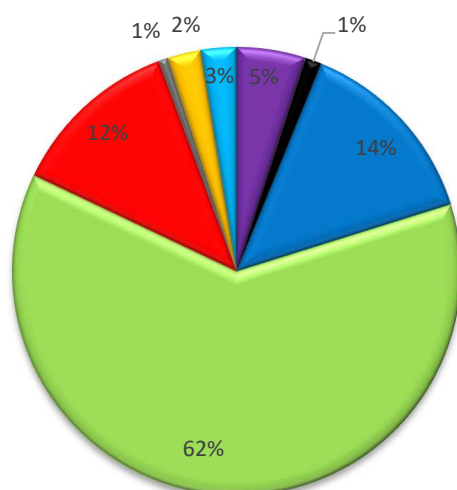


Ashtree Enterprise Park, located off the Rathfriland Road is a 7.27 hectare area of existing economic development. The area is fully developed with the majority of developed units occupied. Permission was granted in January 2017 for an "extension alteration and change of use from an industrial unit to provide a new facility for Newry Baptist Centre re. Worship and multi-use area, social space, sunday school room crèche, reception area and office, etc" at unit 6 (LA07/2016/1179/F).

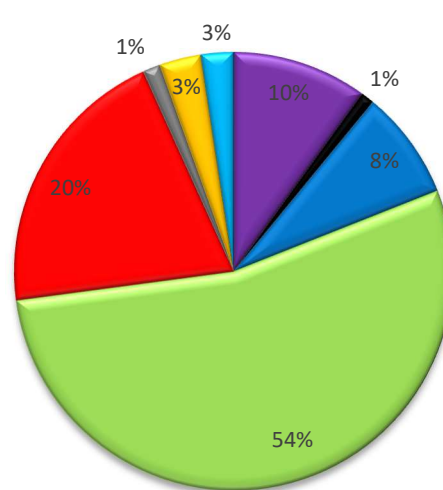
Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Ashtree	7.27	7.27	0

Use Classes

Site Area Developed (Ha)



Floorspace (m2)



■ A1 ■ A2 ■ B1 ■ B2 ■ B4 ■ D1 ■ D2 ■ Vacant

■ A1 ■ A2 ■ B1 ■ B2 ■ B4 ■ D1 ■ D2 ■ Vacant

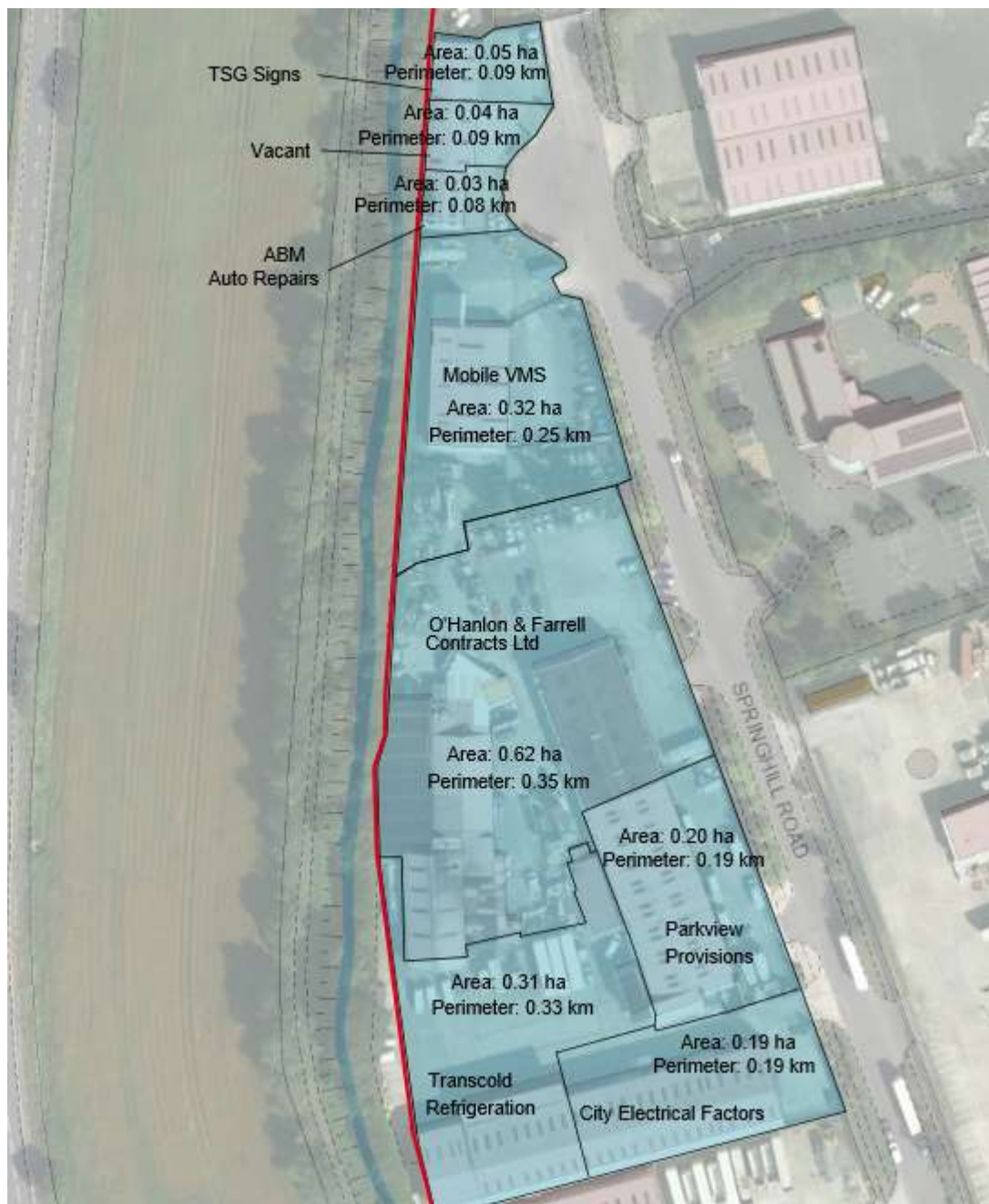
(Above: Ashtree Enterprise Park - % of Site Area / Floorspace developed by use class)

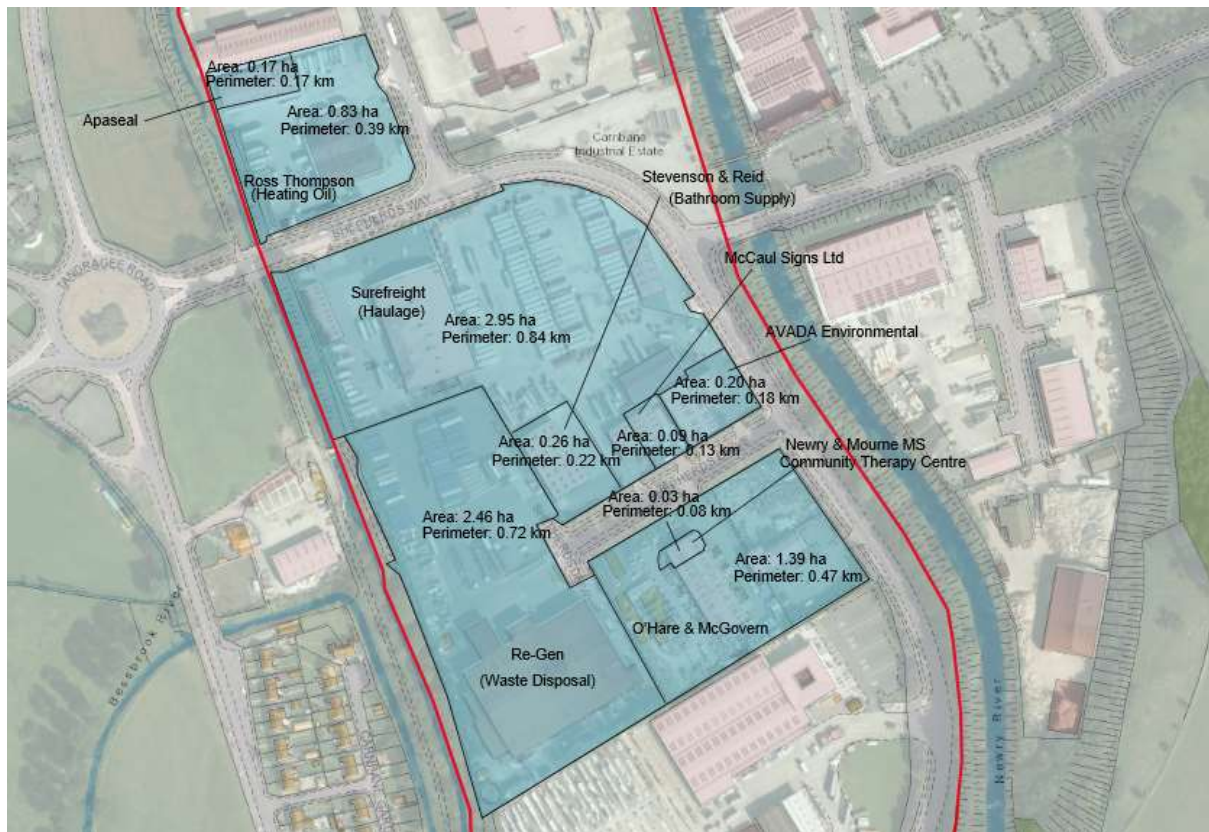
The largest occupants by site area developed are Murdock's Hardwood & Timber and the MOT test centre which both occupy large plots and floorspace with in the enterprise park and fall

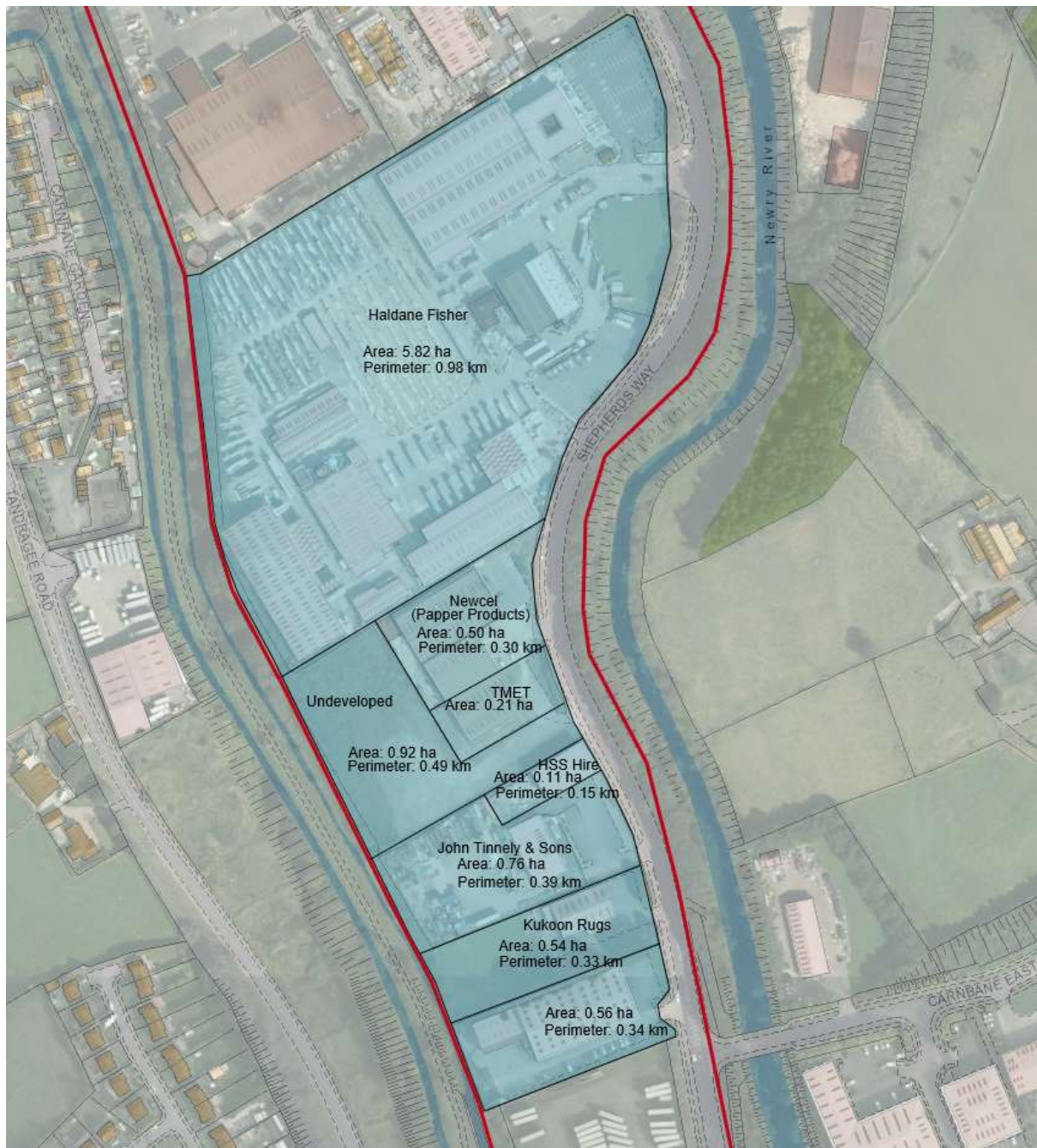
within use class B2. Murdock's does have an ancillary retail element which is not accounted for. The retail A1 includes Elite Bathrooms, Pet Connection, and Fuel Sales. O'Reilly Sweet Distribution occupies a large amount of floor space and falls within B4 use. The majority of businesses in the enterprise park are within business (B1, B2, B4) uses. There is a physio unit and a gym which fall within use class D1 and D2 respectively. There are 3 vacant units.

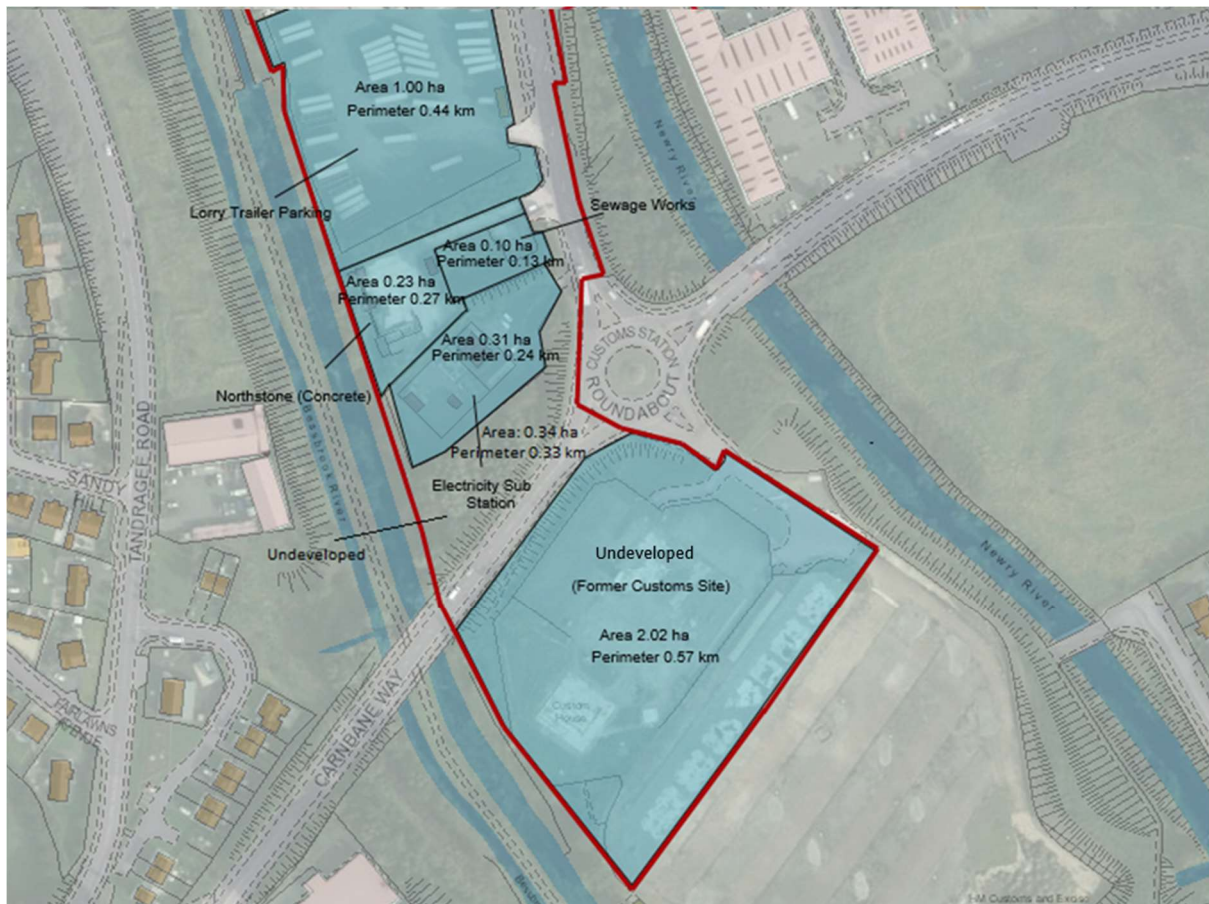
-Carnbane Industrial Estate - Main Portion











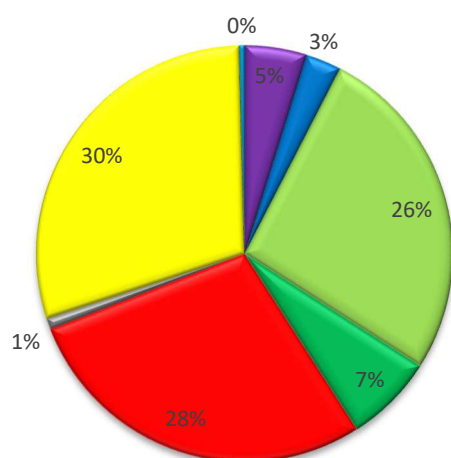


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Carnbane Industrial Estate (Main Portion)	37.47	34.19	3.28

Carnbane Industrial Estate, located between the Tandragee Road and the Newry River, is a 37.47-hectare area of existing economic development. The area is largely developed with the majority of developed units occupied and an area of 3.28 hectares remaining undeveloped.

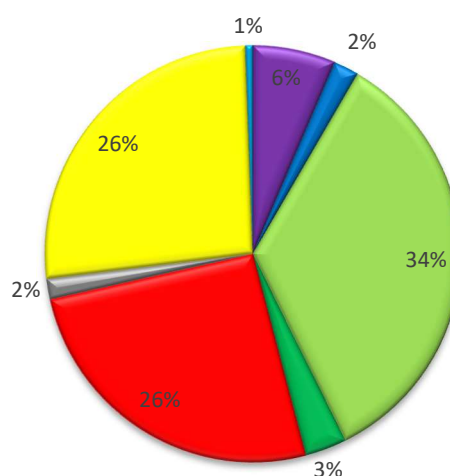
Use Classes

Site Area Developed (Ha)



A1 B1 B2
B3 B4 D1
Sui Generis Vacant

Floorspace (m2)



A1 B1 B2
B3 B4 D1
Sui Generis Vacant

(Above: Carnbane - % of Site Area / Floorspace developed by use class)

Carnbane Existing Area of Employment has a wide range of use classes the majority of which are within the business use classes (B1, B2, B3, B4) however a large proportion falls within Sui Generis use class. These Sui Generis uses include some large units such as Haldane Fisher building supplies, Re-Gen waste disposal, and NI Water depot. In terms of use class by floorspace, the largest use class is B2. This is made up of a range of manufacturers, the largest of which include Norbrook, Forest Wood Agency and Independent News Media. The Acheson Glover Group unit has been classed as B3 and occupies a large site area and floorspace to the north of the industrial estate. There are several large retail outlets open to the public being classed as A1. This includes Kukoon Rugs, City Electrical, Bassets Bathrooms, and Screwfix. Smaller use classes include DAERA which has an office building which falls in use class B1. The RSPCA veterinary clinic and centre falls within class D1. There is a relatively low vacancy rate.

-Greenbank (Northern Portion)

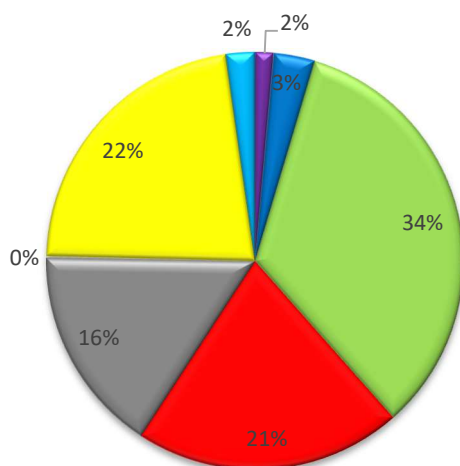


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Greenbank (Northern Portion)	25.34	25.34	0

Greenbank (Northern Portion), located between the Newry River and the A2, is a 25.34-hectare area of existing economic development. This area is fully developed, with a majority of developed units occupied.

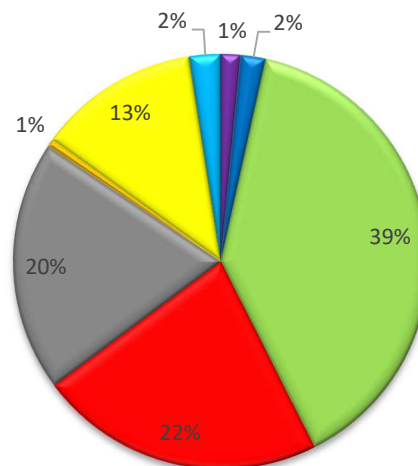
Use Classes – Greenbank (Northern Portion)

Site Area Developed (Ha)



A1 B1 B2
 B4 D1 D2
 Sui Generis Vacant

Floorspace (m2)



A1 B1 B2
 B4 D1 D2
 Sui Generis Vacant

(Greenbank Northern Portion - % of Site Area / Floorspace developed by use class)

The northern portion of Greenbank Existing Employment Land consists of a range of businesses and use classes. There are some small A1 retail units such as Tudor Blinds and Tile Market, however, again the majority of use classes fall within business, B classes i.e. B1, B2, and B4. There are no B3 uses recorded. As it can be seen above the majority of businesses fall within use class B2 which reflect a large number of manufacturing businesses including

Glen Dimplex Heating and Ventilation, Quick Step / Unilin Floor Manufacturing, and a large timber yard. There are a range of B4 storage & distribution units including the Council Depot which also has a significant ancillary office element. SELB transport storage and CBC Distributors also contribute to this use class. There is a significant level of D1 uses which consists mainly of the Southern Regional College and a school (One School Global). There is also a children's soft play centre (Fun House). There is a Cross Fit which falls within D2 use and the Sui Generis uses are made up of Newry Building Supplies, a sewage work and pump house.

-Greenbank Lower Portion

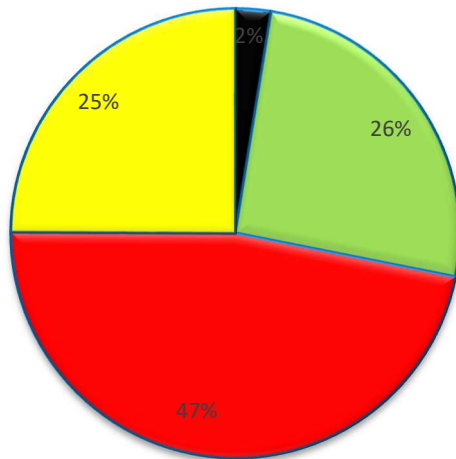


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Greenbank (Southern Portion)	3.16	3.16	0

Greenbank (Southern Portion), located between the Newry River and the A2, is a 3.16-hectare area of existing economic development. This area is separated from the Northern Portion of Greenbank by a playing field. It is fully developed, with all developed units currently occupied.

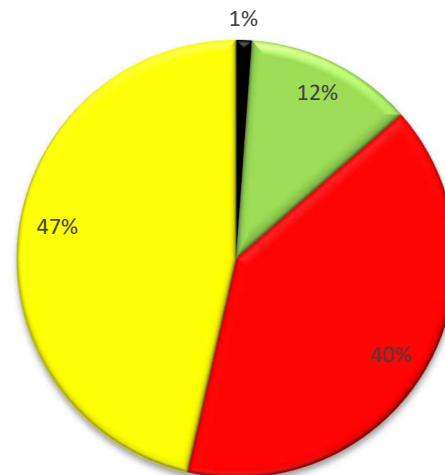
Use Classes – Greenbank (Southern Portion)

Site Area Developed (Ha)



■ A2 ■ B2 ■ B4 ■ Sui Generis

Floorspace (m2)



■ A2 ■ B2 ■ B4 ■ Sui Generis

(Greenbank Southern Portion - % of Site Area / Floorspace developed by use class)

The southern portion of Greenbank Existing Employment land consists of four businesses which are Niall Smith Accountancy Services (A2), Smith Concrete (B2), Barrett Steel Ireland (B4) and AJ Plumbing Supplies (Sui Generis). The largest business by site area is Barrett Steel however the largest by floorspace is AJ Plumbing Supplies.

-Camlough Road (Adjacent to St Pauls)

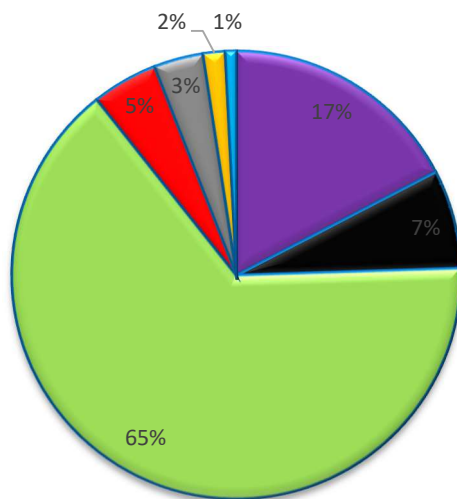


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Camlough Road (Adjacent to St Paul's)	3.07	3.07	0

Camlough Road (Adjacent to St Paul's), located off the A25 and opposite St. Paul's High School, is a 3.07-hectare area of existing economic development. This area is fully developed, with a majority of developed units occupied.

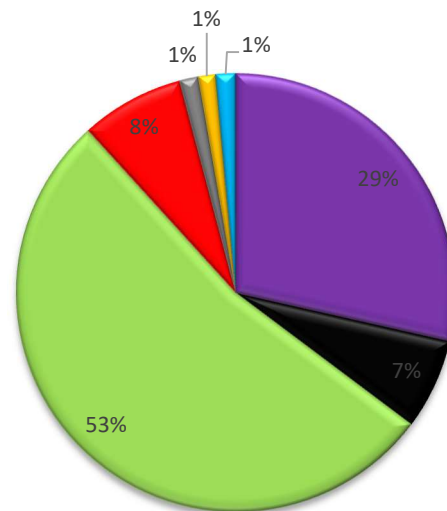
Use Classes

Site Area Developed (Ha)



■ A1 ■ A2 ■ B2 ■ B4 ■ D1 ■ D2 ■ Vacant

Floorspace (m2)



■ A1 ■ A2 ■ B2 ■ B4 ■ D1 ■ D2 ■ Vacant

(Camlough Road - % of Site Area / Floorspace developed by use class)

There are a range of uses within this area including A1 retail (Country Carpets, Newry Furniture Centre), A2 Financial Services (John McMahon Accountancy) and a range of B2 manufacturing businesses including Connex and Ax Board. There is a boxing centre and religious centre falling within D1 and D2 use classes. There is a vacant unit within the park.

-WIN Business Park

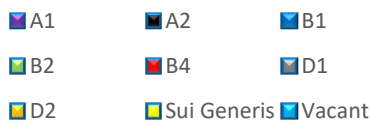
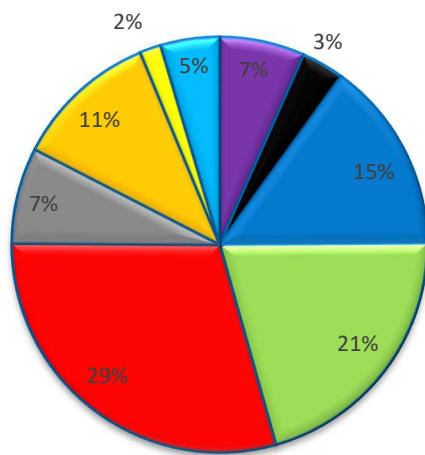


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Newry (WIN Business Park Existing Land)	3.12	3.12	0

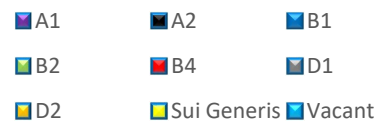
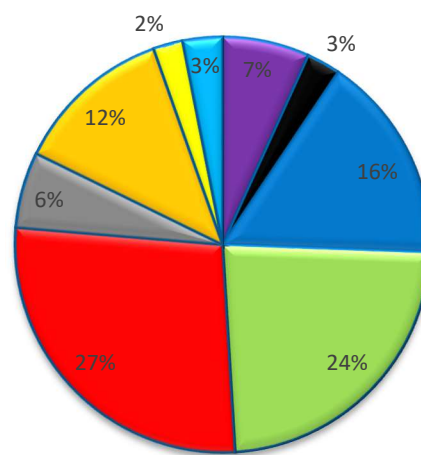
Newry (WIN Business Park Existing Land), located off the Canal Quay road and west of the Newry Canal, is a 3.12-hectare area of existing economic development. This area is fully developed, with a majority of developed units occupied.

Use Classes

Site Area Developed (Ha)



Floorspace (m2)



(WIN Business Park - % of Site Area / Floorspace developed by use class)

(*Site area calculated by dividing the surrounding parking & servicing areas for each block and dividing it by the number of units within that block and then adding it to the units floorspace. Block A = 0.01 ha per unit, RDC = 0.01 ha per unit, Linenhall House = 0.01 ha per unit, B Block = 0.02ha per unit, C Block = 0.01ha per unit, D Block = 0.03ha per unit, E Block = 0.02ha per unit, F Block = 0.03ha per unit, G Block = 0.04ha per unit, H Block = 0.04ha per unit, Block I = 0.04 ha per unit, J Block = 0.02ha per unit, K Block = 0.04ha per unit, L Block = 0.04ha per unit)

There is a wide range of use classes within the Enterprise Park. The majority of the uses are within B classes B1, B2, and B4 uses. There are a number of retail units including a comic book store, a hairdresser, and a drone store. There are several A2 professional service occupants including an accountant, computer consultants, and a financial planner. There are a range of offices within the Enterprise centre. The largest units within B2 light industrial use are Trevor Speers Engineering, PACS Ltd, and Need of Meats. There are a range of storage and distribution businesses which also have a small ancillary office use. There is a relatively large proportion of D1 and D2 uses, the largest of which include Mourne Gymnastics, Sean Smyth Kick Boxing, Bulls Gym, and Jenny McParland Hot Yoga. The vacancy rate is relatively low in comparison to the overall number of units.

Crossmaglen

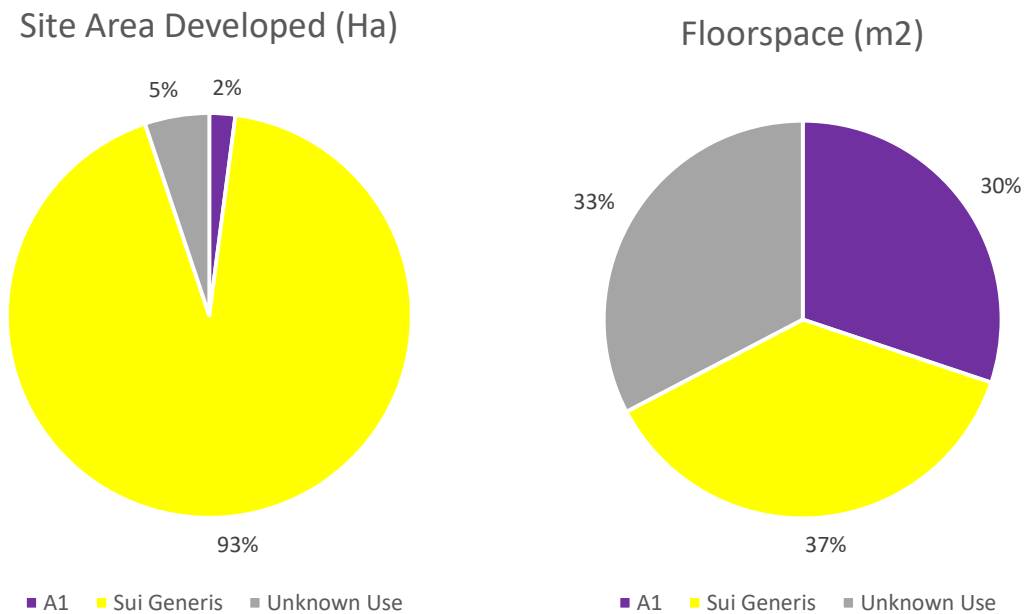
-Newry Road, Crossmaglen (CM10)



1.65 Hectares of zoned economic land is located off the Newry Road in Crossmaglen, behind the tons shopping centre. A household recycling centre has been constructed on the southern portion of the site. An application (LA07/2015/0229/O) for a "proposed storage and distribution units" has been approved (Nov. 2016) on the remaining undeveloped 0.55 hectares at the northern portion of the site. Works had not yet commenced on the date of survey. The remainder of the site comprises of the access way, silkwood design retail unit with its associated car parking area and a further building at the southern boundary of the site.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Newry Road (CM10)	1.65	1.1	0.55

Use Classes

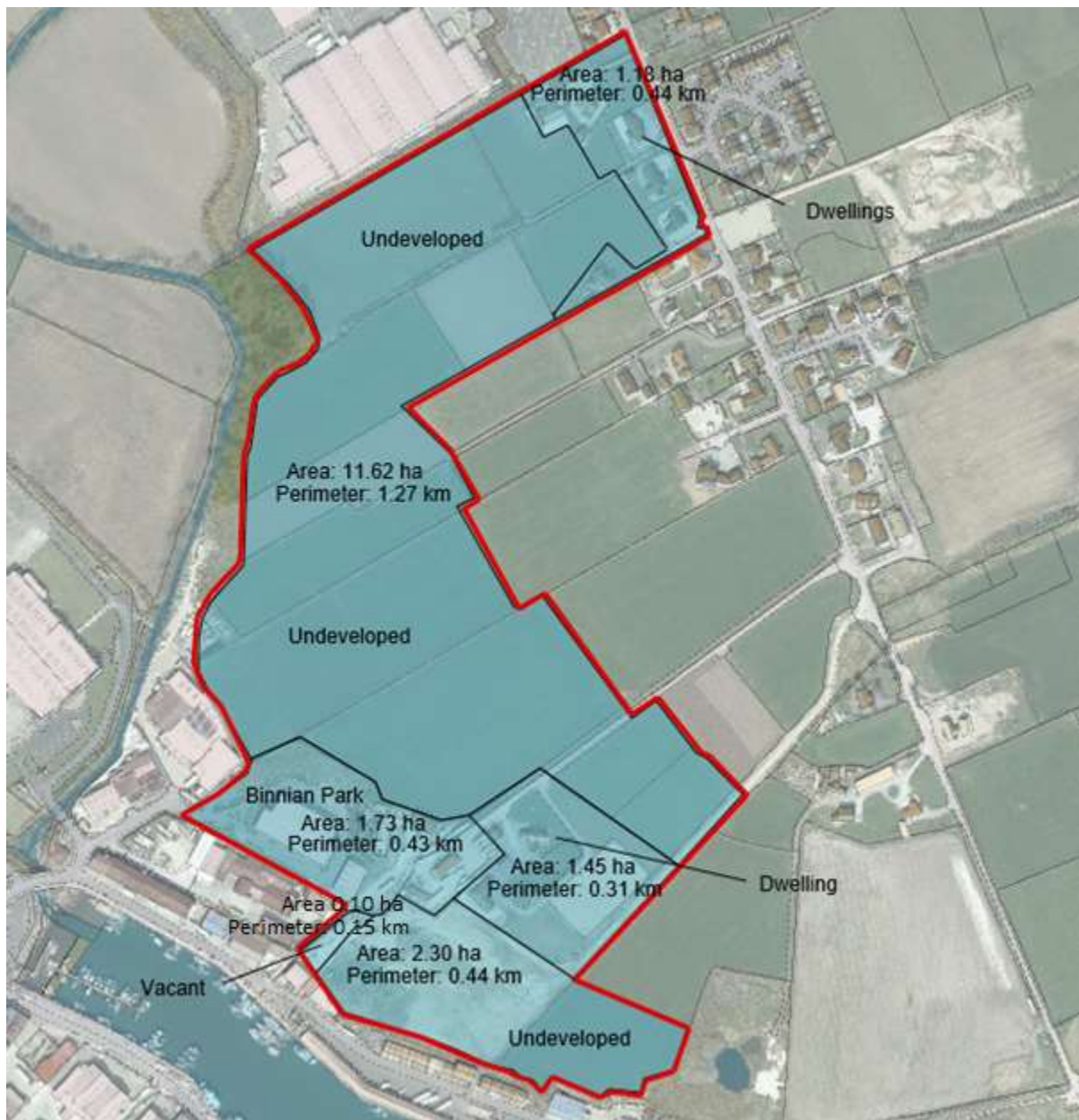


(Above: Zoning CM10 - % of Site Area / Floorspace developed by use class)

Whilst a relatively large part of this zoned site remains undeveloped the developed portion includes Silkwood Design and Furnishing which operates as a retail outlet for furniture and bathroom fittings (A1). The Household Recycling Centre (Sui Generis) takes up a large proportion of the site however only has a relatively small building in comparison to the overall site area which is reflected in the floorspace pie-chart above. There is a small unit at the entrance to the zone which was previously vacant, however the use is currently unknown.

Kilkeel

-Moor Road – The Harbour - Kilkeel (KL 19)



18.38 Hectares of land between Moor Road and the Harbour are zoned for economic development. Key site requirements exist in relation to taking access from Moor Road and in relation to other elements such as building orientation and screening.

A number of dwellings have been constructed in the north-eastern portion of this zoning, this could potentially reduce access onto Moor Road, a key site requirement of this zoning.

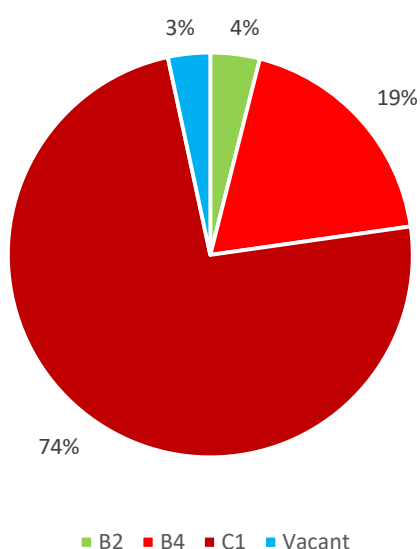
A large central portion of this zoning measuring 11.62 hectares remains undeveloped agricultural land with a further 2.30 hectares remaining undeveloped to the south of the zoned area. Some storage associated with the harbour appears to be happening in this area although it substantively remains undeveloped. This land is flat and has little physical impediments to development. Permission has been approved September 2016

(LA07/2016/1056/F) for the renewal of previous permission granted for a storage unit in this area. Works had not yet started on date of the survey. North of this undeveloped land is a developed site which includes a large two storey dwelling with associated outbuildings and a horse ménage.

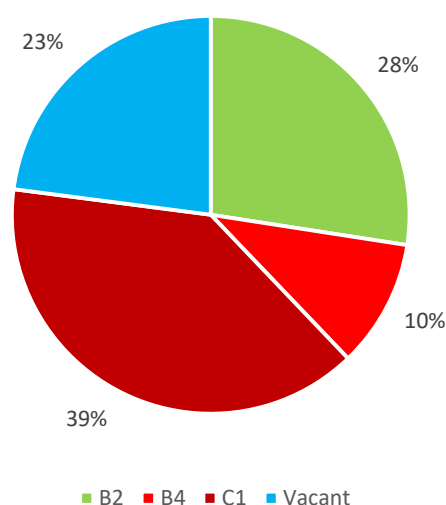
Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Moor Road - The Harbour (KL19)	18.38	4.46	13.92

Use Classes

Site Area Developed (Ha)



Floorspace (m2)



(Above: Zoning KL19 - % of Site Area / Floorspace developed by use class)

The majority of the zone is undeveloped and remains in agricultural use, however Binnian Business Centre contains a range of small industrial units to the south of the zone mostly in B2 use including Beer Hut Brewery, Copas Technologies who occupy several of the units, and Oh So Lean. To the east of the business park is a large haulage/distribution yard in B4 use. The large proportion of site area developed for residential uses (C1) is due to the northern section of the site along Moor Road being built out for housing and a dwelling to the south of the zone with a large curtilage containing a sand school.

-Newcastle Road (KL 20)

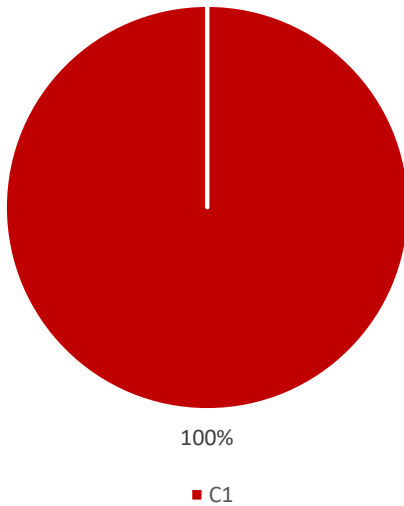


This is an area of agricultural land located immediately adjacent to the Newcastle Road and beside the Aerospace factory. Key site requirements in relation to access, building orientation and screening, and footway provision exist on this site. No recent planning application has been submitted on this site and it remains undeveloped.

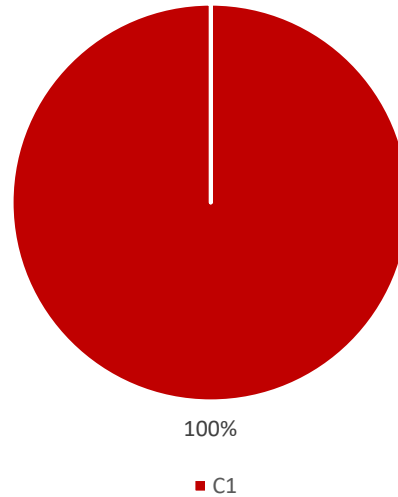
Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Newcastle Road (KL20)	2.07	0.01	2.06

Use Classes

Site Area Developed (Ha)



Floorspace (m2)



(Above: Zoning KL20 - % of Site Area / Floorspace developed by use class)

This zone is undeveloped however a small area of the zone has been encroached by a residential curtilage extension which contains a small garden shed (41sqm). The pie-charts above show the use class of this curtilage extension and garden shed.

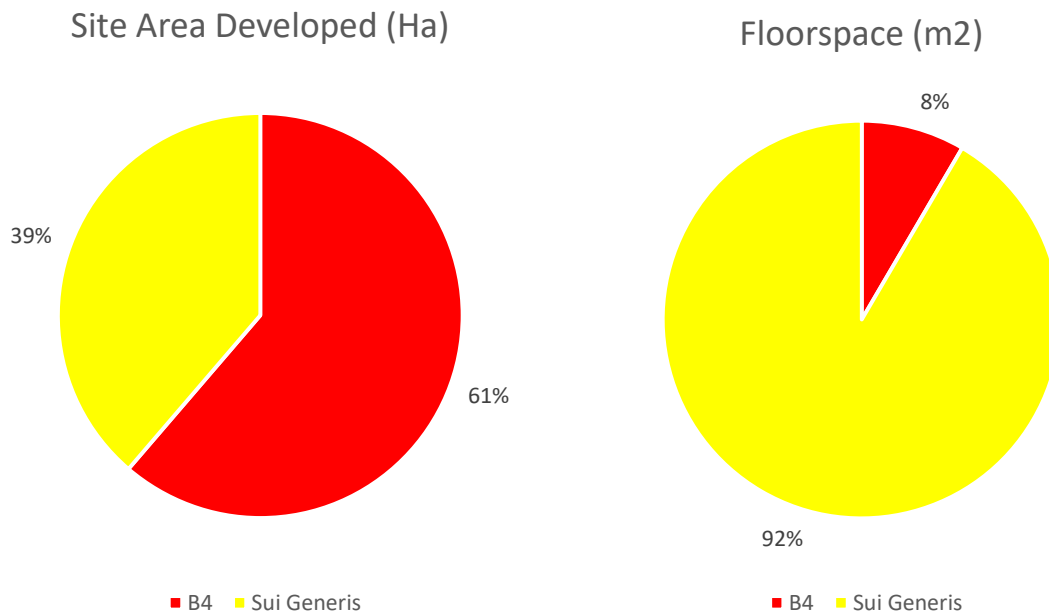
-Moor Road / Newcastle Road West (KL 21)



This area is located at the junction of the Moor Road and Kilkeel Road. The southern portion of the site is occupied by a building supplies business whilst the remainder of the site is undeveloped. No recent planning approvals exist on this site. Key Site Requirements exist on this site in relation to access, building orientation, open storage, screening and provision of a footway.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Moor Road/Newcastle Road West (KL21)	0.58	0.31	0.27

Use Classes



(Above: Zoning KL21 - % of Site Area / Floorspace developed by use class)

The northern section of the site lies undeveloped however there is a building supplies outlet to the south of the site in sui generis use, and a storage yard with a shipping container within the site which is classed as B4 use, however this container appears placed here temporarily.

-Moor Road/Newcastle Road East (KL22)



This is an area of agricultural land located on the edge of the Kilkeel settlement limit measuring 3.54 hectares. At present, this area remains undeveloped and no applications have been submitted since the BNMAP's publication.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Moor Road/Newcastle Road East (KL22)	3.54	0	3.54

Use Classes

As the site remains undeveloped it does not have a use class breakdown. It remains in agricultural use.

Kilkeel – Existing Areas of Employment/Industry

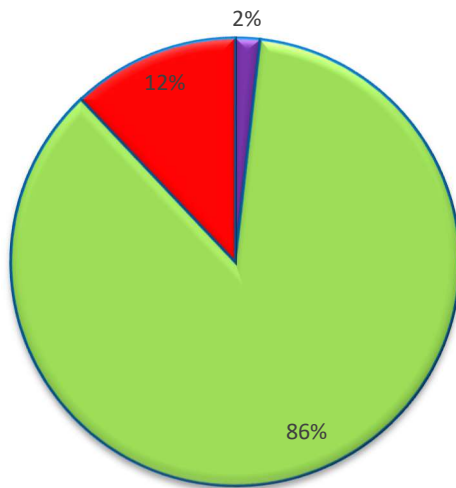
-Moor Road



Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Kilkeel (Moor Road Existing Land)	4.48	4.48	0

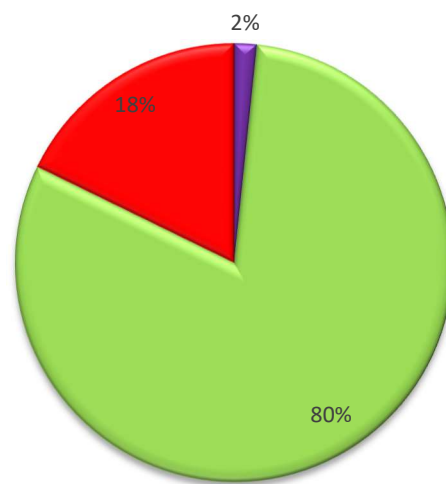
Use Classes

Site Area Developed (Ha)



■ A1 ■ B2 ■ B4

Floorspace (m2)



■ A1 ■ B2 ■ B4

(Moor Road Existing - % of Site Area / Floorspace developed by use class)

The largest use class is B2 due to the inclusion of Rockwell Collins Aerospace which occupies the majority of the area and the floorspace. There is also a paint retail outlet (A1), a distribution warehouse and haulage business (B4).

Newtownhamilton

-Newry Road (NN06)



0.46 hectares of land have been zoned for economic development on the edge of the settlement limit of Newtownhamilton. This land is undeveloped, and no planning application has been submitted on this site over the plan period. Key site requirements are in place with regard to the orientation of buildings in relation to the Newry Road and in relation to screening of open storage areas.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Newry Road (NN06)	0.46	0	0.46

Use Classes

As the site remains undeveloped it does not have a use class breakdown.

Newtownhamilton – Newry Road Existing Area of Industry

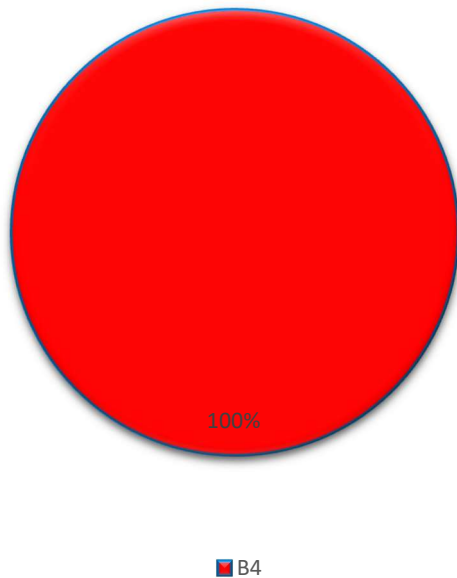


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Newtownhamilton (Newry Road Existing Land)	0.36	0.36	0

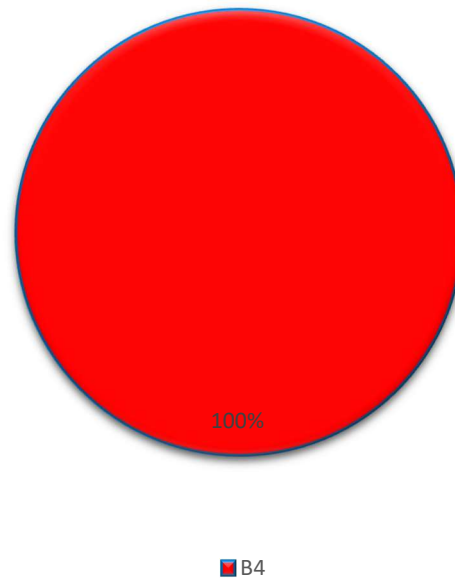
Newtownhamilton (Newry Road Existing Land), located adjacent to the NN06 zoning, is a 0.36-hectare area of existing economic development. It has been fully developed, with the onsite business currently in operation.

Use Classes

Site Area Developed (Ha)



Floorspace (m2)



(Newtownhamilton Existing Area - % of Site Area / Floorspace developed by use class)

This area of existing employment land is developed and occupied by a business which appears to be in storage & distribution use (B4). There is an ancillary office use however the primary use appears to be B4.

Warrenpoint / Burren

-Upper Dromore Road/Burren Road (WB24)

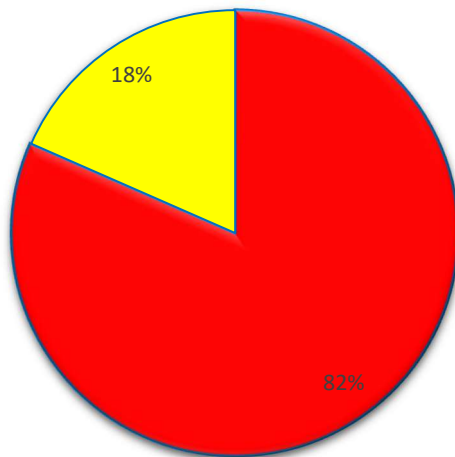


13.55 Hectares of land have been zoned for economic development, this land is located between the two settlements of Warrenpoint & Burren and at present it remains mostly undeveloped agricultural land. Adjacent land uses include playing fields, residential and agricultural. A planning application (LA07/2019/1682/F) has been submitted (Nov. 2019) for a “new storage unit (B4) and associated site works” on mid-eastern section of the zoning and is currently at consultation stage. There has been encroachment of several businesses into the zone of approximately 0.41ha. A planning application (LA07/2017/0694/F) has been submitted and is currently undergoing consideration for 5 dwellings in the south west corner of this zoning immediately adjacent to the Upper Dromore Road, this application covers 0.30 hectares of this zoning and may restrict access to the southern portion of the zoning. Update: LA07/2017/0694/F has since the date of survey been refused permission (Dec. 2020).

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Upper Dromore Road/Burren Road (WB24)	13.55	0.41	13.14

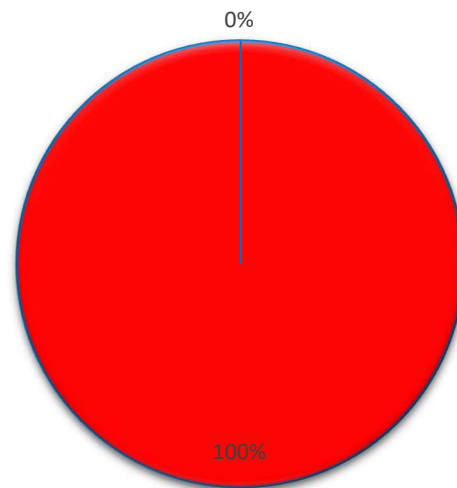
Use Classes

Site Area Developed (Ha)



■ B4 ■ Sui Generis

Floorspace (m2)



■ B4 ■ Sui Generis

(Warrenpoint WB24 - % of Site Area / Floorspace developed by use class)

Several of the businesses located outside the zone fronting onto Upper Dromore Road appear to have extended their boundaries and have encroached into the zoned site. These businesses include a fuel depot (B4), a car sales unit (sui generis) and a carpark (sui generis) which has extended into the zone to create an area for storage of materials. The only floorspace within the zoned site is in association with the fuel depot.

-Newry Road (WB25)

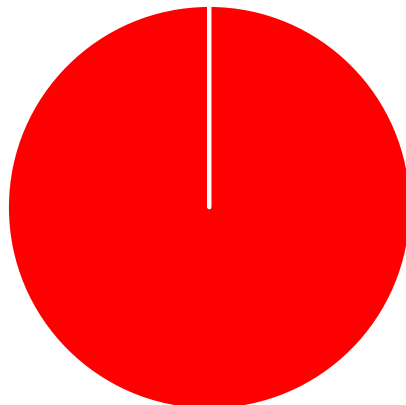


1.53 Hectares of land is zoned for economic development along the Newry Road. This land is located adjacent to the Warrenpoint Harbour, a key gateway within the Council Area. Planning permission has previously been granted for a mixed-use development on this site although this was not constructed. An application (LA07/2015/0056/F) was granted in 2015 for the "Construction of pipelines (2no) and 7 horizontal storage tanks for the supply by ship of liquid Carbon Dioxide, with a total storage capacity of 3,200 tonnes and venting by silencer at jetty". This development has largely been constructed. The area is located immediately adjacent to the Newry Road and is flat and has been cleared. Key site requirements are in place on this zoning in relation to screening and building orientation.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Newry Road (WB25)	1.53	1.53	0

Use Classes

Site Area Developed (Ha)



100%

■ B4

Floorspace (m2)

0%

■ B4

(Zoning WB25 - % of Site Area / Floorspace developed by use class)

This zoned site appears to be used for the storage of tanks and lorry trailers and as such is currently classed as B4 Storage and Distribution. As there is no built development there is no floorspace.

-Milltown West (WB26)

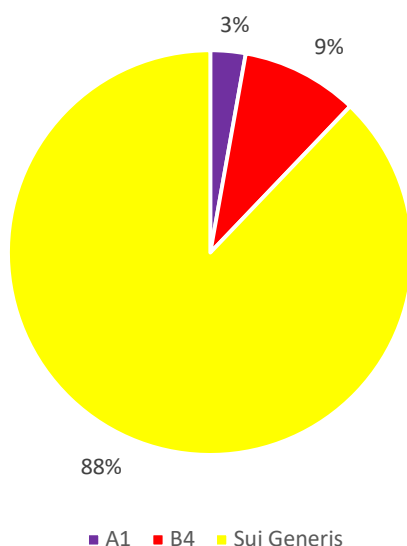


1.86 Hectares of land is zoned for economic use in the north-west corner of Milltown Industrial Estate. An industrial unit has been constructed within this area however 0.69 acres of land remains undeveloped. Playing fields have also been established within this zoning covering 0.66 acres, the presence of these playing fields restrict access to the remaining undeveloped portion of this zoning from the within industrial estate, a key site requirement of this zoning. There are no recent planning applications currently live on this zoning.

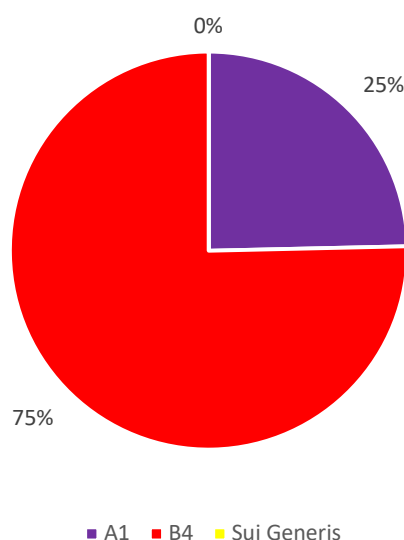
Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Milltown West (WB26)	1.86	0.51 (additional 0.66 – developed as playing fields)	0.69

Use Classes

Site Area Developed (Ha)



Floorspace (m2)



(Zoning WB26 - % of Site Area / Floorspace developed by use class)

A large proportion of the site area developed is made up by the playing fields which fall within a sui generis use class. Also, a scrapyard appears to have extended it's site into the zoning to the amount of 0.28ha and this land also falls within sui generis use. As there are no buildings associated with the playing fields or scrapyard extension, there is no floorspace attributed to this use class in the chart showing floorspace by use class. There is a small building within the zoned site which is occupied by a small retail outlet, along with 2 storage and distribution businesses (J.I.M Ltd and AMPX food distribution). The remainder of the site remains undeveloped.

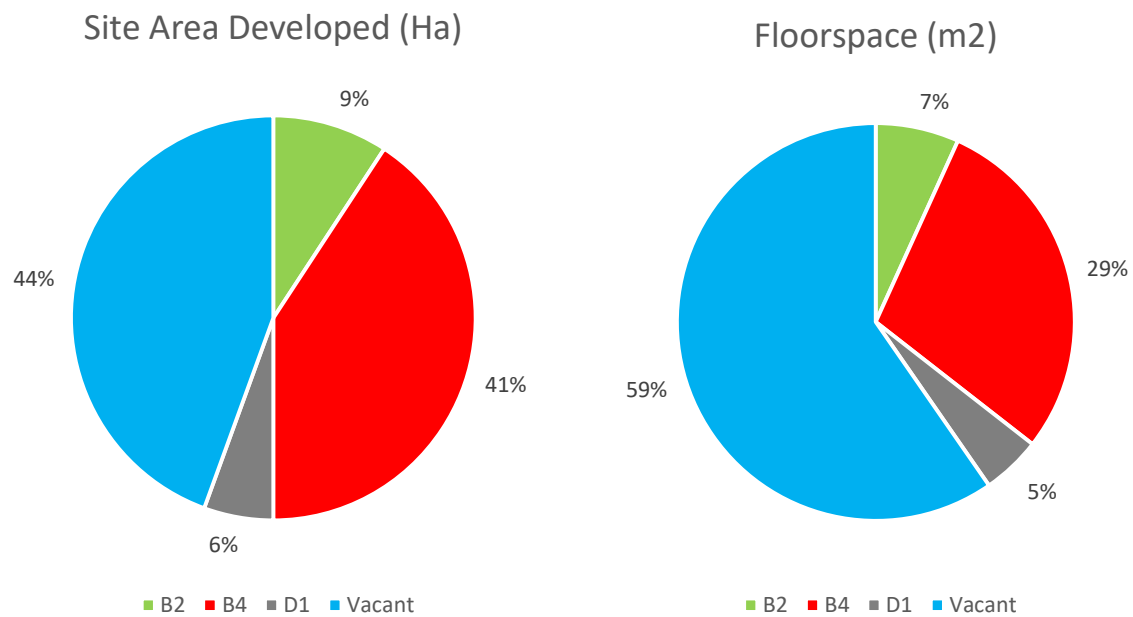
Jonesborough (JH 06)



1.24 hectares of land have been zoned for economic development at Flurrybridge Enterprise Park, this land has been included within the settlement limit of Jonesborough. This land is located alongside the main Belfast to Dublin Road and is approximately midway between the settlements of Newry and Dundalk. All of this site has now been developed into multiple units catering for a wide variety of uses. There was a high rate of vacancy however upon date of survey. It should be noted that this Area Plan zoning does not cover the entire Flurrybridge Enterprise Park Area.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Jonesborough (JH 06)	1.24	1.24	0

Use Classes



(Zoning JH06 - % of Site Area / Floorspace developed by use class)

There appears to be a high level of vacancy within the zoned business park. The majority of the units occupied appear to be primarily storage & distribution (B4) uses with e-commercial websites with ancillary retail on site such as Horse First and Koffy. There is a unit in B2 use (Steel Fabrication). There is a small unit offering children entertainment/learning (Moo Rooms) which falls in D2 use.

Jonesborough – Existing Area of Employment

-Flurry Bridge Enterprise Park (Existing Land)

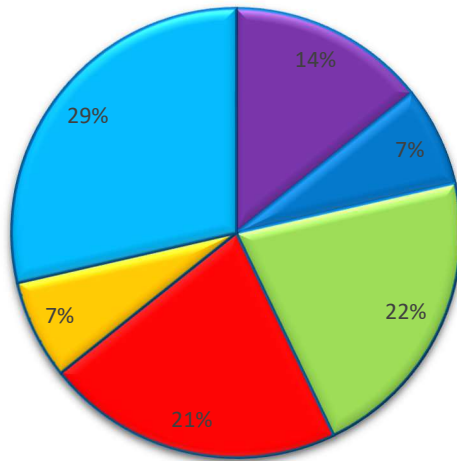


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Jonesborough (Flurry Bridge Enterprise Park)	0.36	0.36	0

Jonesborough (Flurry Bridge Enterprise Park) located adjacent to the JH06 zoning, is a 0.36-hectare area of existing economic development. It has been fully developed, however site survey revealed a significant number of vacant units.

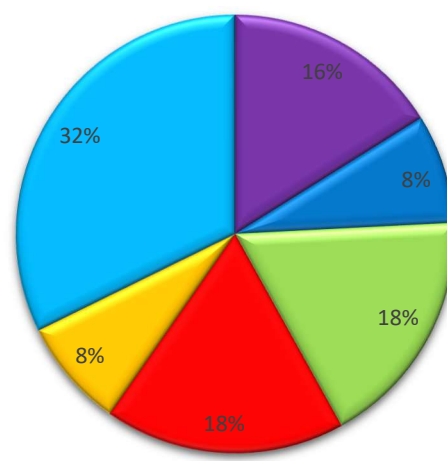
Use Classes

Site Area Developed (Ha)



■ A1 ■ B1 ■ B2 ■ B4 ■ D2 ■ Vacant

Floorspace (m2)



■ A1 ■ B1 ■ B2 ■ B4 ■ D2 ■ Vacant

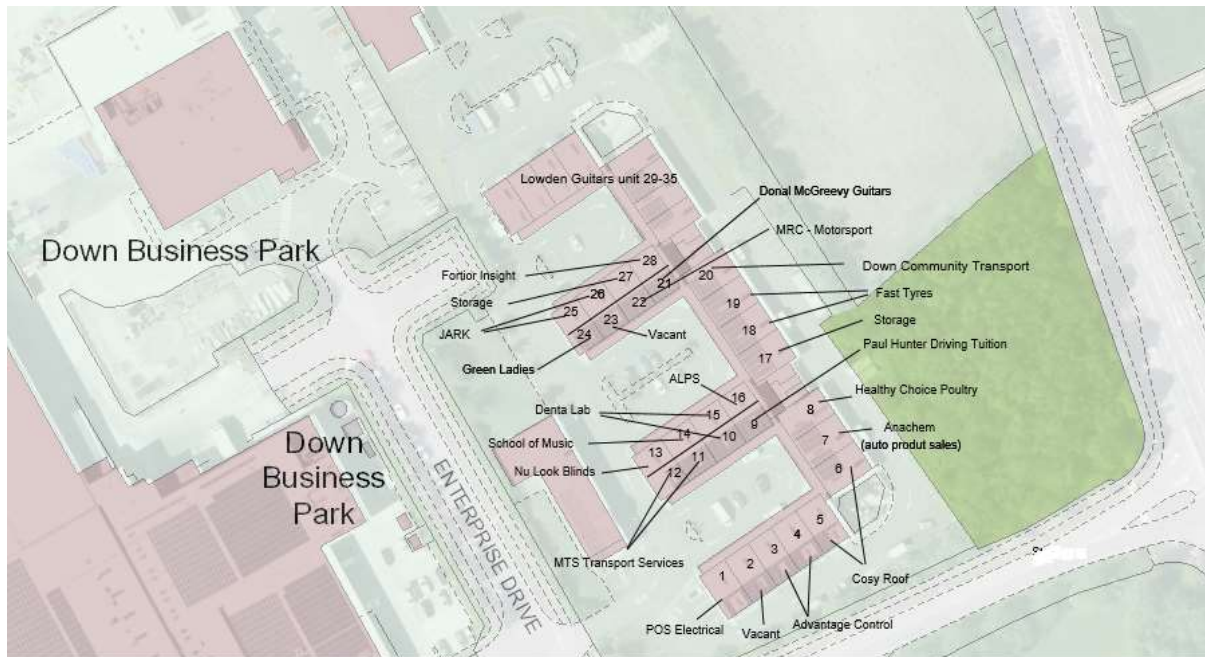
(Jonesborough Flurrybridge Business Park Existing - % of Site Area / Floorspace developed by use class)

The existing business area at Flurrybridge Enterprise Park has a diverse range of businesses which can be seen in the above pie-charts. There are some A1 units (Tile Clearance, Shauna Fay Clothing), a courier office (B1), a carpenter and workshop (B2), a storage unit and 3R Mobility supplier falling within class B4. There is a personal trainer (D2) and four vacant units which is a relatively high vacancy rate.

Downpatrick

-Down Business Park (COU 12)





Down Business Park is a substantial 34 Hectare Invest NI site located 1 mile north of Downpatrick on the main Downpatrick to Belfast Road (A7) and is identified in the ADAP 2015. Located at the entrance of the site are a number of business units, these accommodate a variety of uses including guitar manufacturing, car servicing and a gymnasium. There are also a number of serviced office suites within this area of the site.

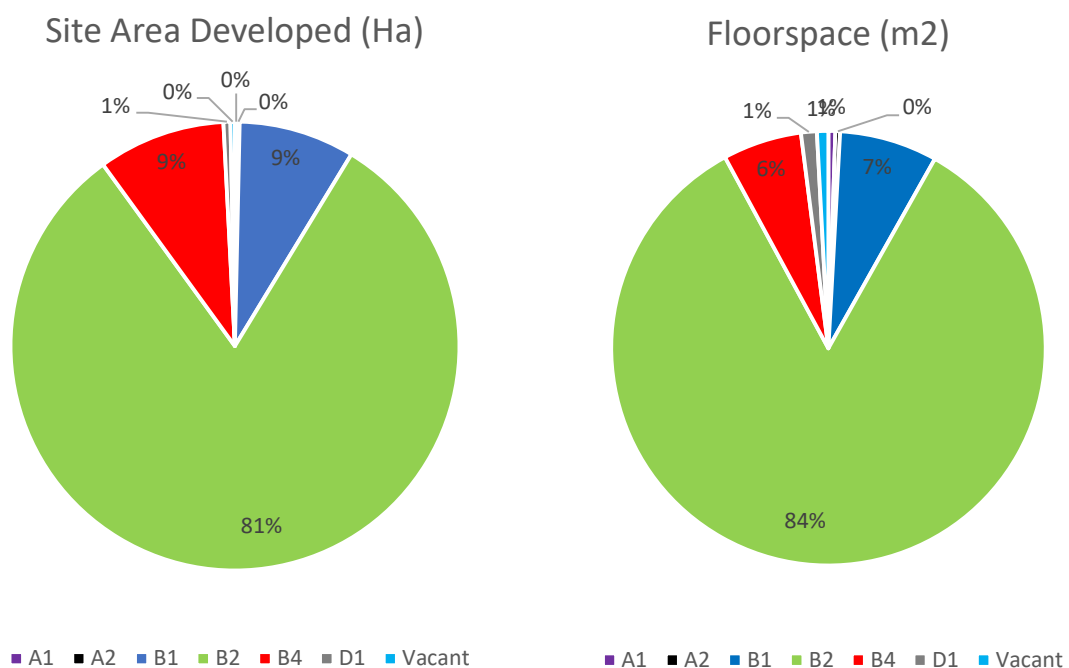
Several substantial employers have located within the Down Business Park including food processors Finnebrogue Artisan and Crossgar Pallas. A number of heavy engineering works are also located within the park including Quinn Piling and Ashvale Engineering. An application (LA07/2018/0356/F) was granted in June 2019 for a "Proposed Industrial Building with associated site works" adjacent to the Quinn Piling site. Works to clear the land had begun upon the date of survey. A further application (LA07/2019/1320/F) has been submitted (Aug. 2020) for an "Industrial Building comprising 6 No Units" located adjacent to AJC Group Electrical Superstore and is currently under consideration.

18.28 Hectares remains undeveloped, the majority of this land (16.5 ha) is located in the western portion of the site. An application (LA07/2020/0910/F) for a "Food Production Facility comprising approximately 18,000 sqm production floor space, warehouse storage area, associated parking and landscaping, site and access works" is currently under consideration.

A large area of land within the boundary of Down Business Park would not be readily developable due to constraints such as verges or areas with unsuitable topography / landscaping or ground conditions etc.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Down Business Park, Belfast Road (COU 12)*	34	15.72	18.28

Use Classes



(Zoning COU12 - % of Site Area / Floorspace developed by use class)

The charts above show there is a wide range of uses within Down Business Park. The vast majority of the developed units are occupied by businesses in B2 Light Industrial use, mostly in manufacturing, and ranging from large businesses like Finnebrogue, Quinn Piling, and Ashvale Engineering, to smaller business units such as Nulook Blinds and Donal McGreevy Guitars. B1 (offices) and B4 Storage and Distribution are the next largest use classes with some smaller units in D1 Community & Cultural uses such as a School of Music and ALPS Mental Health Unit. POS Electrical appears to be an A1 retail unit.

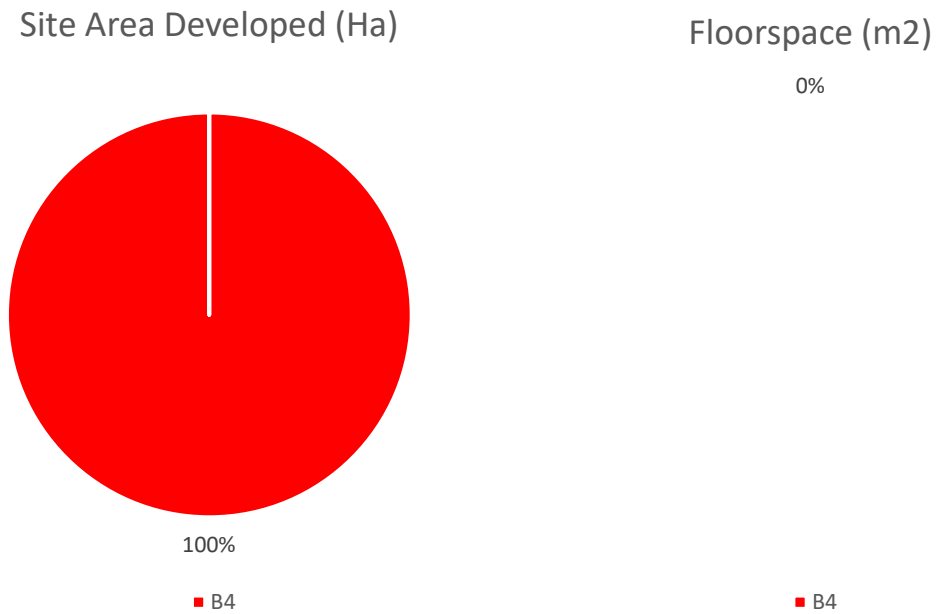
-Killough Road (DK 14)



7.9 Hectares of land is zoned for industry at the Killough Road, Downpatrick. At present the majority of this land remains agricultural in nature. Planning permission was granted for 6 'general use industrial units' in a corner of the zoning that has been previously developed measuring 0.31 hectares. No planning applications have been submitted over the remaining area of the zoning.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Killough Road (DK14)	7.9	0.31	7.59

Use Classes



(Zoning DK14 - % of Site Area / Floorspace developed by use class)

The zoned site is largely undeveloped with a small area (0.31ha) of previously developed land to the north of the site which appears to be in use for storage with no floorspace.

-Cloonagh Road and Brannish Road (DK15)



This zoning incorporates the undeveloped lands fronting onto the Killough Road as well as the established Killough Road Industrial Estate owned by Invest NI.

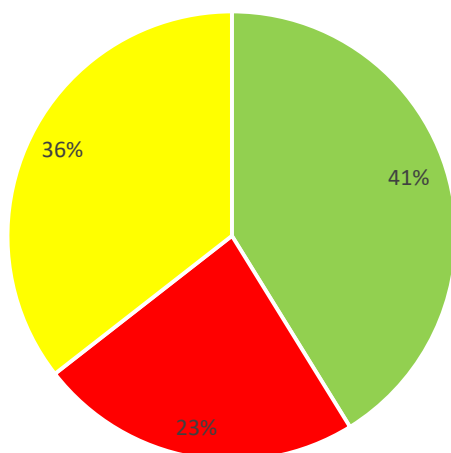
Work has recently been completed, on a civic amenity site within this zoning which covers 1.13 hectares of land, a 'general industrial unit' on a 0.97-hectare site accessed off the Brannish Road has also recently been constructed. The presence of a civic amenity site may impact on the types of development that occur adjacent to the site. The lands within this zoning are generally flat and well served by existing infrastructure.

Permission was granted in March 2016 for a "proposed general industrial unit with ancillary office and staff facilities, security fence & gates, vehicle parking and landscaping" (LA07/2015/0720/F). Works had been completed on date of the survey.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Cloonagh Road and Brannish Road (DK15)	11.8	3.18	8.62

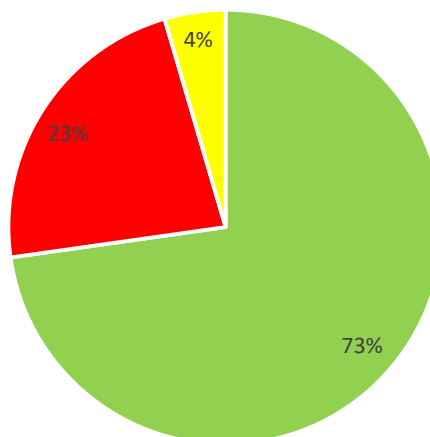
Use Classes

Site Area Developed (Ha)



■ B2 ■ B4 ■ Sui Generis

Floorspace (m2)



■ B2 ■ B4 ■ Sui Generis

(Zoning DK15 - % of Site Area / Floorspace developed by use class)

The zone lies largely undeveloped however a Council Recycling Centre has been completed to the west of the site along Killough Road. This centre has little in the way of floorspace which is reflected in the site area/floorspace ratio. There are 3 units along Brannagh Road within the zoned site. Two of these appear to be in B2 light industrial use including CM Precision Engineering and another large unit which appears to be in manufacturing. To the north of the zoning is Vivo Med which supplies sports medicine products (B4). However, it has an ancillary B1 use which is not reflected in the graph.

Downpatrick– Existing Areas of Employment

-Ballydugan Road

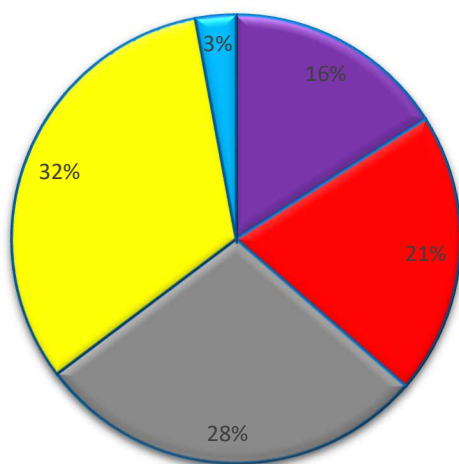


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Downpatrick (Ballydugan Road Existing Land)	2.81	2.75	0.06

Downpatrick (Ballydugan Road Existing Land), is a 2.81-hectare area of existing economic development. The area is substantially developed with the majority of developed units occupied and a small 0.06 hectare at the entrance to the site remaining undeveloped. An application (LA07/2019/1834/F) has been received and consultations ongoing for a “proposed shed to be used as valeting area” located in the northern section currently developed for car sales/storage.

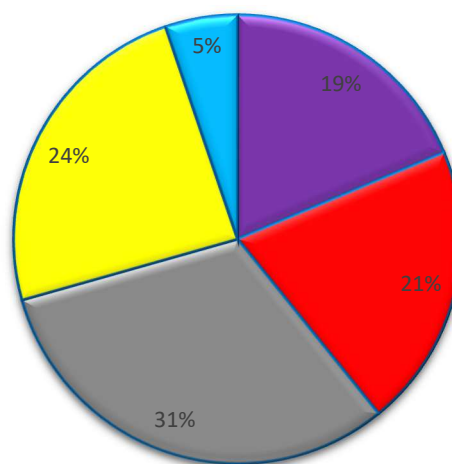
Use Classes

Site Area Developed (Ha)



■ A1 ■ B4 ■ D1 ■ Sui Generis ■ Vacant

Floorspace (m2)



■ A1 ■ B4 ■ D1 ■ Sui Generis ■ Vacant

(Ballydugan Road - % of Site Area / Floorspace developed by use class)

This area of existing employment land has a relatively high level of site area / floorspace occupied by D1 uses. This includes AMH New Horizons who provide mental health services, and Quoileview Resource Centre also providing adult day care. There is also a Men's Shed. The Sui Generis category is comprised of a car wash business, a car sales yard and JP Corry Building Supplies. There is a fuel depot and Royal Mail sorting centre both falling within B4 use. There is a vacant building to the north of the area.

-Brannish Road



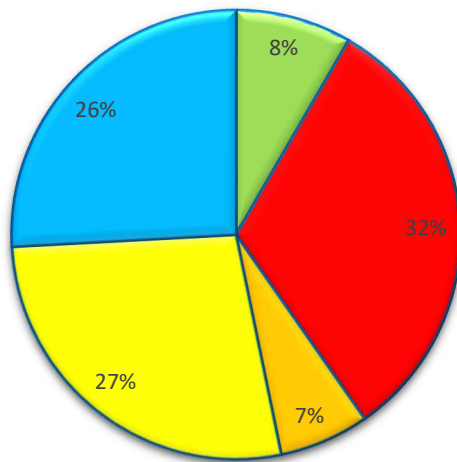


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Downpatrick (Brannish Road Existing Land)	2.63	2.63	0

Downpatrick (Brannish Road Existing Land), is a 2.63-hectare area of existing economic development. The area is fully developed with the most of developed units occupied. A larger vacant unit exists having recently moved to the 0.97-hectare site in zoning DK15 adjacent to it's current location.

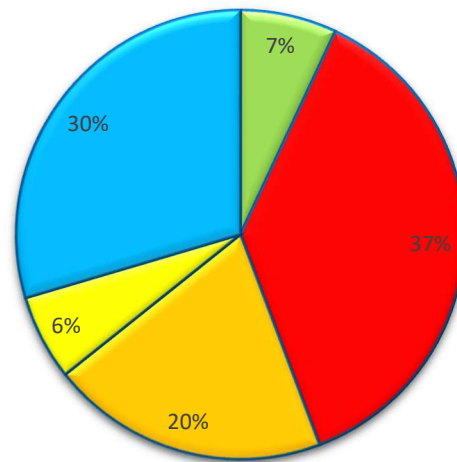
Use Classes

Site Area Developed (Ha)



■ B2 ■ B4 ■ D2 ■ Sui Generis ■ Vacant

Floorspace (m2)



■ B2 ■ B4 ■ D2 ■ Sui Generis ■ Vacant

(Brannish Road - % of Site Area / Floorspace developed by use class)

The Brannish Road Area of Existing Industry contains a tyre depot (B2), an automatic door supplier and used clothes warehouse (B4), a sports facility (D2), and a waste facility (Mac Waste) which is a Sui Generis use. There is a large vacant unit and site within the area which is reflected in the charts above. To the south along Killough Road is Northstone distribution (B4).

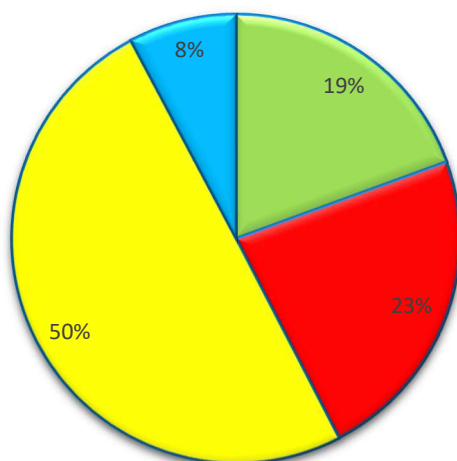
-Cloonagh Road



Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Downpatrick (Cloonagh Road Existing Land)	4.32	4.32	0

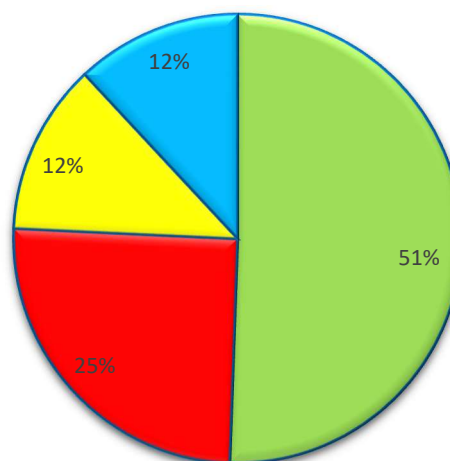
Use Classes

Site Area Developed (Ha)



■ B2 ■ B4 ■ Sui Generis ■ Vacant

Floorspace (m2)



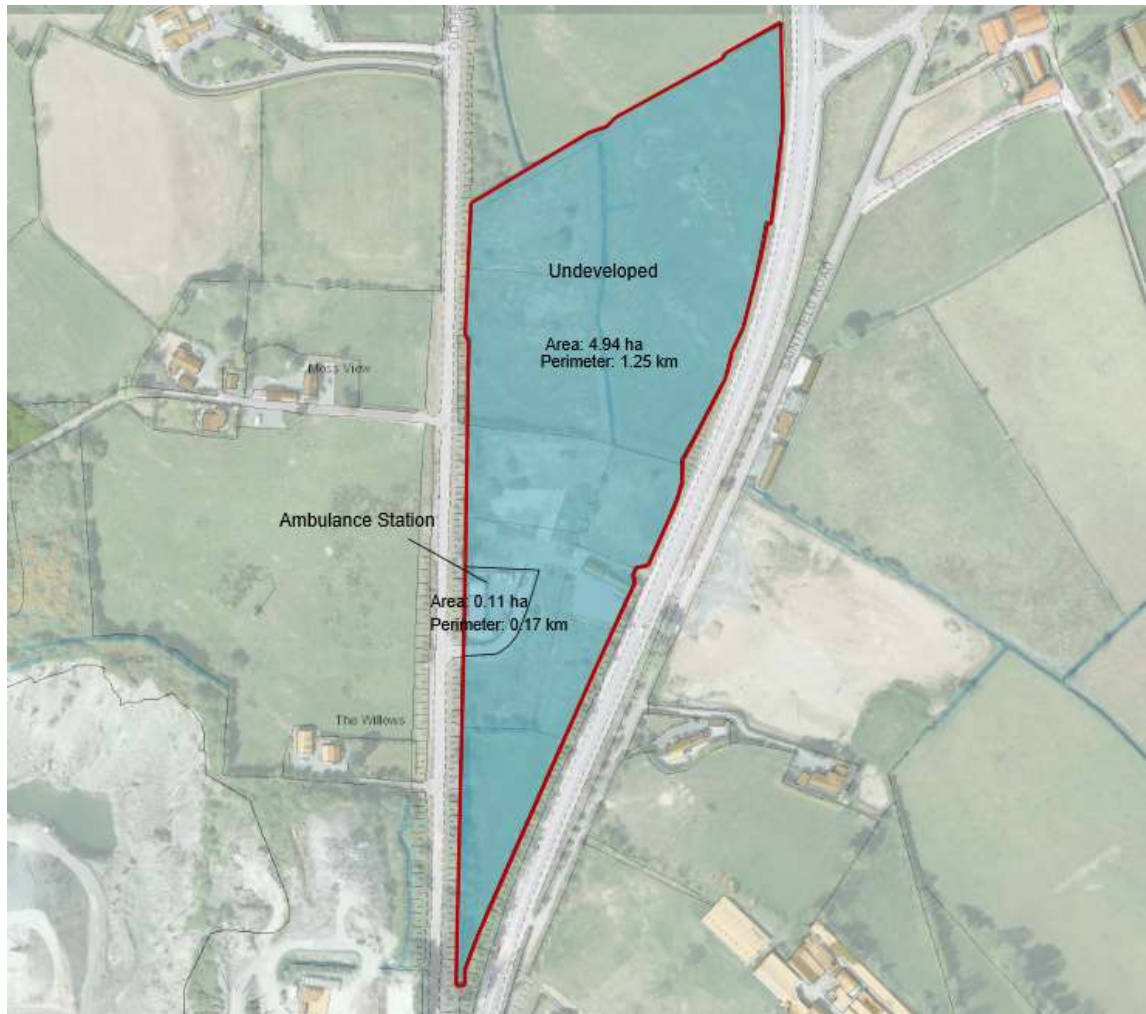
■ B2 ■ B4 ■ Sui Generis ■ Vacant

(Cloonagh Road - % of Site Area / Floorspace developed by use class)

The Cloonagh Road Area of Existing Industry contains a large area associated with McKeown Car Dismantlers which is a Sui Generis use. This business does not occupy as large a proportion of floorspace as is shown in the charts above. The largest use class by floor space is B2 uses which includes businesses such as Premier Poultry, GM Body Repairs and Milligan Auto Repairs. There are several storage & distribution businesses some of which have a level of retail which is considered ancillary to the main use, these include Exquisite Tiles, Autozone Car Parts, and Sleep Kingdom (B4). There is a vacant site to the west of Cloonagh Road.

Ballynahinch

-Old Belfast Road (BH 17)



In Ballynahinch 5.05 hectares of land is zoned at the Old Belfast Road (BH17). This site is well placed in relation to the strategic road network, the proposed Ballynahinch bypass³, and the proposed park and ride/park and share site adjacent to the Belfast Road, outside the settlement limit.

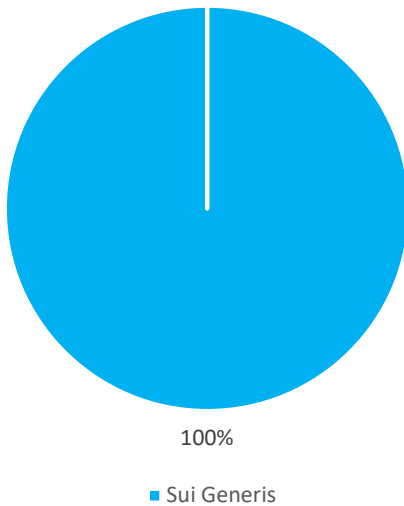
0.11 hectares of ground within this site has been used for the erection of an ambulance station. Permission has been granted (May. 2017) within this site but not yet constructed for the "erection of factory for general industrial B3 use" covering 0.9 hectares (LA07/2016/1401/F). An application (LA07/2019/1572/F) has also been submitted (Oct. 2019) within the site for a petrol station, this application area measures approximately 0.5 hectares and is currently undergoing consultations. (Previously approved under R/2007/0629/O)

³ Proposals for the Ballynahinch bypass including an Environmental Statement published by Transport NI in March 2015.

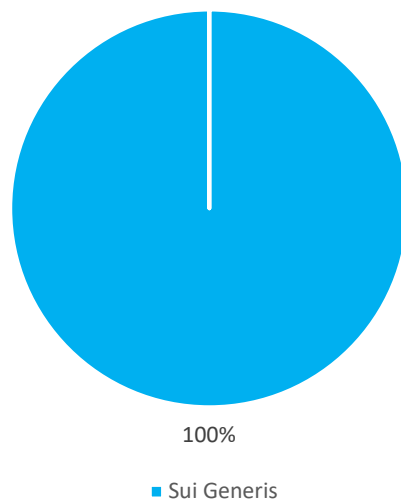
Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Old Belfast Road (BH17)	5.05	0.11	4.94

Use Classes

Site Area Developed (Ha)



Floorspace (m2)



(Zoning BH17 - % of Site Area / Floorspace developed by use class)

The site remains largely undeveloped however an ambulance station has been built off the Belfast Road to the west of the site. This constitutes all of the site area/floorspace developed, which is reflected in the graphs showing 100% sui generis use.

Ballynahinch - Existing Areas of Employment

-Antrim Road

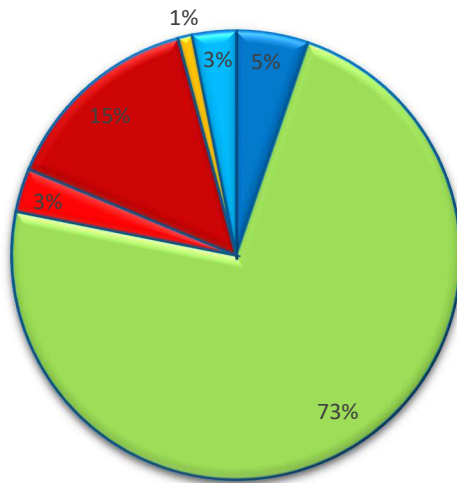


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Ballynahinch (Antrim Road Existing Land)	2	2	0

Ballynahinch (Antrim Road Existing Land), is a 2-hectare area of existing economic development. The area is fully developed with the majority of the developed area occupied with some vacant units in the business park to the north. A large portion of the existing economic lands has now been fully redeveloped for residential housing (R/2014/0676/F).

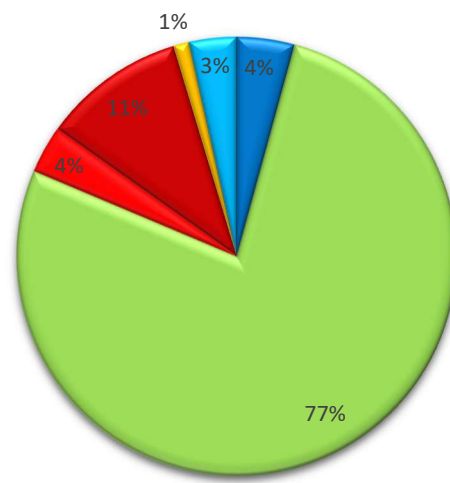
Use Classes

Site Area Developed (Ha)



■ B1 ■ B2 ■ B4 ■ C1 ■ D2 ■ Vacant

Floorspace (m2)



■ B1 ■ B2 ■ B4 ■ C1 ■ D2 ■ Vacant

(Antrim Road - % of Site Area / Floorspace developed by use class)

This existing area of employment land contains a large factory occupied by Nitronica, a large electronics manufacturer which makes up the majority of the B2 use class by site area and floorspace. A former factory has been redeveloped for social housing and makes up the C1 residential use class proportion. There are a range of uses within the business park to the north of the zoned area which contains several offices (B1), storage units (B4) and a gym (D2). It also contains a larger unit with B2 (Brolley Aluminium Finishing).

-Lisburn Road

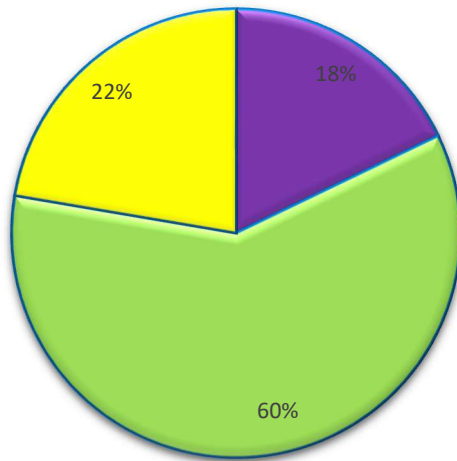


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Ballynahinch (Lisburn Road Existing Land)	3.44	2.48	0.96

Ballynahinch (Lisburn Road Existing Land), is a 3.44-hectare area of existing economic development. The majority of the area is fully developed with a number of undeveloped plots totalling 0.96-hectares.

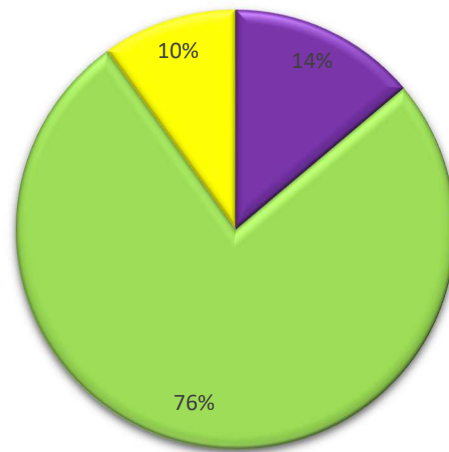
Use Classes

Site Area Developed (Ha)



■ A1 ■ B2 ■ Sui Generis

Floorspace (m2)

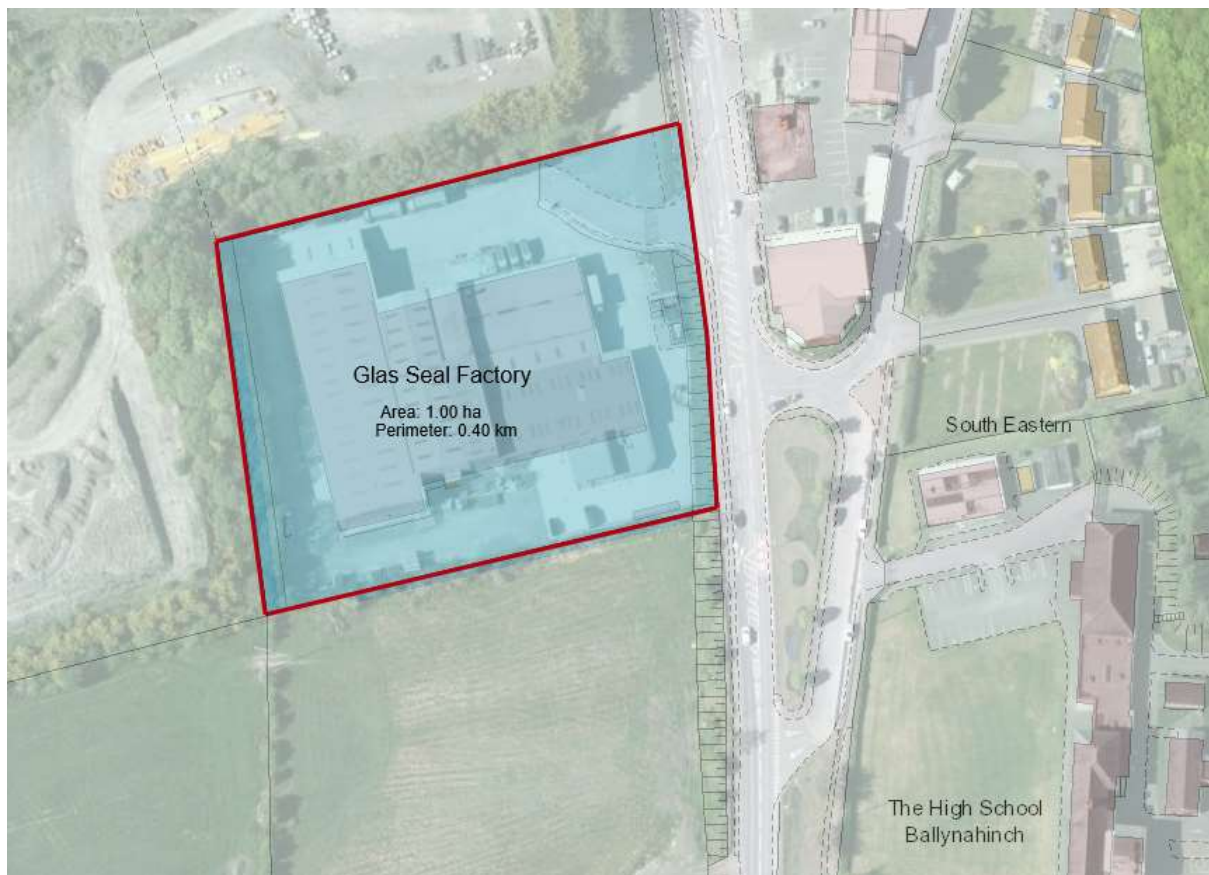


■ A1 ■ B2 ■ Sui Generis

(Lisburn Road - % of Site Area / Floorspace developed by use class)

This area of existing employment land contains several large units containing Ballykine Engineering (B2), AJ Plumbing (Sui Generis) and JB Browne Hardware (A1). There is also a carpark adjacent to the Council's recycling centre that falls within Sui Generis use. There are a number of relatively large sites undeveloped within the zoning.

-Belfast Road

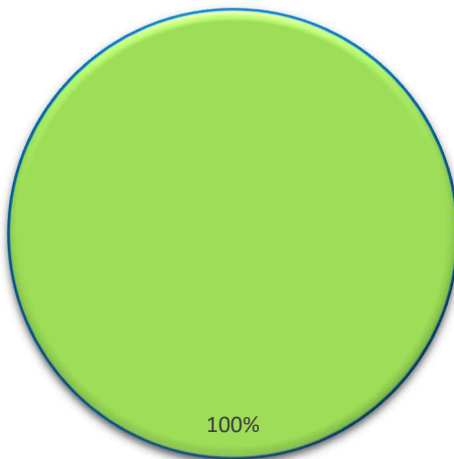


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Ballynahinch (Belfast Road Existing Land)	1	1	0

Ballynahinch (Belfast Road Existing Land), is a 1-hectare area of existing economic development that is both fully developed and operating under a sole business unit.

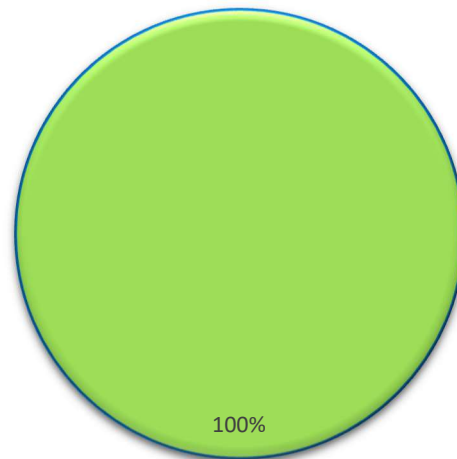
Use Classes

Site Area Developed (Ha)



 B2

Floorspace (m2)



 B2

(Belfast Road - % of Site Area / Floorspace developed by use class)

This area of existing employment land is occupied solely by Glas Seal (NI) Ltd which occupies 1 hectare of site area and occupies a large industrial building. The business falls within B2 use class.

Newcastle

-Dundrum Road (NE 15)

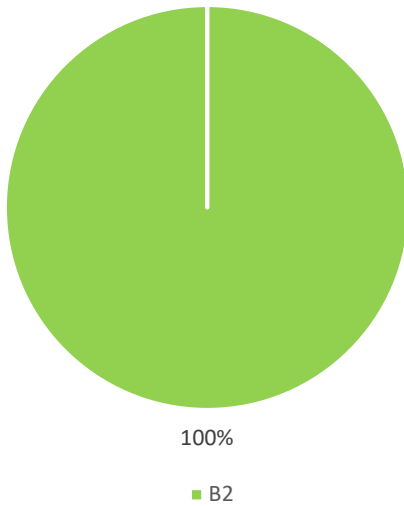


In Newcastle 0.33 hectares of industrial land are zoned for industrial use adjacent to Mourne View Avenue (Zoning NE15). Permission was granted for four industrial units within a single portal framed building in 2001. The site is now fully developed.

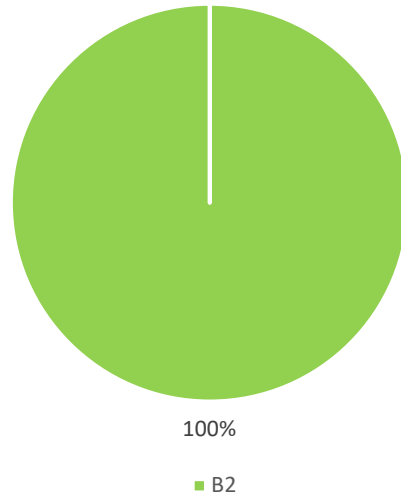
Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Adjacent to Mourne View Avenue (NE15)	0.33	0.33	0

Use Classes

Site Area Developed (Ha)



Floorspace (m2)

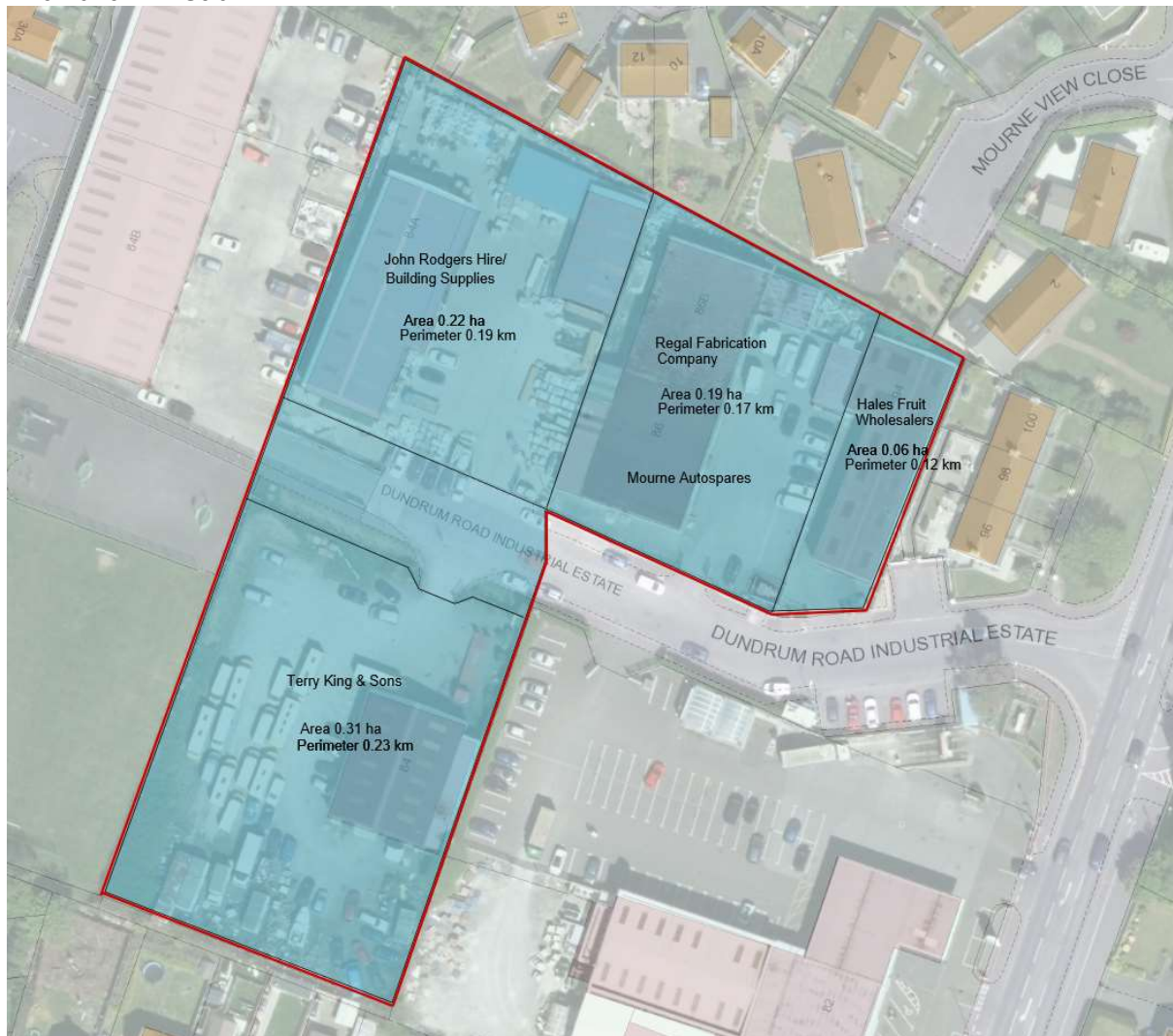


(Zoning NE15 - % of Site Area / Floorspace developed by use class)

The zone contains a large shed containing 3 businesses in B2 light industrial use including Newcastle Tyres, Konfigr Kitchens and Doran Engineering.

Newcastle – Existing Area of Employment

-Dundrum Road

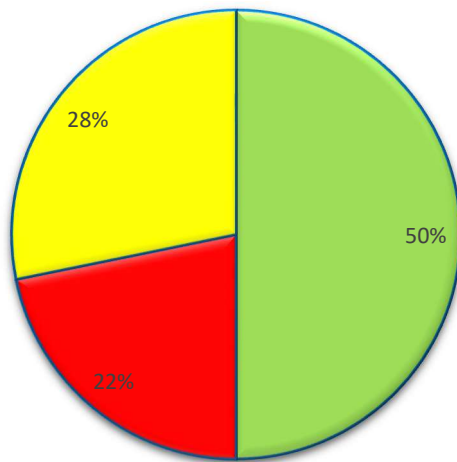


Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Newcastle (Dundrum Road Existing Land)	0.78	0.78	0

Newcastle (Dundrum Road Existing Land), located within Dundrum Road Industrial Estate and adjacent to NE 15, is a 0.78-hectare area of existing economic development. This area is fully developed, with all developed units currently occupied.

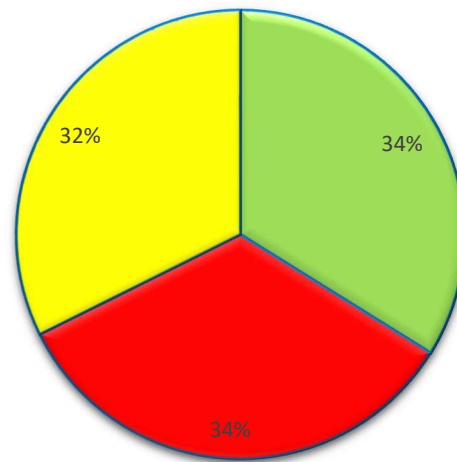
Use Classes

Site Area Developed (Ha)



■ B2 ■ B4 ■ Sui Generis

Floorspace (m2)

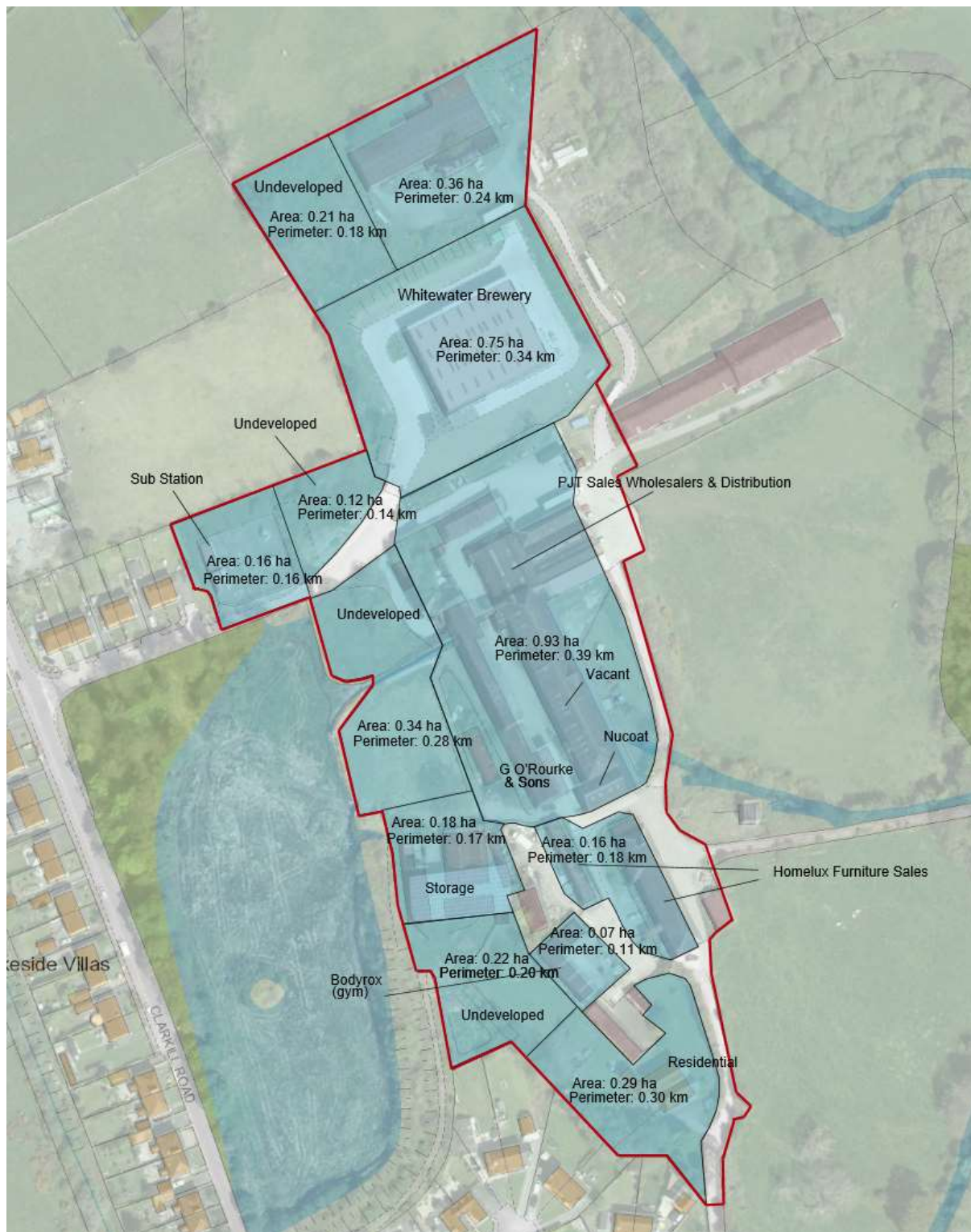


■ B2 ■ B4 ■ Sui Generis

(Dundrum Road - % of Site Area / Floorspace developed by use class)

This area of existing employment use consists of several large units. The Sui Generis use is made up of John Rodgers Hire / Building Supplies. There is a kitchen appliance manufacture (Regal Fabrication) and a car repair workshop both of which fall within use class B2. The B4 use is made up of Hales fruit wholesale & distributor.

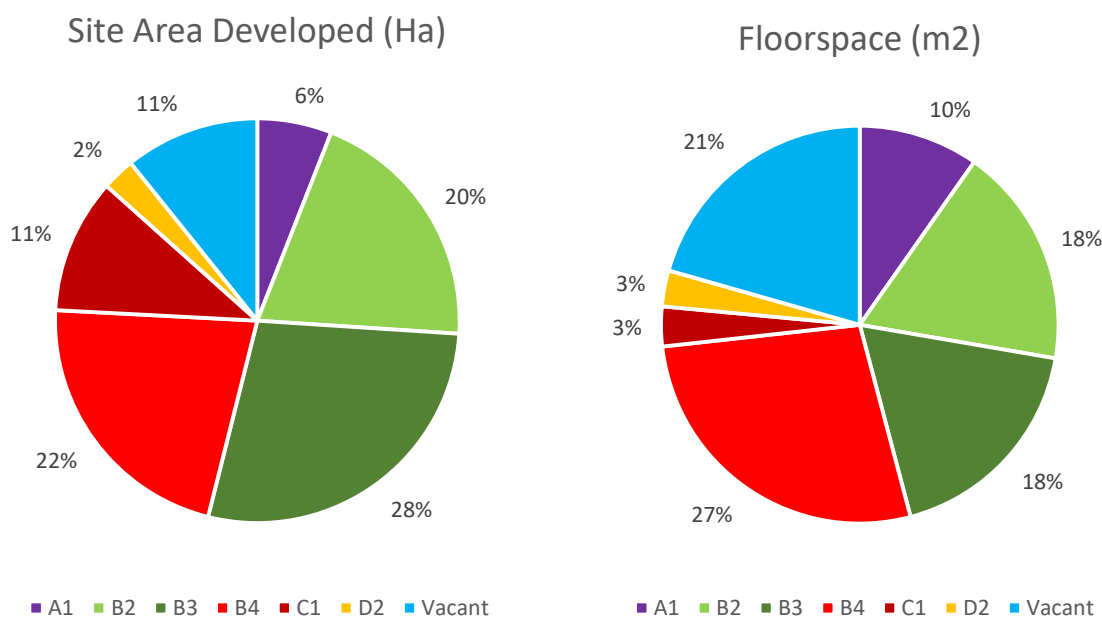
Annsborough IPA



4.47 Hectares of land has been designated as an Industrial Policy Area / Housing Policy Area in the ADAP 2015. This land includes a substantial former textile mill and surrounding lands and ancillary buildings, key site requirements are in place in relation to the protection of the character of some of these former buildings and surrounding landscape features. Whitewater Brewing Company operates from a large unit to the north of the IPA. 0.89 hectares of land remains within the site to be developed.

Location (Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Former Textile Mill (IPA/HPA1)	4.47	3.58	0.89

Use Classes



(Annsborough IPA - % of Site Area / Floorspace developed by use class)

The zoned site is largely developed with a larger proportion of vacant floorspace due to the unoccupied former mill building. The majority of the businesses fall within Business use classes (B2, B3, B4). The Whitewater Brewery occupies a large building and falls within use class B3. There is a large furniture sales business (Homelux) which falls within retail A1 use class. There is a dwelling to the south of the site and a gym which falls in use class D2, however the majority of the site is occupied by business use classes.

Ardglass IPA 1

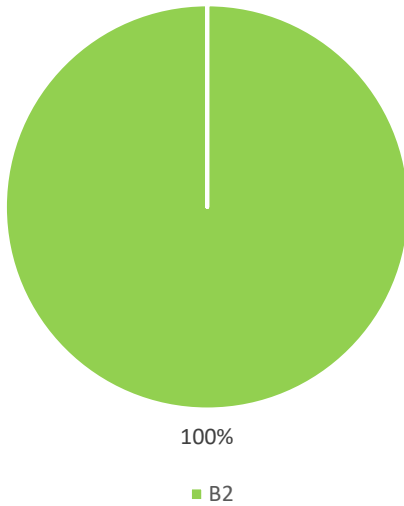


2.09 Hectares of land has been designated as an Industrial Policy Area by the ADAP 2015. 0.63 hectares of land have been developed as a cold storage facility for sea products. Access to the remaining area of this zoning may have been restricted by this development. No further recent planning applications have been submitted for this zoning.

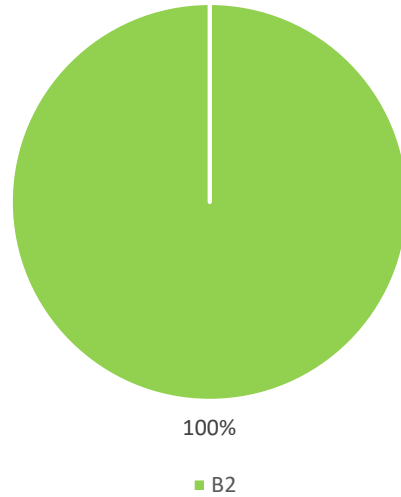
	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Location (Ref)			
Lands at Downpatrick Rd Ardglass (IPA1)	2.09	0.63	1.46

Use Classes

Site Area Developed (Ha)



Floorspace (m2)



(Ardglass IPA - % of Site Area / Floorspace developed by use class)

The developed portion of this site is occupied by Ardglass Sea Products Limited which is a food manufacturer/producer (B2), with ancillary B1&B4 uses. The site area is 0.63ha and the footprint of the building measures 2270sqm. The lands to the rear remain undeveloped.

Crossgar IPA 1

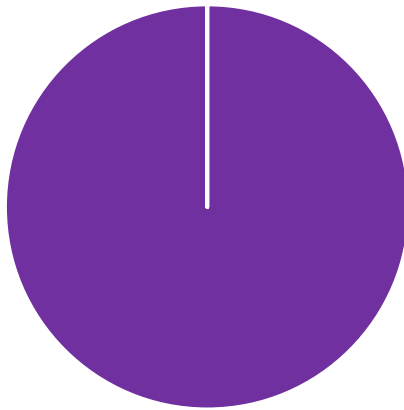


0.4 Hectares of land has been designated as an Industrial Policy Area at Kilmore Road, Crossgar. All of this land has been developed and is occupied by Crossgar Fuels & a garden centre. No recent applications have been submitted over this area.

Location (Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Lands at Kilmore Rd Crossgar (IPA1)	0.4	0.4	0

Use Classes

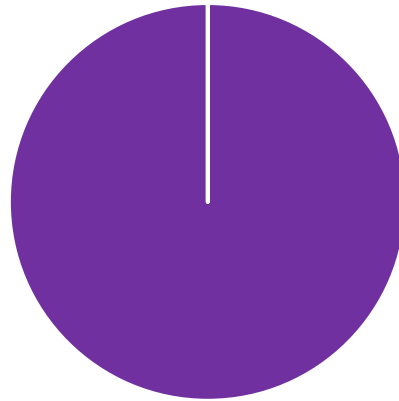
Site Area Developed (Ha)



100%

■ A1

Floorspace (m2)



100%

■ A1

(Crossgar IPA - % of Site Area / Floorspace developed by use class)

The zone contains Crossgar Fuels & Garden Supplies which falls in A1 retail use class. The site is used for the storage of fuel & garden supplies associated with the retail outlet. It has therefore been classed as A1. The only floorspace within the zone is in use for retail (A1).

Crossgar COU11

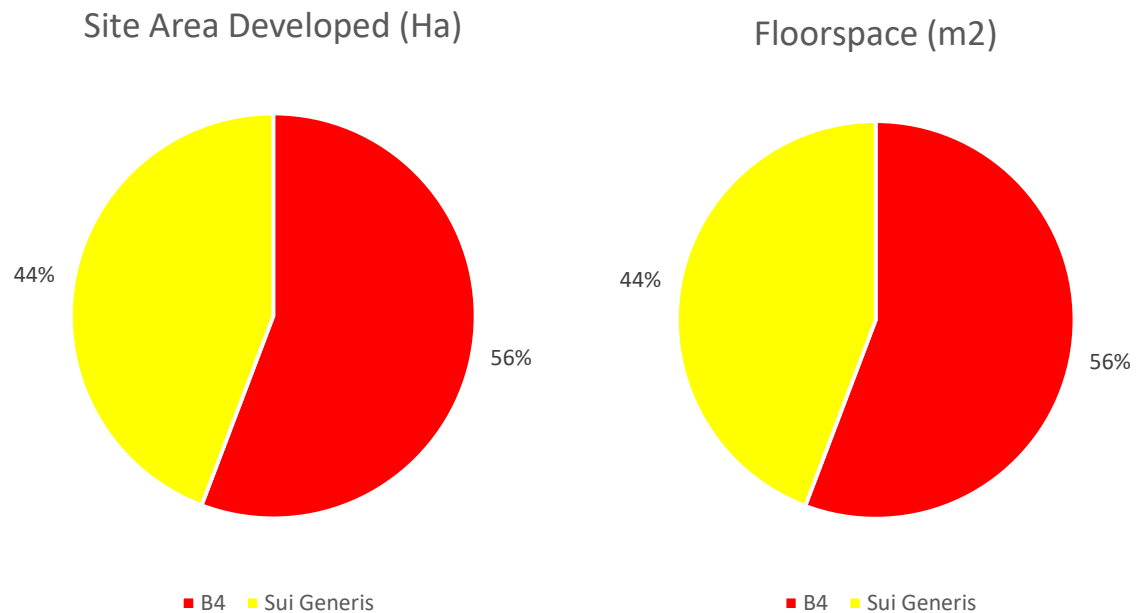


Within the countryside, a further 3.95 Hectares of land is designated as an Industrial Policy Area at Ballynahinch Road, Crossgar. This site includes a former sawmill and a building formally used as an egg packing store and now in use for a wholesale and distribution business. 1.35 Hectares of this site remains undeveloped although this area is fragmented within the site and may not all be readily useable in terms of space for appropriate sized buildings with surrounding parking and storage etc.

There was an approval for an anaerobic digester to the west of the zoned site, however only a large livestock shed has been built to date. An application (LA07/2020/1879/F) has been submitted for consideration in December 2020 for a "distillery storage facility, palisade fencing to perimeter and alteration of an existing access including new stone wall/pillars and metal gates." The proposed site is located directly between the two developed sites.

Location (Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Ballynahinch Rd Crossgar(COU11)*	3.95	2.60	1.35

Use Classes



(Crossgar – COU 11 - % of Site Area / Floorspace developed by use class)

The zoned site contains a large food distribution business (D & W Carlisle) to the east of the zone. To the west is a large agricultural shed built in connection with an anaerobic digester, which itself hasn't been built yet. The shed falls within sui generis use, as would the digester when, or if, constructed. The majority of the site is in use for business (B4 class) purposes.

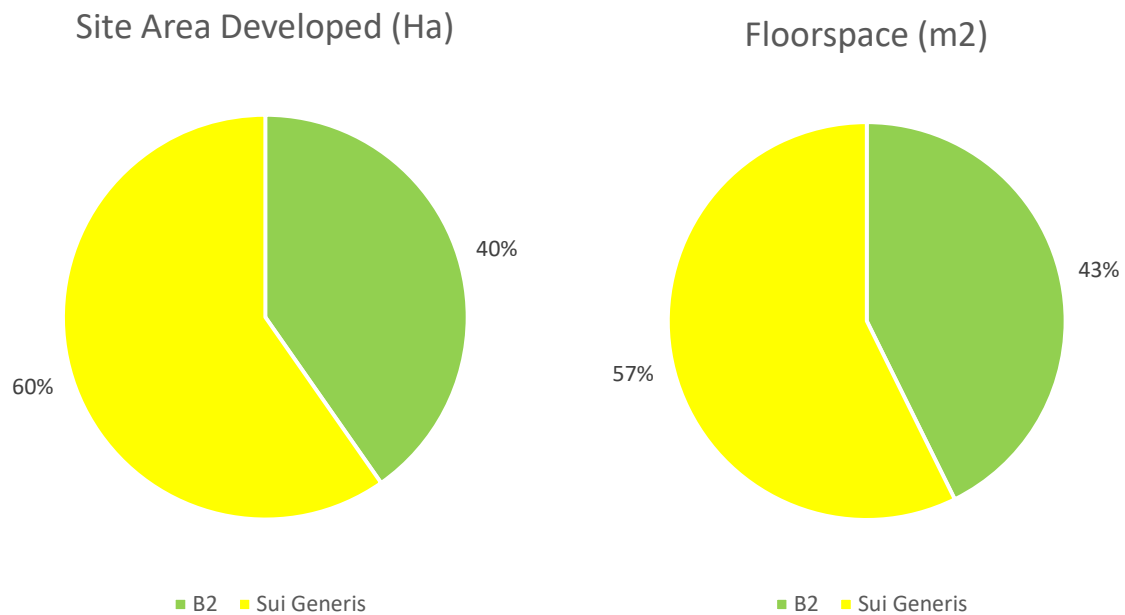
Shrigley IPA1



Within the former mill and tannery in Shrigley are 6.39 Hectares of land zoned as an Industrial Policy Area. 2.89 Hectares in the centre of this site of this remains vacant or undeveloped. The remainder of this site is occupied by NI Plastics, Killyleagh Box Company and KC Skip Hire & Recycling.

	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Location (Ref)			
Lands east of Shrigley Rd (IPA1)	6.39	3.5	2.89

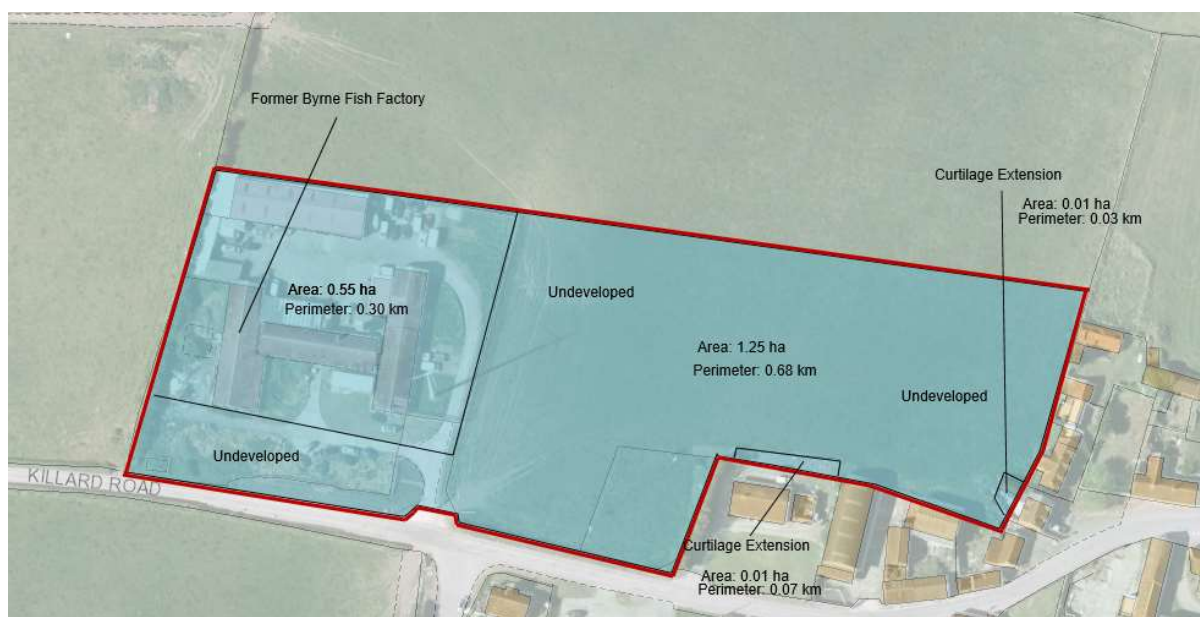
Use Classes



(Shrigley IPA - % of Site Area / Floorspace developed by use class)

Within this zone there is NI Plastics Ltd, a large plastic fabrication company, and Killyleagh Box Company, also in manufacturing. Both these businesses are in B2 light industrial use. To the southeast of the site is KC Skip Hire and Recycling within the former tannery building. This falls within sui generis use class. The remainder of the site remains undeveloped and overgrown.

Ballyhornan IPA 1

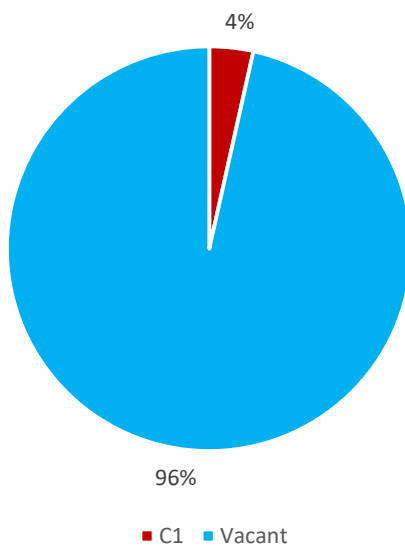


1.82 Hectares of land is identified as an Industrial Policy Area to the immediate north of the Killard Road in Ballyhornan. The land includes the former Byrne Fish factory which is now closed, an area of agricultural land is located within this policy area. No planning applications have been recently submitted on these lands. The land remains flat with little physical barriers to development. The site however is quite isolated from the Strategic Transportation Network.

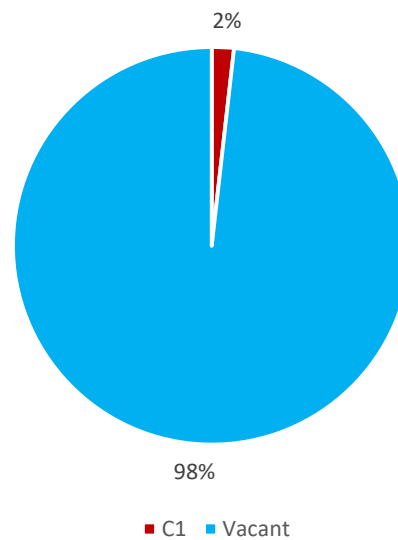
	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Location (Ref)			
Lands at Killard Rd (IPA1)	1.82	0.57	1.25

Use classes

Site Area Developed (Ha)



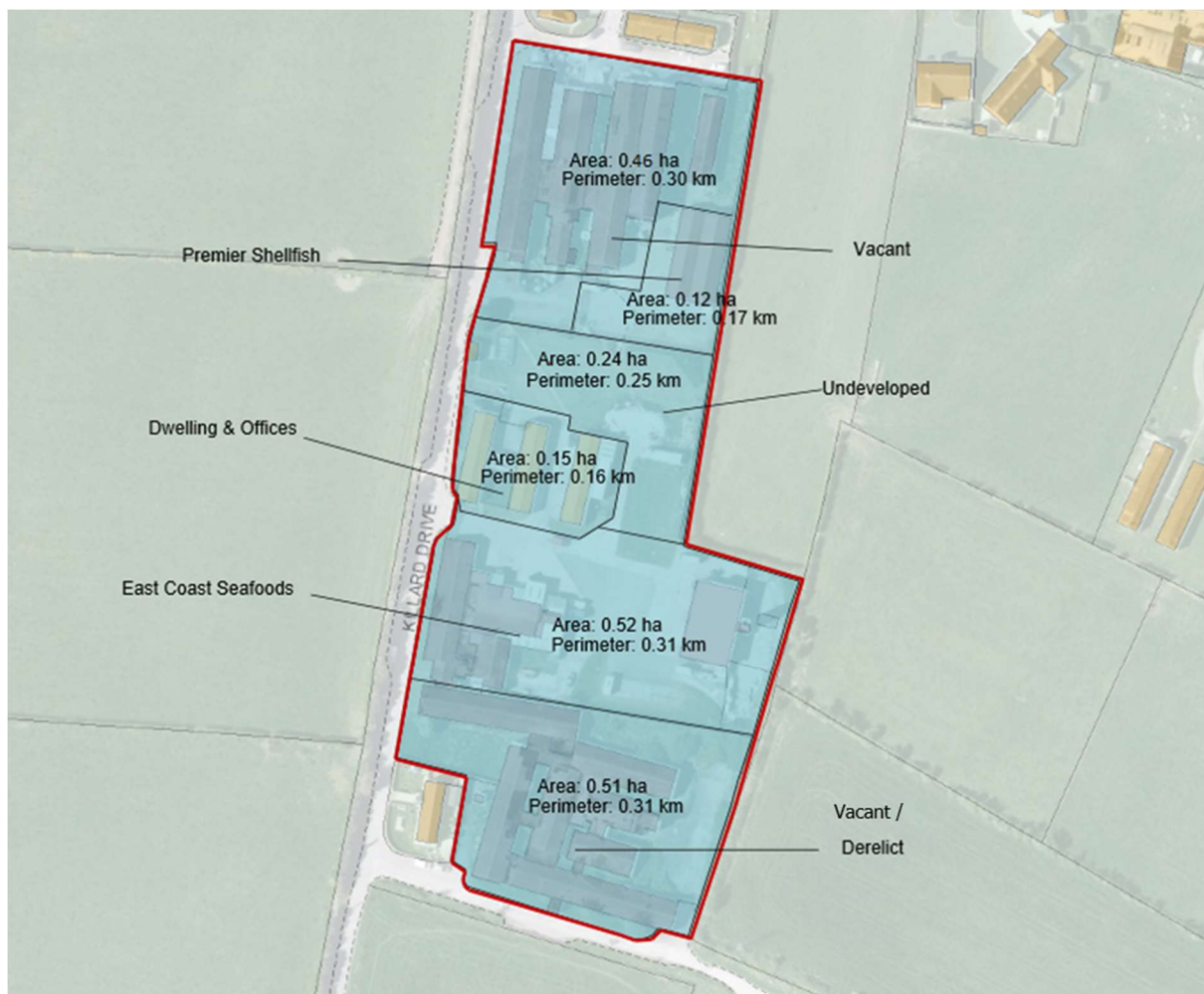
Floorspace (m2)



(Ballyhornan IPA 1 - % of Site Area / Floorspace developed by use class)

This IPA contains the Former Byrnes Fish Factory which is vacant. There are some industrial buildings to the rear of the former vacant factory however the use is unclear. There are 2 curtilage extensions of 0.02ha, into the IPA one of which contains a rear return amounting to 36sqm of floorspace. The remainder of the site is undeveloped in agricultural use.

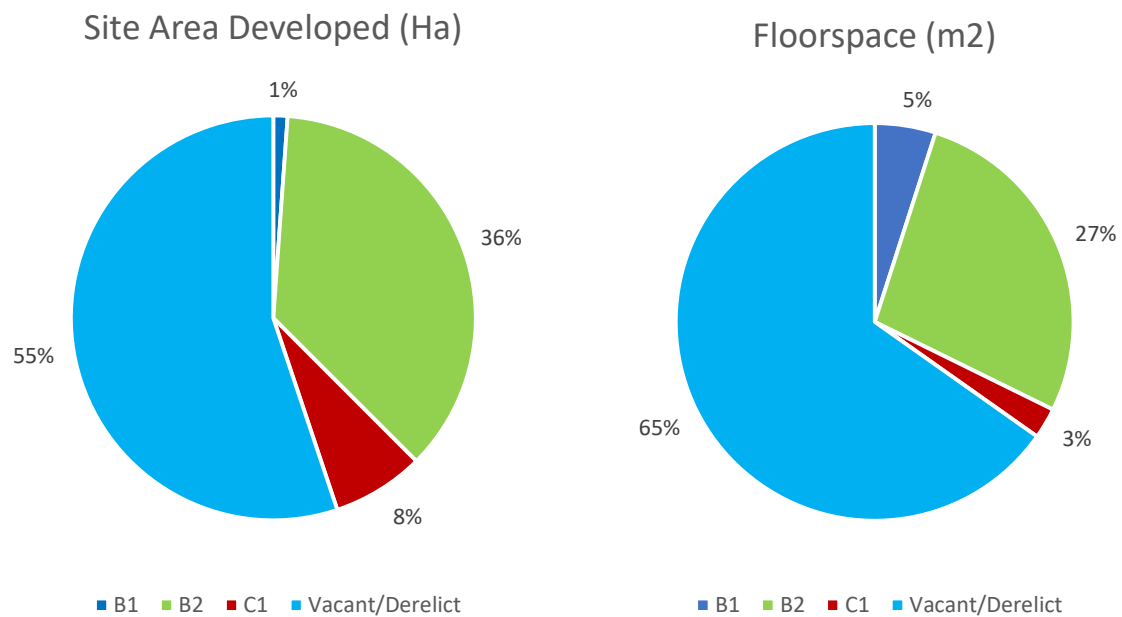
Ballyhornan IPA 2



Much of this site consist of land previously developed in association with the adjacent former air base at Bishopscourt including former residential accommodation. East Coast Seafoods and Premier Shellfish occupy 0.64 Hectares of this site with a further 0.24 hectares remaining undeveloped. Similar to IPA 1, this land is flat however some of the structures currently marked as vacant/derelict may no longer be suitable for redevelopment and this land is isolated from the Strategic Transportation Network.

	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Location (Ref)			
Lands at Killard Rd (IPA2)	2	1.76	0.24

Use Classes



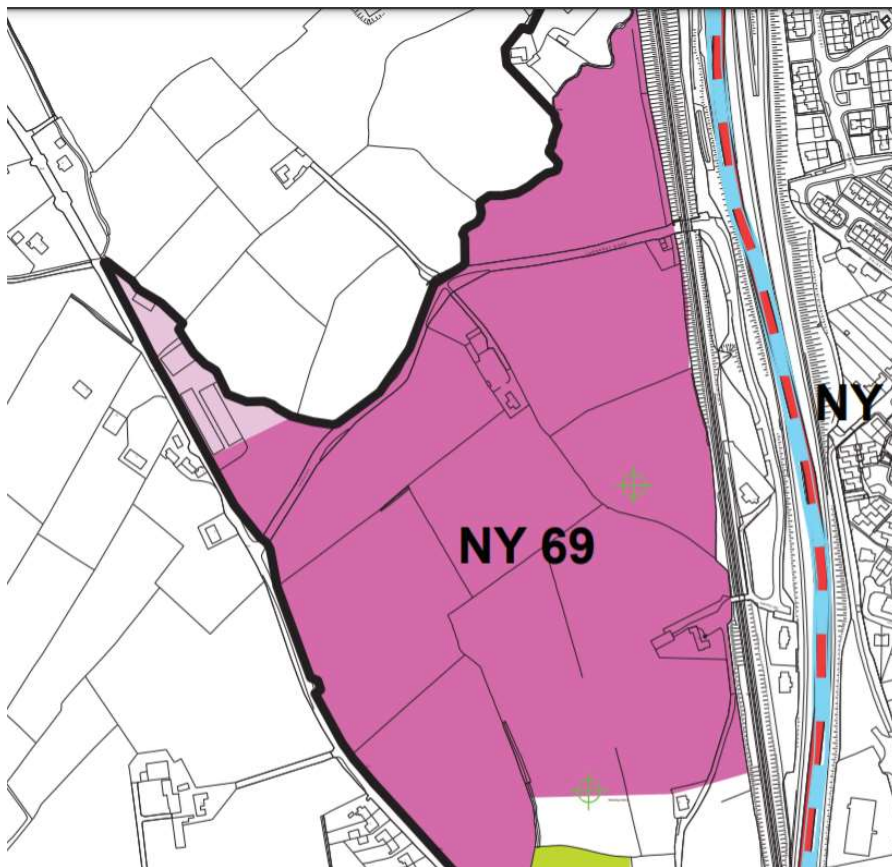
(Ballyhornan IPA 2 - % of Site Area / Floorspace developed by use class)

The IPA is generally in poor repair with a large proportion of buildings to the south of the site in a derelict/vacant condition. Buildings to the north appear to be vacant but could be in use for storage. There is a dwelling and offices toward the centre of the site and some operational sea food processing companies which constitute the B2 uses in the site. The majority of the operational uses across the site are in business use classes.

Appendix A – Sites surveyed after Economic & Industrial Lands Report 2020 and Provided to CBRE for their report.

Existing Areas of Economic Development not included in 2020 Land monitor

-Chancellors Road Newry, adjacent to Zoning NY69





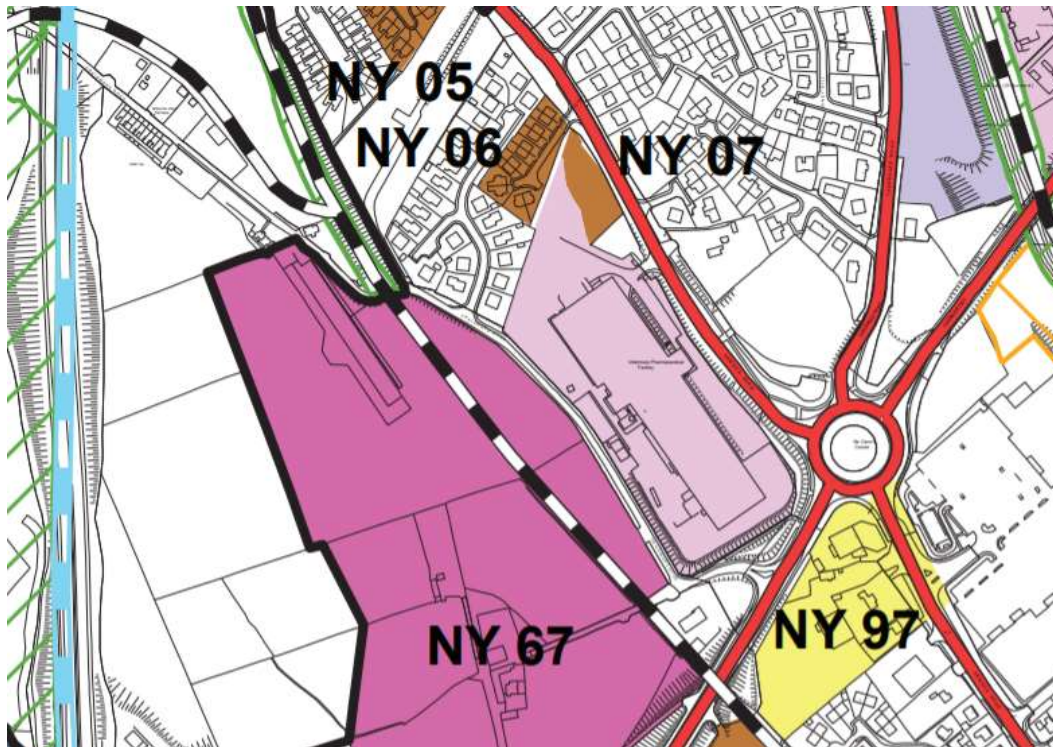
The land in question is approximately 0.8 hectares in area, it is triangular shaped and located on the eastern side of the Chancellor's Road. At its northern end is "AC Autocare" this comprises approximately 0.1 hectares of land at what appears to be a former agricultural building that now serves as a workshop and is accessed from the northern apex of the site, vehicles are parked around the yard. The most recent planning history on this part of the site was P/1993/0591, Rebuilding of Agricultural Shed, approved August 18th 1993.

At the opposite end of the lands is Country Carpets, a Class A1 retail business that sells carpets and other furnishings, this takes up 0.6 hectares of the site. This business consists primarily of a two storey building which serves as the main showroom and offices, with two former agricultural buildings to its south which are now used for storage, these were originally used for housing chickens as part of a farm business, an application for an ancillary store to their east, P/2001/1473/F was approved. Use of the site for the furniture business was regularised by CLUD P/2006/2313/LDE on February 22nd 2007. The boundary of Zoning NY69 appears to run across the yard to the rear of the former chicken houses close to their rear end walls.

In between these two businesses there is a yard of 0.1 hectares which appears to be utilised as a waste/recycling business, a quantity of what appeared to be plastic waste was observed on the day of the site visit. There is no record of any planning permission having been granted for such a use on this site.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Chancellors Road (adjacent to NY69)	0.8	0.8	0

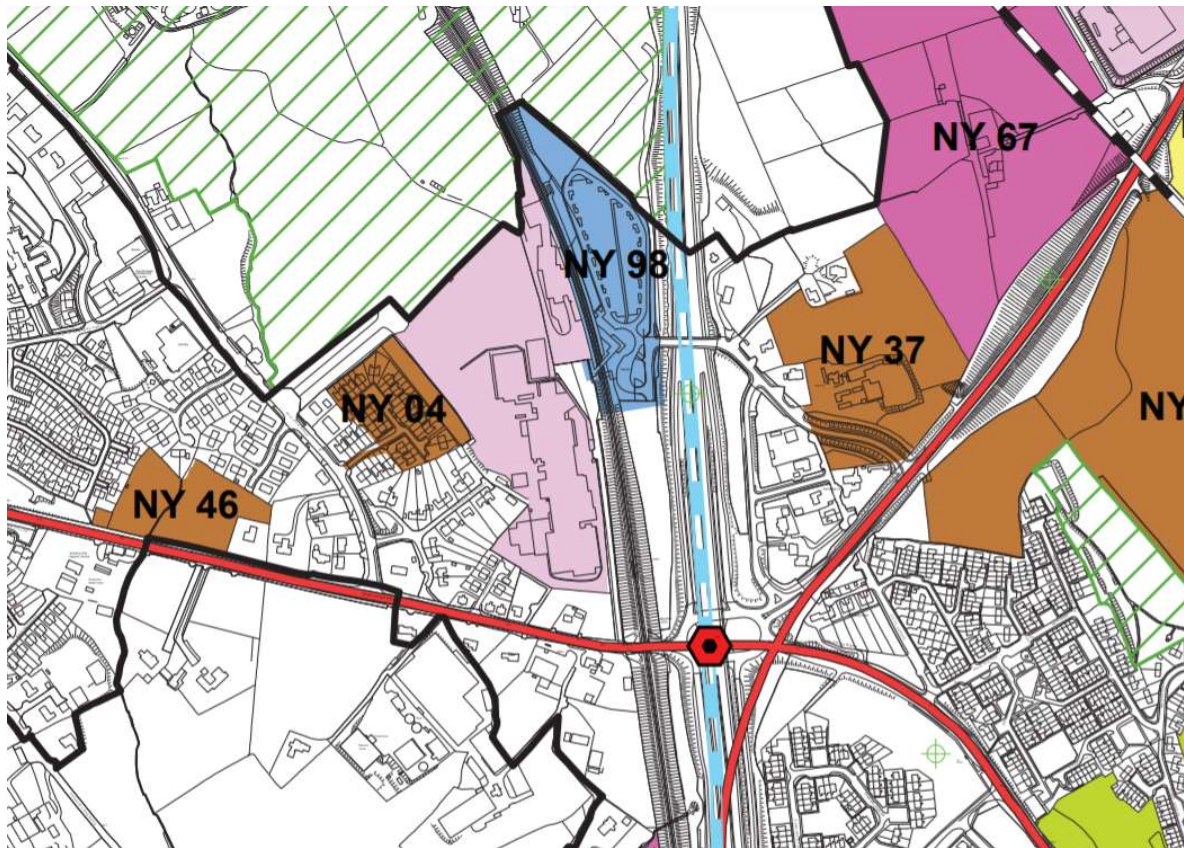
-Armagh Road (Adjacent to Zoning NY67)



The subject lands constitute an area of approximately 3.4 hectares, most of it is occupied by Norbrook's Number 3 Plant – Armagh Road, which produces veterinary pharmaceuticals (Class B3), as well as ancillary facilities for storage as well as car parking. Residential Zoning NY07 of the Area Plan is located adjacent to the northern portion of the site and was included as a Committed Zoning due to the approval of application P/1999/1148/O on September 19th 2000. All of the land identified as Existing Economic Development in the plan is currently utilised for that purpose. A staff car park takes up a significant part of the residential zoning which does not appear to have been implemented.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Armagh Road (adjacent to Zoning NY67)	3.4	3.4	0

-North of Camlough Road, Norbrook Station Works

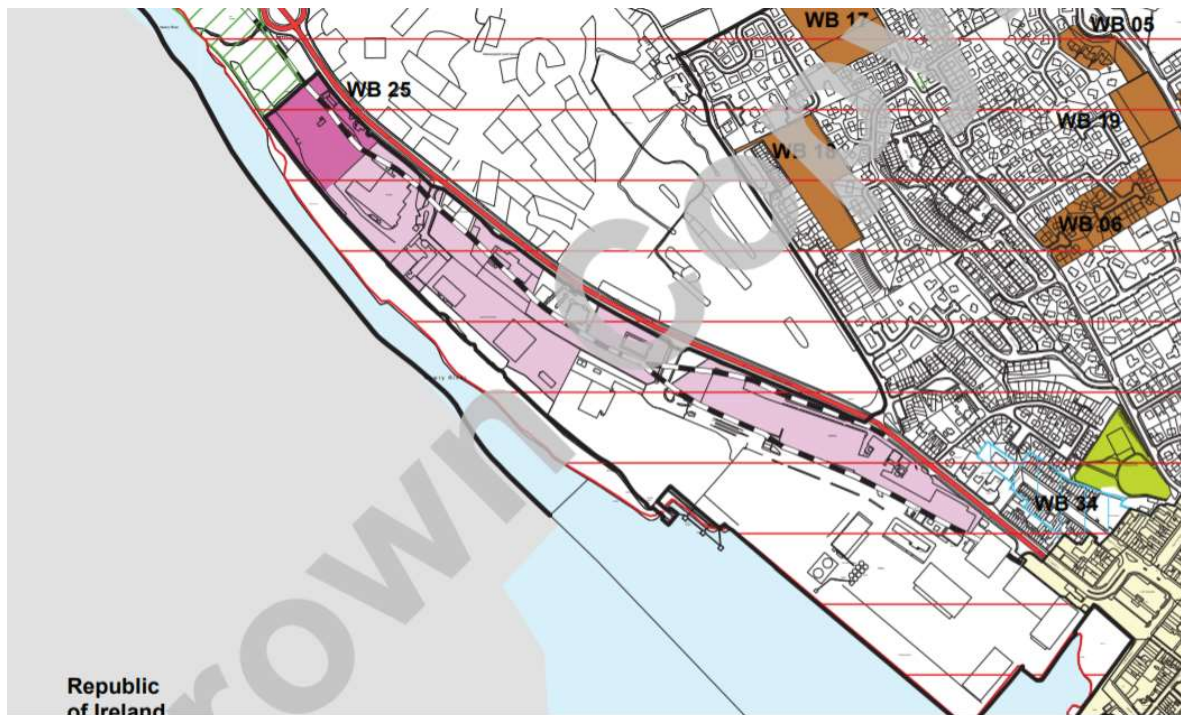


The subject lands comprise an area of approximately 5.7 hectares located to the north of the Camlough Road and immediately west of the Belfast-Dublin railway. The greater portion of the site is occupied by Norbrook Laboratories Station Works Plant, which produces veterinary pharmaceuticals, which is a Class B3 use according to the Schedule to the Use Classes Order 2015. The remainder of the site along the boundary with Newry Railway Station is occupied by Station Works Brewery which produces craft beers and would also constitute a Class B3Use.

There is a large staff car parking area to the west of the Norbrook works, to its east is an area that appears to be used for the parking of trailers and storage of other items/materials associated with the factory. This appears to be ancillary to the factory and while potentially available for future expansion does not appear to constitute “undeveloped land.”

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
North of Camlough Road, Norbrook Station Works	5.7	5.7	0

-Warrenpoint Harbour Estate



Warrenpoint Harbour is one of Northern Ireland's major ports and a Regional Gateway, a significant part of its traffic is Ro-Ro freight, the harbour estate contains a number of other economic development uses.

Of the area identified in the Area Plan, the largest portion is occupied by SAICA Pack, this is a Class B3 General Industrial use, the ferry operator uses the two blocs of land the parking of trailers. There is a small area of undeveloped land, 0.2 hectares in area, behind a Petrol Filling Station at the western end of the Harbour Estate.

The remainder of the Estate, comprising 0.5 hectares is occupied by Warrenpoint Enterprise Centre. The current tenants of the Centre are a Judo Club (D1), vehicle mechanics, (B3) Carpets (A1) Tool supplies (B4), and environmental services (B1).

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Warrenpoint Harbour	10	9.8	0.2

-Milltown Industrial Estate, adjacent to Zoning WB 26

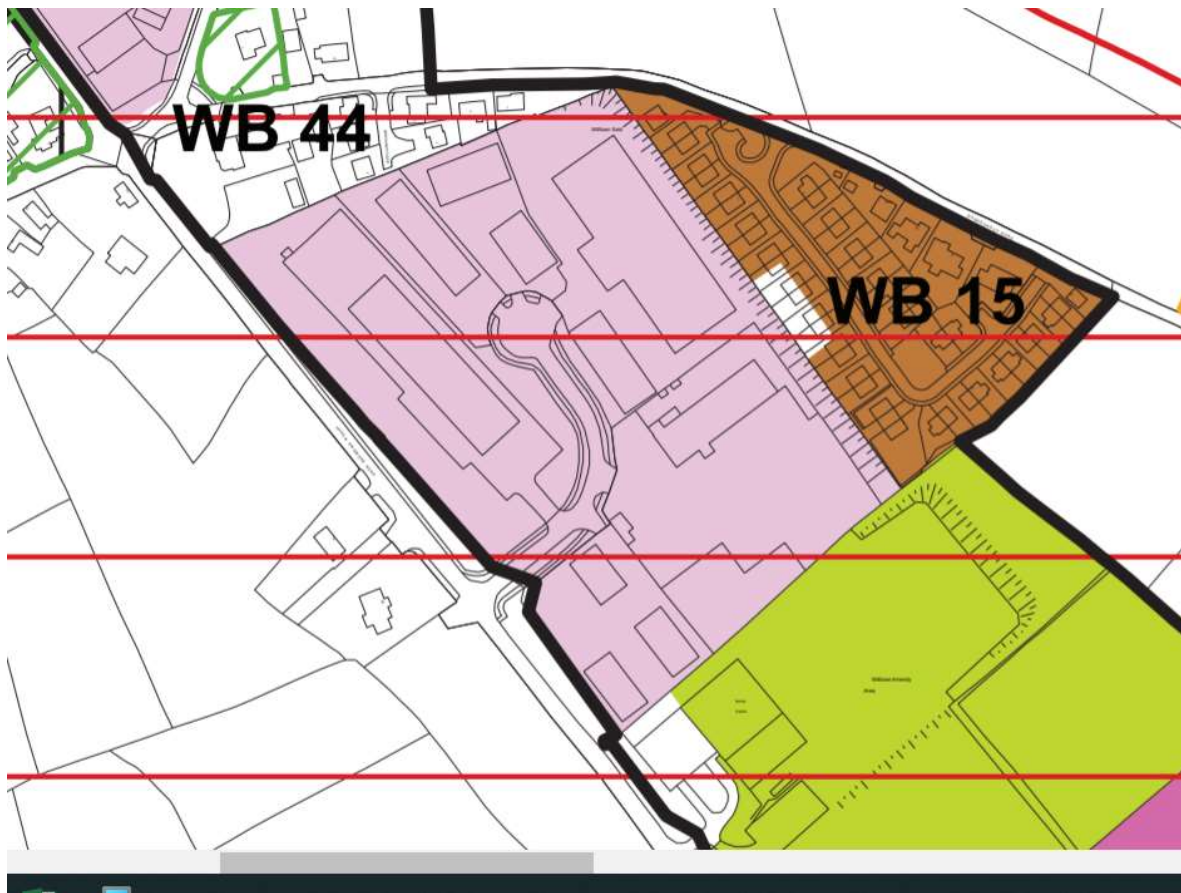


Milltown is an industrial estate located on the northern edge of Warrenpoint immediately adjacent to the village of Burren. A number of smaller business parks have been developed within it, the first is Milltown House which is approximately 0.6 hectares in area adjacent to the main entrance of the estate.

While there are vacant units there is no undeveloped land within the industrial estate. There are 4 businesses involved in Class B3 General Industrial uses (Newcel, McKinley Contracts, FC Engineering and Construction and Tricel) 2 in *sui generis* uses (Donnelly Motors and MacWaste), 7 in B4 Storage and Distribution (Jenkins Shipping, Crilly Transport, HMT Shipping, AMG Fuels, Mourne Textiles, HUB Packaging and GDK Drinks), 4 in B2 Light Industrial (Deli-Lites, O'Hare's Bakery HAS Electrical and Clonallon Labs) 1 in A1 Retail (Stewart's Cycles) and 1 business that occupies two units that is a Class D1 Leisure use (AMPT). One of these units is located at the northern end of the Industrial Estate and is part of Zoning WB26 of the current area plan.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Milltown Industrial Estate	8.3	8.3	0

-Milltown East Industrial Estate

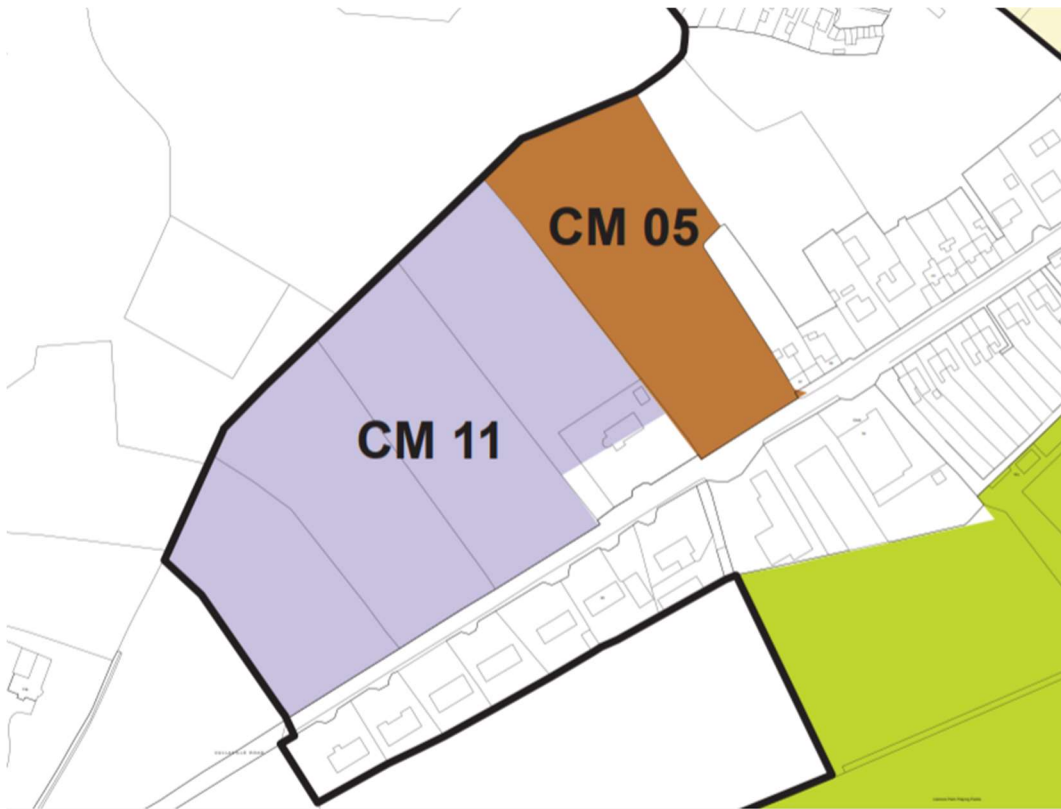


Milltown East is situated to the south east of the original Milltown Industrial Estate, it has a total area of 5.1 hectares and is fully developed. The largest tenants are Cranwood Industries and Kelly's Point Hire, currently there are no vacant units.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
Milltown East Industrial Estate	5.1	5.1	0

Mixed use site with economic development key site requirement not included in 2020 monitor

-CM11 Crossmaglen Mixed Use, Cullaville Road



A total of 3.36 hectares of land are zoned for mixed use. A key site requirement of this zoning is that a minimum of 1.75 hectares is developed for economic development uses comprising Class B1, Class B2, Class B3 and Class B4. A portion of the site is occupied by a residential dwelling and ancillary amenity areas. The map included in the BNMAP 2015 shows this dwelling was in situ at the time of the zoning. The remainder of the site remains undeveloped and in agricultural use.

Location (Zoning Ref)	Area zoned for industry (Ha)	Area developed (Ha)	Area remaining undeveloped (Ha)
CM 11	1.75 (of 3.36Ha total)	0	1.75