



Title of Report:	Ballymoney Environmental Improvement Scheme
Committee Report Submitted To:	The Leisure & Development Committee
Date of Meeting:	17 January 2023
For Decision or For Information	For Decision

Linkage to Council Strategy (2019-23)	
Strategic Theme	Improvement and Innovation
Outcome	The Council facilitates towns and villages in the Borough to continue to provide quality environments which evolve to meet the needs of their citizens, businesses and visitors to them.
Lead Officer	Head of Prosperity & Place

Budgetary Considerations	
Cost of Proposal	c£1.75m – 100% DfC Funding
Included in Current Year Estimates	Not applicable
Capital/Revenue	Capital
Code	Not applicable
Staffing Costs	Existing staff

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes	Date:
	EQIA Required and Completed:	No	Date:
Rural Needs Assessment (RNA)	Screening Completed	No	Date:
	RNA Required and Completed	No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	No	Date:
	DPIA Required and Completed:	No	Date:

1.0 Purpose of Report

The purpose of this report is to seek Elected Members approval to move to Stage Two of the Capital Project Management Process for the Ballymoney Environmental Improvement Scheme (EIS).

Stage One of the Capital Works Project Management process was approved by Leisure and Development on the 15th February 2022. Stage One was 100% funded by the Department for Communities (DfC) at a value of £129,843 and will take the project to Outline Business Case stage; full scheme design (including cost estimates); planning approval (where applicable), and preparation of the tender for construction works.

2.0 Background

Following a review of the existing Ballymoney Town Centre Masterplan in December 2020, the Department for Communities (DfC) identified the need for:

‘Comprehensive public realm improvements focused on Main Street, High Street, Charlotte Street and Church Street. Interventions are required to address road safety concerns on Charlotte Street as well as improving movement and linkages between Main Street and western and eastern quarters, creating a safe and welcoming environment for pedestrians’.

This review supports the outcomes of meetings between Council officers and local Councillors in 2016 and 2017 where it was recommended that the scope of any public realm project should include the High Street area of the town centre together with adjacent streets.

DfC officers have advised that there will be funding assistance of 100% of eligible costs subject to a positive Business Case, a satisfactory consultation process and approval for the scheme from Council. In the unlikely event of an overspend on the scheme Council will have to contribute to this cost but both a realistic optimism bias and strong project management of the scheme will mitigate against this risk.

3.0 Scheme Design

Final concept designs for Ballymoney EIS can be seen at **Annex A**. The design involves environmental improvements largely to High Street and includes Linenhall Service Yard. Improvements will include the widening of pathways, resurfacing, and updated lighting and street furniture. (Please see attached Concept Design for further detail).

4.0 Public Consultation

A public consultation was launched on 10th October 2022 for a twelve week period. Details of concept designs and feedback methods were posted on the Council website, social media platforms, and local press. Stakeholder meetings and presentations have taken place via Zoom/Microsoft Teams. Council officers conducted weekly drop-in sessions at Ballymoney Town Hall for anyone who wished to view plans, seek clarity and leave feedback.

Consultees have included statutory organisations, interdepartmental briefings, Section 75 groups, local businesses and elected representatives, Ballymoney U3A, Ballymoney Town Forum, residents of the project area and members of the public in general.

Feedback has been largely positive and suggestions and concerns have helped inform the project design on an ongoing basis. Many consultees welcomed the proposals citing resurfacing, upgrading of street furniture and lighting as an improvement to the area and a boost to the pedestrian experience. In particular, the resurfacing of the footway was welcomed by those with disabilities, as well as the widening of pathways and traffic calming methods.

5.0 Costs

The project is 100% funded by DfC with an estimated cost of £1.75m. If the bid for funding is successful, Council will move to re-engage the ICT to commence the procurement process to appoint the IST (contractor) and provide project management through the construction phase of the project.

In order to meet DfC funding restrictions, it is vital that the contractor is appointed no later than October 2023 to ensure that works can be commenced and completed by May 2024.

6.0 Recommendation

The Leisure and Development Committee is asked to approve the final concept designs for Ballymoney EIS (see **Annex A**) to progress to construction phase - subject to Business Case approval and available funding from DfC.

BALLYMONEY

PUBLIC REALM ENVIRONMENTAL IMPROVEMENTS

PUBLIC CONSULTATION DOCUMENT

OCTOBER 2022



Causeway
Coast & Glens
Borough Council

GM Design
Associates



EXISTING CONDITIONS & ANALYSIS
SCALE 1:250 @ A1



KEY

- BLUE LINE DENOTES EXISTING ROAD KERB & EDGE OF CARRIAGEWAY
- RED LINE DENOTES STUDY AREA BOUNDARY
- LISTED BUILDING
- EXISTING TREE

EXISTING SURFACING

- 1 - PC Concrete flags with poor quality manhole cover finishes / surrounds. Standard PC Concrete road kerbs. Dished channel carved end unit.
- 2 - Buff coloured tegula / pc concrete setts sub bases / bedding falling. Chipped standard PC Concrete road kerbs laid as drop kerb for vehicular access.
- 3 - Concrete filled kerb end to allow dished channel to drain into carriageway. Standard PC Concrete kerbs. Vast mesh of materials within private property thresholds.
- 4 - Buff coloured PC Concrete flags and porphyry paving to front of Town Hall. Surfacing returns to asphalt with coloured chipings on Townhead Street.

Charlotte Street
Narrow footpaths including the carriage way, issues with parking and bins cluttering the footpath. Surfacing is combination of porous PC Concrete public realm paving and patched asphalt surfacing. Character from surrounding buildings. Existing vehicular access points require therefore kerb heights fluctuate. Possible issues with drainage due to topography.

STREET FURNITURE

Litter Bins
A collaboration of styles. Typically CC&SC prefabric. Durapac finish used. Previous cast iron Heritage style bins were replaced and therefore the original 'traditional style' furniture suite does not match. Opportunity for Recycled bins.

Lighting Columns
Traditional style lighting columns. Columns currently staggered with 8m high columns, some lanterns are bracketed to existing buildings. Columns have brackets for hanging baskets and christmas lights.

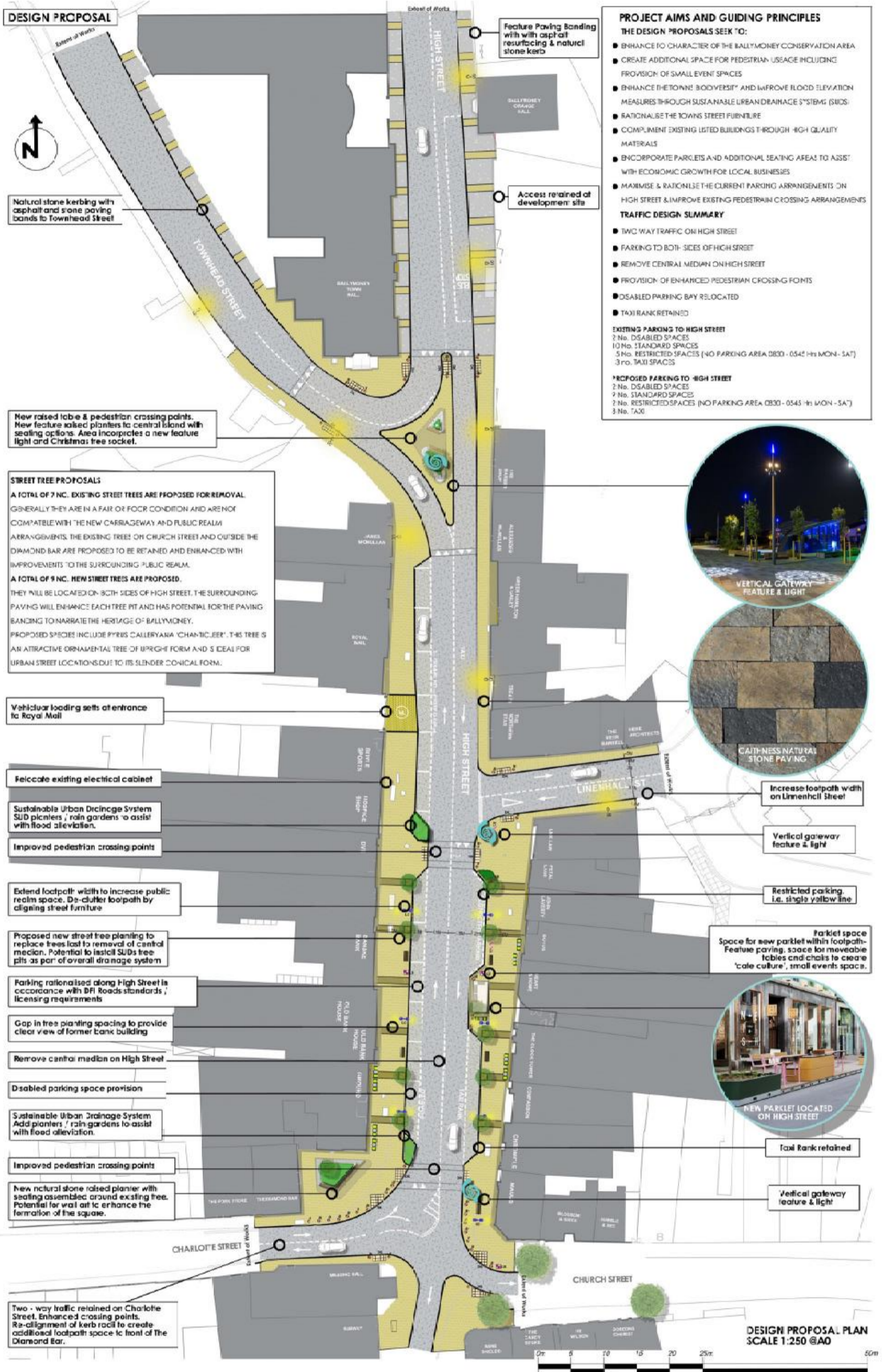
Bollards, fingerposts
Traditional style, cast iron, Black PA1 5005 with gold embellishment.

Linenhall Street
Very narrow footpath on northern side. Four drainage arrangements with potential for slips / freeze/thaw action. Standard PC Concrete Road kerbs with Asphalt surfacing.

High Street
PC Concrete flags with standard PC Concrete road kerbs. Taxi rank at corner with Church Street. Dished channels with poor finish to kerb end. Good seating opportunities and potential space for cafe style seating. Parking available. Street furniture generally located in line to assist with decluttering for visual impairment.

The central island / median on High Street forms a physical barrier for both vehicles and pedestrians. The trees are limited in character due to the restricted growing space. The central island utilizes valuable space or potential alternative uses.

BALLYMONEY PUBLIC REALM PROPOSALS



DESIGN PROPOSAL

PROJECT AIMS AND GUIDING PRINCIPLES

- THE DESIGN PROPOSALS SEEK TO:**
- ENHANCE TO CHARACTER OF THE BALLYMONEY CONSERVATION AREA
 - CREATE ADDITIONAL SPACE FOR PEDESTRIAN USAGE INCLUDING PROVISION OF SMALL EVENT SPACES
 - ENHANCE THE TOWN'S BODY DIVERSITY AND IMPROVE FLOOD ELEVATION MEASURES THROUGH SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)
 - RATIONALISE THE TOWN'S STREET FURNITURE
 - COMPLIMENT EXISTING LISTED BUILDINGS THROUGH HIGH QUALITY MATERIALS
 - INCORPORATE PARKLETS AND ADDITIONAL SEATING AREAS TO ASSIST WITH ECONOMIC GROWTH FOR LOCAL BUSINESSES
 - MAXIMISE & RATIONALISE THE CURRENT PARKING ARRANGEMENTS ON HIGH STREET & IMPROVE EXISTING PEDESTRIAN CROSSING ARRANGEMENTS
- TRAFFIC DESIGN SUMMARY**
- TWO WAY TRAFFIC ON HIGH STREET
 - PARKING TO BOTH SIDES OF HIGH STREET
 - REMOVE CENTRAL MEDIUM ON HIGH STREET
 - PROVISION OF ENHANCED PEDESTRIAN CROSSING POINTS
 - DISABLED PARKING BAY RELOCATED
 - TAXI RANK RETAINED
- EXISTING PARKING TO HIGH STREET**
- 2 No. DISABLED SPACES
 - 10 No. STANDARD SPACES
 - 5 No. RESTRICTED SPACES (NO PARKING AREA 0830 - 0545 Hrs MON - SAT)
 - 3 No. TAXI SPACES
- PROPOSED PARKING TO HIGH STREET**
- 2 No. DISABLED SPACES
 - 7 No. STANDARD SPACES
 - 2 No. RESTRICTED SPACES (NO PARKING AREA 0830 - 0545 Hrs MON - SAT)
 - 3 No. TAXI

STREET TREE PROPOSALS

A TOTAL OF 7 NO. EXISTING STREET TREES ARE PROPOSED FOR REMOVAL. GENERALLY THEY ARE IN A FAIR OR FOUR CONDITION AND ARE NOT COMPATIBLE WITH THE NEW CARRIAGEWAY AND PUBLIC REALM ARRANGEMENTS. THE EXISTING TREES ON CHURCH STREET AND OUTSIDE THE DIAMOND BAR ARE PROPOSED TO BE RETAINED AND ENHANCED WITH IMPROVEMENTS TO THE SURROUNDING PUBLIC REALM.

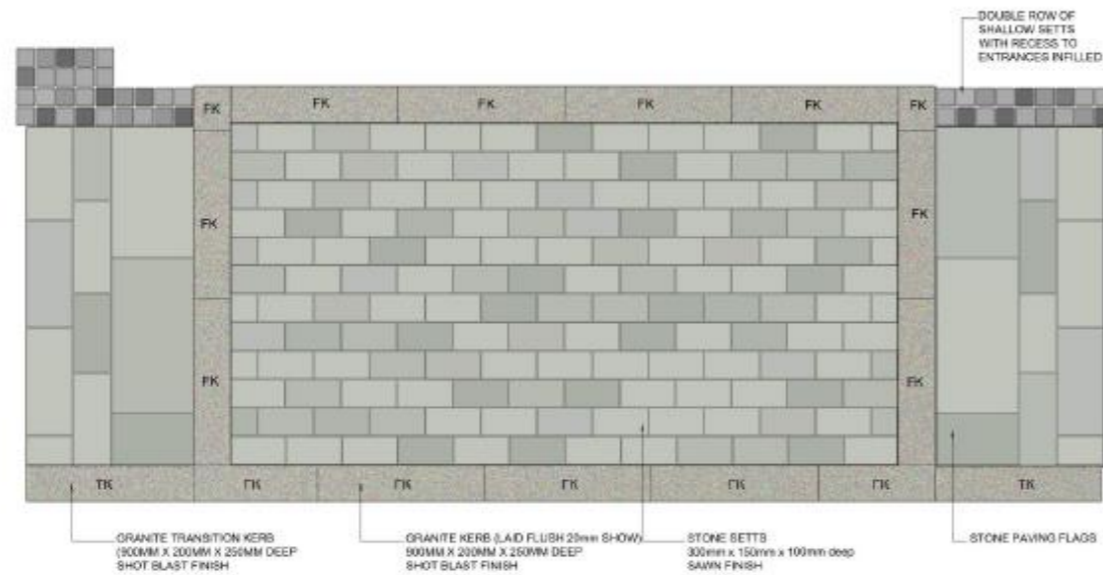
A TOTAL OF 9 NO. NEW STREET TREES ARE PROPOSED. THEY WILL BE LOCATED ON BOTH SIDES OF HIGH STREET. THE SURROUNDING PAVING WILL ENHANCE EACH TREE PIT AND HAS POTENTIAL FOR THE PAVING BANDING TO NARRATE THE HERITAGE OF BALLYMONEY. PROPOSED SPECIES INCLUDE PYRUS CALLERYANA 'CHANICIEER'. THIS TREE IS AN ATTRACTIVE ORNAMENTAL TREE OF UPRIGHT FORM AND IS IDEAL FOR URBAN STREET LOCATIONS DUE TO ITS SLENDER CONICAL FORM.



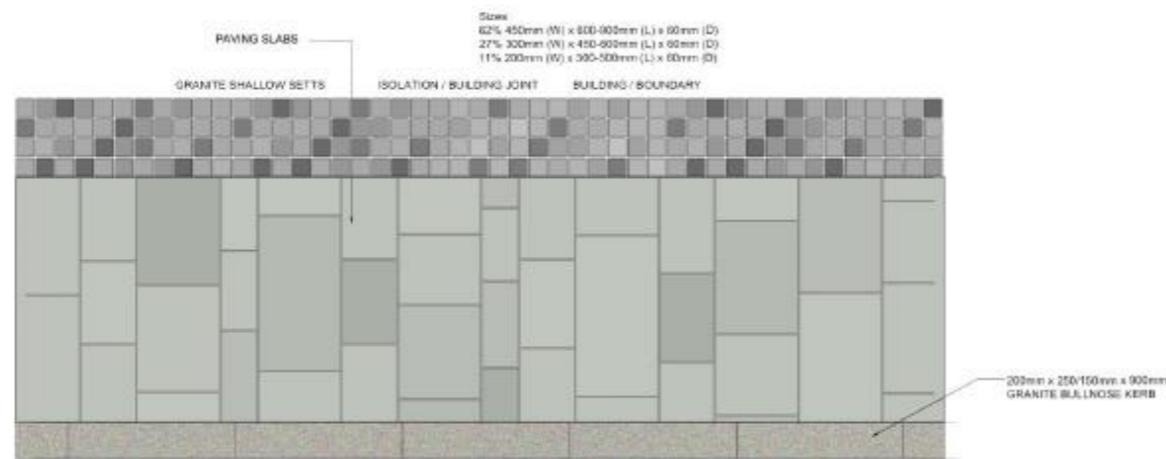
Two-way traffic retained on Charlotte Street. Enhanced crossing points. Re-alignment of kerb road to create additional footpath space in front of The Diamond Bar.

DESIGN PROPOSAL PLAN SCALE 1:250 @ A0

PAVING LAYOUTS



TYPICAL VEHICULAR LOADING SETTS AT VEHICULAR ENTRANCE
SCALE 1:20



TYPICAL FOOTPATH PAVEMENT DETAIL

CASE STUDY

CUSTOM HOUSE SQUARE - BELFAST, N IRELAND



Caithness stone can be seen widely used throughout Custom House Square in Belfast & throughout the wider Cathedral Quarter area. There are numerous variations in the sizes of the setts and flags from rigid formed vehicular loading arrangements to general pedestrian footpath areas using larger paving flags. The dark colours within Caithness paving make it more suitable for hosting events where staining from food and beverages could become a problem. Due to its dark colour staining is not visually prominent. The colours of the caithness stone can vary and therefore compliment a wider variety of buildings within its context, this could be ideal for Ballymoney, which has 3 no. listed buildings within the scope boundary.

MATERIALS PALETTE



PAVING TO FOOTPATHS

STONE TYPE: CAITHNESS NATURAL RIVEN FINISH

RATE:

USED: THROUGHOUT

ADDITIONAL INFORMATION:

Caithness, natural riven finish top/bottom, sawn edges.

250mm/500mm wide x Random Lengths x 60mm thick ± 10mm.



KERBS

TP Silver Grey Granite – Portugal

FOR KERBS:

Kerbs - 200x900x250mm – sawn all sides, bush hammered to exposed faces, 20mm bullnose to leading edge.

FOR RAISED PLANTERS

Cut stone blocks, Sawn all sides, bush hammered top - Sizes are bespoke TBC



PAVING BANDING

Caithness Setts

FOR PAVING BANDING ON TOWNHEAD STREET & HIGH STREET

Kerbs - 200x900x50mm – sawn all sides, bush hammered to exposed faces, 20mm bullnose to leading edge.

Caithness Setts : 200x100x80mm

Bitmac with coloured chippings to footpath to both side of banding



CAITHNESS PAVING EXAMPLE

The image left shows an example of Caithness stone flags with silver grey granite kerbing

KEY CONSIDERATIONS WHEN SELECTING STREET FURNITURE

- 1 - DURABILITY - LIFESPAN OF MATERIALS - SUITABILITY FOR PUBLIC REALM ENVIRONMENT
- 2 - VISUAL CONTRAST - CONSULTATION WITH IMTAC / GUIDE DOGS FOR THE BLIND
- 3 - MATERIALS PALETTE - CONSERVATION AREA
- 4 - INSTALLATION ON SITE - SLOPING TOPOGRAPHY / SUBJECT-ABILITY TO VANDALISM
- 5 - OVERALL COST AGAINST BUDGET
- 6 - COMPATIBILITY WITH EXISTING STREET FURNITURE i.e. PARKLETS WHICH ARE ALREADY PROCURED
- 7 - ACCESSIBILITY / DDA COMPLIANCE / INCLUSIVE DESIGN



BENCH

Description
is a modular furniture system that can be extended in endless combinations. The bench comes in two widths, with or without a backrest and armrests. Straight, angled and curved connection elements mean that the seats can be joined to create long benches, formations, large and small circles and letter shapes.



BOLLARD

Description
square Stainless Steel bollard with cast stainless steel sloped square cap
Material: Stainless steel
Dimensions: Square 100x100mmx4mm Wall Thickness
900mm Over Ground Level, 300mm Under Ground Level
Powder coat finish
Colour: Grey RAL 7031
Fitting: Fixed bollard is fixed underground level in concrete, removable bollard comes complete with stainless steel flush retention socket.
Concrete Foundations: Fixed Bollard 500x500x300mm, Removable Bollard 500x500x300mm
NOTE: Contrast strip required



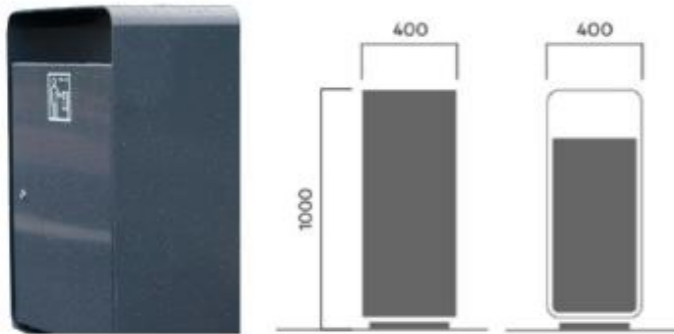
BICYCLE STAND

Description
Material: made from Powder Coated Steel
Dimensions: 900mm (h) x 200m (w) x 70mm thickness
Colour RAL 7031



GRANITE PLANTER WITH SEAT TOP

Description
Cut granite blocks at 450 - 600m high
Colour: Silver Grey
Features: Timber seat tops fixed to granite blocks with Stainless steel edge
Locations: To island in front of Town Hall / Outside The Diamond Bar



LITTER BIN

Description
Available as a free-standing version (80 and 140 litres) or for mounting on a wall (40 litres). Smooth steel panels. Free-standing models have a concrete base. The litter bin is easy to empty by opening the door and removing the bin bag, with no heavy lifting required.
Material: 6mm thick hot dip galvanised steel
Colour: RAL 7031 Grey

NOTE: CC&GBC Durapol bin may be used as secondary option



RECYCLE LITTER BIN

Description
Three sorting options and can be free-standing or wall-mounted. The bin has simple clear graphics to allow for clear recycling options, but also good for visual contrast to grey coloured body.

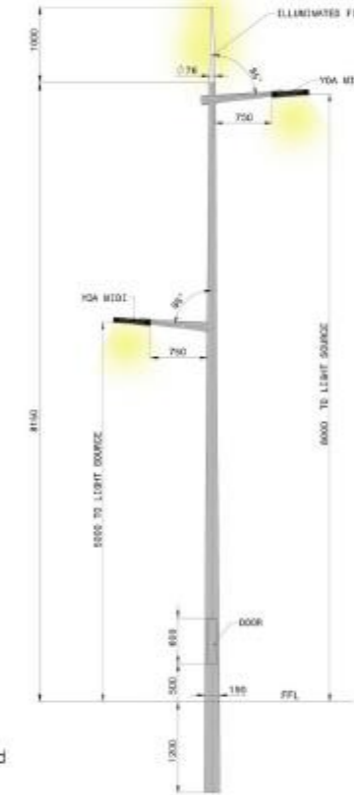


STREET LIGHTING COLUMN

Description
Bracket, column and finial detail to be included

Extras: Extended finial with light to top
Rear facing pedestrian light to illuminate the pedestrian pathway with 8M high lantern to illuminate carriageway to DfI Roads standards.
Brackets for banners included
hanging basket fixing to be incorporated within the design

Column Height: 8m high tapered column with Yoa lanterns. Lighting Class C3 is minimum requirement.



FEATURE LIGHTING COLUMN

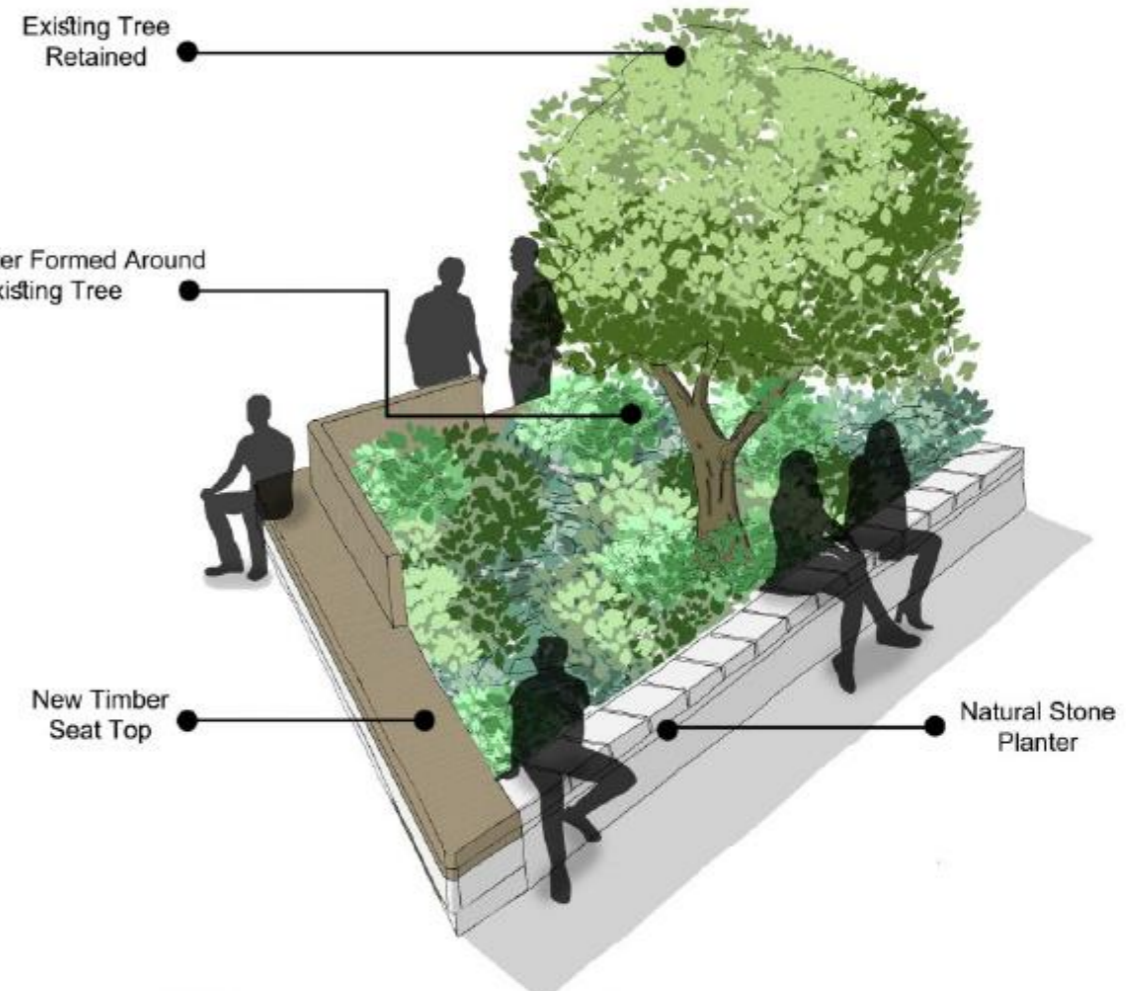
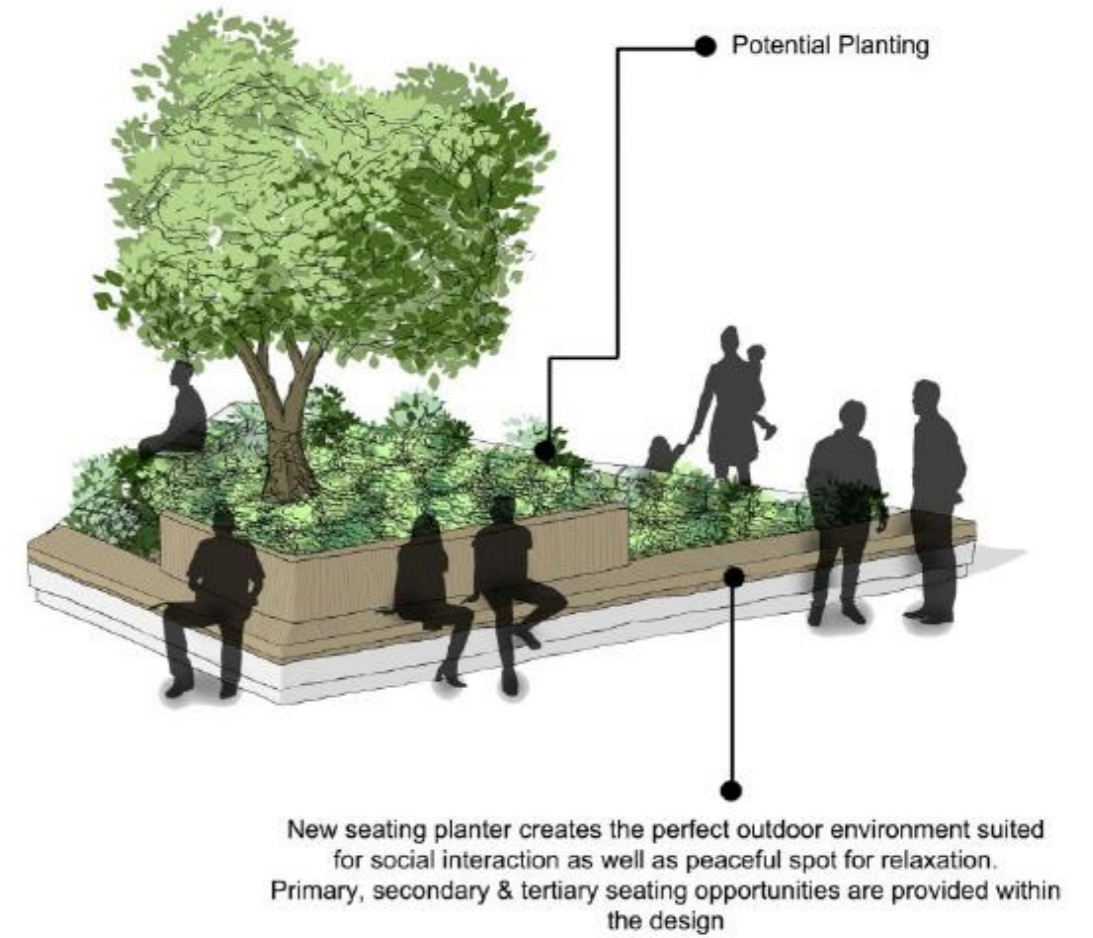
Description
Sculptural lighting element as central point to island in front of Ballymoney Town Hall & at High Street. These bespoke lighting elements are modified versions of the proposed street lighting column. These elements could be evocative of Ballymoney's heritage and symbolic of its future. It has potential to add character and sense of place to Ballymoney whilst telling a story of its past. A vertical element in this location would be visible at all areas of the public realm project and could be used to assist with creating an events space. The Feature Lighting Column could be complementary to the Christmas tree location and offer an all year round focal point.

NOTE: THIS PAGE HAS BEEN PREPARED TO SHOW THE DESIGN INTENT FOR BALLYMONEY PUBLIC REALM. THE ABOVE SUITE OF MATERIALS AND STREET FURNITURE IS CONCEPTUAL AND HAS NOT BEEN APPROVED BY STATUTORY BODIES INCLUDING HERITAGE ENVIRONMENT DIVISION, DFI ROADS, & DFI STREET LIGHTING. IT HAS NOT BEEN APPROVED BY THE PLANNING SERVICE AND THEREFORE IS SUBJECT TO CHANGE.

2021240 - Ballymoney Public Realm
Concept Options for Street Furniture
Date: Oct 2022
Drawn By: NC



South Facing Planter located near The Diamond Bar and Ground Coffee Shop. Potential Formation of New Public Square/ Pocket Park



Precedent examples of Outdoor Seating.