

of summer 2003 concluded that only 45% of all retail expenditure from Ballymoney Borough takes place within Ballymoney town. The town centre had experienced considerable decline throughout the 1970s and 1980s, with only small scale commercial investment in that period. However, in the 1990s there was an increase in commercial investment including a major food retailer, complemented by extensive good quality refurbishment of commercial properties in the heart of the town and upgrading of the main commercial streets. The Plan seeks to build on this by providing for significant town centre development and maintaining it as a vibrant shopping location with complementary commercial, leisure and housing uses.

TOWN CENTRE DESIGNATION

BYT 01

Ballymoney Town Centre

A Town Centre is designated as identified in Map No. 2/01b - Ballymoney Town Centre.

A town centre is defined, within which all retail development will normally be required to locate. This has been defined to exclude all significant housing groups which are considered to have a viable future as a residential environment. Within this town centre boundary, there are a number of development opportunities including properties requiring redevelopment or major refurbishment to bring them back into beneficial use. The Plan designates the following major development opportunity sites.

Development Opportunity Sites

The Plan identifies the following major development opportunities. Proposals will be assessed against Policy SET 2 in Volume 1 of the Plan and other relevant policies.

DEVELOPMENT OPPORTUNITY SITES

The following sites are zoned as development opportunity sites as identified on Map No. 2/01a – Ballymoney Town and Map No. 2/01b – Ballymoney Town Centre:

COMMITTED SITE

BYT 02 Linenhall Street, (0.35 ha.)

UNCOMMITTED SITE

DEVELOPMENT OPPORTUNITY ZONING BYT 03

Meeting House Street (1.08 ha.)

Key Site Requirements

1. A high density housing scheme will be acceptable on this central site with excellent accessibility (up to 100 dwellings per hectare).
2. Commercial development including warehousing and offices will be acceptable on this site. The only retail development acceptable will be retail warehousing with units of not less than 1000 square metres gross floorspace, selling bulky goods.
3. Any development shall not exceed three storeys in height.

LOCAL CENTRE

The following site is designated for retention for commercial purposes in accordance with PPS 5: Retailing and Town Centres.

COMMERCIAL DESIGNATION BYLC 01

Rodeing Local Centre (0.53 ha.)

A local centre is designated as identified in Map No. 2/01a – Ballymoney.