

Improvements to West Bay Green	9th October 2018
To: The Leisure and Development Committee For Decision	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing Our Environments & Assets
Outcome	All Environments in the area will benefit from pro-active decision making which protects the features, characteristics and integrity of the Borough
Lead Officer	Director of Leisure & Development Head of Capital Works, Energy & Infrastructure
Capital Costs:	£117,000 to be fully funded by Department for Communities.

The purpose of this report is to inform members of the work to create a multi-purpose space for community and event use at West Bay Green. The report seeks permission to progress this project through the Capital Programme Management System to Stage 2 (Detailed Design and Tender).

Portrush Regeneration

Through the Portrush Regeneration Programme in partnership with Department for Communities (DfC), a funding opportunity has arisen to improve the amenity of West Bay Green in Portrush.

DfC has capital monies set aside specifically for the regeneration of Portrush. Whilst a number of major projects are progressing including the Environmental Improvement Scheme, the construction of a new train station and the provision of Urban Development Grants, a number of smaller projects are also being considered and progressed such as Revitalise and the enhancement of Dunluce Avenue Car Park.

West Bay Green

A further proposal is the improvement of the amenity of West Bay Green, which is protected in the Northern Area Plan as a Major Area of Existing Open Space. This initiative does not intend to change the existing use of the site within that planning context.

As depicted in the aerial image at **Annex A**, within West Bay Green there are two 'sunken areas' of hard standing:

- Area 1 is 935 m²
- Area 2 is 214 m²

Both sunken areas of hard standing have been in place for over 40 years and whilst the usage is unknown, the presence of Area 1 has certainly inhibited the wider use of the site.

The removal of Area 1 has therefore been identified as offering greater potential to create a multipurpose open space which can be used for community activities, recreational use and has potential to create additional parking for temporary periods during major events.

In addition it would create a safer area of space as the current layout creates some health and safety concerns due to the fall in levels and the lack of boundary treatments.

Site Use and Stakeholder Consultation

The following stakeholder groups have presented to Council regarding Portrush Leisure Development:

- Portrush FC.
- Portrush Bowling Club.
- CCC Show Jumpers.
- Portrush Matters.
- Sure Start.
- CAUS.
- Portrush Hockey Club.

Through the stakeholder consultation and presentations, objective information analysis and Member's comments, L&D Committee and Council approved the development of OBCs as follows:

Project	Site Options	Features/ Considerations
1. Formal and informal outdoor recreation	Ramore Head Recreation Grounds	1 or 2 Bowling Greens 2 to 4 tennis courts Small play facility New pavilion Event space Associated parking Small urban sport area
2. Integrated Play Facility	The Bowl or Dunluce/Metropole	The main site for: Urban Sport MUGA Play
3. Training pitch/small sided games	Parker Avenue, Glenmanus, The Warren and/or Rugby Avenue	Increased/improved pitch space combined with synthetic training areas for formal bookings.

West Bay Green has therefore not been identified by the consulted stakeholder groups or considered suitable as a site for pitch provision, integrated play, urban sports or the relocation of activities currently sited at the Recreation Grounds. The site is suitable to be a multi-purpose space for community and event use, and provide additional temporary parking during The Open and other major events.

Proposed Works

The proposed works include:

- The removing of Area 1 i.e. the hard standing, brick boundary walls and filling in the hole to create a larger level grassed area.
- The upgrade of the access paths at the entrance points off the main West Bay car park.
- The improvement of the bearing capacity and drainage where appropriate on the West Bay Green.

Details of the proposed works are at **Annex B**.

Funding

DfC is supportive of the proposed works to create a multi purposed area of open space for the public which has potential to create additional temporary parking during The Open and other major events.

DfC has indicated that the proposed works would be eligible for 100% grant funding (estimated at £117,000) subject to Economic Appraisal.

A letter of offer will be issued to Council when DfC has finalised its Economic Appraisal.

Planning Permission

Due to the engineering works required to create a multi purpose area of open space, planning permission is required. As such Council is in the early stages of preparing a planning application which will be subject to public consultation.

Whilst public consultation is part of the planning approval process, subject to Council agreement of this report, the proposal will also be shared with the public through the Portrush Consultation Forum and specific 148th Open engagement events.


Recommendation


It is recommended that Members consider the above and approve progression of this project to Stage 2 of the Capital Programme Management System (Detailed Design and Tender).




ANNEX B



 :- Denotes improved access and egress arrangements points.

 :- Denotes existing area to be in-filled, and finished with turf

 :- Purple outline denotes sections of existing grass lands, whereby drainage and sub-bearing improvements are to be carried out.