

Portrush Leisure Development	12 September 2017
To: The Leisure and Development Committee For Decision	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Resilient, healthy & engaged communities
Outcome	Citizens will have access to Council recreational facilities and protected natural environments which help them to develop their physical, emotional and cognitive health
Lead Officer	Head of Sport & Wellbeing
Cost: (If applicable)	To be confirmed via a procurement process

The purpose of this report is to update members on the scoping of leisure facility options for Portrush and make a recommendation to proceed to the preparation of 3 business cases.

Background

In January and June 2016 the Leisure & Development Committee discussed the need for improvements to The Recreation Grounds at Ramore Avenue, Portrush and in February 2016 Members approved a capital prioritisation list that included the Recreation Grounds at joint 9th position.

Current facilities include a 3,500 sq. ft. pavilion that is no longer fit for purpose, 2 grass bowling greens, 12 tarmac tennis courts, a redundant crazy golf area and a sparsely equipped playground. The facility is in a poor condition and many of the features are of such an outdated design that they fail to meet current expectations.

Before planning a project for the Recreation Grounds is important to understand the outdoor recreational facility needs of the town and consider the best fit with the available sites. Officers have been working to scope some options and have undertaken an extensive community engagement exercise to gain views from the general public and special interest groups on the following:

- Leisure facility need in the Portrush area.
- Site options for various facility types.
- Advantages and disadvantages of various options.
- Priorities for action.

The challenging geography of the town and limited site availability means that all of the possible solutions will require some compromise.

Objectives

The following are proposed as objectives for any related project/s:

- Improved quality of life and enhanced physical and emotional well-being of the citizens of Portrush.

- Increasing access to inclusive, multi-use and accessible leisure facilities that meet local need.
- Improve the appearance and recreational use of The Recreation Grounds.
- Make the most economically advantageous use of the available space.
- Enhance the attractiveness of the town for residents and visitors alike.

Facility Need

The on-going work has not been limited to formal sports facilities but has also included the needs of the town for improved outdoor recreation space, play facilities, event space and casual outdoor physical activity. With reliance on the outcome of the public engagement exercise, the emerging findings from the Pitch and Play Audits and the Council's existing Leisure Facilities Strategy 2015, need has been identified for the following categories and facility types:

Structured Sport & Leisure

- 3G Pitch.
- Tennis.
- Bowling.

Casual Physical Activity (free to use)

- Urban sports: skate, scooter, BMX, Parkour.
- Playparks.
- MUGA.

Commercial Leisure

- Pay to use family leisure activities.
- Normally best delivered by commercial operators.

Outdoor Recreation (Also used for event space)

- Connected walks and cycleways.
- Open space for picnics, seating, outdoor enjoyment.
- Access to and protection of unique natural environment.
- Water sports opportunities.

Event Space

- Improved spaces for hosting a variety of outdoor events e.g. West Bay, Metropole and Recreation Grounds.

Options Identified

The discussion paper at Annex A identifies site options, relative merits and priorities for each of the above. As a result of this officer analysis, 6 options have been identified as reflected in Section 8, page 20. This review has not involved any detailed work on ongoing revenue costs, design development or planning considerations. This more detailed work would be integral to any business cases that are approved for development.

Next Steps

It is unlikely that Council will have the financial or other capacities to progress all potential projects simultaneously. The development of an additional full sized pitch facility for town and wider area will require the conclusion of matters relating to the acceptability of travel times and

the availability/affordability of site options. Some of these matters will feature in the Pitches Strategy or other work streams and are unlikely to be resolved in the short term.

Improved open/event space at sites like the West Bay and Metropole would appear to be less of a priority than developing community provision at the Recreation Grounds, improving informal outdoor recreation opportunities and the lack of pitch training space/small sided games area. While the analysis at Annex A sets out an extensive range of projects that could have a positive impact on the proposed objectives for Portrush, it is recommended that the following are agreed as the priority for progressing to business case stage. Officers will continue to monitor opportunities and constraints relating to the other identified needs and update Members accordingly.

Project	Site Options	Features/ Considerations
1. Outdoor Recreation, formal and informal	Ramore Head Recreation Grounds	1 or 2 Bowling Greens 3 or 4 tennis courts Small play facility New pavilion Green/Event space Parking Adventure play
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 or Glenmanus	Synthetic training areas for pitch based sports for formal bookings.

Recommendations

It is recommended that Members approve:

1. The proposed objectives for the leisure and recreation projects for Portrush.
2. That officers proceed to outline business case appraisals for the above 3 projects.

Portrush: Outdoor Leisure Facility Options Review

1 Project Objectives:

- Improved quality of life and enhanced physical and emotional well-being of the citizens of Portrush
- Increasing access to inclusive, multi-use and accessible leisure facilities that meet local need
- Improve the appearance and recreational use of The Recreation Grounds
- Make the most economically advantageous use of the available space
- Enhance the attractiveness of the town for residents and visitors alike

2 Facility Need by Category:

2.1 Structured Sport & Leisure

- 3G Pitch
- Tennis
- Bowling

2.2 Casual Physical Activity (free to use)

- Urban sports: skate, scooter, BMX, Parkour
- Playparks
- MUGA

2.3 Commercial Leisure

- Pay to use family leisure activities
- Normally best delivered by commercial operators

2.4 Outdoor Recreation

- Connected walks and cycleways
- Open space for picnics, seating, outdoor enjoyment
- Access to and protection of unique natural environment
- Also used for event space
- Water sports

2.5 Event Space

- Suitable spaces for hosting a variety of outdoor events
- Could also be used for unstructured Outdoor recreation

3 Leisure Facility Location Assessments

Note: Council is currently undertaking two pieces of working relation to a Play Strategy and a Pitches Strategy (8 outdoor facility types). The options contained within this paper will require further testing against the emerging recommendations of these two strategies.

Given the geography of Portrush and the limited available sites on the peninsula all possible solutions to meeting the leisure needs of the town will require some compromise. There is no perfect solution to this challenge.

3.1 3G Pitch:

Issues for consideration:

- Local teams need additional training facilities
- Scale of site required and limited sites in the Portrush area
- Increased light, noise and traffic can cause planning issues. Environmental health impact assessment is underway.
- Normal acceptable travel time: 20 mins

In consideration of likely planning issues Council has taken specialist advice on the light, traffic and noise impact of a 3G pitch at The Recreation Grounds, The Warren and at Parker Avenue and the relative priorities are as follows (1 = highest priority):

Pitch Option Rankings as a result of environmental health assessment:

	Traffic Impact	Light Pollution	Noise Pollution	Overall preference score (low – high preference)	Preferred Location based on Env. Health Issues
The Recreation Grounds	2	3	3	8	3
Parker Avenue	3	2	2	7	2
The Warren	1	1	1	3	1

Note: Highest scoring options are highlighted in red.

Options (currently available)	Pros	Cons	Suitability Score (high = most suitable)
1. Recreation Grounds	Neutral venue Needs refurbished Over supply of tennis creates adequate space Existing leisure use (in decline)	Weather exposed Need to change position of other facilities on site Specialist surface may be problematic for events use	2
2. Parker Avenue	Established football programme Close to population centre Weather protected	Associated with one club Club needs pitch assess in excess of current provision Possible planning issues	3
3. The Bowl	Close to local club and population centre Weather protected	Too small and sloping for a full sized pitch with parking etc Used for equestrian events	1

4. The Warren (Portstewart)	Neutral venue Weather protected Already Council managed for day light (only) activities	Distant from Portrush Possible planning issues Limited parking	5
5. Rugby Avenue (Coleraine)	Weather protected Neutral venue Multi-sport environment Weather protected Excellent road access & within travel time Already Council managed for day light and flood lit activities	Distance from Portrush	6
6. Dunluce/Metropole	Close to population base	Loss of open space No existing Council management Loss of possible future commercial leisure site Unattractive facility for a gateway site	4

Note: The highest scoring pitch option assumes and that it is acceptable to access pitches within a **20 minute drive-time of Portrush**. It remains unclear if any other town sites would be available to Council at an affordable cost. A non-town site could be supplemented with a **3G training facility at Parker Avenue or Glenmanus**. FA recommend sizes for small sided games as follows:

- U8, 5 V 5 = 42 x 32 m
- U10, 7 V 7 = 60 x 42 m
- U12, 9 V 9 = 78 x 51m (all include run off)

The size of the grass training area at Parker Avenue is around 35 x 87 m and the kick about grass area at Glenmanus is around 80m x 55m. Parker Avenue could therefore accommodate two 5 V 5 mini soccer pitches but would not be wide enough for 7 V 7 or 9 V 9. Glenmanus could accommodate a 9 v 9 pitch. At the larger size, the Glenmanus option has some advantages from a sports development perspective but the distance from the club base is a disadvantage. Both options are within easy walking distance of the main residential part of the town and would

create formal space for training that would most likely be booked via the Council’s normal pitch booking and charging procedures. This would not necessarily negate the need for a small and free to use MUGA that is a more informal space for teenage play.

3.2 Bowling:

Issues for consideration:

- Pavilion not fit for purpose, existing lease between Council and the Club
- Circa 45 members doesn’t justify 2 greens
- Low level of public use
- £10k/annum for natural grass maintenance / green i.e. £20k pa
- Synthetic grass has almost zero maintenance cost but a capital cost of £80/£100k
- High performance bowling needs grass
- Infrequent Home Nation competition needs 2 greens but other greens exist in ‘Triangle’ area

Options	Pros	Cons	Suitability Score (high = most suitable)
1. Recreation Grounds: 1 x Grass (existing)	Save £10k/A Space for additional recreation opportunities Supports high performance bowls Existing leisure use (in decline)	Limits public use and competition opportunities	5
2. Recreation Grounds: 2 x Grass (existing)	Available for high level competition use Available for public use	£20k annual cost to maintain Significant competition only every 7 / 8 years min Loss of recreation space for a low demand activity	4
3. Recreation Grounds: 1 x Grass, 1 x Astro	Grass for club and high performance use	High capital cost of Astro for very limited public use: circa £80/100k	2

	Astro available for public use at reduced annual cost	Insufficient public demand to justify investment.	
4. Recreation Grounds: 1 x Astro	Reduced annual costs Access for club and public	Not suitable for high level training or competition. Capital outlay: £80/100k	3
5. Recreation Grounds: 2x Astro	Very limited maintenance costs	High capital costs and no demand for a facility with this capacity	1

3.3 MUGA (Multi-Use Games Area)

Issues for consideration:

- Multi-sport surface and equipment would maximise use
- Small sized (less than 25m x 18.5m, Sport England recommended sports size) facility suits free to use and avoids over use by formal teams
- Suitable for casual, free to use for local teenagers (older play)

Options	Pros	Cons	Suitability Score (high = most suitable)
1. Recreation Grounds	Neutral site Available space Existing leisure use (in decline)	Weather exposed Remote from main population of the town Fencing could have a negative visual impact on a redeveloped facility	3
2. The Bowl	Close to population base Available for school/youth club use Could be incorporated within a multi-age play facility	Event impact Space may be limited by other possible use which is less suited to Recreation Grounds	4

3. Parker Avenue	If larger it could become a new training area (for the club) and relieve pressure on grass pitch Close to population base	Associated with one club Would use up training area	1
4. Dunluce/Metropole	Close to population base	Loss of open space No existing Council management Loss of possible future commercial leisure site Unattractive facility on gateway site	2

3.4 Tennis

Issues for consideration:

- A tennis club needs access to 4 dedicated club courts (plus pavilion) for competition
- No club currently based at Recreation Grounds and after local consultation this seems very unlikely based on the prevailing weather conditions
- Two clubs sharing Anderson Pk, Coleraine causes difficulties; neither have any interest in relocate to The Recreation Grounds
- Other than access to public toilets, 'pay and play' tennis has no need for special consideration in a redeveloped pavilion
- Modern sports surface required to make facility attractive but may be problematic for events use
- Current 12 courts is excessive given no prospect of a club forming; any provision should be limited to the needs of 'pay and play' for locals and visitors in the summer months
- The priority for tennis clubs in the area is indoor provision

Options	Pros	Cons	Suitability Score (high = most suitable)
1. Recreation Grounds: 2 courts	Available space Existing leisure use (in decline) Seasonal demand for recreational tennis	Weather exposed for year round tennis use Unattractive as a club base Remote from main population of the town Events use of the Recreation Gds could be problematic with specialist sports surface. Seasonal demand often exceeds 2 courts	4
2. Recreation Grounds: 3 courts	As above	As above Seasonal demand often exceeds 3 courts and is likely to increase with improved quality	5
3. Recreation Grounds: 4 courts	As above 4 courts most likely a suitable compromise between seasonal demand v over provision	As above	6
4. Recreation Grounds: 5 courts	As above	Seasonal demand unlikely to justify 5 courts without a club based at the site. High capital cost with little return	3
5. Rugby Avenue (Coleraine)	Available space Existing multi-spot environment	Over concentration of tennis facilities in Coleraine Less profile for visitors to the area Will not contribute to the Recreations Gds refurbishment	1
6. The Warren	Existing two courts in poor condition Available space to refurb and increase provision to 4 courts	Remote from Portrush Will not contribute to the Recreations Gds refurbishment	2

3.5 Urban Sport (Skate, Scooter, BMX, Parkour, Graffiti Wall, etc)

Issues for consideration:

- Strong lobby for new facilities for many years
- Council offered a lease for Metropole site on condition that external funding was secured. Grant applications were unsuccessful
- Metropole site is longstanding favourite but recent consultation raised no objections to The Bowl
- Skaters prefer a design that is not extreme standard
- Consider more than one location: a main site plus ‘features for street sport’ at other locations around the town
- Potential to attract skaters away from Station Square

Options	Pros	Cons	Suitability Score (high = most suitable)
1. Recreation Grounds	Available space New street scape will be more open and conducive to leisure-time use	Weather exposed causes problems with wind, wet and salt No safety from general oversight of passers by Remote from main population of the town	1
2. Metropole/Dunluce	Longstanding favourite of the skaters Safety from passers by	Loss of possible future commercial leisure site Unattractive facility on gateway site	2
3. The Bowl	Weather protected Close to the main population base Adjacent to primary school and anticipated youth centre	Less visible than Metropole site	4

	Increased child protection from youth club oversight Large enough for multi-age play areas		
4. Multiple destinations (Street sport features included in multiple sites as well as a main facility)	Main venue gives a suitable focus Features at other sites increases profile, encourages participation and allows for entry to high performance features	Need to ensure a suitable focus is protected at a key site	4

3.6 Play

Issues for consideration:

- Poor state of existing play facilities in the town
- Play audit and strategy work is ongoing but indicates need in the town
- Councillors request consideration of teenage play
- Consider multiple play installations for a mixture of local and tourist use
- Consider ease of access for local population and weather protection

Options	Pros	Cons	Suitability Score (high = most suitable)
1. Recreation Grounds	Available space Existing play area (in decline) Area well used by seasonal visitors	Weather exposed Remote from main population of the town	2
2. Dunluce/Metropole	Available space Existing play area (in decline)	Loss of key site Current site not very visible with limited footfall Will not contribute to the Receptions Gds refurbishment	3

3. The Bowl	Weather protected Close to population base Adjacent to Primary school and anticipated youth club	Will not contribute to the Receptions Gds refurbishment	5
4. West Bay	Close to popular beach Good car parking Less exposed than Recreation Gds	Weather exposed Will not contribute to the Receptions Gds refurbishment Relatively close to population base	1
5. Multiple destinations (play features included in multiple sites as well as a main facility)	Main venue gives a suitable focus Features at other sites to service local and tourist need as well as play for all ages	Need to ensure a main play facility is protected at a key site	5

4 Outdoor Recreation

These are outdoor areas where the public can enjoy informal recreation opportunities such as walking, cycling, picnics, water sports and access to the natural environment for a variety of activities. Outdoor recreation space is different from the other facility types in that there is a need for multiple locations. As a result it is not an either/or situation, where one venue can be identified as the preference over others. Based on this the options have been designated a proposed priority rather than a score. Outdoor recreation is a theme that featured significantly in the recent public consultation events and it is apparent that the local community see many opportunities for relatively low cost improvements for unstructured outdoor recreation space. On occasions this type of space could also be suitable for outdoor events.

Portrush is a unique environment and there are many opportunities to take advantage of (and at the same time protect) the town's unique seascape, natural environment and views. Planning and environmental protection considerations will obviously be key considerations in and proposed projects.

Opportunities for improving space for unstructured outdoor recreation could be prioritised using the following approach:

Priority 1: Immediate action required (aim for completion within 2 years)

Priority 2: Action required over medium term (aim for completion within 3 to 4 years)

Priority 3: Action required in the longer term (after 4 years)

Note: Each project would be subject to a separate and proportionate business case.

4.1 Unstructured Outdoor Recreation Space

Location	Options for consideration	Proposed Priorities for Action (1=High)
Recreation Grounds	<ul style="list-style-type: none"> • Picnic area and some play features where existing play area is located • Green area/s in Recreation Gd's footprint with removable furniture could service casual recreation and events • Improved and more attractive access point for cliff-top walks, a link between the west and east of the town • Minor urban sport features • Better integration with the open space of Ramore Head and the surrounding streetscape • Better services for WC, viewing area, information points, café in new pavilion 	<ul style="list-style-type: none"> • 1 • 1 • 1 • 2 • 1
Ramore Head	<ul style="list-style-type: none"> • Improved and better integrated path and cycle infrastructure • Connectivity with other outdoor space: east and west • Opportunities for adventure sport infrastructure e.g. zip wire over Devil's Washtub and rock climbing belay points abseil take off area 	<ul style="list-style-type: none"> • 2 • 2 • 2
West Bay	<ul style="list-style-type: none"> • Improve/reduce/remove paths and sunken areas to service the needs of casual leisure time use and increase open space for recreation and event opportunities • Improve seating and picnic facilities • Minor urban sport/play features 	<ul style="list-style-type: none"> • 2 • 1 • 2

Harbour	<ul style="list-style-type: none"> Consider opportunities for casual recreation e.g. safe swim area & reinstatement of raft 	<ul style="list-style-type: none"> 1
Metropole/Dunluce	<ul style="list-style-type: none"> Improve/reduce/remove paths and sunken areas to service the needs of casual leisure time use and increase open space for event opportunities Improve seating and picnic facilities, consider removable furniture to service casual recreation and events 	<ul style="list-style-type: none"> 3 3
Kerr Street Green	<ul style="list-style-type: none"> Consider minor play and seating/picnic facilities 	<ul style="list-style-type: none"> 2
Port an Dubh	<ul style="list-style-type: none"> Opportunities to extend the water sports use of the Port an Dubh harbour through hosting of club activities 	<ul style="list-style-type: none"> 2

5 Event Space

Causeway Coast and Glens Borough Council is one of the most successful councils in N Ireland for attracting and organising large scale events and realising significant economic benefit from the associated visitors. The range of events includes:

<ul style="list-style-type: none"> Motor sport 	<ul style="list-style-type: none"> Air show 	<ul style="list-style-type: none"> Raft race 	<ul style="list-style-type: none"> Specialist sports events
<ul style="list-style-type: none"> Pipe band contests 	<ul style="list-style-type: none"> Outdoor concerts 	<ul style="list-style-type: none"> Water sport events 	<ul style="list-style-type: none"> Equestrian sport
<ul style="list-style-type: none"> Golf 	<ul style="list-style-type: none"> Soccer 	<ul style="list-style-type: none"> Military related events 	<ul style="list-style-type: none"> Fire-works displays

Different event types require different locations and features. However, the range of event types listed above will require locations that display a variety of characteristics including:

- Open space that is free from tripping or crushing hazards
- Hard or firm standing that is suitable for heavy footfall and locating temporary infrastructure

- Suitable transport facilities
- Specialist facilities such as golf courses, water access, road closures, pitch access, etc.
- Natural amphitheatre for ease of viewing

The Portrush area benefits from having access to event locations that display many of the characteristics identified above. However, there are a number of opportunities to make improvements to outdoor spaces in the town that could help facilitate additional or expanded event opportunities in the future. It is also important to note that the redevelopment of sports facilities to more specialised and fit for purpose surfaces may render them unsuitable for some event use. Care must be taken to consider the balance required between upgrading outdated sports facilities to specialist surfaces and ongoing events use.

Many of the opportunities to improve event space in Portrush have a positive correlation with the opportunities identified above for the improvement of outdoor space for unstructured recreation:

5.1 Event Space Improvement Opportunities

Location	Options for consideration	Proposed Priorities for Action (1=High)
Recreation Grounds	<ul style="list-style-type: none"> • Include a reinforced grass area to accommodate heavy footfall in the redevelopment of the Recreation Ground's • Use removable furniture to service casual recreation and events • Consider wider openings and hard standing for event equipment, band access etc • Note: need for event space at the Recreating Grounds may be reduced by other developments 	<ul style="list-style-type: none"> • 1 • 1 • 1
West Bay	<ul style="list-style-type: none"> • Improve/reduce/remove paths and sunken areas to service the needs of casual leisure time use and increase open space for recreation and event opportunities 	<ul style="list-style-type: none"> • 2
Metropole	<ul style="list-style-type: none"> • Improve/reduce/remove paths and sunken areas to service the needs of casual leisure time use and increase open space for recreation and event opportunities 	<ul style="list-style-type: none"> • 3

6 Consultation Feedback:

Officers have undertaken extensive community engagement with the general public and special interest groups in the Portrush area in relation to the needs and opportunities for outdoor recreation in the town. Key outcomes from this engagement are summarised below:

- Show jumpers are happy to consider alternative venue for their two events per annum. Event is currently borderline financially viable.
- Education Authority Youth Centre at Portrush Primary School is a likely project
- Skate Boarders appear open to the prospect of The Bowl as a suitable venue for street sport and play
- Youth and parent’s consultation welcomed The Bowl for a venue for skate and play
- Bowls Club has a contract with Council for access to a pavilion. Current pavilion is not fit for purpose
- Bowlers prefer natural grass for club and competition use
- Councillor feedback to prioritise Recreation Grounds for local users
- Consider the demands of events use in the design and specification of new facilities but events use should not compromise community use
- Parents proposed Portrush: a location for ‘adventurous play’
- The exposed location of The Recreation Grounds makes it unsuitable for a range of uses: tennis club, winter football, main location for urban sport and play

7 Facility Feasibility Options: Summary Scores/Priorities

7.1 Facilities for Structured Sport and Casual Physical Recreation (by score, red indicating preferred options)

	Recreation Grounds	The Bowl	West Bay	East Strand	Dunluce/ Metropole	Parker Avenue	Other location/s outside the town
3G Pitch	4	1	0	0	3	2	6 Rugby Av
Urban Sport (main venue)	1 (minor scale only)	4	0 (minor scale only)	0	2	0	N/A
Tennis	6 (4 courts)	0	0	0	0	0	1 Rugby Av

							2 Warren
Bowling	5 (1 grass) 4 (2 grass) 3 (1 grass, 1 Astro) 2 (1 Astro) 1 (2 Astro)	0	0	0	0	0	N/A
Play	2 (minor scale only)	5	3 (minor scale only)	0	1 (minor scale only)	0	N/A
MUGA	3	4	0	0	2	1	N/A

7.2 Improved Facilities for Outdoor Recreation and Events (by priority)

	Recreation Grounds redevelopment to include: events space and open recreation space	Ramore Head: Improved paths infrastructure, connectivity and adventure sport opportunities	West Bay: Improve/reduce/remove paths and sunken areas.	Dunluce/ Metropole: Improve/reduce/remove paths and sunken areas.	Kerr St. Green: minor play and outdoor seating/picnic equipment	Harbour: zone a safe swim area	Port an Dubh
Event Space	1	N/A	2	3	N/A	N/A	N/A

Outdoor Recreation Space	1	2	2	3	3	1	2
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8 Option Identification

Highest scoring options are highlighted in red.

	Recreation Grounds	The Bowl	Dunluce/ Metropole	Parker Avenue	Out of town site
Option 1	3G 2 Bowls (grass) Small urban sport feature New pavilion Picnic & small play space	Do nothing	Urban sport Main play facility	Do nothing	Do nothing
Option 2	2 Bowls (1 Grass, 1 Astro) 3 Tennis Small urban sport feature Grass event/rec space New pavilion Picnic & main play space	Do nothing	Do nothing	3G Training area	Do nothing
Option 3	1 Bowls (grass) 4 Tennis Small urban sport feature Green event/rec space New pavilion Picnic & small play space	Main play facility Urban Sport MUGA	Do nothing	Do nothing	3G

	Recreation Grounds	The Bowl	Dunluce/ Metropole	Parker Avenue	Out of town site
Option 4	1 Bowls (grass) MUGA 4 Tennis Small urban sport feature Green event /rec space New pavilion Picnic & small play space	Main play facility Urban Sport	Do nothing	Do nothing	3G
Option 5	2 Bowls (1 Grass, 1 Astro) 5 Tennis Small urban sport feature Green event/rec space New pavilion Picnic & small play space	Main play facility Urban Sport	Do nothing	3G	Do nothing
Option 6	1 Bowls (Astro) 3 Tennis MUGA Small urban sport feature Green event/rec space New pavilion Main play facility	Do nothing	Urban sport	3G Training area	Do nothing

All options include additional opportunities for event and open space improvements, minor play and minor street sport features at:

- **West Bay:** Proposed Priority 2
- **Metropole:** Proposed Priority 3
- **Kerr Street Green:** Proposed Priority 2

- **Harbour:** Proposed Priority 1
- **Ramore Head:** Proposed Priority 2
- **Port an Dubh:** Proposed Priority 2

For options that don't include a 3G assume one to be located outside the town but within a suitable drive time e.g. Rugby Avenue or The Warren (subject to business case appraisal).

Council could consider priority ratings for each of the elements within the preferred option.

9 Capital Affordability

9.1 Capital Availability

Summary of imminent increases to Council's borrowing capacity/capital availability from developments in the Portrush area at no additional cost:

Source	Nature of Funding Availability	Capital Return/Borrowing Capacity Realised
Disposal of Dunluce Centre	Confirmed disposal	£1m
Disposal of Water World	Anticipated return from disposal. Including an element of hope factor based on unique location.	£1.5m
Water World revenue savings	Annual revenue saving (£80k) borrowing capacity	£1.6m
Dunluce Centre caretaking savings	Annual revenue saving (£40k) borrowing capacity	£0.8m
Rates return from Water World disposal	Borrowing capacity of Council's retained rates income (£50k) from Water World site	£1m
		Total Capital Capacity: £5.9m
Less Outstanding Loans of £81k, Leaving Total Available Capital of: £5.8m		

9.2 Cost Estimates

High level cost estimates are provided below. These are based on very basic assumptions and have not been the subject of any site investigations, design considerations or professional cost consultancy input.

Project Element	High Level Cost Estimate
3G Pitch: with fencing, floodlighting & parking	£800k
Urban sport: main location and outlying features	£350k
Tennis: 4 courts with fencing and floodlighting	£350k
Bowling: green improvements	£20k
Play: main location and outlying features	£500k
MUGA: with fencing and floodlighting	£250K
Pavilion: to include committee rooms, café (for private sector fit out), public toilets, storage,	£750k
Open Space Improvements @ West Bay/Metropole/Recreation Grounds/Kerr St: landscaping, public realm and furniture	£500k
Ramore Head paths and cycle ways and open space improvements: 1.5km x 3m x £50 + furniture	£250k
Outdoor Recreation Infrastructure: harbour, zip wire, belay/abseil points	£200k
Total:	£3.97M

Revenue affordability will need to be fully considered via the normal business case process for projects that proceed to that stage.

9.3 Parking

All the above options for The Recreation Grounds contain enough space for the concentration and expansion of the parking provision that currently exists within the facility.

The harbour end of Ramore Avenue and surrounding streets suffer from a shortage of parking to service the busy nightlife of the area and this has a negative impact on local residents. The inclusion of car parking within the plans for the redevelopment of The Recreation Grounds could help resolve some of these difficulties and could also service the recreational use of the new facilities since the nightlife and recreational use of the carpark are unlikely to be in competition for the same time.

There is a danger that, if free to use, these carparks would be blocked by the 100+ staff on duty at busy times in local bars and restaurants but this is less likely to be the case if they are pay and display. Pay and display car parking, even with fairly modest charges, have a short payback period and after that would make a long term contribution to the affordability of The Recreation Ground refurbishment. Without the detail of the number of spaces available and an approved charging policy it is currently impossible to calculate the contribution but, at the upper end of both variables, pay and display parking could virtually pay the full costs of the Recreation Grounds refurbishment.

If carefully designed, car parking space has the potential to double up for the occasional events use of The Recreation Grounds.

9.4 Affordability Conclusions

- Outdoor leisure, play and event space improvements in Portrush are affordable (in capital terms) within the Councils available budgets given the likely income and savings associated with approved disposal plans (assuming a decision to reinvest these into the Portrush area).
- Even considering the possible investments there could be a residual capital capacity of up to £1.8m available that could contribute to other Council projects (based on very early stage cost assumptions).
- The inclusion of an element of pay and display (seasonal/peak hours) car parking in the Recreation Grounds project has the potential to make a contribution to addressing the parking need in the area, improving affordability and releasing additional capital for other projects.
- Each element of these proposals will require a more detailed assessment of the location, design, cost and operational variables via an outline business case.