

# ELER Update - Remaining Employment Lands

April 2025



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## 1 Purpose of this report

- 1.1 The Council commissioned an Employment Land Evaluation Report (ELER) in 2019 to inform the preparation of the new Local Development Plan. The ELER presented information on a number of matters, including quantifying the remaining potential of available land within employment land use zonings identified in the extant development plans of the Borough.
- 1.2 To maintain this evidence base, this report updates the ELER 2019 employment land figures to take account of recent planning commitments and land having been taken up since the Borough was surveyed to inform the ELER.

## 2 Background

- 2.1 As part of the Council's commitment to enhance prosperity in the Borough, the role of its Local Development Plan (LDP) is to facilitate continued employment growth that meets the needs of the Borough in a sustainable manner.
- 2.2 Effective monitoring is a critical element in assessing the delivery of the LDP, and once adopted, this monitoring will be further developed to ensure the LDP is meeting its Strategic Objectives.
- 2.3 The requirement to monitor the quantum of employment lands is outlined in The Planning (Local Development Plan) Regulations (NI) 2015, (LDP Regs) Part 6, through which the Annual Monitoring Report must specify (among other matters) the supply of land for economic development purposes. In planning terms, employment land relates to those uses defined under Part B 'Industrial and Business Uses' of the Planning (Use Classes) Order (NI) 2015. The Regional Development Strategy calls for a record on the take up and loss of employment land.

## 3 Methodology

- 3.1 To update the 2019 ELER figure of extant zoned employment land which has been taken-up and quantum of '*remaining potential*', a variety of evidence was collated. This included updated planning histories for commitments, site surveys, and estate agent marketing materials, along with latest datasets on Spatial NI, such as orthophotography, base mapping, updated constraints, and non-domestic property valuations data.
- 3.2 The extant Plans considered within this 2025 Update are Antrim Area Plan, and BMAP (published in 2014).
- 3.3 This 2025 Update covers all settlements in which extant Plans zoned employment lands, which are: Metropolitan Newtownabbey; Antrim; Ballyclare; and Randalstown. The results divide land in the extant zonings into three categories: Built; Commenced; and Not Started. The resultant '*remaining potential*' quantum is the portion of a zoning which remains undeveloped and

available, i.e. 'Not Started'. However, it is worth noting that these portions of land may be subject to live planning consents and some sites may change status to 'Built' in a short timeframe; this will be reflected in the subsequent year's monitoring report.

- 3.4 Land that is categorised as 'Built' and 'Commenced' is based on the gross external area of the proposal, and includes the footprint of associated buildings and structures, canopies and voids under structures, staff accommodations, landscaping, and vehicle parking, loading bays and apparent circulation spaces. 'Built' is defined as building(s) visually substantially complete, with roof and facades fitted. 'Commenced' is defined as building(s) or access arrangements visually under construction or Building Control/CLUD evidence of a substantial proportion of foundations are in place. Where development takes a phased approach, the entire approved application site is considered commenced. Discharge of pre-commencement conditions can only serve to indicate that development may commence, and not that development has commenced. Earthworks do not indicate development has commenced.
- 3.5 Please be advised that sites are monitored at a point in time, and the information contained in this Update is only the deemed current status of land as of April 2025. It does not constitute a lawful use of the subject land.

## 4 Summary Table

- 4.1 The following table (Table 1) provides a summary of the remaining capacity<sup>1</sup> on employment lands that were zoned within the Borough's extant Plans:

<b>Remaining Potential of Employment Land Zoned in Extant Plans within ANBC</b>			
<b>Settlement</b>	<b>Total Zoned Land (Ha) in Extant Plans</b>	<b>Remaining Capacity (Ha) of Zoned Land, ELER 2019</b>	<b>Remaining Capacity (Ha) of Zoned Land, April 2025</b>
Metropolitan Newtownabbey	404.13	c.129.93	c.30.14
Antrim	69.33	c.11.95	c.6.38
Ballyclare	30.34	c.12.19	c.6.65
Randalstown	1.16	c.0.69	NIL
<b>Borough Totals</b>	<b>504.96</b>	<b>c.154.76</b>	<b>c.43.17</b>

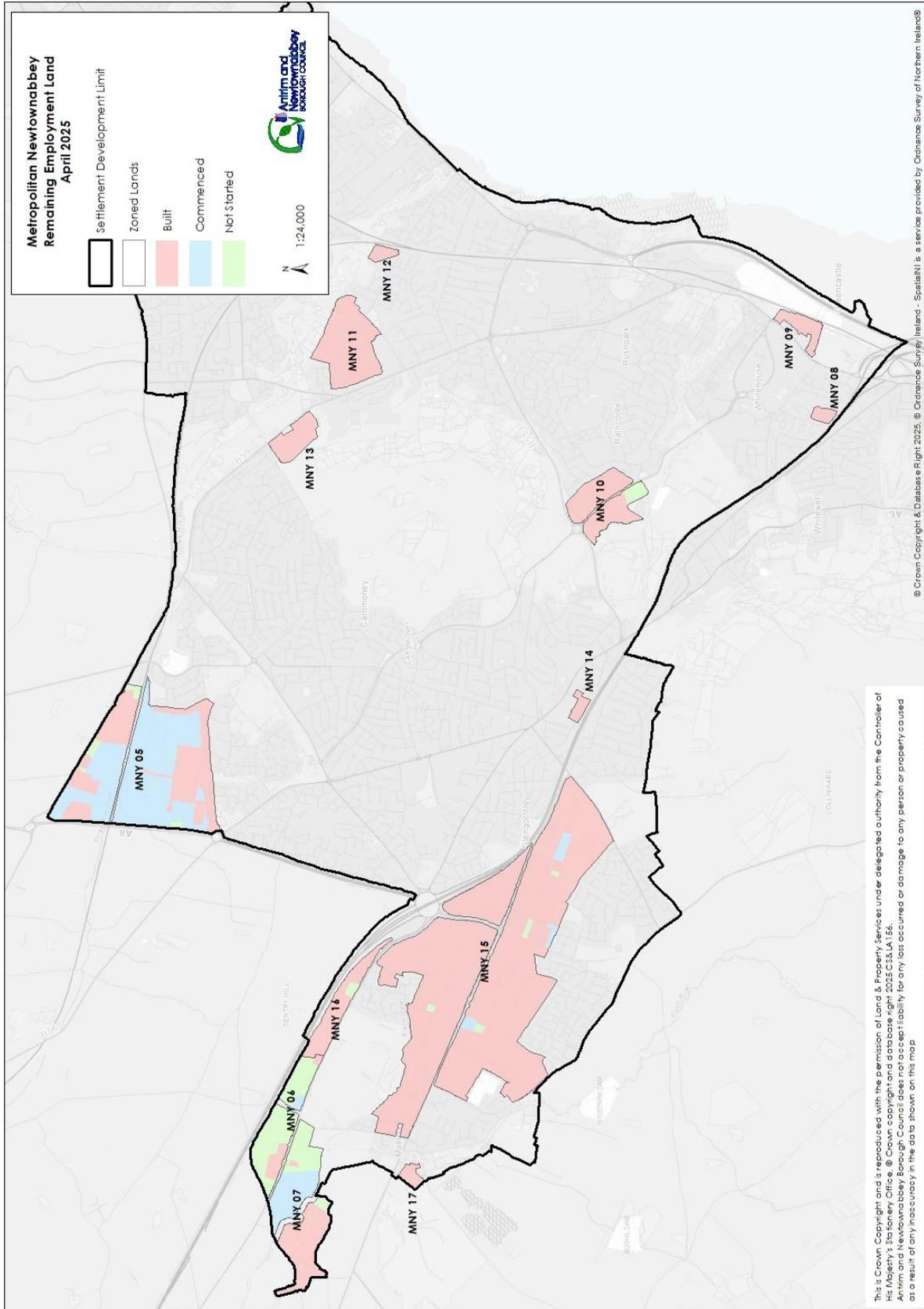
Table 1: Remaining Potential of Employment Land Zoned in Extant Plans in ANBC

<sup>1</sup> 'Remaining capacity' is defined as land on which development has not yet commenced, i.e. in the 'Not Started' category.

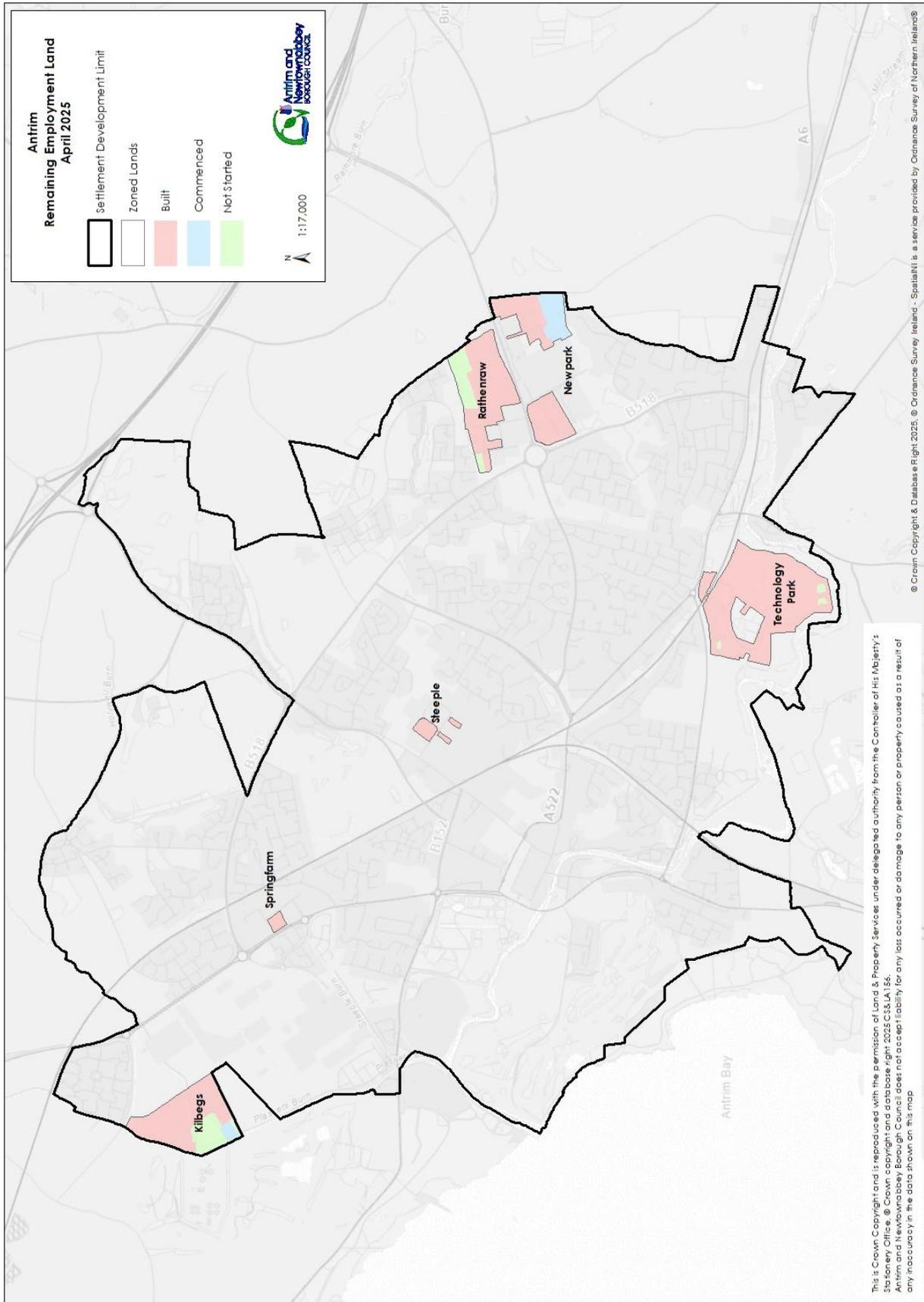
## 5 Settlement Tables and Maps

<b>METROPOLITAN NEWTOWNABBEY</b>				
<b>BMAP'14 Reference</b>	<b>Zoning</b>	<b>Area (Ha) of BMAP'14 Zoning</b>	<b>Remaining Capacity (Ha), ELER 2019</b>	<b>Remaining Capacity (Ha), April 2025</b>
MNY 05	Global Point	90.70	c.82.28	c.2.18 <sup>2</sup>
MNY 06	Antrim Road (North), Mallusk	20.00	c.17.49	c.16.20
MNY 07	Antrim Road (South), Mallusk	32.66	c.22.79	c.7.62
MNY 08	Abbey Business Park, Mill Road	1.63	NIL	NIL
MNY 09	Quay Road	4.68	c.0.70	NIL
MNY 10	Church Road	18.09	c.2.10	c.1.90
MNY 11	Doagh Road / Cloughfern Avenue	22.09	NIL	NIL
MNY 12	Glenville Road	1.79	NIL	NIL
MNY 13	FG Wilson, Doagh Road	7.20	NIL	NIL
MNY 14	Glenwell Road	1.88	NIL	NIL
MNY 15	Mallusk Industrial Estate (South)	189.83	c.4.68	c.1.46
MNY 16	Mallusk Industrial Estate (North)	11.46	c.0.71	c.0.78
MNY 17	Sealstown Road, Cottonmount	2.10	NIL	NIL
<b>Sub Total</b>		<b>404.13</b>	<b>c.130.75</b>	<b>c.30.14</b>

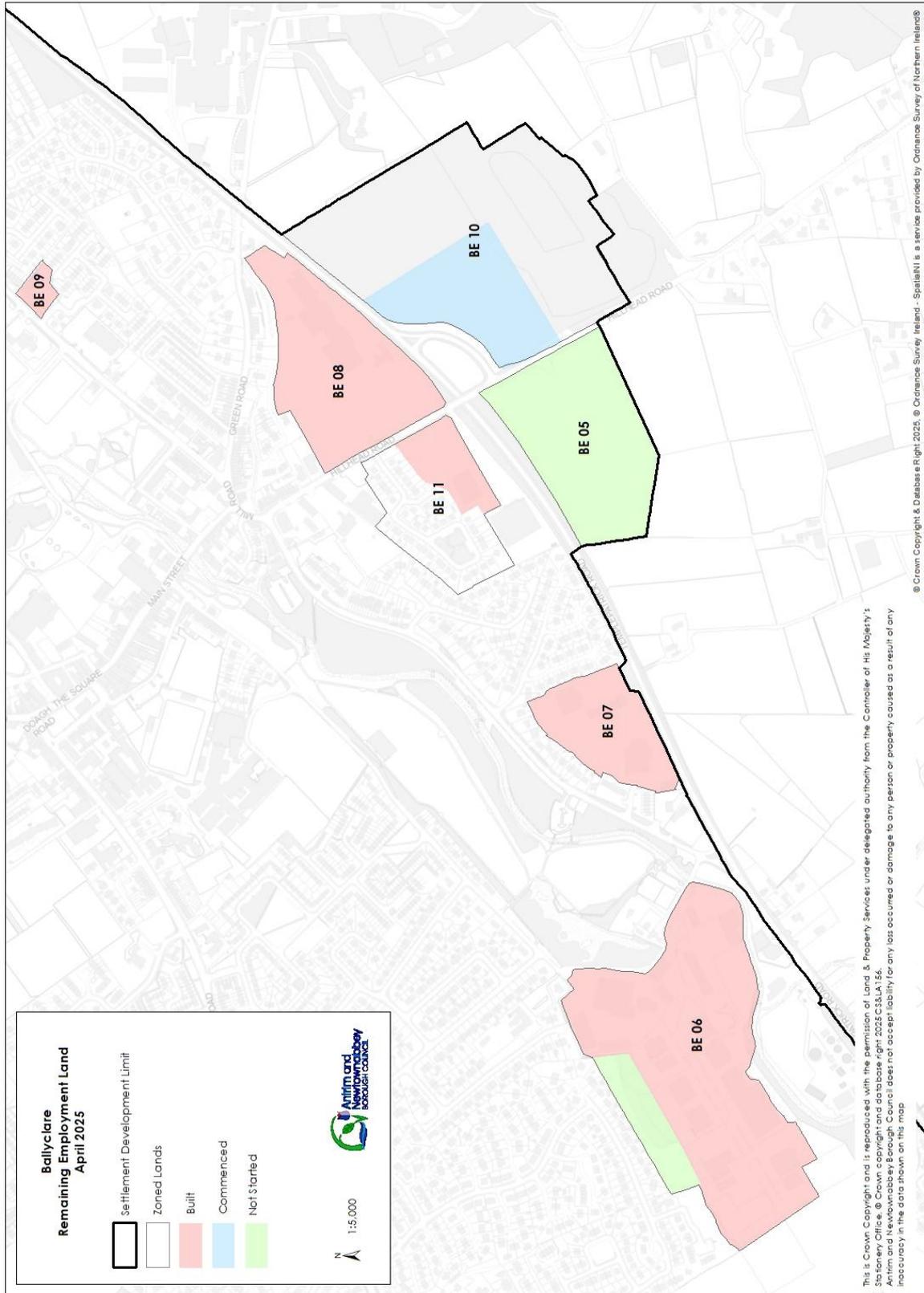
<sup>2</sup> The "Commenced" category within MNY 05 Global Point includes the implementation of the masterplan permission (U/2007/0267/O, U/2014/0385/RM and U/2014/0388/RM) deeming all the land within the masterplan site boundary as committed for the purposes of this document – to date at least 15ha of land remains available within this site boundary.



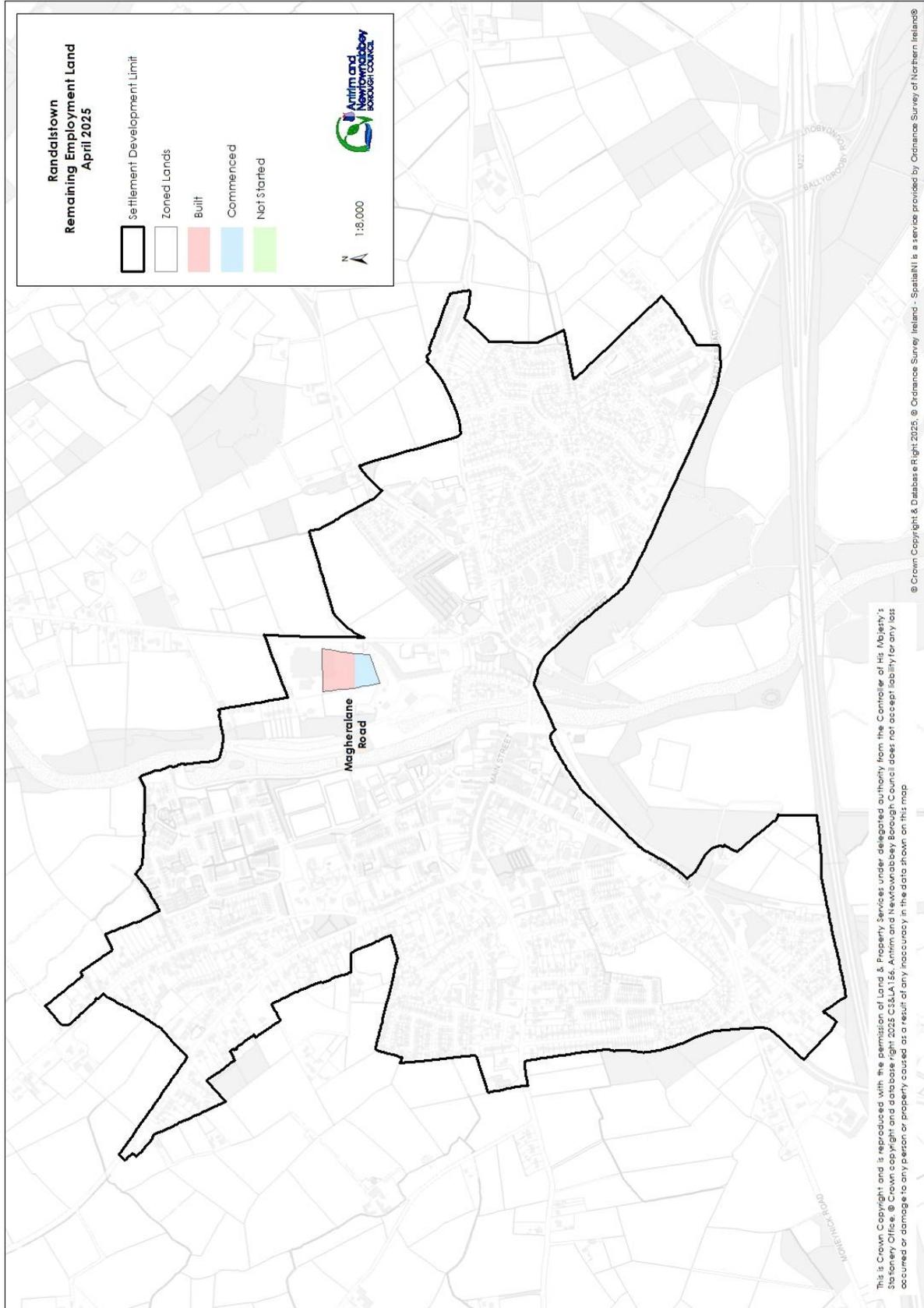
<b>ANTRIM</b>			
<b>Zoning</b>	<b>Area (Ha) of AAP Zoning</b>	<b>Remaining Capacity (Ha), ELER 2019</b>	<b>Remaining Capacity (Ha), <u>April 2025</u></b>
Newpark Industrial Estate	12.55	c.3.21	NIL
Rathenraw Industrial Estate	14.37	c.3.24	c.2.92
Steeple Road Industrial Estate	1.31	NIL	NIL
Springfarm Industrial Estate	0.63	NIL	NIL
Technology Park	25.96	c.2.20	c.0.41
South of Kilbegs Road	14.51	c.3.30	c.3.05
<b>Sub Total</b>	<b>69.33</b>	<b>c.11.95</b>	<b>c.6.38</b>



<b>BALLYCLARE</b>				
<b>BMAP'14 Reference</b>	<b>Zoning</b>	<b>Area (Ha) of BMAP'14 Zoning</b>	<b>Remaining Capacity (Ha), ELER 2019</b>	<b>Remaining Capacity (Ha), April 2025</b>
BE 05	South West of Hillhead Road	5.44	c.5.44	c.5.41
BE 10	East of Hillhead Road	3.99	c.3.99	NIL
BE 06	Avondale Drive	11.49	c.1.06	c.1.24
BE 07	Mill Road	2.63	NIL	NIL
BE 11	West of Hillhead Road	1.24	NIL	NIL
BE 08	Templepatrick Road	5.24	c.1.70	NIL
BE 09	Ballynure Road	0.31	NIL	NIL
<b>Sub Total</b>		<b>30.34</b>	<b>c.12.19</b>	<b>c.6.65</b>



<b>RANDALSTOWN</b>			
<b>Zoning</b>	<b>Area (Ha) of AAP Zoning</b>	<b>Remaining Capacity (Ha), ELER 2019</b>	<b>Remaining Capacity (Ha), <u>April 2025</u></b>
Magheralane Road	1.16	c.0.69	NIL
<b>Sub Total</b>	<b>1.16</b>	<b>c.0.69</b>	<b>NIL</b>



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