

GLENGORMLEY DEA PLACE SHAPING PILOT

July 2024



Contents

Section 1: Introduction	4
Section 2: Terms of Reference and Methodology	6
Terms of Reference	6
Methodology	8
Why a Place Shaping Pilot for Glengormley?	9
Section 3: Strategic Context	13
Section 4: Glengormley DEA Area profile	26
Section 5: Spatial Analysis Audit	30
Section 6: Engagement Process	49
Introduction	49
Stakeholders Engaged	49
Section 7: Summary of Engagements	50
Glengormley Place Shaping Pilot Community Survey	54
Glengormley Place Shaping Pilot Business Survey	60
Section 8: Forward Planning Themes	64
Section 9: Action Plan	67
Section 10: Making It Happen	72

Table of Figures

Figure 1: Map of Glengormley DEA- Discovery workshop	4
Figure 2: Map of Glengormley DEA	4
Figure 3: Glengormley Integrated Development Framework - Key Services	5
Figure 4: Glengormley Integrated Development Framework - Key Services	5
Figure 5: Lillian Bland Community Park	6
Figure 6: Get into Glengormley signage	6
Figure 7: Lillian Bland Community Park	7
Figure 8: DEA Place Shaping Pilot- Consultants Process Flow for the Assignment	8
Figure 9: The Community Plan -Outcomes 2017	9
Figure 10: PfG Draft Outcomes Framework	13
Figure 11: The determinants of health and well-being in our neighbourhoods	15
Figure 12: Glengormley DEA in Numbers-1- Love Living Here	288
Figure 13: Glengormley DEA in Numbers-2- Love Living Here	299
Figure 14: Map of Glengormley Town Centre- Antrim and Newtownabbey Integrated Development Framework	333
Figure 15: Old Police Station (PSNI)	355
Figure 16: Thunderdome site- Apartments approved	355
Figure 17: Tramways Centre- Redevelopment new-look community supermarket	355
Figure 18: Triangular car wash and Ferbro buildings- new apartment & shops approved	355
Figure 19: Thunderdome Café Site- 281-295 Antrim Road	366

Figure 20: Febro Site- 333-335 Antrim Road	377
Figure 21: Proposed graphics for Febro Site- 333-335 Antrim Road	378
Figure 22: Map of Government Owned Land Glengormley Area.....	444
Figure 23: Map of Open Spaces in Glengormley area	455
Figure 24: Map of Bus Stops in Glengormley area	466
Figure 25: Glengormley Place Shaping Pilot Stakeholder Engagement.....	499
Figure 26: Example of Roller shutters- "closed and unsafe town"	511
Figure 27: Example of improving public realm	511
Figure 28: Example of perceived lack of parking spaces.....	511
Figure 29: Example of vacant site in town	511
Figure 30: Example of a lack of vibrancy in the town	522
Figure 31: Example of new housing development	522
Figure 32: Example of Thunderdome Cafe vacant site in town	522
Figure 33: Example of Drive Thru Take Away- "no destination".....	522
Figure 34: Example of Old Police Station (PSNI) vacant site	522
Figure 35: Place Shaping Pilot Community Survey- Present Occupational Status.....	544
Figure 36: Place Shaping Pilot Community Survey- Age	544
Figure 37: Place Shaping Pilot Community Survey- The Connection with Glengormley	555
Figure 38: Place Shaping Pilot Community Survey- The length of time respondents have lived and/or worked in Glengormley	555
Figure 39: Place Shaping Pilot Community Survey- The main barrier to people coming to live and work in Glengormley.....	566
Figure 40: Place Shaping Pilot Business Survey- Size of Business- Employees	60
Figure 41: Place Shaping Pilot Business Survey- Years Operating.....	60
Figure 42: Place Shaping Pilot Business Survey- Type of Facility.....	611
Figure 43: Place Shaping Pilot Business Survey- Glengormley as a place to do business	611
Figure 44: Place Shaping Pilot Business Survey- Glengormley main strengths as a place to do business	622
Figure 45: Place Shaping Pilot Business Survey- Biggest threats for future Economic Development of Glengormley.....	622

Section 1: Introduction

In January 2024, Antrim and Newtownabbey Borough Council (in conjunction with the Housing Executive) appointed consultants to undertake a Place Shaping Pilot for Glengormley Urban District Electoral Area (DEA) which includes electoral wards of Burnthill, Carnmoney, Glebe, Glengormley, Hightown, Ballyhenry and Collinbridge.

Glengormley is approximately six miles from Belfast; the sixth milestone from the city centre is located on the Ballyclare Road beside Glengormley High School.

Glengormley sits at 700 feet above sea level and has a cold and windy climate which may be explained by the 'tunnel' of natural features running from the Antrim coast to the edge of Glengormley on the Hightown Road. The DEA is entirely an urban area.

A densely populated area (Glengormley DEA-21,549 population, NISRA, 2021), there is a mix of both affordable and private housing and a range of businesses from large operators to small commercial outlets. There are nine primary schools, with 1,860 primary school pupils, two post primary schools with 1,545 pupils of post primary age, one special school, two nursery and five pre-schools. The DEA has one Library, two Public Parks and a Pavilion. There are 12 sports facilities (including school facilities) in this area. There are eight chemists in this urban DEA, six dental surgeries and three GP medical practices.

The original settlement grew up in the mid-19th century, around a junction of the roads linking Belfast with Antrim and Ballyclare. The wider suburban area of Glengormley borders North Belfast. It is a popular residential area which witnessed expansion upwards from the Glengormley village to the Hightown Road between 1995-2005. Glengormley is also traversed by major communication arteries including the Belfast to Derry railway line (served by Mossley West halt) and the M2 motorway.

Glengormley occupies a distinctive place within the Northern Ireland context as a growing commuter hub, shaped by its proximity to Belfast and strong transport links. Many residents choose to live in Glengormley to access more affordable housing and suburban amenities while benefiting from easy access to employment and services in the capital. The area's relationship with nearby Mallusk—a significant industrial and business centre—reinforces its strategic importance, providing local jobs and supporting Northern Ireland's wider economic base. This dual identity as both a residential commuter town and a neighbour to

Figure 1: Map of Glengormley DEA- Discovery workshop



one of NI's most active industrial estates positions Glengormley as a connector between urban Belfast and the surrounding boroughs, highlighting its role in balancing housing demand, employment opportunities, and regional growth.

As a main conduit for commuters, the DEA experiences chronic congestion problems during peak times of the day, particularly on the A6 or Antrim Road. The M2 motorway runs close by and is accessible from the Sandyknowes Roundabout located at the end of the A6, with slip roads to the M2 northbound and southbound carriageways. The A8(M) motorway, which links Belfast with the port town of Larne and the main road into the Mallusk and Hydepark Industrial Estates as well as many other B roads are also accessible from Sandyknowes roundabout. Glengormley is within walking distance of the Cavehill Country Park and Belfast Zoo. The expansive Valley Park provides a safe cycling route to the North Shore coastal cycle path and onwards to central Belfast.

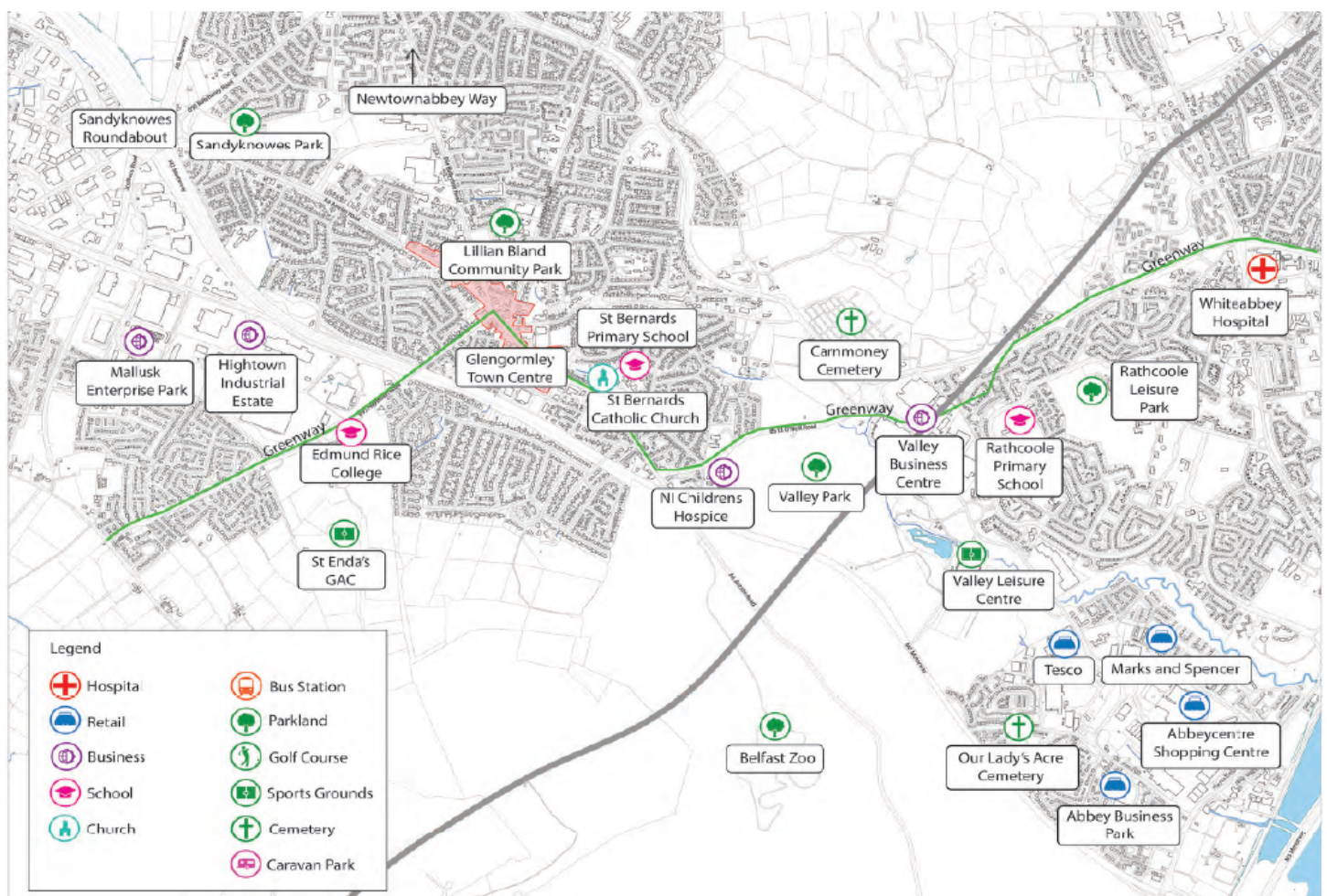


Figure 3: Glengormley Integrated Development Framework - Key Services

Section 2: Terms of Reference and Methodology

Terms of Reference

The Place Shaping Pilot for Glengormley Urban DEA has been commissioned by Antrim and Newtownabbey Borough Council and the Housing Executive (jointly funded by both). The Pilot seeks to examine how assets within the DEA can be developed and maximised in the future and how the role of Place Shaping can drive this change within the Community Planning process.

Through discussions with various stakeholders (including the public and private sectors) with an interest in the area, it has been agreed that a Place Shaping exercise offers the opportunity for forward planning advanced on a partnership basis that is rooted within the local community. The Glengormley Place Shaping Pilot exercise has therefore been approached as a mini community planning process within a specific geographic area – the entirety of Glengormley Urban DEA.



Figure 5: Lillian Bland Community Park



Figure 6: Get into Glengormley signage

The Place Shaping Pilot will evaluate current land uses and identify where opportunities exist within the DEA for public services including land for affordable housing, commerce opportunities, renewed public transport, additional community facilities and new green infrastructure. The Pilot will contain a vision for the DEA in the years to 2030, which aligns to both Council and Housing Executive strategic objectives. This in turn will demonstrate how the vision can be achieved working in partnership with all Community Planning partners, where established cooperation and collaborative working already exists. The Pilot will therefore foster both old and new working relationships between the public, private, community and voluntary sectors.

A key part of this Pilot will seek to identify opportunities for housing led regeneration through identifying opportunity sites for residential and mixed-use development. This is of particular importance as Council Planners proceed with preparing the new Local Development Plan (LDP) which will enable proactive and positive forward planning for the future of the entire Borough, of which Glengormley Urban DEA forms part of. The adoption of the new LDP will be a vital tool in both facilitating and implementing any land use related objectives identified as part of this Pilot.

Therefore, purpose of the Glengormley Urban DEA Place Shaping Pilot study is to evaluate and understand from a spatial planning perspective what can be achieved across the entire DEA with involvement of all Community Planning partners. The assignment is to develop a high-level spatial plan for the DEA underpinned by a structured engagement process.

The objectives include:

- External consultation and engagement with elected members, key partners and stakeholders, including but not limited to, public bodies and community organisations,
- Internal consultation and engagement with key Council staff, to include the Corporate Leadership Team, Heads of Service and other relevant staff,
- High level assessment of current need and demands, identification of gaps in current service delivery twinned with reference to existing and proposed facilities/programmes,
- Consideration of the strategic context including plans and proposals for Glengormley Urban DEA and the surrounding area,
- Assessment of Community assets as they currently operate, against the backdrop of current and future demand,
- Identify opportunities for housing led regeneration through identifying opportunity sites for residential and mixed-use development,
- Market research and analysis twinned with identification of models of excellence, and,
- Presentations to Elected Members, Council, the Corporate Leadership Team and Glengormley DEA Member Engagement Group.



Figure 7: Lillian Bland Community Park

Methodology

The Place Shaping Pilot process is demonstrated in the following diagram. It builds on work undertaken to date by both Antrim and Newtownabbey Borough Council and the Housing Executive through both their corporate and strategic plans and objectives as well as work undertaken throughout the Community Planning process in conjunction with all stakeholders. It also links to the spatial planning work undertaken as part of the new Local Development Plan processes.

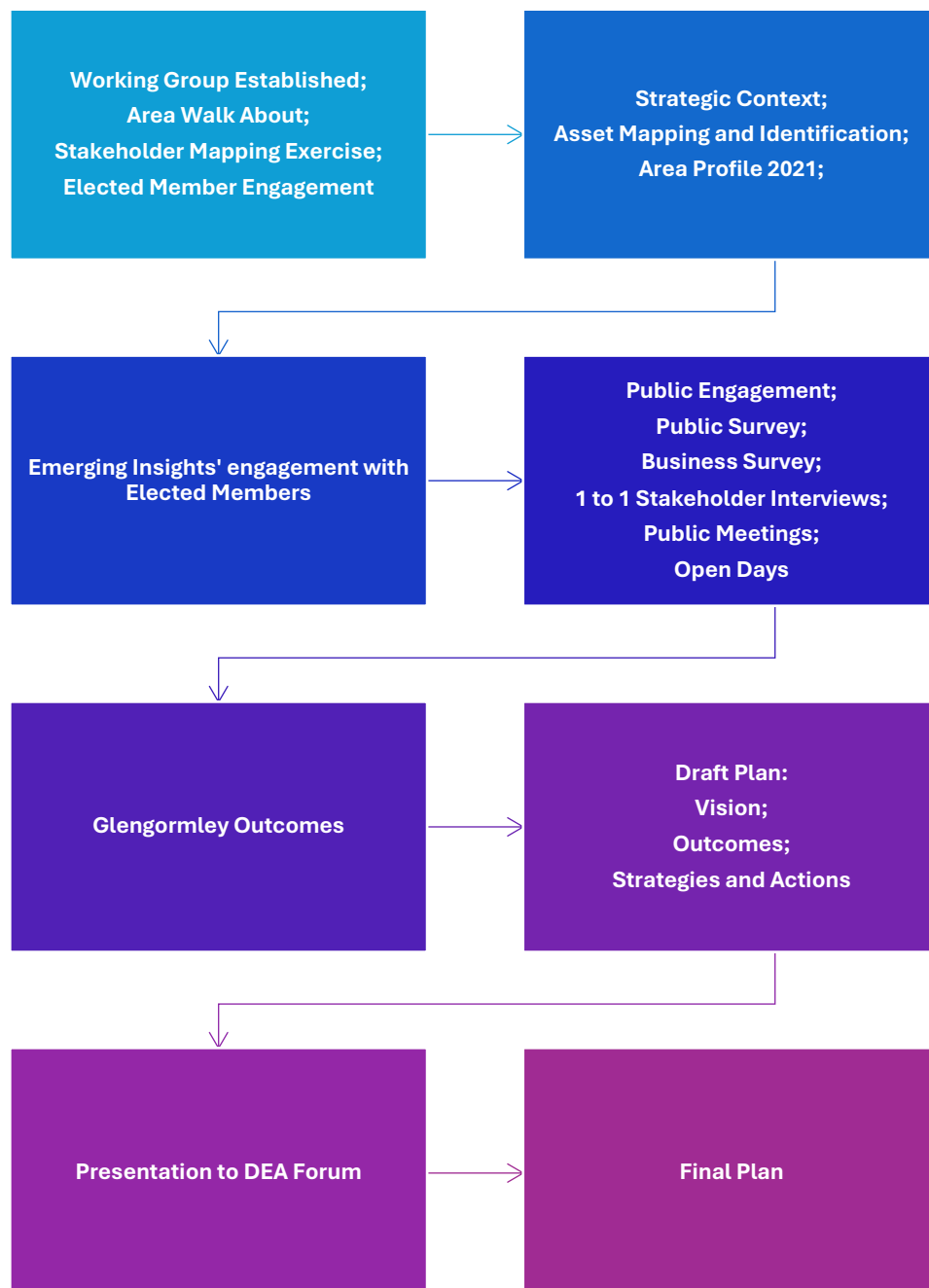


Figure 8: DEA Place Shaping Pilot- Consultants Process Flow for the Assignment

Why a Place Shaping Pilot for Glengormley?

The Love Living Here Community Plan was published in 2017 by Antrim and Newtownabbey Borough Council and is the key document outlining the partnership approach to initiatives and programmes in the Antrim and Newtownabbey area. The Community Plan encompasses four outcomes plus a wildly important goal. These are:

- Our citizens enjoy good health and wellbeing
- Our citizens live in connected, safe, clean and vibrant places
- Our citizens benefit from economic prosperity
- Our citizens achieve their full potential
- Wildly important goal - Our vulnerable people are supported



Figure 9: The Community Plan -Outcomes 2017

Alongside aligning with the Programme for Government and Regional Strategies and Policies, Partners' Strategic Plans, Partners' Operational / Service plans and

Community Planning Outcomes Delivery Plans, the Love Living Here Community Plan also aligns with DEA Action Plans. The Glengormley DEA Action Plan is driven by the Place Shaping Forum. The Forum also sits at the Community Planning Strategic Table.

The review of the Love Living Here Community Plan identified two very special issues that need to be considered in any new Place Shaping Plan- i.e. The Post COVID19 impact and the current Cost of Living Crises that has greater impact on the most vulnerable within society.

A full review of the 2017–2023 delivery framework has been carried out, with a refreshed action plan running to 2030. One of the key outcomes of the review has been the formal adoption of housing-led regeneration as a core strategic objective for the refreshed Plan—recognising the potential for residential and mixed-use development to drive place-shaping and sustainable growth.

Next steps will include a detailed spatial assessment of Glengormley, identification of residential and mixed-use regeneration opportunities, community and stakeholder engagement sessions to shape local priorities, and alignment with the Local Development Plan to ensure housing-led regeneration is embedded within future planning frameworks.

The **Love Living Here Community Plan** is built around four pillars with a number of key actions under each namely:

Love Living Here Community Plan Review 2024		
Thematic Areas	Why	Actions
People	Intends to deliver and support our local people reach their full potential, regardless of their age or social profile. In order to achieve this, we need to ensure that we can support and grow a thriving community and voluntary sector and champion our next generations of volunteers across a range of interests. Importantly we also need to support and empower people to make sensible decisions about their own mental health and well-being whilst working together to improve the quality of life for all our citizens.	• Creating a strong and vibrant community and voluntary sector - advocate, champion and maintain volunteering across the Borough. • Championing physical and mental wellness - implement the take 5 framework within the workplace, schools, and the wider community. • Improving the quality of life for our aging population - commitment to being an age friendly Borough following the world health organisation's eight domains. • Integrated approach to tackling poverty.
Place	Providing an environment that allows our local people to thrive and develop whilst making certain their safety is a vital component of our plan. Ensuring that people who want to live within the Borough can access affordable housing whilst providing a clean and safe surrounding is also a major part of delivering on this strategic area.	• Improving access for all - supporting additional provisions for play and recreational facilities for all, including disabled people, across the Borough. • Increasing road safety - promoting safe travel across the Borough. • Sustaining clean and vibrant places. • Developing housing led regeneration - supporting the delivery of additional affordable housing.
Prosperity	Prosperity and enrichment are a strong reflection of how well a community is achieving and is central in showcasing our passion and commitment to local growth. Helping and supporting our local business people whilst ensuring that we provide local people with the skills and knowledge required to maximise new opportunities to our future successes. Notably we also have to ensure that the local infrastructure, connectivity and regeneration is improving to meet demand, and we	• Antrim and Newtownabbey is a leading and competitive place to start and grow a business. • Our Borough has a culture of entrepreneurship, skills development and vocational training. • Our Borough is a place to do business, developing transport, energy and broadband infrastructure. • Our Borough provides opportunities for all to enable and support people to reach their full potential.

Love Living Here Community Plan Review 2024		
Thematic Areas	Why	Actions
	believe our plan showcases how we will collectively deliver upon these specialised needs over the next 6 years.	The built heritage of our Borough is protected and sustainably regenerated to support economic prosperity.
Planet	Promoting greater sustainability right across the Borough whilst aiming to provide more access to greenways and areas of natural beauty, whilst looking to ensure they are protected, can be complex. We believe that our plan takes account of how best we can educate our people to ensure we protect our natural environment and tackle climate change whilst meeting the therapeutic needs of our people for additional green spaces to connect and come alongside nature.	- Promoting greater sustainability - sustaining and resourcing a more resilient society through conscientious practices. - Improving education and awareness - creation of learning and upskilling that supports the green economy and environmental protection. - Tackling climate change - minimising our environmental impact across the Borough. - Improving access to green spaces - promoting regeneration and access to green spaces across the Borough.

In summary

The Glengormley Place Shaping Pilot takes cognisance of this direction of travel and the strategic context in the next chapter assists in demonstrating the importance of accounting for all national and regional policies which in turn impact on the outcomes for shaping the place.

Section 3: Strategic Context

The following is a summary of some of the key documents which have helped to shape the Glengormley Place Shaping Pilot Project.

Strategies	Context
Programme for Government Draft Outcomes Framework PFG ¹	The nine Outcomes outlined in the Draft Programme for Government Framework (PFG) present a picture of the kind of society people in Northern Ireland want to see. An inclusive society in which people of all ages and backgrounds are respected and cared for and in which all prosper. A society which has no barriers to prevent people from living fulfilling lives.  <i>Figure 10: PFG Draft Outcomes Framework</i> The Glengormley Place Shaping Pilot aligns to these outcomes.
Regional Development Strategy 2035 ²	The Vision - An outward-looking, dynamic and liveable Region with a strong sense of its place in the wider world; a Region of opportunity where people enjoy living and working in a healthy environment which enhances the quality of their lives and where diversity is a source of strength rather than division.” This is supported by 8 aims: • Support strong, sustainable growth for the benefit of all parts of the Region. • Strengthen Belfast as the regional economic driver and Derry/Londonderry as the capital of the North West. • Support our towns, villages and rural communities to maximise their potential.

¹ <https://www.northernireland.gov.uk/sites/default/files/consultations/newnigov/pfg-draft-outcomes-framework-consultation.pdf>

² <https://www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/regional-development-strategy-2035.pdf>

Strategies	Context
	• Promote development which improves the health and well-being of communities. • Improve connectivity to enhance the movement of people, goods, energy and information between places. • Protect and enhance the environment for its own sake. • Take actions to reduce our carbon footprint and facilitate adaptation to climate change. • Strengthen links between north and south, east and west, with Europe and the rest of the world. The Glengormley Place Shaping Pilot aligns with this vision and aims.
Strategic Planning Policy Statement - Sept 2015 ³	When plan-making and decision-taking, planning authorities must balance and integrate a variety of complex social, economic, environmental and other matters that are in the long-term public interest. This is fundamental to the achievement of sustainable development. To assist with the above-mentioned approach the core planning principles of the two-tier planning system are: • Improving Health and Well-being. • Creating and Enhancing Shared Space. • Supporting Sustainable Economic Growth. • Supporting Good Design and Positive Place Making; and • Preserving and Improving the Built and Natural Environment. When plan making and decision-taking planning authorities should contribute positively to health and well-being through: • safeguarding and facilitating quality open space, sport and outdoor recreation. • providing for safe and secure age-friendly environments. • encouraging and supporting quality, environmentally sustainable design. • better connected communities with safe pedestrian environments. • better integration between land-use planning and transport. • facilitating the protection and provision of green and blue infrastructure. • supporting the provision of jobs, services, and economic growth. • supporting delivery of homes to meet the full range of housing needs, • contributing to balanced communities; and supporting broader government policy aimed at addressing for example obesity, and health and well-being impacts arising through pollution.

³ [SPPS.pdf \(infrastructure-ni.gov.uk\)](https://www.infrastructure-ni.gov.uk/SPPS.pdf)

Strategies	Context
	Capitalising on the synergies that exist between spatial planning and health and well-being can provide better outcomes. <i>Figure 11: The determinants of health and well-being in our neighbourhoods</i> Place Making New buildings and their surroundings have a significant effect on the character and quality of a place. They define public spaces, streets and vistas and create the context for future development. The planning system has a positive role in making successful places through its influence on the type, quantum, scale, height, massing, layout, materials, design and location of development and the use of land. Place-making is a people-centred approach to the planning, design and stewardship of new developments and public spaces that seeks to enhance the unique qualities of a place, how these developed over time and what they will be like in the future. Key to successful place-making is identifying the assets of a particular place as well as developing a vision for its future potential. This involves a collaborative approach that recognises the value of cooperating and communicating with the people that use a place. Place-making is not simply the remit of architects but requires collaborative working between architects, town planners, transport planners, urban designers, landscape architects, transportation and roads engineers, developers, public service providers, communities, individuals and everyone else affected by the development process. Successful place-making also acknowledges the need for quality, place specific, contextual design, whilst at the same time making responsible use

Strategies	Context
	of limited resources. Successful place-making promotes accessibility and inclusivity for all, acknowledges the importance of creating hospitable and safe places, and emphasises the contribution that vibrancy, adaptability, and diversity of use can make to the viability of place and how it will endure into the future. Key to successful place-making is the relationship between different buildings; the relationship between buildings and streets, squares, parks, waterways and other spaces; the nature and quality of the public domain itself; the relationship of one part of a village, town or city with other parts; and the patterns of movement and activity that are thereby established. The compatibility of a development with its immediate and wider context, and the settlement pattern of a particular area, are important considerations. Urban or Civic Stewardship is about actively caring for people and places. It encompasses techniques for managing and maintaining space and places, as well as other means by which people and organisations can actively care for and manage change to make their place better. Planning authorities should consider positive ways in which to improve the linkages between good places (i.e. design) and the management and maintenance of those spaces (i.e. stewardship). <i>The Glengormley Place Shaping Pilot has been guided by these concepts.</i>
Living High Street- Craft Kit 2022 ⁴	This Craft Kit developed by The Ministerial Advisory Group for Architecture and Built Environment for Northern Ireland (MAG) has been designed to guide and support communities to share an understanding of their needs, make the most of existing assets and strip out the things that negatively affect them and at the same time provide a basis for sharing their future needs. The desired output from these conversations will be a co-designed Living High Street Framework that enables: • Continued collective involvement • Inclusive, cultural activities and events • Movement, public realm and environmental initiatives • Existing and new masterplans • Development and restoration projects • Incorporation of fresh ideas • Ongoing stewardship

⁴ <https://www.communities-ni.gov.uk/sites/default/files/publications/communities/mag-living-high-streets-craftkit.pdf>

Strategies	Context
	Living High Streets will be resilient to the natural ups-and-downs of changing events, including economic downturns, pandemics and climate change. Detail are with the Craft Kit. Successful places have a unique ‘spirit of place’ and are built on, and support: • The local landscape, culture and heritage – the heart and soul of the place • Togetherness, collaboration and living well - the fundamental human need to be together • Being safe and welcoming - a public realm of streets and spaces, which are safe and well connected • Multi-layered purpose and meaning • Having adaptable buildings and spaces • Being well serviced and connected - accessible services and facilities • Being sustainable - social, environmental and economic The Ministerial Advisory Group (MAG) also sets out key design principles that are highly relevant to the Place Shaping Pilot. In terms of inclusive places, MAG emphasises the need for towns and neighbourhoods that are welcoming, accessible, and equitable ensuring that regeneration projects create environments where people of all ages, abilities, and backgrounds can thrive. Equally, its focus on quality residential space highlights the importance of well-designed homes and neighbourhoods that provide comfort, safety, and connection, while supporting health and wellbeing. Together, these principles provide a strong foundation for housing-led

Strategies	Context
	regeneration, guiding the creation of affordable homes within vibrant, sustainable, and socially cohesive communities. The Glengormley Place Shaping Pilot has been guided by these concepts.
Living Places: An Urban Stewardship and Design Guide for Northern Ireland⁵	Living Places: An Urban Stewardship and Design Guide for Northern Ireland sets out ten core qualities of urban stewardship and design that underpin good placemaking, providing a shared language for raising standards across towns and cities. In parallel, the Creating Places design guidance reinforces the importance of embedding good design principles from the outset—ensuring that new developments are not only functional but also contribute positively to the character, identity, and liveability of our built environment. Together, these frameworks highlight how thoughtful design, and long-term stewardship can help shape places that are inclusive, sustainable, and resilient, directly informing the ambition of housing-led regeneration within the Place Shaping Pilot. The 10 qualities of urban stewardship and design are: Visionary • Recognising Potential, Leadership, Skills Collaborative • Cooperation & Coordination • The Value of Working Together • Active Participation, Communication Contextual • Understanding Place • Natural Systems, Harnessing Heritage • Contextual Design, Appropriate Scale • Edges, Boundaries & Transitions Responsible • Conserving Limited Resources • Maximising the Impact of Limited Resources • Working with Nature, Going Local, Shared Space Accessible • Inclusivity, Sustainable Transport Hierarchy • Connectivity, Legibility, Car Parking

⁵ [Living Places - An Urban Stewardship and Design Guide for Northern Ireland_1.pdf \(infrastructure-ni.gov.uk\)](#)

Strategies	Context
	Hospitable • Climatic Considerations, Healthy • Safety through Urban Design • Sense of Arrival, Animation, Partnerships Vibrant & Diverse • Centralised Services & Facilities • Sustainable Urban Densities, • Mixed Use, Type & Tenure, Active Frontages Crafted • Clarity of Concept, Aesthetic Principles • Peer Review, Commitment to Quality • Place Specific Design Viable • Flexibility of Use & Management • Temporary Uses & Interventions, Serviceability • Diversity of Provision, Deliverability • Testing Enduring • Self-Sustaining, Adaptive Re-use • Communicating Heritage • Passage of Skills and Knowledge The Glengormley Place Shaping Pilot aligns with these qualities.
Antrim and Newtownabbey Corporate Plan draft 2024-2030 ⁶	Vision: To be an ambitious council which enables our communities towards an inclusive, prosperous and sustainable future Mission: To meet and exceed the needs and aspirations of all our people and to be recognised for dynamic leadership and excellence locally, nationally and internationally. Themes: the themes are • Place • People • Prosperity • Planet

⁶ <https://antrimandnewtownabbey.gov.uk/getmedia/73ca5048-e74a-475b-900d-55828c30be54/Corporate-Plan-2024-2030-Draft-for-Consultation.pdf.aspx>

Strategies	Context
	Place • Be a place where people take pride in their surroundings. • Have vibrant and welcoming towns, villages, neighbourhoods and rural areas. • Conserve our built heritage both now and for the future. • Operate a proactive and efficient planning service that promotes positive sustainable development and growth. People: • Deliver high quality council services and improve access for people, communities and businesses in the borough. • The facilities and support we provide will lead to a more active, healthy and sustainable community. • Work in partnership to plan and deliver better services, address disadvantage, and improve the quality of life for everyone. • Encourage a culture of equity, diversity and respect, to ensure our community is inclusive and supportive. • Promote the customer voice by engaging with citizens, to achieve excellence in customer and service quality standards Prosperity: • Build on our world class infrastructure to attract investment, support business growth, and be a centre of excellence for global companies. • Nurture our entrepreneurial base, creating an environment for new and existing businesses to succeed, providing upskilling opportunities, and increasing employment. • Maximise the tourism potential of the borough by developing attractive and sustainable destinations and experiences. • Cultivate a strong arts and culture brand which enhances the image and reputation of the council Planet: • Work towards being environmentally sustainable and reducing the impact of council services by improving our environmental performance and reducing our carbon footprint. • Create a robust infrastructure for future growth that meets the social, economic and environmental wellbeing of our citizens. • Increase recycling, reduce waste and encourage behavioural change. • Increase the promotion of skills, green jobs, social value and sustainable growth in the borough. • Protect and enhance our environment, natural habitats and green spaces conserving and restoring them and the biodiversity they contain The Glengormley Place Shaping Pilot aligns with this plan.

Strategies	Context
Antrim and Newtownabbey Local Development Plan 2030⁷	The purpose of the new Local Development Plan (LDP) will be to inform the public, statutory authorities, developers and other interested parties of how the Borough should develop in the years ahead. The Plan will balance competing demands and aim to ensure that good development occurs in the right place, at the right time. It will contain policies and proposals that will be used in determining planning applications. A good plan will lead to decisions that are consistent, and people will know what to expect in terms of change, and the locations where development will be encouraged The Plan will be prepared in the context of the Council's overall Corporate Plan and wider government policy including the Regional Development Strategy 2035 and the Strategic Planning Policy Statement. It will also take account of the Council's published Community Plan Love Living Here. The new Local Development Plan has a number of key stages. The Plan Strategy is one of two development Plan documents which, when read together will comprise the Local Development Plan (LDP) for the Borough. The second document is the Local Policies Plan (LPP) and this will be brought forward by the Council once the Plan Strategy has been adopted. The LDP is a spatial land use Plan which is primarily about place. It will guide future development and use of land in our towns, villages, hamlets, and rural areas by addressing the spatial implications of social, economic, and environmental change. It is therefore a powerful tool for place-shaping. The purpose of the LDP is to inform the public, statutory authorities, developers, and other interested parties of how our Borough should develop in the years ahead. It will balance competing demands and aims to ensure that appropriate development occurs in the right place at the right time. The policies and proposals of the LDP will be used to determine planning applications. A good LDP will lead to decisions that are consistent and people will know what to expect in terms of change, and the locations where development will be encouraged In summary, the LDP will: • Provide a plan framework that will support the economic and social needs of our Borough up to 2030, taking into account regional

⁷ Local-Development-Plan-2030-Towards-Preferred-Options.pdf.aspx (antrimandnewtownabbey.gov.uk)

Strategies	Context
	strategies and policies, whilst providing for the delivery of sustainable development. • Facilitate sustainable growth by co-ordinating public and private investment that will encourage development where it can be of most benefit to the wellbeing of our community. • Allocate sufficient land to meet the needs of our Borough. • Provide a plan-led framework for rational and consistent decision making. • Help deliver the spatial aspects of the Community Plan; and • Provide an opportunity for all stakeholders and in particular residents to have a say about where and how development within the Borough should take place. The draft LDP establishes a Spatial Growth Strategy which sets out the approach to development across the Borough, indicating at a strategic level where growth will occur up to 2030. In summary the Spatial Growth Strategy seeks to: • Focus core growth in Metropolitan Newtownabbey (which includes former villages of Glengormley, Carnmoney, Monkstown, Jordanstown, Whitehouse and Whiteabbey) and the Major Hub Town of Antrim, based upon existing committed development allocations, strengthen their roles as the primary locations for future housing and economic growth and investment within our Borough. The Glengormley Place Shaping Pilot will complement the role which the LDP considers appropriate for Glengormley – as a core growth area.
Antrim and Newtownabbey Integrated Master Plan ⁸	The Integrated Masterplan aim is to identify projects that will make the Borough's town centres more sustainable in the longer term through alternative uses, increasing their appeal as social and leisure destinations. It includes updated plans for a number of town centres including Glengormley identifying 3 areas of need. • Public Realm/ Environmental Improvements • Development Opportunities/Committed Development • Connectivity The Glengormley Place Shaping Pilot aligns with this plan.
Antrim and Newtownabbey Love Living Here	Love Living Here is the new Community Plan for Antrim and Newtownabbey where the focus of the plan is on the difference it will make to the wellbeing and quality of life of citizens in Antrim and Newtownabbey Brough Council through the following outcomes:

⁸ https://consultations.antrimandnewtownabbey.gov.uk/economic-development/antrim-and-newtownabbey-borough-council-masterplan/supporting_documents/ANIDF%20%20Report%20FINAL%20FINAL.pdf

Strategies	Context
Community Plan ⁹	1. Our citizens enjoy good and health and wellbeing 2. Our citizens live in connected, safe, clean and vibrant places 3. Our citizens benefit from economic prosperity 4. Our citizens achieve their full potential Wildly Important Goal – Our vulnerable people are supported. The Glengormley Place Shaping Pilot aligns with this plan.
Housing Executive Corporate Strategy – Energising Communities (2022/23 – 2024/25) ¹⁰	The Housing Executive’s Corporate Strategy, Energising Communities, sets out how the organisation will operate as both the Strategic Housing Authority for Northern Ireland and as a major public landlord. The strategy is built around the vision that <i>everyone should be able to live in an affordable, sustainable and decent home, appropriate to their needs, in a safe, attractive, climate-resilient place.</i> It focuses strongly on social, environmental, and economic sustainability, with commitments to decarbonisation, alleviating the cost-of-living impact, improving services, and strengthening partnerships. The strategy identifies six strategic priorities that will drive its work through this period: 1. Increase Social Housing Supply & Build Investment Capacity 2. Support Climate Action & Environmental Sustainability 3. Deliver Major Economic Investment 4. Innovative Housing Solutions & Improved Health & Well-Being 5. Customer-Centred Services 6. Employer of Choice As the Strategic Housing Authority, the Housing Executive plays a central role in Place-Shaping - helping create sustainable and vibrant communities across Northern Ireland. The Glengormley Place Shaping Pilot will make parallel connections with the above priorities through developing a community led action plan which notes opportunities for housing-led regeneration, healthier and more inclusive communities whilst also recognising the importance of climate change and improving health and well-being within local communities.
Housing Executive Corporate Sustainable Development Strategy and	The Housing Executives Corporate Sustainable Development Strategy and Action Plan sets out an organisation-wide response to the climate emergency. The plan recognises the Housing Executives strategic role as a major public landlord and Home Energy Conservation Authority, emphasising that sustainability must be embedded across all functions to tackle fuel poverty, improve tenant well-being, and ensure a fair, just

⁹ https://antrimandnewtownabbey.gov.uk/Antrim_NewtownabbeyBoroughCouncil/media/ANBC-Master/1.CMS-Pages/1.%20Residents/Community%20Information/Community%20Planning/ANBC-Community-Draft-Action-Plan-2024.pdf

¹⁰ <https://www.nihe.gov.uk/getattachment/ba9970d5-45a1-4da7-bb26-b808fb991b33/Corporate-Strategy-2022-23-to-2024-25.pdf>

Strategies	Context
Action Plan 2022 –2027 ¹¹	energy transition. The plan aligns closely with the Glengormley Place Shaping Pilot as it focuses on establishing actions that will contribute towards creating a more sustainable, resilient, and inclusive community.
Housing Executive Housing Investment Plan Antrim and Newtownabbey 2022 ¹² Annual Update	The Housing Executive’s Housing Investment Plan outlines the future needs of housing in Antrim and Newtownabbey Borough Council. With an increase in population of 65+ age group there will be a requirement to design and construct suitable accommodation for older people though the need for small family accommodation remains strong. Their 5-year assessment 2021-26 shows a need for 1,019 Affordable Housing units with Central Glengormley needing 163 units. Currently, accessing suitable sites is a challenge. The Glengormley Place Shaping Pilot aligns with this plan.
Housing Executive Housing Investment Plan Antrim and Newtownabbey 2023-26	The Housing Executive’s Housing Investment Plan reports on progress made across public sector housing across the Borough for the previous year and sets out ambitions for the year ahead. The Housing Executive’s Strategic Priorities are set out within the Plan which commits the Housing Executive to increase social housing supply to help meet identified need as well as continuing to invest in existing stock. The Housing Investment Plan is aligned to the outcomes of the Council’s Community Plan highlighting how their work supports the delivery of the plan’s objectives. ¹³ The Housing Executive continue to show a demonstrated need for family type housing in the area of which there is a lack of suitable land. The Glengormley Place Shaping Pilot aligns with this plan.
The Housing Supply Strategy for Northern Ireland (2022–2037)	It sets out a long-term vision to ensure “everyone has access to a good quality, affordable and sustainable home that is appropriate for their needs and is located within a thriving, inclusive community.” The strategy adopts a whole-system approach to housing, recognising that supply must be considered alongside infrastructure, planning, economy, health, and environmental sustainability. Its core priorities include increasing housing

¹¹ <https://www.nihe.gov.uk/getattachment/e268d1eb-0228-4bc6-a791-9c16460c9ff8/Corporate-Sustainable-Development-Strategy.pdf>

¹² <https://www.nihe.gov.uk/getattachment/e042ffb0-1407-4d3b-8852-789761014496/Antrim-Newtownabbey-Housing-Investment-Plan-2023-26.pdf>

¹³ <https://www.nihe.gov.uk/getattachment/e042ffb0-1407-4d3b-8852-789761014496/Antrim-Newtownabbey-Housing-Investment-Plan-2023-26.pdf>

Strategies	Context
	supply across all tenures (social, affordable, and private), tackling housing stress and homelessness, supporting regeneration and place-making, promoting affordability and accessibility, and ensuring homes contribute to climate goals through energy efficiency and low-carbon design. Importantly, the strategy emphasises the role of housing-led regeneration in revitalising town centres and communities—providing a clear policy foundation for the Glengormley Place Shaping Pilot as a practical example of how housing can drive wider social and economic renewal. NI Housing Supply Strategy 2022–2037: Five Key Objectives 1. Increase housing supply and choice – Deliver more homes across all tenures to meet the diverse needs of households. 2. Address housing need and homelessness – Ensure timely access to safe, secure, and affordable homes for those in greatest need. 3. Support thriving, inclusive communities – Use housing as a driver of regeneration, placemaking, and social cohesion. 4. Deliver sustainable homes and neighbourhoods – Promote energy efficiency, low-carbon design, and climate resilience. 5. Transform delivery and improve systems – Foster collaboration across government, housing providers, and communities through a whole-system approach.

Section 4: Glengormley DEA Area profile

All figures are based on NISRA data Census 2021.

Population

- In 2021, Glengormley DEA had a population of 21,549 of which 10,535 (49%) were male and 11,104 (51%) were female.
- 18% of the population are aged between 0-15 years, 29% 16-39 years, 33% 40-64 years and 20% 65+ years.

Ethnicity

- In Glengormley DEA the majority, 97%, identify as white ethnic, 1% identify as Indian and the remaining 2% identify as Other Asian, Chinese, Pakistani, Black African or Filipino.

New Arrivals

- The numbers of new arrivals to Glengormley DEA is slowly declining.
- Before 2001 there was 867 new arrivals compared to 658 new arrivals between 2001-2010 and 631 new arrivals between 2011-2021.

Household Tenure & Size

- In Glengormley DEA 83% of homes are owner occupied, 5% of homes are affordable rented, 1% private rented and 1% live rent free.
- 13% of homes are one person households, 28% 2 persons household, 21% 3 persons household, 23% 4 persons household and 15% 5+ persons household.

Economic Activity

- 58% of Glengormley DEA' population are employed, 3% are unemployed and 39% are economically inactive.

Qualifications

- In Glengormley DEA 22% of the population have no qualifications, 7% have 1-4 GCSE's, 17% have 5+ GCSE's, 2% have 2+ A-Levels and 35% have a degree qualification.

Health in General

- In terms of general health 48% state they have very good health, 30% good health, 15% fair health, 5% bad health and 2% very bad health.
- 8% of people have an emotional, psychological or mental health condition.

Other Facts About Glengormley

- Lillian Bland Community Park, after whom the park in Glengormley is named, was the first woman to fly an aircraft in Ireland. Her first test flights were short glides from Carnmoney Hill.
- Sentry Hill is an early 19th-century farmhouse and attraction within this DEA, the house sits on the hill above Glengormley and Corr's Corner.
- There are 12 sports facilities (including school facilities) in this area.
- There are 8 chemists in this urban DEA, 6 dental surgeries and 3 GP practices.
- Glengormley has one of the highest rates of public transport use in the Antrim & Newtownabbey Borough, with only around 35% of households having access to two or more cars.

The following shows Glengormley DEA in comparison to NI in numbers. It demonstrates that in comparison to NI, Glengormley DEA:

- has a smaller younger population than the NI average.
- has a higher older person's population.
- has better qualifications.
- has a smaller percentage affordable and rented housing tenure.
- has more 5 bed houses and
- has a higher economically active population than the NI Average.

GLENGORMLEY DEA

IN NUMBERS

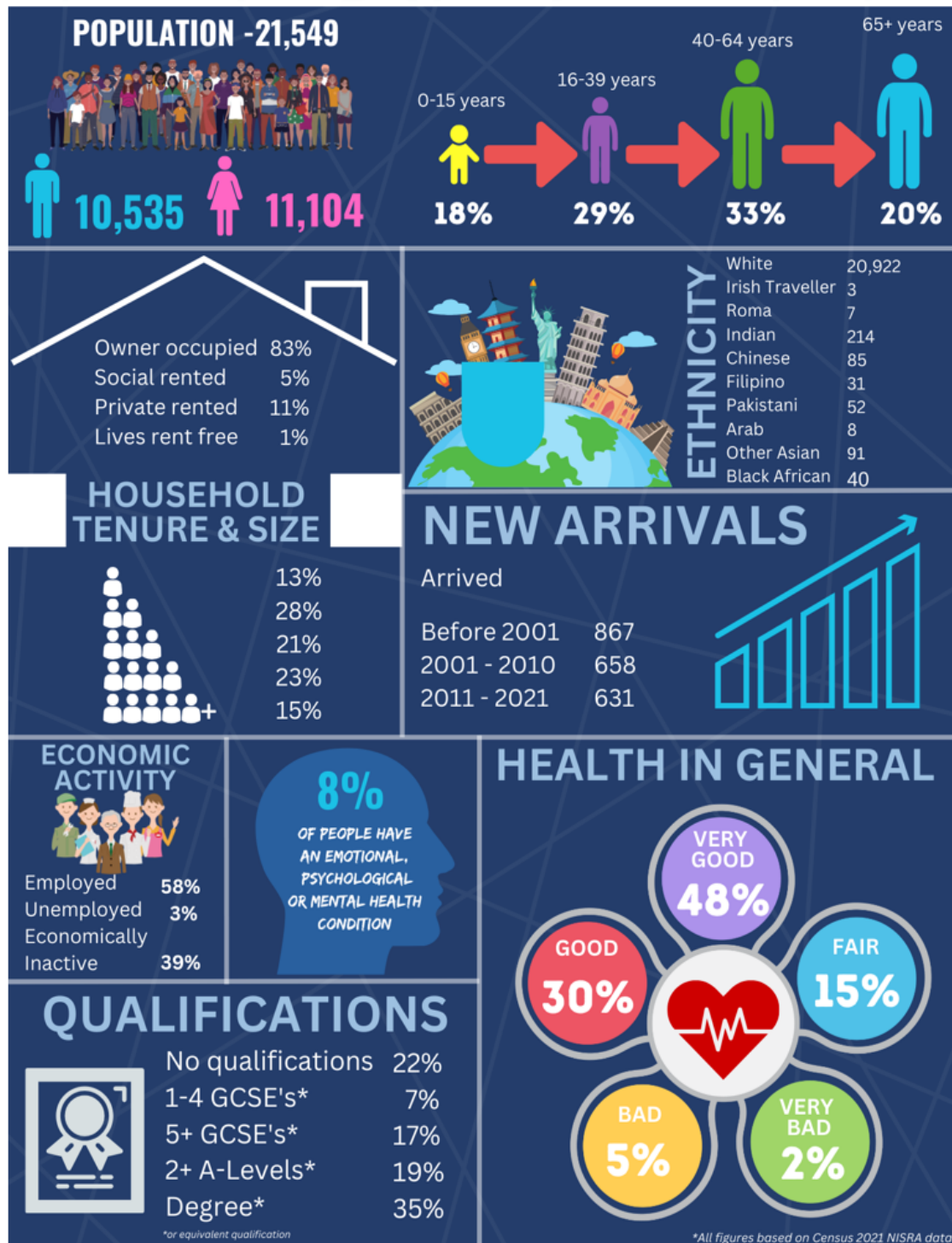


Figure 12: Glengormley DEA in Numbers-1- Love Living Here

NORTHERN IRELAND IN NUMBERS

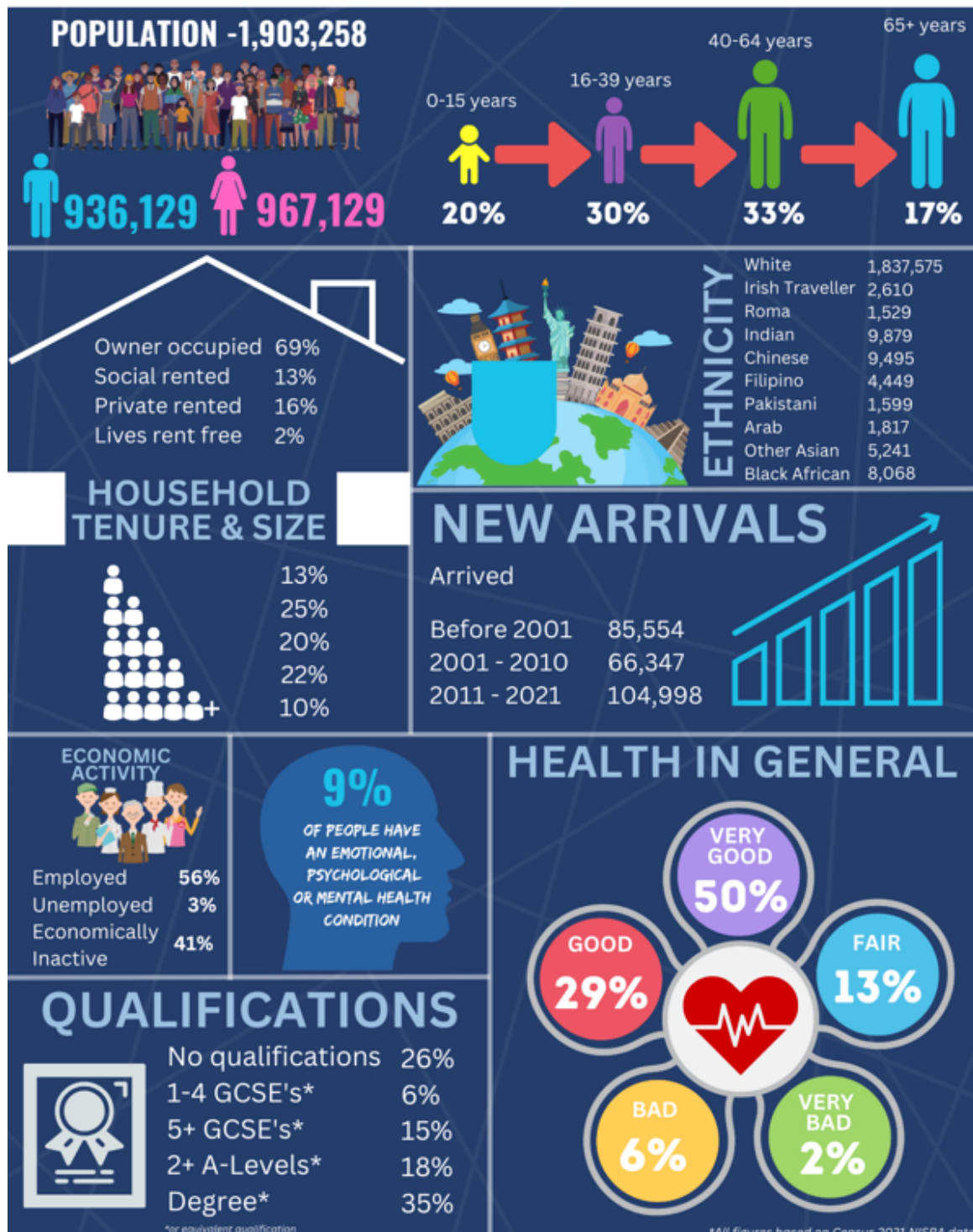


Figure 13: Glengormley DEA in Numbers-2- Love Living Here

Section 5: Spatial Analysis Audit

Introduction

One of the first actions in the development of the Glengormley Place Shaping Pilot was a detailed desk-based spatial analysis audit of existing Place Shaping Plan elements and a detailed walk around the DEA to identify challenges and opportunity sites. **The Antrim and Newtownabbey Local Development Plan 2030 - Draft Plan Strategy (LDP)** and the **Antrim and Newtownabbey Integrated Development Framework 2021 (ANIDF)** were important first steps in this audit process.

Within the Antrim and Newtownabbey Borough Council Local Development Plan 2030 (LDP) - Draft Plan Strategy, Glengormley in Metropolitan Newtownabbey has been identified as one of six town centres (2 x large town centres and 4 x town centres). SP2.12 illustrates the town centre first approach being taken within the LDP. The town centre first approach

SP 2.12: The Council will operate a **town centre first approach** in considering the development of retail and other main town centre uses across our Borough. This will be achieved by:

- (a) Applying the hierarchy for our Borough's retail centres set out in Table 4 below.
- (b) Promoting and supporting our Borough's town centres as the preferred locations for the development of retail, leisure (including evening/night-time economy uses), office, visitor accommodation, and appropriate housing and community facilities recognising the complementary role of our Borough's district and local centres.
- (c) Ensuring all development proposals for retail and other main town centre uses are of a scale and type that are commensurate with the centre's size and function within the retail hierarchy.
- (d) Applying a sequential test as set out in Policy DM 7 to all development proposals for main town centre uses that are not within an existing centre; and
- (e) Controlling future retail development at The Junction Retail Outlet and Leisure Park in Antrim in accordance with Policy DM 8

Large Town Centres	Abbey Centre and Antrim
Town Centres	Ballyclare, Crumlin, Glengormley, and Randalstown
District Centres	Northcott and Whiteabbey Village
Local Centres	Urban Metropolitan Newtownabbey Abbot's Cross, Ballyduff, Beverley Road, Carnmoney, Cloughfern, The Diamond (Rathcoole), Jennings Park, Kingspark/Kings Crescent, Mallusk, Mayfield, Merville Garden Village, Monkstown, Mossley West and Richmond. Antrim Greystone and Parkhall Rural Ballynure, Doagh, Parkgate, Templepatrick, and Toome

Table 4: Antrim and Newtownabbey Retail Hierarchy

SP 2.13: The Council will identify the detailed boundaries of our Borough's retail centres in the Local Policies Plan and will undertake regular health checks in the future (normally every 5 years) to monitor their vitality and viability.

SP 2.14: The Council will work with its statutory partners and other stakeholders to bring forward measures that will **support our Borough's centres, enhance the quality of retail floor space and reduce overall vacancy levels**. This will include **public realm schemes, meanwhile uses, enhanced landscaping, opportunities for improved accessibility by all transport modes, including walking and cycling, improved parking, an enhanced tourism offer and profile-raising events as well as promoting high quality design in new developments in accordance with Policy SP 6: Placemaking and Good Design**.

outlined in SP2.12 is central to the Draft Plan Strategy, recognising that the vitality and viability of town centres are critical to sustainable growth. By prioritising development, investment, and regeneration within established centres such as Glengormley, the LDP seeks to reduce reliance on out-of-town development, make best use of existing infrastructure, and support accessible, walkable, and vibrant communities. This approach not only strengthens the economic role of town centres but also promotes social interaction, environmental sustainability, and the creation of places where people want to live, work, and spend time.

The **Antrim and Newtownabbey Integrated Development Framework** identify key sites, across public and privately owned land, setting out initiatives and alternative uses to increase the appeal of these town centres as social, leisure and investment destinations. The Integrated Masterplan also includes proposals to visually improve and regenerate primary arterial routes between town centres, and nodes of industrial and smaller commercial use across the Borough. Glengormley Town Centre (within Metropolitan Newtownabbey) is one of the town centres considered in the plan as are two linked transportation corridors and a several of nodes of industrial / commercial use linked to Glengormley.

Challenges identified in Glengormley Town Centre

Some of the challenges identified during the consultation process and engagements in Glengormley town centre include the following:

Urban form and built environment

- Area dominated by traffic and the pattern of the road network
- Small area of public realm has created increased activity around Portland Avenue - the wider town suffers from low quality public realm and a lack of public space

Opportunity sites

- Car wash site and associated lands – vacant and not developed
- Ferbro building- vacant and not developed
- PSNI station- vacant and not developed
- Tramways and bank corner site – dated & vacant sites

Heritage features

- Lilian Bland Community Park – ASB, does not always feel safe at different times of the day

Connectivity to key assets

- Lilian Bland Community Park is relatively close to the town centre although it feels detached despite existing pedestrian connections because of lack of signage to and from the town centre

Barriers to development

- Road network - overall reliance on cars
- Parking is an issue due to the competing interests between access to high street businesses and leisure uses

Proposed Improvements as per the Antrim and Newtownabbey Integrated Development Framework (ANIDF)

A number of key takeaways from the ANIDF that could assist in addressing these issues include:

Public Realm / Environmental Improvements

The need for **public realm improvements** throughout Glengormley Town Centre.

- The proposals along the Antrim Road include footway improvements, tree planting, street furniture, street lighting, the creation of civic space and key junction rationalisation.
- These public realm improvements could also extend to adjoining streets including Hightown Road, Church Road, Church Way and Farmley Road.
- Extending the proposed public realm improvements through the Tramways Centre will help create a visual link between the Antrim Road and the backlands towards Farmley car park.
- An extension of the previously implemented Carnmoney Road public realm improvement scheme is proposed to enhance this link to Lilian Bland Community Park.
- Public realm works and avenue tree planting are also proposed along the Ballyclare Road to provide a new green boundary linking to Lilian Bland Community Park. An innovative illumination scheme is proposed within the Lilian Bland Park itself.
- The Ulster Bank site at the Junction between Antrim Road and Farmley Road represents a key node within the town centre which would also benefit from public realm improvements including planting, paving, furniture and lighting upgrades.
- The Masterplan also proposes shop frontage and boundary improvements throughout the town.

Connectivity

The Masterplan recognises the need to create a **new structure of legible pedestrian links** across Glengormley.

- The Masterplan includes proposals to provide direct pedestrian links between the Antrim Road and the leisure / commercial uses located on the Glenwell Road.
- Currently, the Glenwell Road area represents a largely unfriendly pedestrian environment, consisting of a number of poorly laid out car parks and accesses.
- The Masterplan recognises that Glengormley as a whole could benefit from re-configuration of this area, proposing a review of traffic flow / management with possible 'merged' car-park arrangement and one-way system to reduce the potential of a 'rat run' from Glenwell Road through to Farmley Road.
- Improvements to the retained car park include boundary enhancements, planting and electric vehicle (EV) charging facilities. The new proposed links will be complemented with environmental improvements to the existing link through the Tramways Centre.
- The Masterplan also includes a proposed greenway route along the Hightown Road which has potential to run through the centre of Glengormley to Valley Park and Gideon's Green.

Development Opportunities / Committed Development

There are a number of **vacant properties and underutilised sites** across Glengormley which present significant opportunities to vastly improve conditions within the town centre.

- This includes the former PSNI station which is located at a key gateway along the Antrim Road. The Masterplan proposes high quality, shared office/workspace facilities on the former PSNI station site to accommodate start-up businesses.
- Adjacent sites along the Antrim Road, including BT Exchange and Tyre Bay, have also been identified as having development potential for uses to complement the proposed office/workspace facilities.
- The Masterplan also recognises the proposed demolition of the current Thunderdome building for a new mixed use residential and commercial development in line with planning approval (Ref: LA03/2020/0544/F).
- Likewise, the car wash site at the junction between Antrim Road and Ballyclare Road has been recognised for potential residential and commercial redevelopment. A Living Over Shops scheme will also be promoted at suitable locations across the town centre.

Spatial Planning

The town centre masterplan proposals are illustrated in the map below.

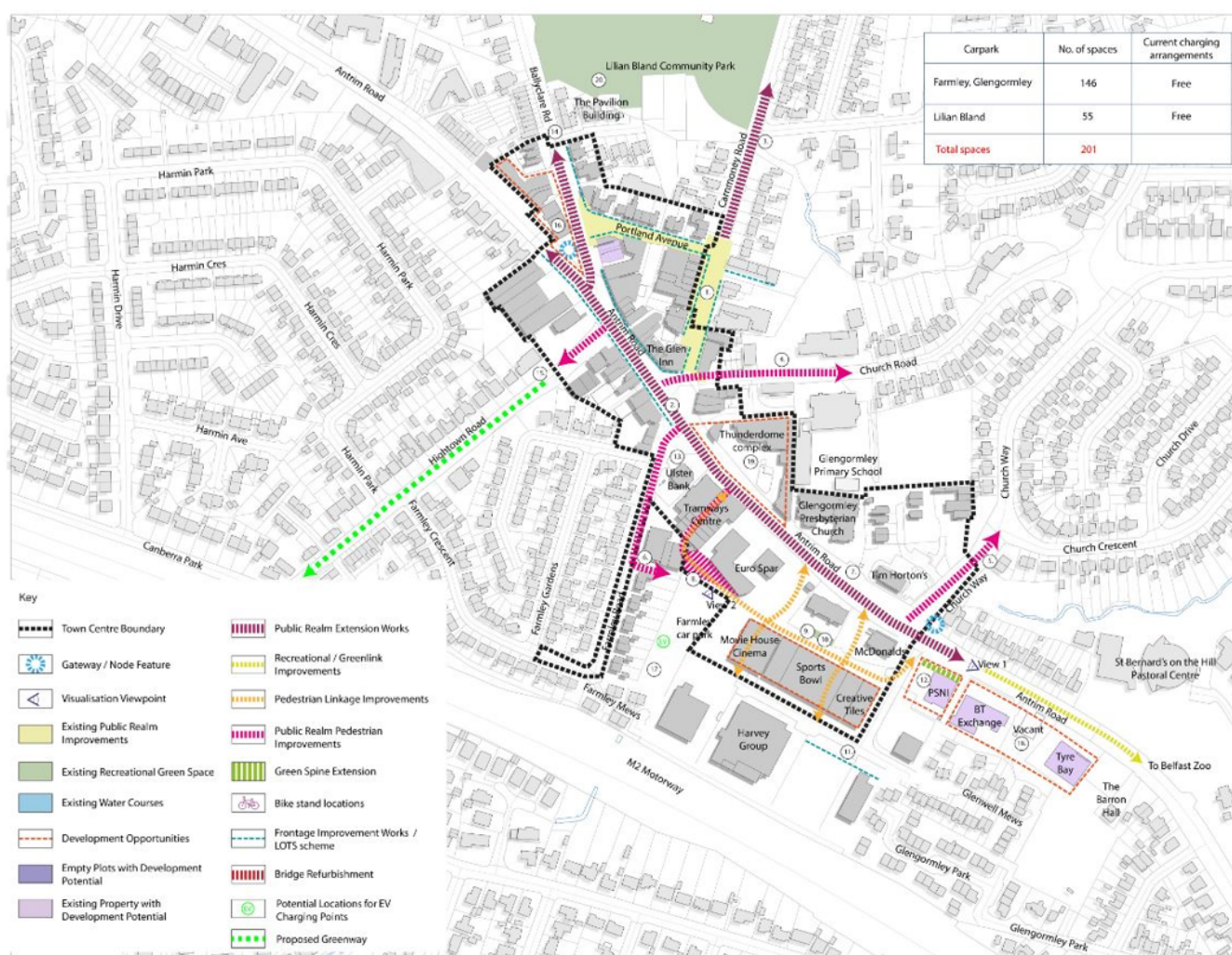


Figure 14: Map of Glengormley Town Centre- Antrim and Newtownabbey Integrated Development Framework

Town Centre Masterplan Proposals for Glengormley

Twenty Town Centre Masterplan Proposals for Glengormley are outlined in the table below. It is important to incorporate these into the thinking within the new Place Shaping Pilot and add any additional elements as identified through the Place Shaping consultation process that can add value to these ideas.

Town Centre Masterplan Proposals for Glengormley	
Project #	Project Description
1.	Shop signage and frontage improvements throughout the town.
2.	Proposed public realm improvement works to include footway improvements, tree planting, street furniture, street lighting, creation of civic space and key junction rationalisation.
3.	Extension of existing public realm streetscape to enhance link to Lilian Bland Community Park.
4.	Public realm improvements to Church Road- including planting, paving, furniture and lighting upgrades
5.	Public realm improvements to Church Way- including planting, paving, furniture and lighting upgrades
6.	Public realm improvements to Farmley Road and access- including planting, paving, furniture and lighting upgrades.
7.	Landscape works to including tree planting along frontage.
8.	Improved links between backlands and Antrim Road including boundary treatments and planting. Public realm to extend through Tramways and to include the area at the back of the centre to link in with Farmley Car-park.
9.	New structure of pedestrian links / access from Antrim Road to leisure / entertainment park with opportunity to review traffic flow / management e.g. one-way system and 'merged' car-park arrangement.
10.	Regeneration of area to include public realm / business frontage improvement scheme.
11.	Boundary improvements along existing businesses
12.	Development opportunity site - potential for office / workspace.
13.	Public realm improvements at key gateway site - including planting, paving, furniture and lighting upgrades.
14.	Public realm works to Ballyclare Road to include avenue tree planting providing green boundary linking to Lilian Bland Community Park.
15.	Public realm improvements to Hightown Road- including planting, paving, furniture and lighting upgrades
16.	A key site for a redevelopment opportunity - residential and commercial options being explored.
17.	a) Environmental improvements to Farmley car park including boundary improvements, introduction of greenery and electric vehicle (EV) charging facilities. b) Car-parking in private ownership to be redesigned alongside Farmley car-park to improve connectivity and parking.
18.	Key gateway development opportunity site which may provide auxiliary use to the former police station site (Project 12).

Town Centre Masterplan Proposals for Glengormley	
19.	Approved demolition of current Thunderdome building for 43 apartments, underground car-parking and 6 commercials
20.	Illumination scheme applied to Lilian Bland Park trees

More detail on the progression of some of these proposals is outlined in the following pages.

Sites for development (see Figure 11 for reference on location)



Figure 16: Thunderdome site- Apartments approved



Figure 15: Old Police Station (PSNI)



Figure 17: Tramways Centre- Redevelopment new-look community supermarket



Figure 18: Triangular car wash and Ferbro buildings- new apartment & shops approved

Thunderdome Café Site- 281-295 Antrim Road

49 new apartments on the site of the Thunderdome café in Glengormley. The proposal also includes car parking, access, open space and associated general site works.

It offers close proximity and easy access to public transport facilities, local shops, services, schools, open space, employment opportunities etc. It would also provide an opportunity for a refreshing new development on a site that is currently dominated by parking to the front thereby improving frontage onto the main 281-295 Antrim Road.

Site boundary

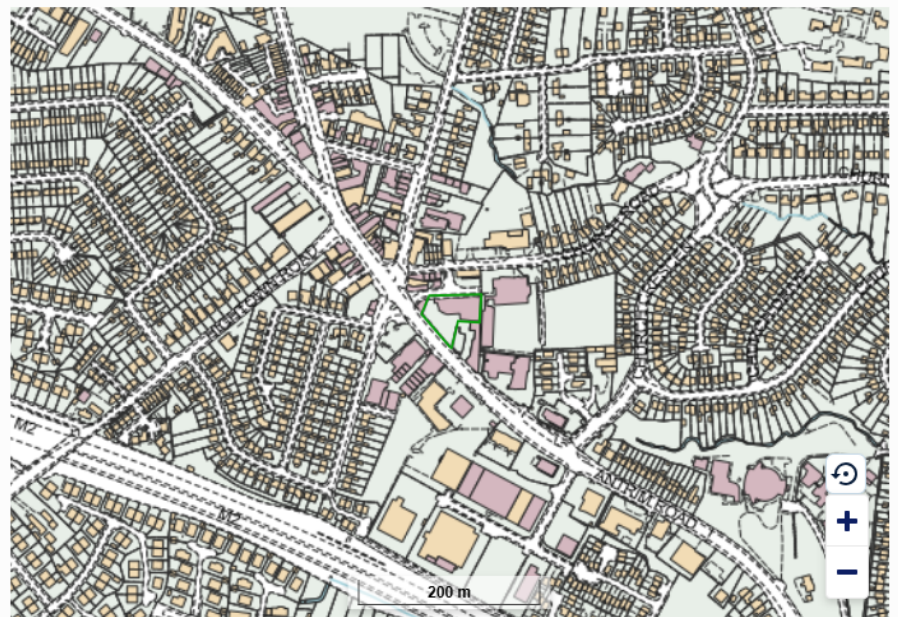


Figure 19: Thunderdome Café Site- 281-295 Antrim Road



Triangular car wash and Ferbpro buildings site- 333-335 Antrim Road

£9M investment for 63 apartments and a retail unit at the car wash and Ferbro buildings site in the centre of Glengormley. This new development will help to address the high demand for housing in the area and bring more residents and shoppers to the Town, as well as creating 100 construction jobs and 4 full time jobs in retail.

Site boundary

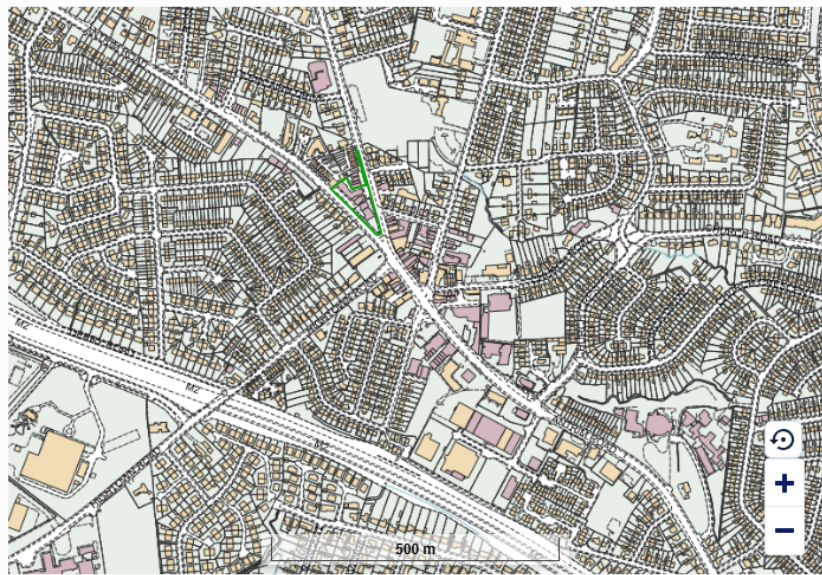


Figure 20: Ferbro Site- 333-335 Antrim Road



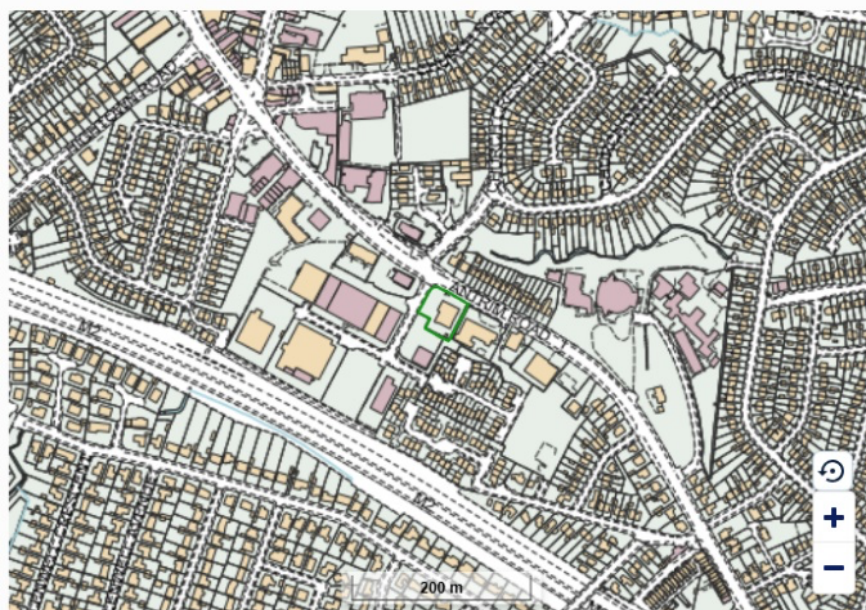
Figure 21: Proposed graphics for Ferbro Site- 333-335 Antrim Road

Old Police Station Site (PSNI)- Corner of Glenwell Rd & Antrim Road

£3 million of this funding to redevelop the former police station site into a new state of the art flagship building hosting 20,000 sq ft of modern flexible office/workspace for new start up and early growth businesses.

The first step in the Regeneration Project was to redesign and improve the shopfronts along the block of units from Creative Tiles to the Movie House. This work has now been completed.

Site boundary



Aligned with the office/workspace project, it included working closely with the Department for Infrastructure Roads Service to introduce of a right-hand turning pocket at the junction of the Antrim Road and Glenwell Road, to help alleviate congestion in the area. A one-way system from Farmley Road to Glenwell Road is also proposed with a major upgrade to Farmley carpark and the adjacent road included within the scheme.



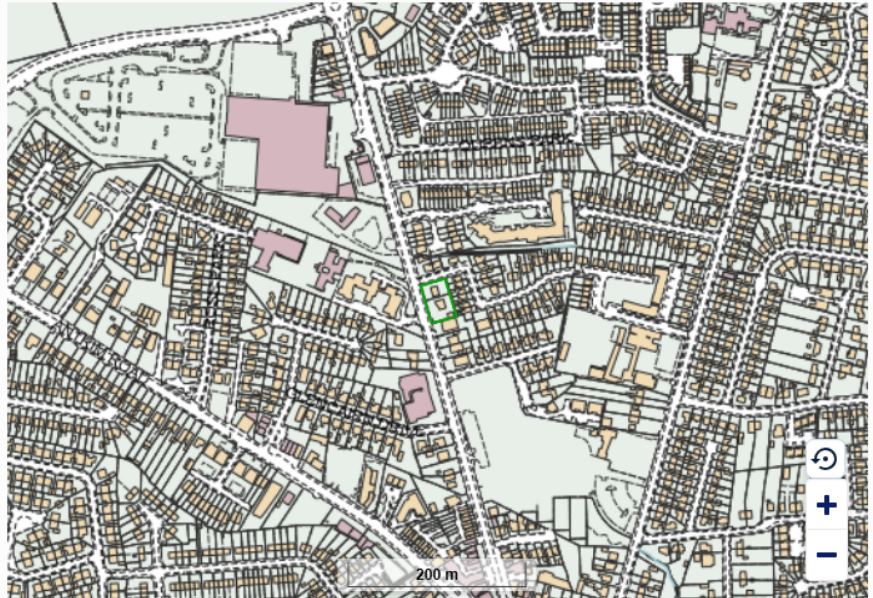
A significant public realm scheme will also be delivered from the former police station site through the town and finishing on the Antrim and Ballyclare roads just beyond the main section of shops. This will include new pavements, street furniture, lighting and increased public pedestrian space throughout the commercial centre of the town.

The public realm proposals will require the submission of a major planning application and as a result a dedicated pre-application community consultation will be undertaken locally at that time.

Lands at no's 55-57 Ballyclare Road Glengormley Newtownabbey

Proposed residential development comprising 12 no. apartments (1 no. one-bed apartment and 11 no. two-bed apartments), including landscaped area of communal open space, covered bin and bicycle stands, car parking and all other associated site works.

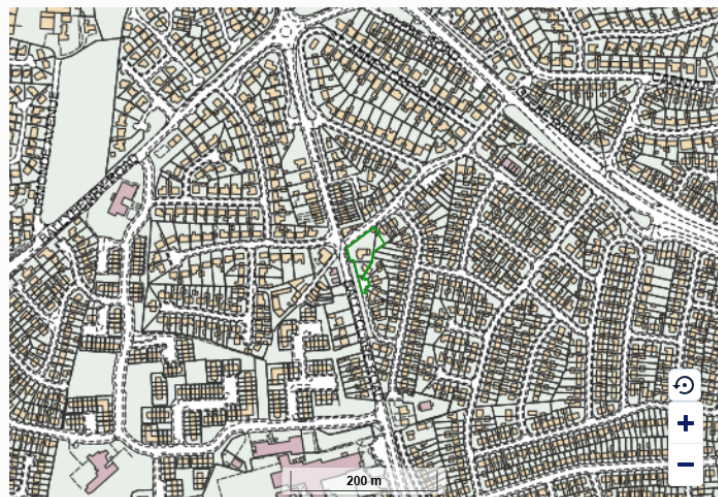
Site boundary



181 Ballyclare Road (between 3 Moss Road and 19 Carwood Way) Glengormley Newtownabbey

Construction of 14no. 2-bed apartments and 3no. 1 bed accessible apartments with ancillary parking and amenity space

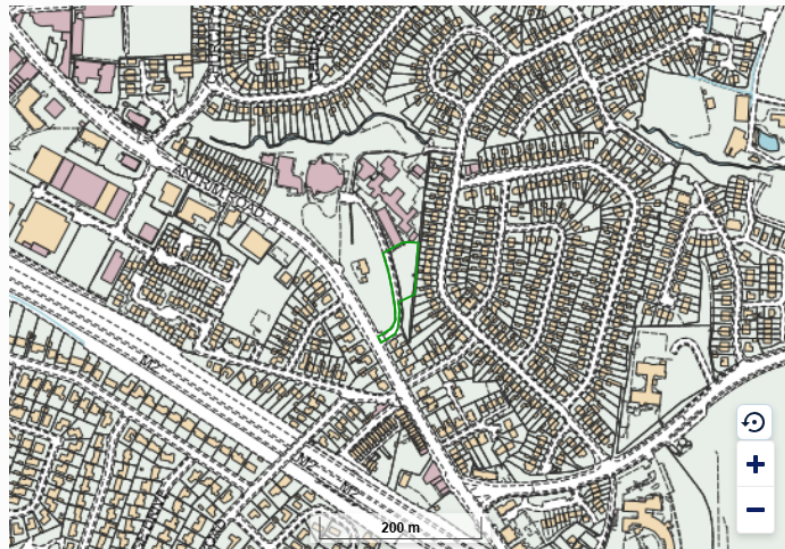
Site boundary



Proposed conversion of existing vacant overgrown site into 26no staff car parking spaces for St Bernard's School

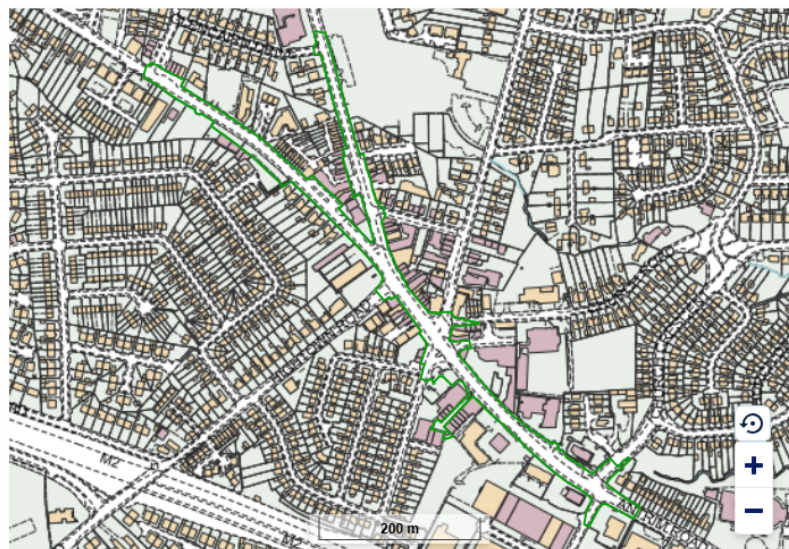
Site 40 metres south of St Bernard's Primary School and Nursery Unit Elmfield Road Glengormley BT36 6DW.

Site boundary



Public Realm works

Public realm improvements comprising the resurfacing of existing footpaths and spaces and new roadside kerbs; new/replacement tree planting and soft landscape; new/replacement feature lighting; new/ replacement railings and walls; new/ replacement street furniture and realignment of pedestrian crossings and parking areas.



**Land to the south of Hightown Road and 30m East of Holly Manor and 20-30 (evens)
Hollybrook Manor Glengormley**

Mixed use development comprising petrol filling station and local neighbourhood supermarket, care home and consequential modifications to the housing layout approved and realignment to access road serving St Enda's Gaelic Athletic Club and the Gaelscoil Eanna

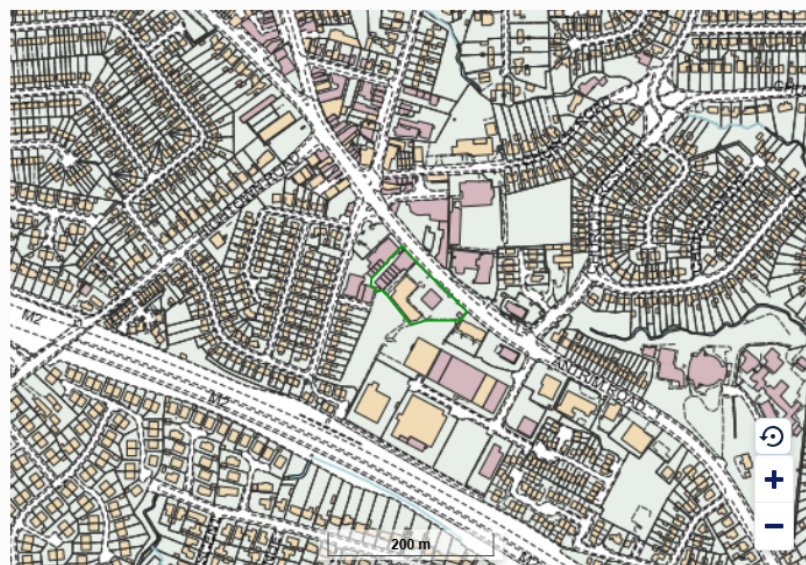
Site boundary



290 Antrim Road, Newtownabbey, BT36 7QT- Tramways Shopping Centre

Demolition of part of the existing Tramways Shopping Centre, proposed extension to existing Eurospar retail unit along with additional associated forecourt parking and new landscaped space to link beside remaining Tramways Shopping Centre.

Site boundary



Updates on recent applications: (some repeated opportunity sites are also shown in the updates to demonstrate decisions or change in proposals since initial findings)

Application Reference	Location	Proposal	Decision Date
LA03/2022/0597/F	Lands bound to the north by Mayfield High Street and Aylesbury Place, to the east by 4-22 Mayfield Park (evens) and 34 and 37 Mayfield Road; to the west by 16 Aylesbury Lane, 1-19 (odds) and 20 Aylesbury Rise, 5 & 24 Aylesbury Grove; 2 Aylesbury Place 12-26 (evens) Aylesbury Avenue and 5-9 (odds) Aylesbury Park; and to the south by 104 and 106 Hydepark Road, Mallusk.	Proposed erection of 98 dwelling in a mix of detached, semi-detached and apartments with associated car parking, amenity space, solar PV panels, retention and enhancement of existing open spaces & creation of new open space, hard and soft landscaping and associated site works. (Amended proposal)	30/04/24
LA03/2021/0548/F	Lands west of Hydepark Lane south west of 23 Hydepark Road and c.195m south east of 12A Grange Lane Mallusk Newtownabbey BT36 4QB	Residential development comprising 55 no. dwellings, garages, open space and landscaping, car parking, site access, pumping station and all other associated site works	10/06/24
LA03/2020/0818/F	Lands at 127/129 Mallusk Road to the rear of 117 and 119 Mallusk Road Newtownabbey BT36 4QN	Proposed demolition of existing buildings and erection of 28no. residential dwellings (10 no. detached and 12no. semi-detached and 6no. chalet bungalow), garages, landscaping/open space, and all other associated site and access works.	18/08/23
LA03/2021/1196/F	Lands immediately to the southwest of the junction of Mayfield High Street and Mayfield Road and 15m north of 22 Mayfield Road Mallusk	Erection of three dwellings with detached garages and associated site works	29/06/22
LA03/2022/0158/F	Lands 17m south of 20-26 Aylesbury Avenue Newtownabbey BT36 7XY	2 No. detached dwellings (Reduced from 3 no. dwellings approved under U/2013/0311/F). Driveway access position and finished floor levels as approved.	09/05/22
LA03/2023/0007/F	No. 4-11 and 29-31 Hydepark Mews, Newtownabbey, BT36 4SE	Erection of 11 dwellings (Retrospective application for change of house types to that previously approved under LA03/2015/0173/F, LA03/2020/0082/F and LA03/2021/0195/F)	31/05/23
LA03/2023/0637/F	Lands west of Hydepark Lane, South of 23 Hydepark Road and c.	3 No. dwellings (Change of house type to two dwellings, sites 14 and 15, approved under planning application	30/07/24

Application Reference	Location	Proposal	Decision Date
	195m South East of 12a Grange Lane, Mallusk, Newtownabbey	LA03/2021/0548/F and 1 no. additional dwelling). Proposal includes carparking, landscaping and all associated site works.	
LA03/2024/0292/F	25m north of 11 Park Road, Newtownabbey, BT36 4QF	Erection of 6no. dwellings (6no. semi-detached replacing 3no. detached including change of house type as previously approved under LA03/2019/0667/F)	01/11/2024
LA03/2021/0893/F	333-335 Antrim Road Glengormley BT36 5DY	Demolition of existing buildings and construction of 63 no. apartments at 3 storey rising to 5 storey. Scheme includes a retail unit at ground floor level, parking provision, new vehicular access and associated development.	11/07/2022
LA03/2022/0042/O	Land to the south of Hightown Road and 30m East of Holly Manor and 20-30 (evens) Hollybrook Manor Glengormley	Mixed use development comprising petrol filling station and local neighbourhood supermarket, care home and consequential modifications to the housing layout approved under planning reference U/2008/0155/RM and realignment to access road serving St Enda's Gaelic Athletic Club and the Gaelscoil Eanna	29/03/23
LA03/2022/1124/F	Thunderdome Complex 281-295 Antrim Road Glengormley	Erection of 49 no. residential apartments with car parking, access, open space and associated general site works.	04/08/2023
LA03/2023/0201/O	2m north of 122 Hydepark Road, Newtownabbey, BT36 4PZ	Site for 2no semi-detached dwellings	20/10/2023
LA03/2023/0444/O	19 Ballyhenry Road and adjoining lands to the north and west, Newtownabbey, BT36 5AX	Site for residential development of 22no. units, associated access and landscaping	29/02/2024

Land opportunities

There are limited land opportunities for housing development and options to create open spaces across the DEA. The map shows government and NIHE owned land/property in blue:

Source- Source- ESRI Community Maps-ni.maps.arcgis.com

- Invest NI Land - Site 13, Global Point Business Park, Global Point Avenue, Newtownabbey (Corrs Corner roundabout on A8- outside DEA)
- Ni Housing Executive, 2 Ballyearl Drive, Newtownabbey
- Invest NI Land - Site 3, Hightown Industrial Estate, Enterprise Way, Newtownabbey (Corner of Mullusk Road and Mayfield Link)
- Invest NI Land - Site 20, Hightown Industrial Estate, Enterprise Way, Newtownabbey

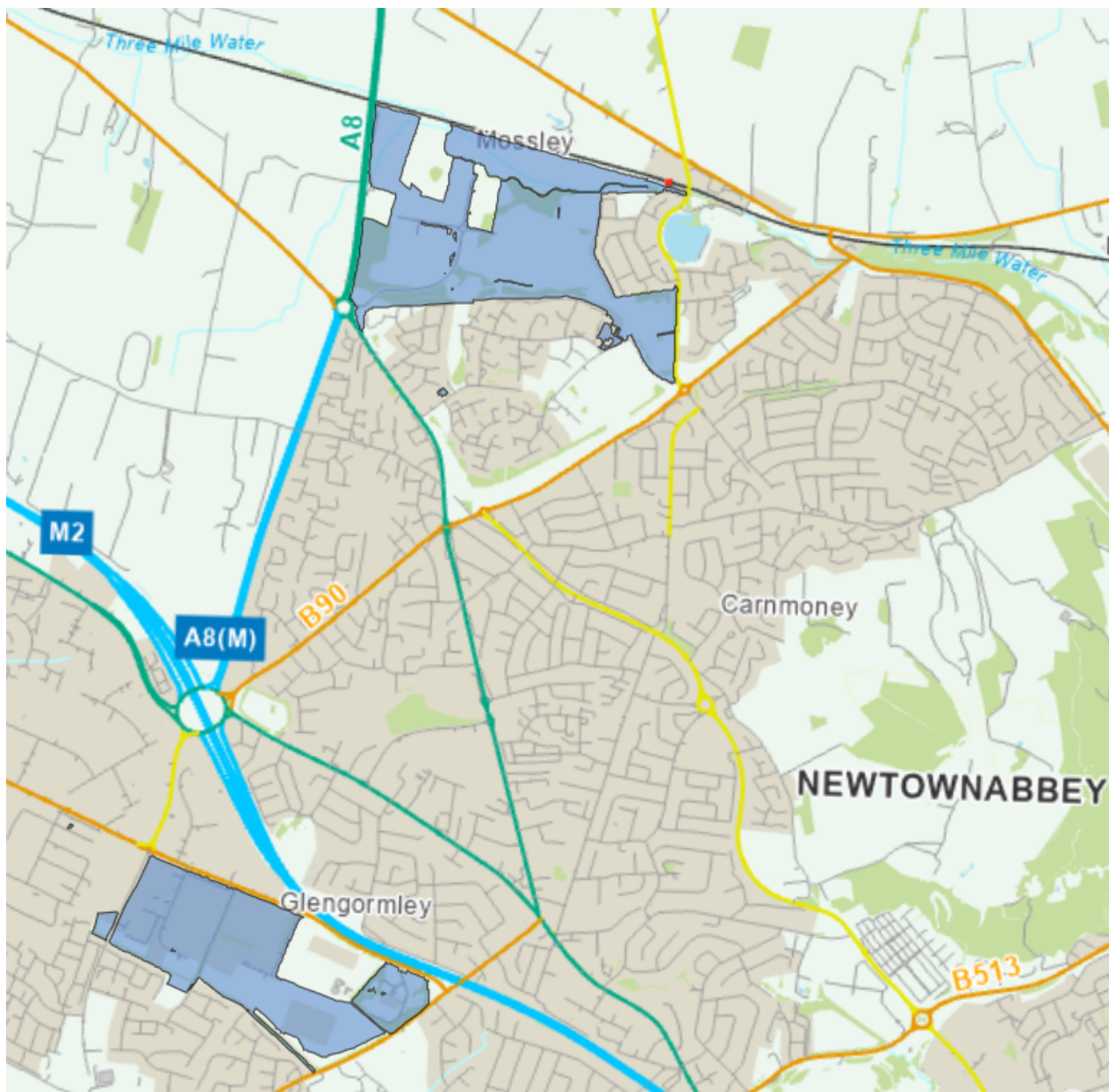


Figure 22: Map of Government Owned Land Glengormley Area

Open Spaces

The open spaces on the map are demonstrated in dark green within the DEA. The only green open space amenities in the area are owned by NIHE. Sandknowes Park and Lillian Bland Park are the other public green spaces demonstrated on the map. Housing covers all other spatial areas. (source: Outscape-GreenspaceNI Map Viewer- copyright SpatialNI Ordnance Survey of Northern Ireland)

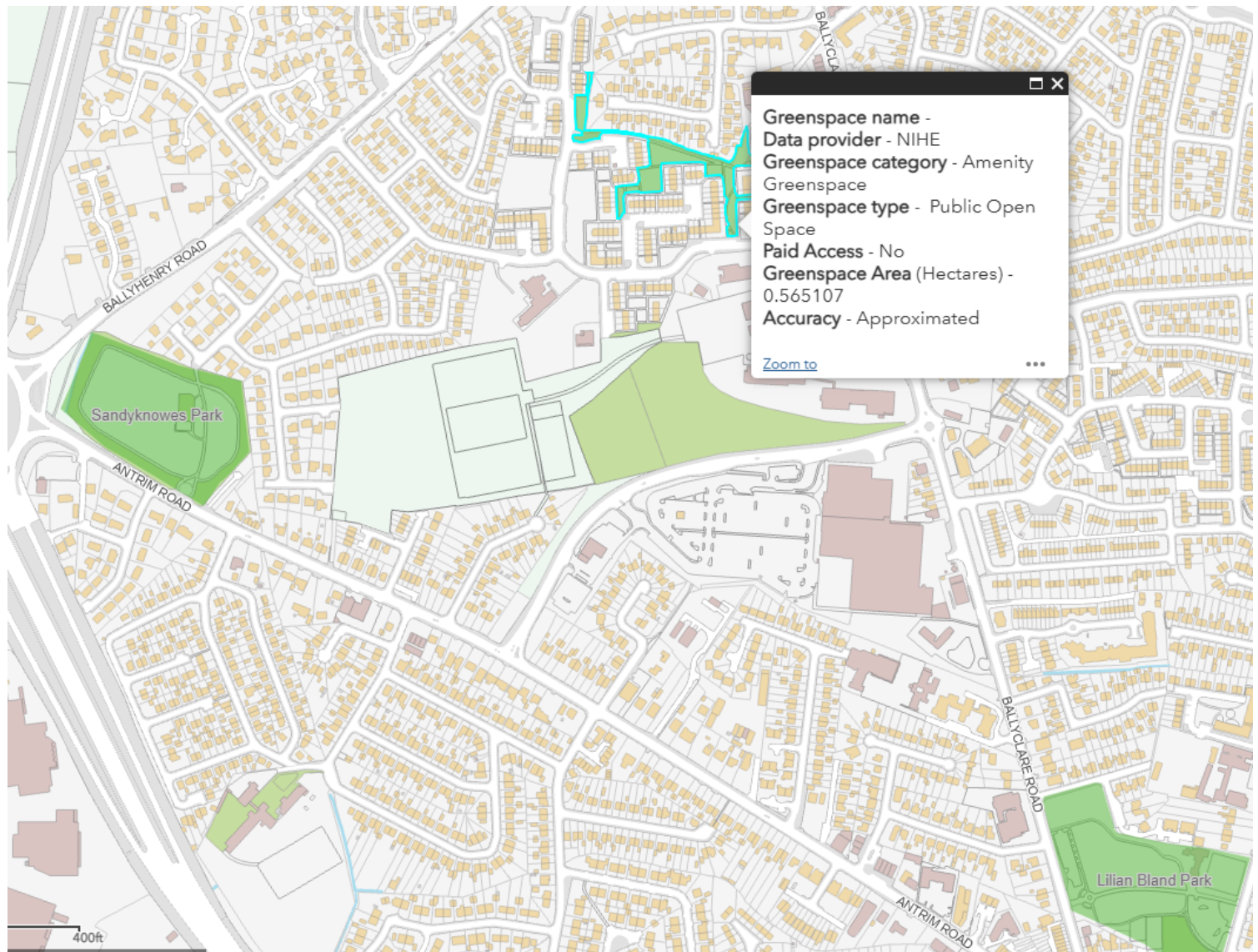


Figure 23: Map of Open Spaces in Glengormley area

Bus Stops

The map shows black dots demonstrating the bus stops across the Glengormley area. Demonstrating the public transport coverage. (source- OpenDataNI-November2023)



Figure 24: Map of Bus Stops in Glengormley area

Summary of findings and analysis from a housing perspective

The **Antrim and Newtownabbey Integrated Development Framework (ANIDF)** sets out proposals to address key challenges and enhance the appeal of Glengormley Town Centre. These include **public realm improvements, better connectivity, and the development of opportunity sites** to create a more vibrant, accessible, and attractive centre for residents, businesses, and visitors. The **Town Centre Masterplan Proposals** build on this vision and link directly to the aims of the **Place Shaping Pilot**. While there are no brownfield sites or government-owned lands currently available for housing, several privately owned opportunity sites offer potential to shape future development. Recent planning applications already point towards renewed investment, helping to drive regeneration in the area. Greater collaboration between private and statutory sector organisations is however needed to ensure the vision of future planning is met.

Glengormley has one of the **highest rates of public transport use** in the Borough, which highlights both opportunities and challenges. Future planning must respond to demographic shifts, including an ageing population, by providing **suitable housing for older people**, while also **enhancing town-centre vitality** and supporting sustainable commuter living through improved services and stronger employment links.

To be effective, the planning should consider further alignment with the **NI Housing Supply Strategy (2022–2037)** and its five objectives:

1. Increase housing supply and choice

- Identify opportunities for mixed-tenure developments, expanding options for families, older people, and younger households.
- Prioritise town centre first sites to maximise choice and reinforce Glengormley's role as a service hub.

2. Address housing need and homelessness

- Deliver affordable and social housing to reduce unmet demand and waiting lists.
- Ensure accessible, adaptable design for people with additional needs.

3. Support thriving, inclusive communities

- Use housing-led regeneration to build social cohesion, safer public spaces, and better integration with local services.
- Strengthen links with Mallusk to connect housing growth with jobs and economic opportunity.

4. Deliver sustainable homes and neighbourhoods

- Embed quality design (via *Living Places* and *Creating Places*) and integrate green infrastructure.

- Promote walkability, active travel, and reduced car dependency by consolidating the town centre.

5. Transform delivery and improve systems

- Use the pilot as a whole-system demonstration, aligning NIHE, Council, community partners, and private sector actors.
- Share lessons from Glengormley to inform future place-shaping approaches across Northern Ireland.

Section 6: Engagement Process

Introduction

The structured engagement process explored the aspirations of stakeholders and local residents, and specifically how such aspirations could positively contribute to the future development of the Glengormley area. Additionally, the challenges faced by both stakeholders and the local community were raised.

The engagement process involved but was not limited to public agencies; elected members; community organisations; voluntary groups; schools; churches; sports clubs; local businesses; and local residents.

A series of sector one to one meetings, focus groups and public engagement sessions were held to ensure widespread and effective involvement in the consultation process across the DEA. The public open engagement events provided an opportunity for both local residents and stakeholders to come together to discuss the opportunities and challenges facing Glengormley, in addition to their suggestions /aspirations.

Engagement provided information, insight and access to local knowledge and formed a significant part of the project, fundamental to informing the project outcomes. The following sections outline each engagement session, and the remainder of the document summarises the findings.

Stakeholders Engaged

Key stakeholders engaged included the following:

Figure 25: Glengormley Place Shaping Pilot Stakeholder Engagement



Section 7: Summary of Engagements

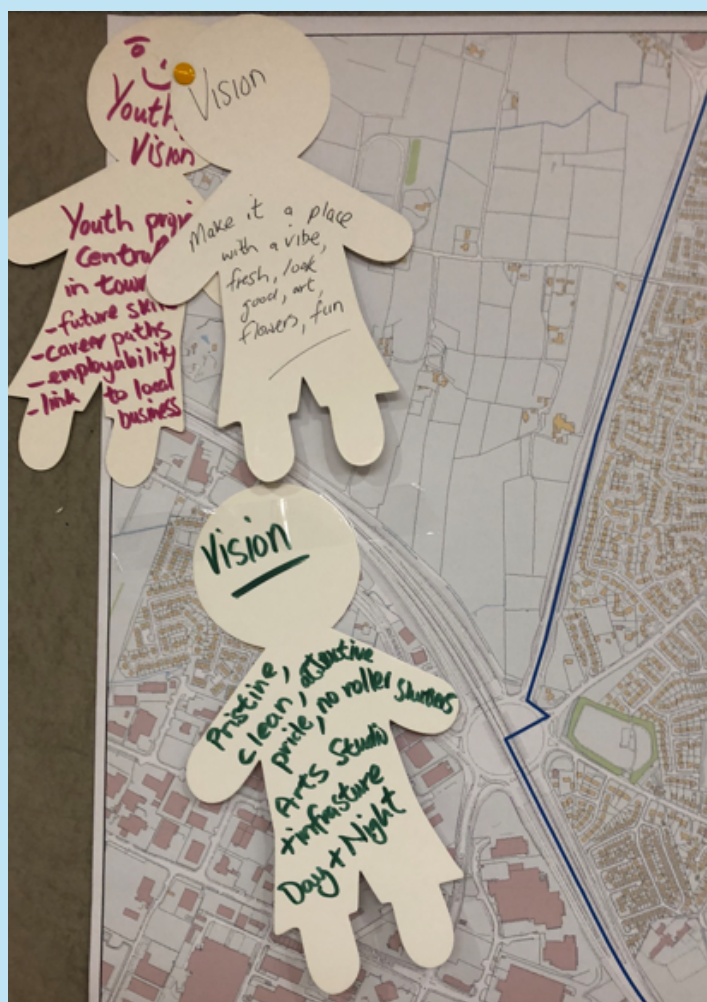
This section provides a comprehensive summary of the engagements conducted as part of the Glengormley Place Shaping Pilot. This section captures the insights, feedback, and aspirations of various key stakeholders in the DEA. Through a series of one-to-one meetings, focus groups, public engagement sessions and surveys, the engagement process aimed to gather a wide range of perspectives on the future development of the Glengormley area. The findings from these engagements ensuring that the Place Shaping Pilot is rooted in the needs and aspirations of the local community.

Community

When considering the vision for the Glengormley DEA area the following was highlighted:

Vision Concepts

- A busy, vibrant, peaceful, welcoming place by day and night with Glengormley village at its heart
- A thriving, attractive place always colourful and clean, well signposted and connected to its surroundings
- A bustling, friendly, energy, reflecting art and culture, enthusing young people and old to share its public park, pavements, shops and café culture
- A collaborative local business community, connected and supported by its local residents
- An attractive place for families to live with frequent transport connections in and across the area
- A connected, attractive place to congregate as a community
- A destination which offers vibrancy for all ages and a sense of place and belonging
- An attractive place which offers an experience, brings you back and is friendly and feels connected
- A place with a variety of activities, shops and the park which is culturally connected, safe, friendly and fun



Some of the challenges identified by the community included the following:

Challenges

Overarching perception creating challenges

- There is a “drive through culture” which could be changed to a Café Culture
- Roller shutters – depicts a “closed and unsafe town”
- The town centre is devoid of arts and culture
- Poor signage and a lack thereof shows an appearance of decay
- The need for greater respect for one another’s cultures and celebrations – overcoming divisions
- The need for greater connectivity between the town centre and surrounding areas within the Glengormley through signposting



Figure 26: Example of Roller shutters- "closed and unsafe town"

Infrastructure

- Lack of investment over the years
- Improving public realm with some protracted disruption with ongoing works
- Accessibility – road network is a barrier to development
- Connectivity is a challenge – some road investment is being witnessed
- Transport across Glengormley is time consuming (i.e. Chimney Corner to the Leisure Centre)
- Town to Lillian Bland Park needs signage and a means to connect more effectively
- Lack of housing sites- greenfield and brownfield
- A number of derelict sites & vacant shops
- Limited public open spaces in Glengormley
- Perceived lack of parking



Figure 27: Example of improving public realm



Figure 28: Example of perceived lack of parking spaces



Figure 29: Example of vacant site in town

Community

- Weak community infrastructure
- Lack of vibrancy in the town
- Anti-social behaviour hotspots i.e. Lillian Bland, KFC, V36 areas
- Graffiti, flags and markings in some areas
- Some people don't feel safe after dark in some areas i.e. the park
- Some people don't have a sense of ownership of the green space in Lillian Bland Park
- Segmented community in some areas & gate keepers still have control in others
- Greater need for collaboration between community groups
- Growing & diverse community, many newcomers don't feel connected to place
- Lack of affordable housing
- Could benefit from more cross community work
- Concerns over asylum seekers & pending dual occupancy policy changes
- Night-time economy needs to be improved and offer greater variety
- Commuter zone to Belfast –the area needs to create its own identity
- Not currently regarded as a destination



Figure 30: Example of a lack of vibrancy in the town



Figure 31: Example of new housing development



Figure 32: Example of Thunderdome Cafe vacant site in town



Figure 33: Example of Drive Thru Take Away- "no destination"



Figure 34: Example of Old Police Station (PSNI) vacant site

Some of the opportunities identified through the community engagement process included the following:

Opportunities

- Build an identity for the area- create a brand, which reflects people at its heart
- Make it a place rather than an area- bring it back to life, engage its local businesses and get them to work together with the community
- Connect the outer parts of Glengormley DEA to the town centre
- Recognise the role of all parts of Glengormley DEA, connect the town centre with the other local centres - connect larger business areas, housing developments, schools and multiple identities
- Improve service delivery opportunities with the outer parts of Glengormley
- “Mean whiling” its empty spaces - arts, crafts, pop up markets - create smell and sounds which are attractive, vibrant and brings people into public spaces
- Provide signage which connects local places e.g. town to Lillian Bland Park and Pavilion
- Use arts and culture in public spaces to visually uplift it and provide a vibrance
- Connect schools, sports clubs and community groups with businesses through volunteering activities which create a friendly, fun and active joined together community atmosphere
- Offer more activities for young people across Glengormley
- Build the capacity of local community groups
- Greater engagement and collaboration by the community and across the community
- Improve communications with the public- community noticeboards/social media
- Notice boards in town
- Youth Hub open 7 days a week
- Youth Hub in Ulster Bank site would be ideal
- More bins and more seating (chair art)
- Art Partners – involve schools – use kids art wrap pot planters
- Art & Youth can co-exist – digital, sound
- Art Studio, flexible space for local talent or to attract other artists
- Transport, Hub, exchange Antrim Road outside Tramways could transform links to the rural areas and across the area
- Connect community groups
- Connect schools in the area
- Signposting to local places in Glengormley
- Become more inclusive and welcoming by working together and setting aside difference
- Affordable housing opportunities alongside private development
- Opportunity for Council owned property to be identified for affordable housing use
- Investment into new Office Hubs, Retail and accommodation in Glengormley town offer transformative opportunities alongside public realm works and better infrastructure connectivity.

Glengormley Place Shaping Pilot Community Survey

An e-survey was undertaken with residents in Glengormley which explored challenges and opportunities. In total 132 responses were received from the Glengormley Urban DEA. Council, community groups, the Chamber of Commerce and local residents shared the survey links via email, social media and local distribution groups on their What's App groups.

Present Occupational Status

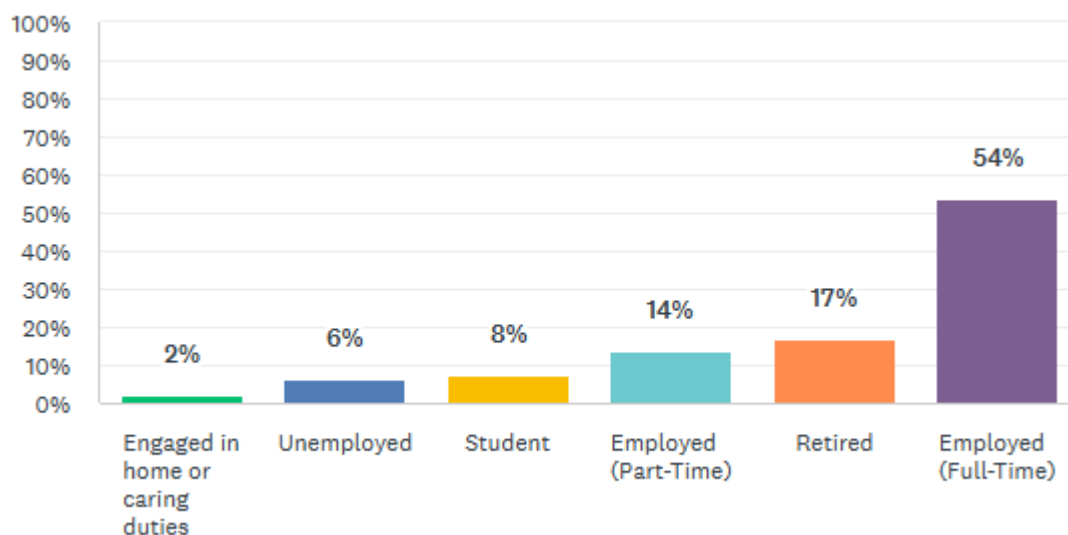


Figure 35: Place Shaping Pilot Community Survey- Present Occupational Status

The present occupational status demonstrated from the responses that 54% were in full time employment, 17% retired, 14% employment, 8 % students, 6% unemployed and 2% engaged in home or caring duties.

Age

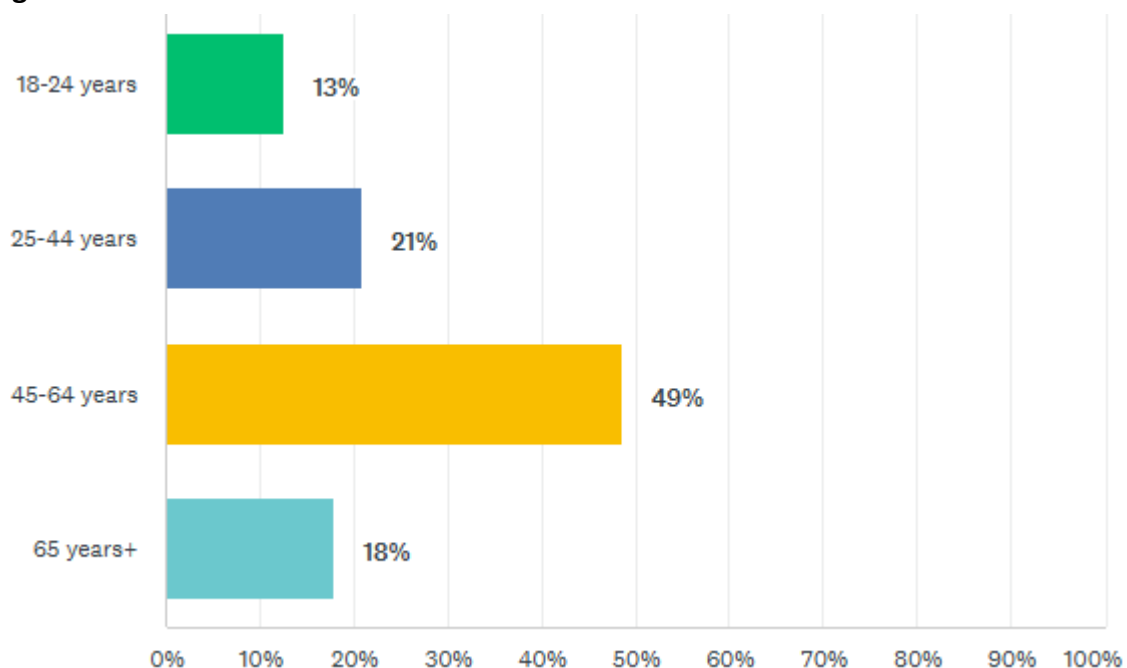


Figure 36: Place Shaping Pilot Community Survey- Age

The age brackets of respondents demonstrate that 13% were (18-24 years), 21% were (25-44 years), 49% were (45-64 years) and 18% were (retired).

The Connection with Glengormley

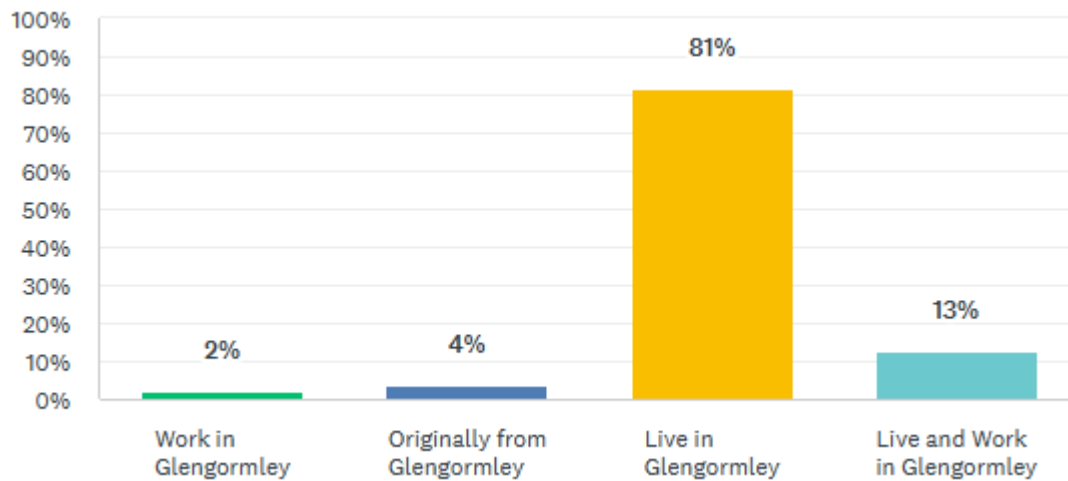


Figure 37: Place Shaping Pilot Community Survey- The Connection with Glengormley

81% live in Glengormley, 13% Live and Work in Glengormley, 4% are originally from Glengormley and 2% Work in Glengormley but live outside its boundary area.

The length of time respondents have lived and/or worked in Glengormley

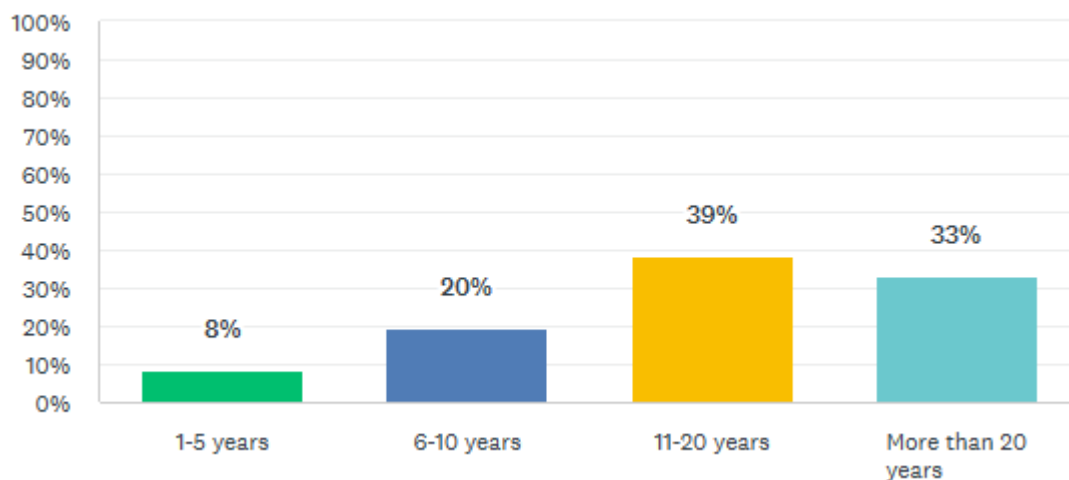


Figure 38: Place Shaping Pilot Community Survey- The length of time respondents have lived and/or worked in Glengormley

39% have lived 11-20 years, 33% more than 20 years, 20% 6-10 years and 8% 1-5 years.

The main barrier to people coming to live and work in Glengormley

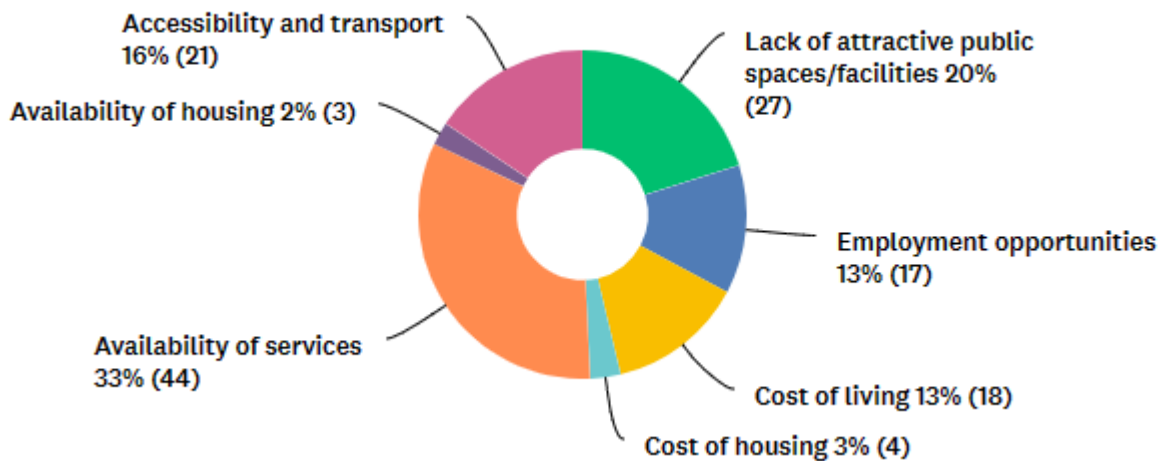


Figure 39: Place Shaping Pilot Community Survey- The main barrier to people coming to live and work in Glengormley

- 33% availability of services
- 20% lack of attractive public spaces/facilities
- 16% accessibility & transport
- 13% employment opportunities
- 3% cost of housing
- 2% availability of housing

Suggestions which could help shape the future of Glengormley: responses included:

Family

- To attract younger families, you need affordable housing and the vital services within your area.
- Making the town more attractive to people from outside the area.

Housing

- More affordable housing needed to attract families to the area.
- Not a lot of choice of housing or new developments which suit a young family.

Community

- What is Glengormley known for currently? In my view a place you drive through. Tim Hortons, McDonalds, take aways, hidden parking, sites under development. It needs community, reasons to stop off and an attractive atmosphere. It has to be made as a go to place, not a go through place. Only local people can change it.
- Bring life back to the town.
- It is hard to find information about what is going on in the area. More events organised in town centre get people on streets.
- Get community groups to come together and organise events bring the whole community together - markets food crafts, music events.

- Communities need to come together and work to bring life back into the town and attract people back into Glengormley.
- You would not visit Glengormley for a day out or after a day out at the Zoo. There is a need to put some love and connection back into the town. Are there community groups working away at this sort of initiative, because I have not come across them?
- It can be lonely living in Glengormley as a new older person to the area. How do find out about what on offer, what groups to join and are all the facilities accessible.
- Investment in flower pots, street art, craft, some galleries, coffee shops, places to sit outside (when the weather is better) etc
- Communities need to be brought out with a purpose for the local area and work together on street type projects, festivals and events which happen regularly.
- I am a musician, have contacted the Council countless times and wish to add value to the community but nobody listens or can sign post me on to a group in the community. There are other people I know wish to become involved but don't know how? Arts and Culture is something lacking in the town.
- There are very good groups and things to do for older people. The town needs more care and things to attract and keep people. Music on the streets, artists, buskers, etc. There is good work going on to improve it, but everything happens very slowly. When is the old Police station site going to be developed?
- I am new to the area. It seems diverse but I am not always comfortable or don't really feel accepted. There could be more events held in the park or at schools which invite people in.
- There is a lack of community and community spirit on the surface of what you see and hear, but there is lots going on with different groups active but not connected.
- Create a cafe culture
- Less graffiti, more community events, better shops, stop parking on footpaths.

Infrastructure

- The new one-way system is good, but there needs to be more reasons to stop, and signposting is not great if you are not from the area.
- Connect the town to the park, there is no signage to direct people
- Investment in the town centre make it more attractive to people.

Business

- It is easier to get to Belfast and more attractive. Investment is needed to improve the town, more shops, eateries, cafes, brighten up the town make people want to stay and spend in their own town.
- Improve the selection of shops, coffee shop, places to eat so people can meet & signage.
- Too many takeaways not enough shops to keep people in the town.

- Need places like cafe where people can meet in the town bring some life to the town.
- Need a Boojum, Nando's, Florist, Ice Cream parlour, smoothy bar, something which makes it not just a day time thing but night time attraction too, not just take aways, estate agents and beauty bars for nails, hair and tanning.... something alongside what is already there.

Services

- The variety of shops has been taken away because of the internet and likes of Amazon services. There are also too many take aways now serviced by delivery services. Peoples' lifestyles have changed. It's all done from the couch now; nobody needs to leave home. Communities seem to be online via social media and less so on the ground. Need to bring back the vital services to the town encourage people to stay in their own town.
- Many vital services have left the town. Banks are gone and buildings are empty. New life is needed and more investment.
- Employment and business services are needed to encourage people to live in the area.
- Focus on our young people make them proud of their area reduce ASB.
- Young people not involved in sport or sports clubs don't have many things which attract them to the area. Bytes is new and making a difference. More places like this are needed
- There are many schools and children travelling through the area daily, and parents dropping off and collecting, but not much of this traffic stops in the area, they all travel through. More reasons to connect, create stop offs and feed the local economy is needed. A fresh face lift and reduction in roller shutter doors making shopfronts more welcoming would be a good start.
- The place has lots of potential but its somewhere people tend to drive through rather than stop off. Pot planters need flowers, the new works on pavements is good and junction changes has improved traffic flow.
- Not enough GPs in the area

Public Spaces

- Bring life back into our town make it a more attractive town where people feel welcome and want to stay.
- More public space and places are needed where young people can meet and do things other than sports.
- Parks in the area often feel unsafe with large groups of anti-social groups often gathering.
- More people need to come together and collaborate to improve our town.
- Lillian Bland Park offers a great space and centre, but it's always closed. Dog walkers are active all day, but there is no coffee pod or van consistently there, so people

avoid it and head into town or other places. This park should and could be the hub of the town and surrounding area. Festivals and events on a weekly basis with markets and things like that could bring it to life. Art in the park, music and food, could the Council not ignite something for the locals?

- Litter at the bus stop outside Tramways all the time, can something not be done about it. The bins are often full and not emptied.
- More could be done for young people in the area. Bytes has arrived and is making a difference but there are still ASB hotspots. The park can feel unsafe at times when larger crowds of youths are up to no good.

Transport

- Better public transport makes it easier to get into town.
- Improve the infrastructure to encourage people to stay in the town and not drive through.
- To travel across the Glengormley area with public transport it's nearly impossible/not practical and takes nearly 2 hrs. Into Belfast is fine but anything off the main route is not easy.
- Limited regular and reliable transport across the area and out to rural areas

In summary

Progress, investment and improvement have been slow in coming to the area over the years, however there is optimism that this is changing. The area holds great potential, but currently Glengormley does not feel and or look like the welcoming destination it could be because of the nature of its infrastructure and lack of joined up community input into the area.

There is a willingness to make it a more welcoming place, but it needs champions and a collective of residents, community, statutory and business sectors to drive this change and ambition.

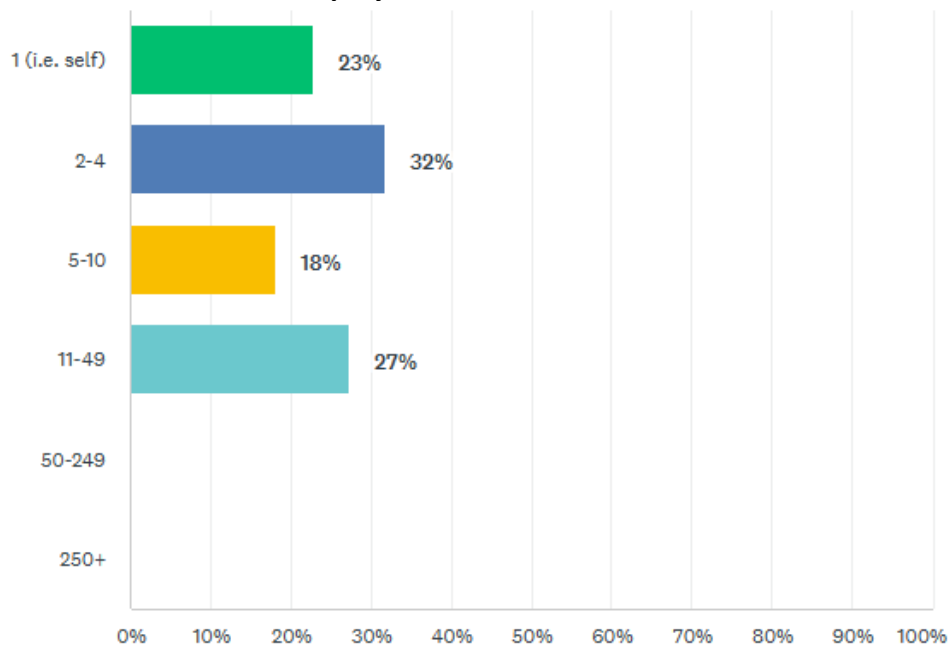
Investment into key vacant sites such as Tramways, The Old Police Station, Thunderdome, and the Junction, will help influence improvements and activities. Recently completed road works at the junction and future planned one-way systems will make a significant difference to congestion. Better signage to the park, car parking spaces and local amenities like the library, schools etc is needed. A greater focus and investment in young people all year round will help influence many positive outcomes for the area.

Glengormley Place Shaping Pilot Business Survey

A total of 23 responses were received from the Glengormley Urban DEA Businesses. The Council and the Chamber of Commerce shared the survey links via email, social media and local distribution groups on their What's App groups.

All businesses which responded serve the local Glengormley DEA area. Responses included Glengormley, Carnmoney Road, Portland Avenue, Antrim Road and Mayfield.

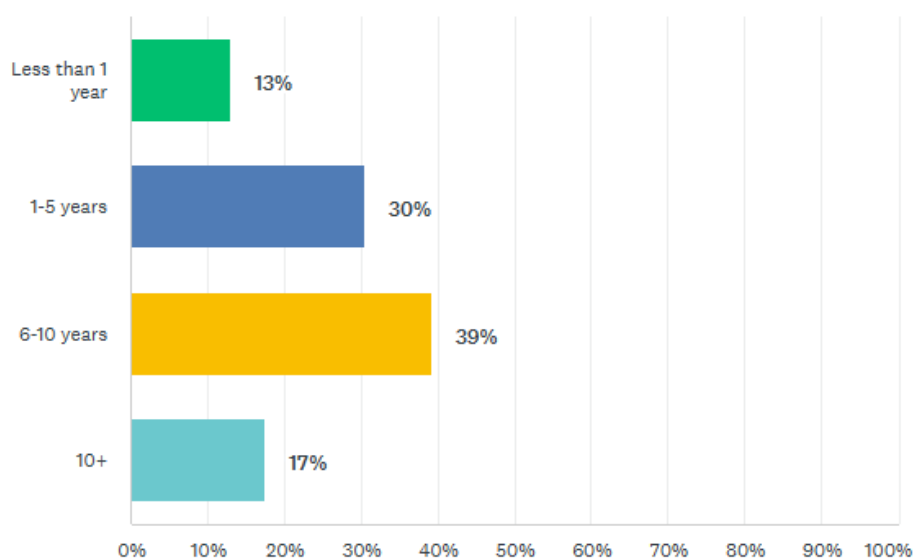
Size of Business- Employees



23% of businesses were run by individuals, 32% had 2-4 employees, 18% had 5-10 employees, 27% had 11-49 employees. No employers with great than 50 employees responded.

Figure 40: Place Shaping Pilot Business Survey- Size of Business- Employees

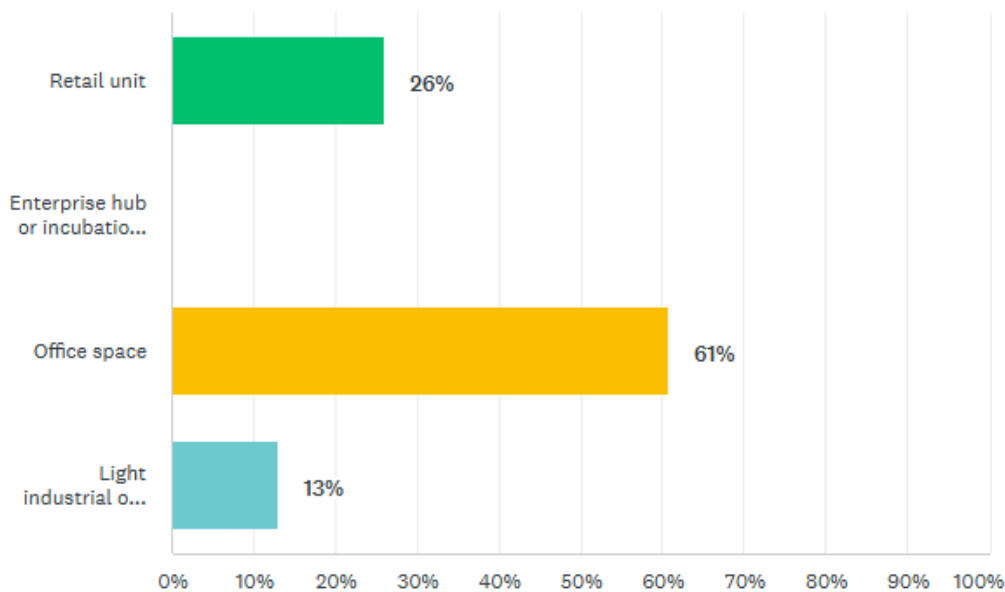
Years Operating



13% of business have been operating for less than 1 year. 30% (1-5 Years), 39% (6-10 years) and 17% longer than 10 years.

Figure 41: Place Shaping Pilot Business Survey- Years Operating

Type of Facility



26% of businesses/ organisations occupy retail units who responded. 61% primarily have office space while 13% use light industrial or manufacturing units or warehouse space.

Figure 42: Place Shaping Pilot Business Survey- Type of Facility

Glengormley as a place to do business is described as follows:

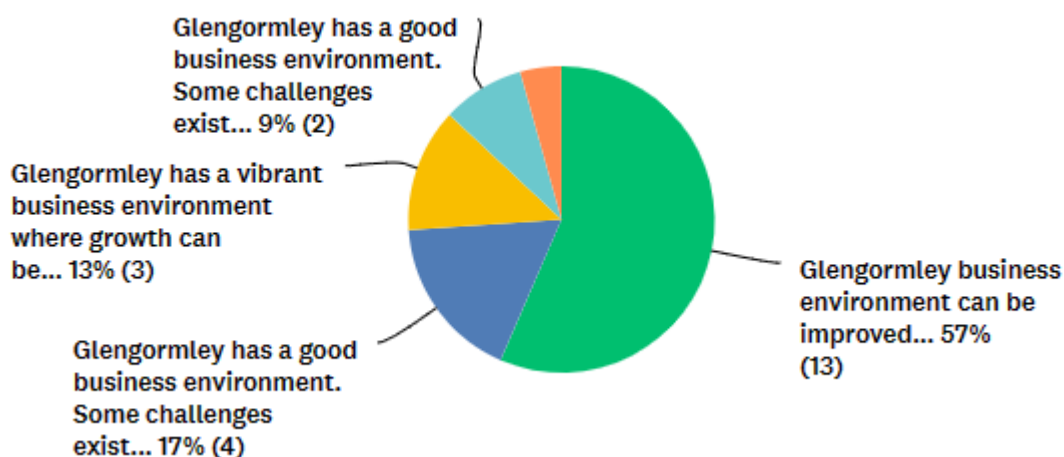


Figure 43: Place Shaping Pilot Business Survey- Glengormley as a place to do business

- 57% -Glengormley business environment **can be improved significantly** in order for enterprise growth to be realised.
- 17% -Glengormley has a good business environment. **Some challenges exist, principally the provision of retail space.**
- 13% -Glengormley has a vibrant business environment where growth can be realised. **Some improvements can be made.**
- 9% -Glengormley has a good business environment. **Some challenges exist, principally the provision of appropriate office space for service-type businesses.**
- 4% -Glengormley has a vibrant enterprise environment in which **both young and established firms can grow.**

Glengormley main strengths as a place to do business?

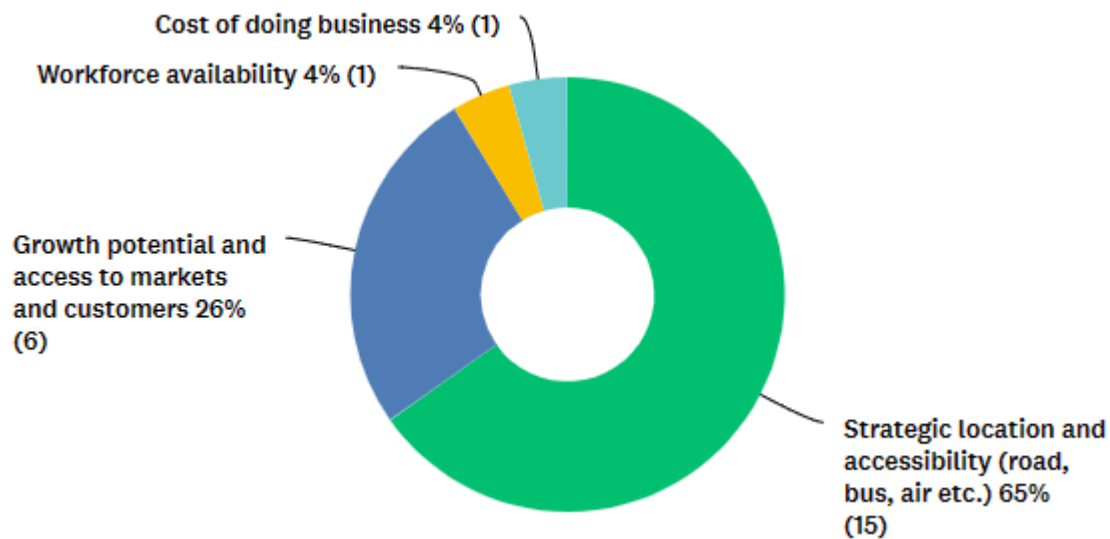


Figure 44: Place Shaping Pilot Business Survey- Glengormley main strengths as a place to do business

- 65 % -Strategic location and accessibility (road, bus, air etc.)
- 26% -Growth potential and access to markets and customers
- 4% -Workforce availability
- 4% -Cost of doing business

Biggest threats for future Economic Development of Glengormley

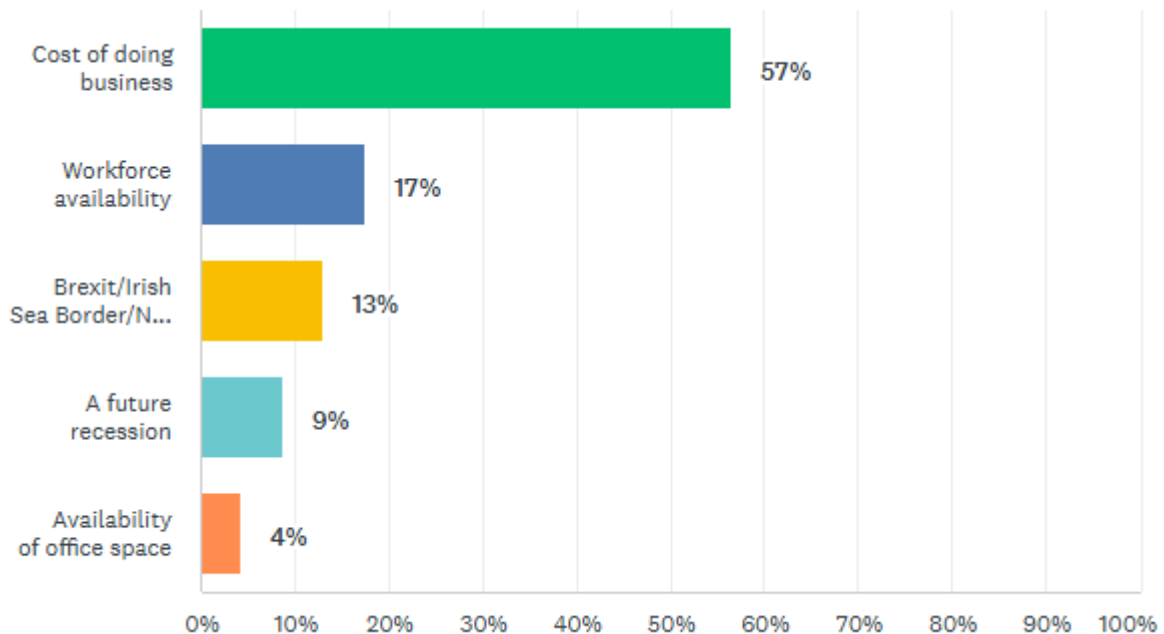


Figure 45: Place Shaping Pilot Business Survey- Biggest threats for future Economic Development of Glengormley

57% believe the cost of doing business, 17% workforce availability, 13% Brexit/Irish Sea Border/Northern Ireland Protocol, 9% a future recession and 4% availability of office space are the biggest threats to future economic development of the area.

Suggestions for investment in community or infrastructure which could shape the future of the area?

- More parking is needed and better signposting.
- Community events in which businesses can take part
- More marketing highlighting businesses in the area.
- More parking is required to allow visitors to come to Glengormley. More cafe style outlets and independent retail outlets would be good.
- More carparking in the centre of Glengormley would be helpful to businesses In the area
- There are initiatives in place such as the shop front scheme that will definitely assist the businesses in Glengormley. Expansion of the Glider Bus route would benefit employment and generate new customers into Glengormley.
- Clean up the streets, provide more bins, there are no benches to sit on if you want to take lunch outside. Pavement improvements are good, but the flower pots are ugly and need planting out with colour. Are there no community groups who could do this?
- More community supported events which include markets, music, art and young people engaging could bring life to the streets, town and park. Small businesses locally could also make a difference if they worked together for a common goal of bringing energy and life back into the place.
- There is great potential for startup businesses in the area, with the new co-located space which is going to be developed on the old PSNI station site. It will be good when this project is complete as my small business will be looking to make use of it and the networks in the area.
- The long-awaited developments in the town area of Glengormley are long overdue, much like the investment in public realm and other vacant sites. While plans have been in the pipeline for years, the place needs this investment sooner rather than later.
- Transport across the area is a challenge. Into and from Belfast is good, but getting across the area is not easy to do in a timely manner.
- Potential for sites to be developed by planning and private investors seem to take so long to get things passed and developed. If some major sites could be completed like the PSNI station site this would bring new business in.
- The areas have great potential but needs more networking and community involvement to support and bring the place to life.
- Greater effort to support local business, we need events, markets, things which bring people into the town area. Improvements on roads at the junction have been good, but more investment is needed.

Section 8: Forward Planning Themes

This section aims to provide a strategic framework that will guide the development and implementation of initiatives to enhance the area's social, economic, and environmental well-being. The themes presented here are derived from extensive community engagement and consultation processes, ensuring that they reflect the needs and aspirations of local residents, businesses, and stakeholders.

Vision for the area To be an ambitious area which enables our communities toward an inclusive, prosperous and sustainable future, and a vibrant, connected destination with community at its heart.	
Mission for the area To exceed the needs and aspirations of all our people and to be recognised for dynamic leadership and excellence locally, regionally and nationally.	
Emerging Themes	
People We need to engage our local talents and skills in residents, community, statutory and business to collective plan, communicate and work together towards our shared vision. • Deliver high quality council services and improve access for people, communities and businesses in the area. • Promote the customer voice by engaging with citizens, to achieve excellence in customer and service quality standards	Community cohesion & equality Vulnerable People We want to care for and support our neighbours and the vulnerable within our community. Social responsibility should be reflected in helping and supporting those most in need. • Work in partnership to plan and deliver better services, address disadvantage, and improve the quality of life for everyone. • Encourage a culture of equity, diversity and respect, to ensure our community is inclusive and supportive.
Place We want everyone to have a sense of belonging, pride and belief in their place. We need to proactively measure and target areas most in need with the aim to ensure that the varying social and economic needs of communities across the area are addressed. The overall aim will be to raise living standards in the most deprived areas up to at least the average of the rest. • Be a place where people take pride in their surroundings. • Have vibrant and welcoming towns, villages, neighbourhoods and rural areas.	Connected Glengormley needs to improve the social and physical connections throughout the Borough. This includes examining and seeking ways to improve our roads, paths, transport networks and digital connectivity. Link the outer areas to the village as an epicentre for the area. We would also like to improve the social connections between residents across our Borough creating greater cohesion. Improve and encourage walkability, active travel, and reduced car dependency by strengthening the town centre offerings and opportunities to work, live and socialise locally.

• Conserve our built heritage both now and for the future. • Develop housing which is affordable and accessible with mixed-tenure developments that expand options for families, older people, and younger households	
Prosperity We are fortunate that there are a lot of positive qualities about Glengormley including our schools and the variety of high-quality businesses based here. We want to build on this and increase opportunities for our citizens in training, education, and employment. • Build on our world class infrastructure to attract investment, support business growth, and be a centre of excellence for global companies. • Nurture our entrepreneurial base, creating an environment for new and existing businesses to succeed, providing upskilling opportunities, and increasing employment. • Housing-led regeneration should be a mix of tenure shaping environments that foster inclusion, wellbeing, and opportunity • Promotes a <i>whole system</i> approach to increasing housing supply, focusing on need across all tenures—social, affordable and private for future prosperity.	Vibrant We need to increase and restore vitality to communities both physically and socially by providing citizens with opportunities to be part of popular and inclusive events and activities in their area. • Maximise the tourism potential of the area by developing an attractive and sustainable destination and experiences. • Cultivate a strong arts and culture brand which enhances the image and reputation of the town and area • Emphasise the importance of affordability housing, accessibility, and choice, ensuring that regeneration delivers homes suited to families, older people, and younger households • Prioritise town centre first development in line with the Local Development Plan (LDP) to reinforce Glengormley’s role as a vibrant centre, reduce sprawl, and support active travel.
Planet We wish to adopt a sustainable approach to social, environmental and physical development. This means making sure that the impact of what we do is long term and based on the needs of our citizens. We also want to make sure we protect the valuable built and natural environment that exists in the Glengormley DEA. • Operate a proactive and efficient planning service that promotes positive sustainable development and growth.	Healthy We want our first-class leisure facilities to continue to provide opportunities for participation in a range of leisure activities. • The facilities and support we provide will lead to a more active, healthy and sustainable community. • Support social cohesion through affordable housing, shared spaces, and community facilities that encourage interaction • Plan for long-term stewardship so that the quality of public realm and housing is

• Work towards being environmentally sustainable and reducing the impact of council services by improving our environmental performance and reducing our carbon footprint. • Create a robust infrastructure for future growth that meets the social, economic and environmental wellbeing of our citizens. • Increase recycling, reduce waste and encourage behavioural change. • Increase the promotion of skills, green jobs, social value and sustainable growth in the borough. • Protect and enhance our environment, natural habitats and green spaces conserving and restoring them and the biodiversity they contain	maintained, ensuring Glengormley remains attractive over decades, not just at the point of investment
--	--

Section 9: Action Plan

Action Plan aligned to outcomes

The following actions for the plan emanate from the engagement process linked to the Love Living Here Community Plan Outcomes and the Glengormley DEA Outcomes. The determination of actions should be a collaborative effort between all partners actively working towards the outcomes of the community plan.

Love Living Here Community Plan Thematic Areas	Love Living Here Community Plan Outcomes	Related Glengormley DEA Outcomes	General Actions
1. People	Our citizens enjoy good health and wellbeing	Healthy	a) Ensure the parks are inclusive and safe all of the time for local residents b) Improve awareness of and access to mental health and emotional wellbeing services. c) Improve opportunities in sport and physical activity d) Offer a broad range of community activities which are visible, well communicated and people have awareness from the Pavilion at Lillian Bland all year round e) Create a community garden at Lillian Bland Park which enables plants, flowers to be planted out to the larger pot planters in Glengormley Town and around the area f) Create collaborations between the local fit clubs, boxing, bowling, martial arts, yoga to enable a wider engagement of local residents to engage in physical activity or sport for health and wellbeing g) Develop and promote intergenerational activities across the Glengormley DEA h) Develop and promote and deliver a range of holistic training options for individuals facing deprivation.
2. Place	Our citizens live in connected, safe, clean and vibrant places	Connected	a) Build an identity for the area- create a brand, which reflects people at its heart b) Improve communications with the public- community noticeboards/social media/ websites/apps c) Improve engagement and collaboration by the community and across the community

Love Living Here Community Plan Thematic Areas	Love Living Here Community Plan Outcomes	Related Glengormley DEA Outcomes	General Actions
			with a focus on improving the vibrance of the streets, park and other amenities. d) Enable the community gardens to populate the street scape planters e) Co-ordinate shared community group actions to achieve collective outcomes for the area f) Create community champions for different thematic groups to promote awareness, share resources and promote projects which improve the area g) Improve local signposting to amenities across the area (Park, Library, Parking, GP, Schools, Dentist etc) h) Work collectively with PSNI, Youth Organisations, EA, CCMS and residents to tackle seasonal Anti-Social Behaviour around Lilian Bland and other hotspots i) Resource and engage BYTES and other youth clubs in the area in creative, innovative community arts, culture projects which can bring vibrance to the streets j) Connect local schools, sports clubs and community groups with business through volunteering activities which create a friendly, fun and actives such as regular festivals and events which are open to all k) Recognise the role of other parts of Glengormley DEA, connect the larger business areas, housing developments, schools and diverse community through a hub model l) Connect the outer parts of Glengormley DEA to the town centre m) Create a marketing strategy for Glengormley DEA businesses n) Increase in the number of local people engaging regularly in physical activity in V36 leisure centres

Love Living Here Community Plan Thematic Areas	Love Living Here Community Plan Outcomes	Related Glengormley DEA Outcomes	General Actions
			o) Develop a housing led regeneration action plan focused on affordable homes for a wide range of target groups p) Increase Council land available for affordable housing
3. Prosperity	Our citizens benefit from economic prosperity	Vibrant	a) Engage its local businesses and get them to work together with the community- “Make it a place rather than an area- bring it back to life” b) Explore “meanwhile” opportunities of empty spaces for arts, crafts, pop up markets- create smell and sound which is attractive, vibrant and brings people into public spaces c) Engage local artists and musicians to animate spaces and visually uplift them to provide vibrance d) Work with the local Chamber of Commerce to expand its activities and ensure a growing balanced local economy of retail, services and industry e) Ensure local trades and skills are engaged and have equal opportunities to provide services for the circular economy. f) Create greater collaborations around future skills with industry, schools and the labour market partnership g) Create greater opportunities to improve transport links when travelling across the area h) Continue to lobby for improved transport links to Belfast (Glider Feasibility Study) and rural Antrim and Newtownabbey i) Provide more electric charging points to attract and keep commuters.
4. Vibrant	Our citizens achieve their full potential	Community cohesion & equality	a) Facilitate, design and deliver more diversity and capacity building programmes for residents, business and community groups b) Resource local youth clubs and maximise BYTES as a central hub to offer greater

Love Living Here Community Plan Thematic Areas	Love Living Here Community Plan Outcomes	Related Glengormley DEA Outcomes	General Actions
			activities for young people across Glengormley- examine hub and spoke c) Build on PIV, Good Relations and PCSP programmes during the roll out of Peace Plus Local action plans and other thematic funding opportunities in the coming years d) Develop a volunteer task group joined together from existing community and resident groups to actively work towards the vision for the area. e) Recognise and celebrate our local volunteer champions and promote their good work as an example to others
5. People	Wildly Important Goal Our vulnerable people are supported	Vulnerable People	a) Improve service delivery opportunities with the outer parts of Glengormley DEA through community planning structures and partners b) Retain a focus on post COVID-19 impacts, changes and those affected by issues like digital poverty, isolation etc c) Continue to address the cost-of-living crisis for energy, food and fuel and other impacts of inflation d) Improve awareness of current support services and provisions available across the Glengormley DEA by creating a resource available to Council and other statutory services
6. Planet	<i>Not in place yet</i>	<i>Not in place yet</i>	a) Connect to Greenways which run close to Glengormley b) Access to shared safe green spaces and parks, and cycle ways c) Increase awareness of biodiversity – changing behaviours, start with our future generations through projects in clubs and schools d) Develop recognised Forest Schools e) Creation of sustainability champions within Glengormley DEA

Love Living Here Community Plan Thematic Areas	Love Living Here Community Plan Outcomes	Related Glengormley DEA Outcomes	General Actions
			f) Explore future sustainable travel in and across the Glengormley area g) Enable business and community to meet environmental targets to future proof a healthier environment for all locally

Section 10: Making It Happen

The Building on Living Places: An Urban Stewardship and Design Guide for Northern Ireland demonstrated the importance of stewardship post development as a key component in making Place Shaping work beyond the action plans. The following 10 principles will be included in the delivery of the Glengormley Place Shaping Action Plan.

Visionary - Recognising Potential, Leadership, Skills

- The residents, community, statutory organisations and businesses leaders recognise the potential to improve the area and are willing to engage positively.
- There will be a significant investment of millions of pounds (est. £20million-collective investments added together through research) in infrastructure, private housing, business in the next 5 years which should be co-ordinated in a collaborative manner through the DEA Forum for outcomes aligned to this Place Shaping Plan and the community plan
- Greater emphasis through effective, joined up leadership to drive collaboration locally for community planning outcomes.
- The local residents and businesses have valuable skills, ideas and experience along with a sense of place, pride and belonging to the area and want to make a difference. They should be engaged through the DEA Forum.
- The vision can be achieved through building on its strengths to make it an attractive, clean, welcoming place. It needs to be shaped by its people with a vibrant community led focus, grounded in vision, mission and thematic planning.

Collaborative - Cooperation & Coordination, The Value of Working Together, Active Participation, Communication

- There are existing strong community groups doing amazing work locally, but none with a focus on cooperation and or co-ordination for improving the area. Driven through this Place Shaping Pilot and the DEA Forums active participation and implementation can shape the future of the area.
- There is an appreciation that working together will develop active participation in community led events, activities, spaces and enhance the place and its prosperity.
- At the heart of making things happen in Glengormley is the need for joined up and timely communications. Communications should create the ability to push out information, building trust, fostering engagement, and create a sense of community.

Contextual - Understanding Place, Natural Systems, Harnessing Heritage, Contextual Design, Appropriate Scale, Edges, Boundaries & Transitions

- Building an identity for the area which reflects a brand, with people at its heart will reflect its natural heritage and contextualise the place, its improved design and its connectivity to planet, people, prosperity and those most in need in the area.
- Greater engagement and collaboration by the community and across the community with a focus on improving the vibrance of the streets, park and other amenities and

which draw in the strengths across its boundaries can make it a go to place, rather than a drive through area.

Responsible - Conserving Limited Resources, Maximising the Impact of Limited Resources, Working with Nature, Going Local, Shared Space

- Community Planning by its very nature does not have a budget attached to it, but looks to maximise collaboration, coordination, communication and action for all involved. Through the DEA Forum as an enabler in planning it can maximise the vision, “To be an ambitious area which enables our communities towards an inclusive, prosperous and sustainable future, a vibrant, connected destination with community at its heart”.

Accessible - Inclusivity, Sustainable Transport Hierarchy, Connectivity, Legibility, Car Parking

- Sustainable transport and hub solutions which enable residents to connect to Belfast and the rural areas within Antrim and Newtownabbey and beyond should sit at the heart of Glengormley as a key location and destination. Maximising its position through signposting, improved infrastructure systems and reduced congestion will be a collaborative role for all to embrace.
- Encouraging locals to walk or pedal, not drive and be a part of the vibrance and activity will enable a change in sustainability, connectivity and free up a culture to attract visitors to Glengormley as a place

Hospitable - Climatic Considerations, Healthy Safety through Urban Design, Sense of Arrival, Animation, Partnerships

- Increase vitality to communities both physically and socially by providing residents with opportunities to be part of popular and inclusive events and activity in their area, will create a sense of pride and belonging.
- Cultivating a strong arts and culture feel which enhances the image and reputation of the town and area will in turn encourage others to participate or visit as an experience, hence making Glengormley a destination.
- Partnerships create friendships, activities promote healthy neighbourhoods, and naturally welcoming spaces will attract and retain locals and visitors.

Vibrant & Diverse - Centralised Services & Facilities, Sustainable Urban Densities, Mixed Use, Type & Tenure, Active Frontages

- The planned office hub, retail and accommodation and focus of the future site developments and investment will draw in and shape the village area to make it an epicentre of activity with mixed tenure which will enhance its diversity and create a new vibrancy.
- Integrate green and blue infrastructure—parks, street trees, sustainable drainage—to enhance liveability and climate resilience.

Crafted - Clarity of Concept, Aesthetic Principles, Peer Review, Commitment to Quality, Place Specific Design

- Guided by the planning regulations and permissions, enhanced by the new public realm and its infrastructure which connects to the entire DEA, a fresh, clean and vibrant feel can be created with its community skills and talents to shape the place quality and design.
- Linking health and wellbeing community gardeners to the planters and streetscapes will bring multiple outcomes and opportunities to enhance place and prosperity, health and connectivity.

Viable - Flexibility of Use & Management, Temporary Uses & Interventions, Serviceability, Diversity of Provision, Deliverability, Testing

- Exploring mean whiling opportunities of empty spaces and bringing change, innovation and creativity into tired spaces using local artists and musicians or young entrepreneurial minds can test new concepts and deliver the unexpected outcomes desired for prosperity of the area.

Enduring - Self Sustaining, Adaptive Re-use, Communicating Heritage, Passage of Skills and Knowledge

- Positively embracing the spirit of engagement and willingness to improve Glengormley to make it a place people love living in will be its greatest asset when embracing its future.
- The plans for adapting, re-using, communicating and sharing in delivery will shape the outcomes of a place and its prosperity creating self-sustaining successes for all.
- Plan for long-term stewardship so that the quality of public realm and housing is maintained, ensuring Glengormley remains attractive over decades, not just at the point of investment.
- Ensure mixed-use development, balancing housing with employment, retail, cultural and leisure spaces, to reduce car dependency and foster a sense of community

[illegible]



Antrim and Newtownabbey
T. 0300 123 4568
antrimandnewtownabbey.gov.uk

Housing Executive
Place Shaping North
Placeshaping.North@nihe.gov.uk