

Greater Monkstown Place Shaping Pilot

Key Development Sites:
Engagement Findings





Key Development Sites

As part of the Greater Monkstown Place Shaping Pilot, Antrim and Newtownabbey Borough Council identified four key developments proposed within the area which have the potential to impact the community if progressed. These four sites, among others that were identified organically throughout the engagement process, were focused upon in both stakeholder and community engagement workshops and events.

The key developments include:

1. Three Mile Water 3G Pitches
2. Doagh Road Mixed Use Site
3. Development of the Ulster University Jordanstown Site
4. Abbey Community College

In addition to the findings outlined in the *Greater Monkstown Place-Shaping Pilot: Engagement Report*, engagement findings specific to the four key potential developments are outlined in this document, accompanied by suggestions / recommendations.

Greater Monkstown Place Shaping Pilot: Key Development Sites: Engagement Findings

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Editor: Stephanie Palmer, PLACE

Photography: McKnight Photography

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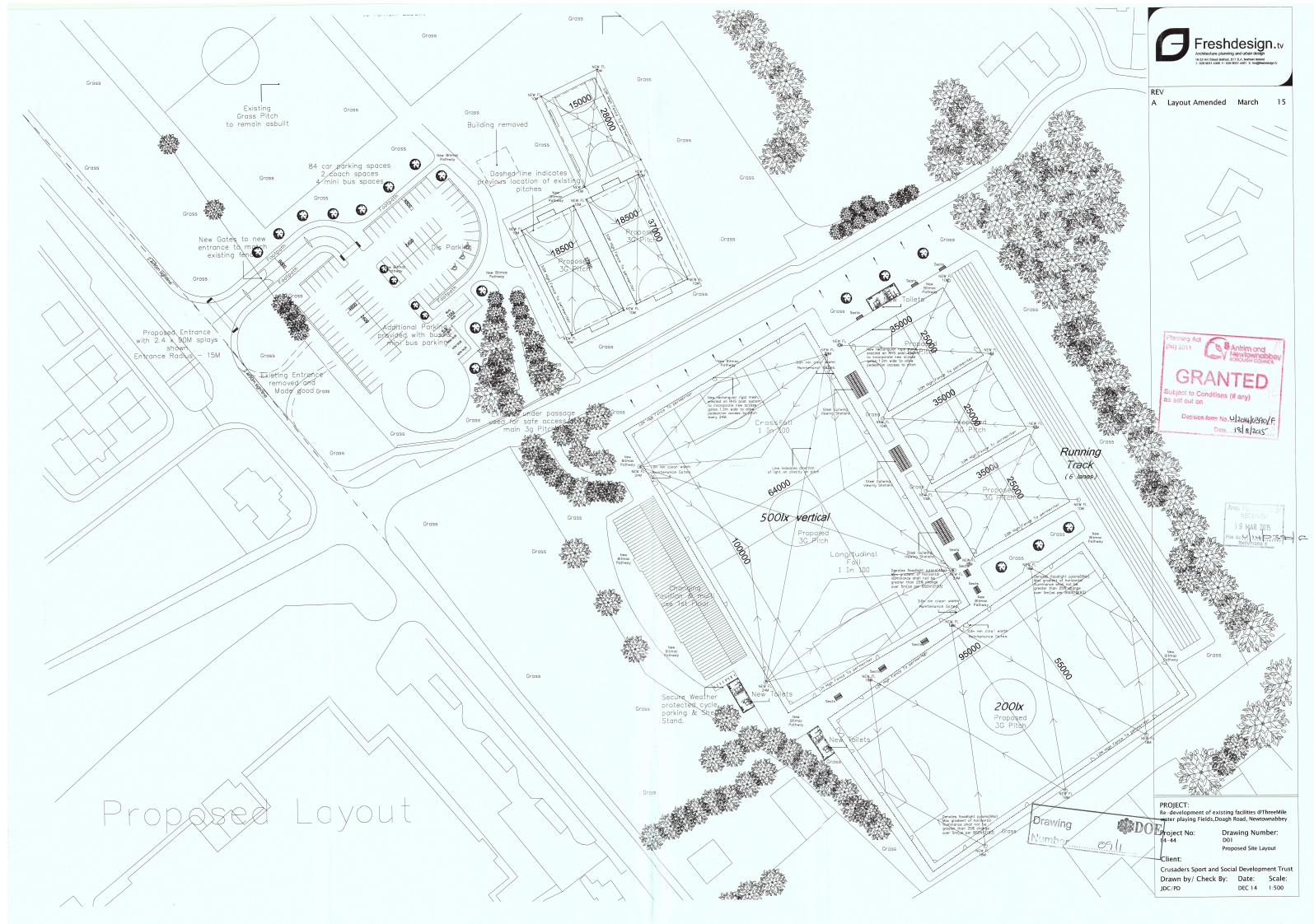
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Three Mile Water 3G Pitches



Approved plans for Three Mile Water Playing Fields

Three Mile Water 3G Pitches

Planning permission was granted in August 2015 for 3G pitches, a changing pavilion, toilet facilities, a stand, viewing shelters, flood lights and dug outs. The following themes have been developed from consultation with both stakeholders and local residents as to the potential for the Three Mile Water 3G Pitch development to maximise its positive contribution to its surrounding community.

Connecting with Surrounding Areas

Representatives from Monkstown Village Centre and Monkstown Community Forum advocated developing connections with the surrounding area, specifically with assets located on the 'edge' of Monkstown.

- The new pitches have the potential to attract people from the surrounding catchment and therefore an opportunity exists to enhance footfall to local shops and services in Monkstown.

Community Use

Young people were particularly keen to access high quality pitches.

- The potential for the sports pitches to be used more widely across the community should be explored.
- Hollybank Primary School have suggested opening their pitches to the wider community, despite the construction of the Three Mile Water Crusader pitches.

Healthy Communities

Stakeholders including HSCT and PHA advocate improving people's health and well-being through the use of the physical environment.

- Wider community use of the new pitches, if public access was available, could positively contribute to health and well-being.
- As a potential new destination along Three Mile Water, access to the pitch development by foot and bicycle could be further enhanced to contribute positively to health and well-being.

Three Mile Water Walkway

The need to address safety was widely echoed. Community residents highlighted their desire for improved lighting and enhanced safety along Three Mile Water walkway.

- Potential exists for the pitches to act as a destination, in turn increasing footfall along the walkway, and enhancing safety.
- The potential for further lighting to be installed could be explored.

Flexible Space

PSNI raised the need to access a flexible space to hold 'distraction events' and community engagement activities (e.g. cage football).

- Potential exists for the 3G pitch development to satisfy this requirement, providing access is available.

Former Nortel Site, Doagh Road



Proposed plans for a mixed use development on the former Nortel site

Former Nortel Site, Doagh Road

Planning permission has been submitted for a mixed use site on the Doagh Road / Monkstown Road, to include a large food store, enterprise / incubator units and housing. Following consultation with both stakeholders and local residents, a summary of the key feedback is outlined with the opportunities to maximise positive impact to the local community.

Health and Well-Being: Walkability

The PHA and HSCT raised the importance of the physical environment and walkable environments to contribute to health and well-being. In order to increase walkability to the site and reduce car reliance:

- Consider opportunities for physical linkages, particularly along the Monkstown Road.
- Consider the layout of proposed housing to enhance connections to the surrounding geography, with a potential design review of the plans.

Impact on Local Community and Businesses

Monkstown Village Centre suggested the need to encourage footfall in Monkstown and better connect to surrounding areas.

- Consider the potential for appropriate physical linkages to ensure Monkstown benefits from the proposed mixed use development.
- Potential damage to the 'heart of Monkstown' was raised.
- Local / independent shops are highly regarded by residents and concerns were raised about the impact of a potential large food store. This is particularly important given that the Village Centre

shops contribute to the social economy and subsequently the social issues faced.

- Other residents were supportive of a large food store in the area.

Employability: Developing Skills

Young people in particular felt that there were not enough opportunities for jobs in the area.

- New businesses could offer opportunities for jobs to help build skills to further progress their career desires.
- Invest NI and Monkstown Village Centre highlighted the importance of planning ahead for employment opportunities to ensure local people have the relevant skills to secure jobs if / when the proposed development occurs.

Enterprise / Incubator Units

Invest NI noted the lack of demand in the area for business space and subsequently the sufficient growing space for businesses.

- Ensure potential businesses are lined up to avoid empty units.
- With enterprise / incubator units proposed, consider the opportunities for, and skills required for, people to set up businesses.

Population Density

The need to increase population density was raised, particularly by Hollybank Primary School. The proposed houses have the potential to increase local density and have a positive impact upon school place registrations and other local shops etc., provided connections are sufficient.

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Ulster University Jordanstown Site

Planning permission was refused for a redevelopment masterplan for a mixed use scheme to include 600 dwellings, a village centre, playing pitches, a research and development park and the retention of some existing facilities (sports centre, student accommodation and FireSERT research building). An appeal is currently with the Planning Appeals Commission.

Wider Impact of Development

Invest NI noted the significant impact of the Ulster University moving to Belfast on the surrounding / wider area.

- In this context, the need to develop and sustain links to Belfast was highlighted by Invest NI, both physically and in local people's mind sets, in regard to employment opportunities. This applies more widely beyond the Ulster University proposal to employment in Belfast City Centre.

Addressing Housing Need

A large scale residential development offers the opportunity of a variety of housing choices.

- Such development would provide an opportunity to for local people to access appropriate housing without having to move far beyond Monkstown.

Connections to Monkstown

Ensure all facilities are accessible to local residents of Monkstown and its surrounding area.

- The PHA highlighted the importance of ensuring connections to the surrounding geography / physical environment are enhanced, particularly through walking and cycling to positively contribute to improving health and well-being.
- Ensure appropriate two-way linkages between any potential development and Monkstown; allowing the residents of Monkstown access to the proposed facilities. Also, such connections could help to encourage greater footfall in Monkstown to sustain shops and services.
- The need to further enhance the 'edges' of Monkstown in order to attract people from neighbouring / local areas was raised by Monkstown Community Forum.

Accessibility of Sports Facilities

The accessibility of relocated sports pitches and the proposed retention of the sports centre at the Ulster University Jordanstown site is important to ensure residents from surrounding areas benefit from such resources.

- Access to sports facilities was raised particularly among younger people.

Abbey Community College



Current site of Abbey Community College

Abbey Community College

The current site of Abbey Community College is a temporary location, with a potential relocation being considered by the Education Authority.

Unsuitability of Current Site

The Education Authority noted that the current College site is not large enough and advised on the eventual move to a new location.

- The Education Authority advised that any move would take a minimum of three years.
- One aspect contributing to the unsuitability of the current site, highlighted by the Education Authority, is the lack of school pitches and sports facilities. The opportunity to make use of the Three Mile Water Crusaders pitches and sports facilities, to facilitate retaining the school, could be explored.

Community Asset

Abbey Community College was widely considered a community asset.

- The community demonstrated a huge positive response to the College and raised the desire to sustaining it in its current location.
- HSCT encourage a strong and resilient community with neighbourly support, of which the College has a significant role to play.
- The College has become integrated into the wider community and provides further opportunities to strengthen community networks, particularly given the current positive relationship with the Village Centre, Boxing Club and Abbey Presbyterian Church.
- Monkstown Village Centre advocated the need to further increase

the footfall to shops and services in Monkstown. The College is currently contributing to fulfilling this, particularly in benefiting the adjacent shops. This was also noted by the Education Authority.

Support to Young People

Abbey Community College and surrounding community organisations noted the strong and established relationships between them, particularly with the Village Centre and Boxing Club, in providing support services for young people.

- The impact of a potential relocation of the school should be considered in regard to the strong existing connections. These current relationships are making a significant positive contribution to addressing drugs, alcohol and mental health issues among young people in the area.
- A number of stakeholders including HSCT and NIHE encouraged building upon the strong sense of community and to addressing mental health issues, both of which the College makes a significant contribution to.

Overcoming Barriers

The Education Authority highlighted the positive role of the College in attempting to break down socio-economic barriers throughout the area.

- Abbey Community College are working to change attitudes and perceptions. Subsequently, the opportunity exists for the College to help break down barriers across the area over time.
- The Educational Authority noted a deepening division if local children, often from a middle-class background, attend schools

Abbey Community College



Abbey Community College, Monkstown

outside the area, usually in Belfast.

Potential New Location

In the situation of the College possibly moving out of the area, future opportunities and challenges have been identified.

- Libraries NI raised concern around the future sustainability of libraries and noted the potential for new libraries to be integrated with new schools. There is potential to explore integrating a library facility into a new school to help sustain local libraries.
- The Education Authority highlighted the process of exploring uses by the potentially vacant school. In the first instance use would be explored by the Education Authority, then other statutory bodies, before public sale. The opportunity for 'meanwhile uses' to avoid the large site being empty for a period should be considered.
- Retaining connections with the existing community groups and support networks in the area must be considered. Such services are currently having a positive impact, particularly on the lives of young people.

