the Planning service

BALLYMONEY

COLERAINE

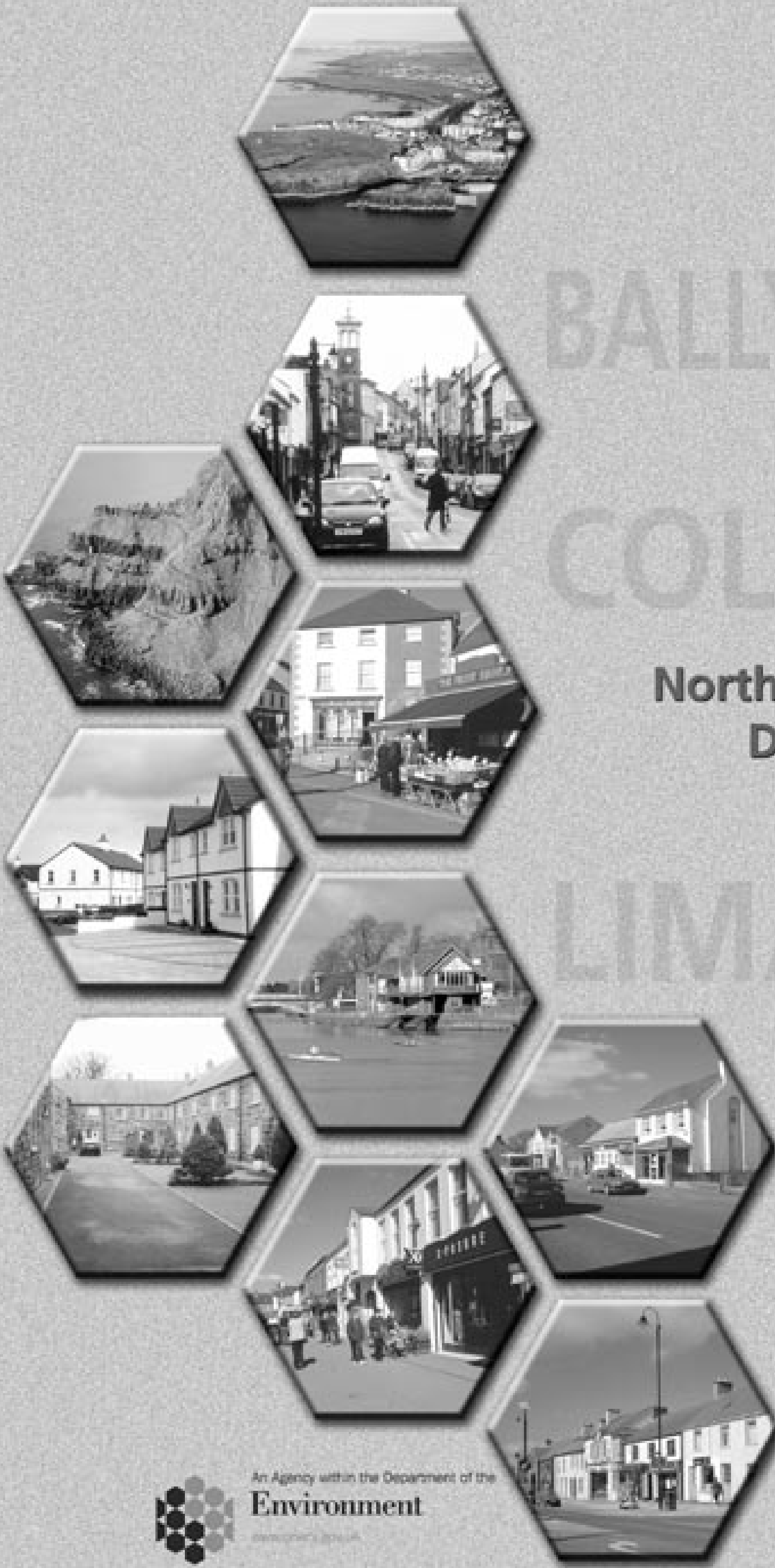
Northern Area Plan 2016
Draft Plan May 2005

Technical Supplement 2

LIMAVADY

Industry

MOYLE



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1.0 Introduction

1.1 The purpose of this Topic Paper is to identify and analyse matters relating to industry that may have implications for the Northern Area Plan 2016.

1.2 The information presented was primarily sourced from Invest Northern Ireland, DETI, site inspections undertaken by staff from the Coleraine Divisional Planning Service office, Planning Service Headquarters and planning history records.

1.3 Since 1990, Northern Ireland, as compared to any other UK region, has experienced the largest growth in Gross Domestic Product (GDP) per capita, a greater rise in numbers employed and the greatest fall in unemployment. It remains to be seen if this will also be true of the current decade. Progress is being hampered by a global economic slow down with recovery delayed longer than expected.

1.4 Developments in telecommunications and changes in agriculture have affected the Northern Ireland economy over the last 25 years, and the Region possesses a wealth of environmental assets vital to the tourism sector. A spatial framework that is sufficiently flexible to accommodate emerging and new economic opportunities, while protecting potential opportunities in food production and tourism which demand a quality environment, is required.

2.0 The Regional Context

2.1 A strategic objective of the *Regional Development Strategy*, (RDS), is to support a sustainable economic drive that will provide jobs and wealth across the region and help reduce socio-economic differentials.

2.2 The concept of sustainable development underpins the *Regional Development Strategy,* with a strong emphasis on social cohesion and economic progress. Key to this is the Spatial Development Strategy which is the hub, corridor and gateway framework for regional development:
"…designed to promote balanced and integrated growth across the network of cities, main and small towns and their rural hinterlands, to enhance equality of opportunity in all parts of the Region, and offer the locational choice to meet the wider variety of needs in a divided society."

2.3 In relation to supporting economic development, The *Regional Development Strategy* provides a robust and flexible framework for sustainable growth capable of accommodating the future levels of economic activity sought by Strategy 2010 by:-

a) *Defining a Spatial Development Strategy which identifies a range of development opportunities for job creation across the Region, capable of accommodating emerging and new growth sectors of the economy, and suitable for a variety of business sizes;*

opportunities which are attractive to inward investment, and to the creation and expansion of indigenous businesses and community enterprises;

b) *Indicating the infrastructure and services that need to be developed to support the economic development drive;*

c) *Promoting improved accessibility to major employment locations for all sections of the community;*

d) *Protecting and enhancing the natural and built environment of the Region and facilitating the development of cultural amenities as important economic assets in the regional balance sheet.*

e) *Facilitating job creation to tackle disadvantage and community differentials; and*

f) *Facilitating tourism through the sensible use of natural and man-made assets.*

2.4 An ample supply of land for employment uses is required to facilitate economic growth. Forming part of this supply, a limited number of large scale, strategic employment locations (SELs) spread throughout the region will be identified and safeguarded to help attract inward investment and accommodate home grown expansion, with priority given to regional cities and main hubs.

2.5 The *Regional Development Strategy* has a strong commitment to "brownfield" initiatives and to the principle of mixed use development. These fit well with the expectation of further service sector growth and the importance of small and medium sized business enterprises.

2.6 Key Transport Corridors (KTCs) are cited as offering a development impetus based on larger consumer markets, links between cities, towns and gateways, and access to significant labour markets and rural catchment areas. These corridors will facilitate the important linkages required with universities, (in the case of the Northern Area Plan, the University of Ulster campuses at Coleraine and Londonderry), and other centres of higher education.

2.7 The Strategic Planning Guidelines in the RDS that relate to supporting economic development are as follows:-

a) ***SPG-ECON 1:*** *To promote a balanced spread of economic development opportunities across the Region focused on the BMA, Londonderry, Craigavon and the urban hubs/clusters as the main centres for employment and services.*

b) ***SPG-ECON 2:*** *To exploit the economic development potential of the key transport corridors.*

c) ***SPG-ECON 3:*** *To promote the regional gateways as economic development opportunities.*

d) ***SPG-ECON 4:*** *To create and maintain a regional portfolio of Strategic Employment Locations (SELs).*

e) ***SPG-ECON 5:*** *To undertake or where appropriate, facilitate a programme of infrastructure improvements essential to business needs.*

f) ***SPG-ECON 6:*** *To improve employability through lifelong learning and personal development.*
g) ***SPG-ECON 7:*** *To promote a sustainable approach to the provision of tourism infrastructure.*
h) ***SPG-ECON 8:*** *To establish a world-wide image for Northern Ireland, based on positive images of progress, and attractive places to visit.*
i) ***SPG-ECON 9:*** *To protect and enhance a varied range of tourism development opportunities.*
j) ***SPG-ECON 10:*** *Identify major tourism development opportunities for the private sector to develop 'Destination Resort' complexes in Northern Ireland, based on distinctive tourism themes.*
k) ***SPG-ECON 11:*** *To promote the region as a centre for cultural, business and sports tourism.*

2.8 When considering industry requirements for the Northern Area Plan in relation to the RDS the following points are important:

a) The Northern Corridor KTC providing both road and rail links between Belfast and Londonderry, two cities identified in the *Regional Development Strategy* as having Major Gateway Roles, traverses the area by way of Ballymoney, Coleraine and Limavady. These three towns fall within the area of the Northern Area Plan.
b) The *Strategy* has identified both Coleraine and Limavady as Major Hubs.
c) Ballymoney and Ballycastle are both identified as Local Hubs.
d) Coleraine has a wide employment base and a significant manufacturing sector. A rapidly growing service sector has also developed as the manufacturing base has readjusted in recent years.
e) University campus at Coleraine and Londonderry.
f) Main Further Education Campuses are located at Ballymoney, Coleraine and Limavady.
g) A Training Centre is located at Ballymoney.
h) Portrush has a Specialist College.
i) Limavady and Moyle District Council Areas are presently within the scope of Invest Northern Ireland's New TSN targets.

2.1 Planning Policy Statement 4: Industrial Development

2.1.1 The Planning System has an important role to perform in creating conditions that are conducive to economic development by ensuring there is an adequate supply of land in accessible locations. When preparing development plans, the Department will seek to ensure there is a sufficient amount of land - based on take-up patterns demonstrated in preceding years - zoned for industrial purposes within the main settlements to meet foreseeable needs.

2.1.2 In zoning land for industry, PPS 4 indicates that the Department will consider a number of factors, including:

a) the size and location of sites;

b) the range of industrial employment, needs of Invest Northern Ireland and private sector developers;
c) employment and development opportunities to be gained from industrial zonings and New TSN considerations;
d) any potential environmental impacts;
e) the re-development of brownfield sites for industrial uses in conjunction with other uses;
f) accessibility by a variety of transport modes; and
g) lack of physical constraint upon development.

2.2 Planning Policy Statement 4. (Public Consultation Draft): Industry, Business and Distribution.

2.2.1 Currently only at draft stage, this document when issued in final form will replace the current PPS 4 'Industrial Development' referred to above.

2.2.2 A key concern for government is to restructure the region's economy from a low-wage low-value added, to a high-wage high-value added, knowledge based economy which can meet the challenges of a highly competitive, global environment.

2.2.3 The PPS commits the Department to implementing the New Targeting Social Need initiative, which aims to direct efforts and available resources towards those objectively assessed as being in social need. As part of this initiative, it will be important to ensure that disadvantaged groups and communities are able to benefit from better access to employment opportunities.

2.2.4 Within the context of the proposed PPS, this will be achieved primarily through development plans which, in their role of facilitating economic development and creating a framework, will allow investment in job creation to take place.

2.2.5 The policy objectives of the proposed PPS are:

a) to promote sustainable economic development;
b) to tackle disadvantage and facilitate job creation in an environmentally sensitive manner;
c) to ensure the provision of a generous supply of land suitable for business and industry and a choice and range in terms of quality, size and location;
d) to support the re-use of previously developed sites and buildings where they meet the needs of particular economic sectors;
e) to improve integration between transport and locations for economic development;
f) to ensure a high standard of quality and design for new development;
g) to ensure that the natural and built heritage is protected.

2.2.6 In relation to industrial and business development, and consistency with the provisions of the Regional Development Strategy, the PPS states that development plans will seek to support job creation by identifying and protecting a portfolio of job creation opportunities involving:

a) safeguarding identified Strategic Employment Locations;
b) indicating the range of acceptable employment uses within particular sites;
c) reallocating sites which have proven unsuitable for business and industry;
d) promoting mixed use development;
e) identifying supporting action, eg., on infrastructure provision, environmental improvement or town centre management that can assist the delivery of economic development;
f) providing a baseline position for the monitoring and review of the allocation of industrial and business land on a regular basis.

2.3 Strategy 2010:Report by the Northern Ireland Economic Development Strategy Review Steering Group.

2.3.1 Devolution in Great Britain and the creation of Regional Development Agencies in the English regions will mean stronger competition for Northern Ireland in the inward investment field. It may also bring pressure on Northern Ireland's favourable investment incentives. The Republic of Ireland has had major economic success in the 1990's and is a formidable competitor for inward investment.

2.3.2 In March 2003, the Department of Enterprise, Trade and Investment, (DETI), through the Economic Development Forum, (EDF), published a document, *Action Plan – Working Together for a Stronger Economy*. The Forum concluded that the economic success of Northern Ireland depends fundamentally on its ability to:

a) increase knowledge and productivity;
b) innovate and be creative;
c) support enterprise;
d) be outward looking;
e) promote equality of opportunity and social inclusion;
f) enhance the capabilities and skills of all our people;
g) establish the physical infrastructure necessary to support current and future needs.

2.3.3 Included in the Strategic Priorities of the *Action Plan*[§] is the successful attraction of inward investment in high technology / knowledge based areas and regarding current and planned activity it says;
"Invest Northern Ireland plays a key role in marketing Northern Ireland as an investment location. Working closely with universities, further education colleges, district councils and private sector…The development by the Department for Employment and Learning (DEL), of Centres of Vocational Excellence in a range of vocational areas including software engineering, computing, hospitality and catering,

construction and the built environment and engineering will also be a major attraction for prospective investors."

2.3.4 The creation of strong clusters coupled with enhanced networking. *"The Centre for Competitiveness (CforC) is the main organisation currently involved in cluster development in Northern Ireland. CforC is working to identify a growth cluster focus for the local economy and to facilitate cluster development and innovation activities. A key aspect of this will involve the promotion of collaborative / joint ventures and improved asset utilisation within clusters. Within Government, the Departments of Regional Development (DRD), Enterprise Trade and Investment (DETI) and Employment and Learning (DEL) are working to provide greater clarification to the term Strategic Employment Locations, as featured in the* Regional Development Strategy. *Gaining a better understanding of the potential sub-regional drivers or 'clusters' will also be an important feature of the implementation of the RDS."*

2.3.5 The Economic Development Forum defines a 'cluster' as, *"………a geographic concentration of interconnected companies, specialised suppliers, service providers, firms in related industries and associated institutions (for example, universities, standards agencies and trade associations) in particular fields that compete but also co-operate."*

2.3.6 This emphasis on economic cluster development is consistent with the RDS and should be taken into account when considering the future industrial development strategy for the Northern Area Plan.

3.0 An Analysis of Existing Trends in Aspects of Employment

3.1 Economic Activity and Unemployment 1971 to 2001.

3.1.1 Table 1 shows the percentages of economically active persons (those over 16 years of age and are available for employment) in Northern Ireland over the period 1971 to 2001. Tables 2 to 5 show the statistics for the Northern Area (Coleraine, Ballymoney, Limavady and Moyle) over the same period.

Table 1: Economically Active Persons 1971 to 2001[1] – Northern Ireland

Northern Ireland	1971	1981	1991	2001
Population 16+*	1,072,180	1,068,710	1,167,938	1,187,079
Economically Inactive	459,939 (43%)	438,951 (41%)	485,918 (42%)	447,945 (38%)
Economically Active	612,241 (57%)	629,759 (59%)	682,020 (58%)	739,134 (62%)
Out of Employment	51,050 (8%)	105,465 (17%)	107,070 (16%)	49,098 (7%)
In Employment	561,191 (92%)	524,294 (83%)	574,950 (84%)	690,036 (93%)

Table 2: Economically Active Persons 1971 to 2001[1] – Ballymoney

Ballymoney	1971	1981	1991	2001
Population 16+*	17,898	16,226	17,861	18,887
Economically Inactive	8,036 (45%)	6,839 (42%)	7,483 (42%)	6,874 (36%)
Economically Active	9,862 (55%)	9,387 (58%)	10,387 (58%)	12,013 (64%)
Out of Employment	947 (10%)	1,656 (18%)	1,618 (16%)	698 (6%)
In Employment	8,915 (90%)	7,731 (82%)	8,760 (84%)	11,315 (94%)

Table 3: Economically Active Persons 1971 to 2001[1] – Coleraine

Coleraine	1971	1981	1991	2001
Population 16+*	30,346	33,325	38,293	40,089
Economically Inactive	13,933 (46%)	14,399 (43%)	16,227 (42%)	15,103 (38%)
Economically Active	16,413 (54%)	18,926 (57%)	22,066 (58%)	24,986 (62%)
Out of Employment	1,208 (7%)	3,175 (17%)	3,305 (15%)	1,667 (7%)
In Employment	15,205 (93%)	15,751 (83%)	18,761 (85%)	23,319 (93%)

Table 4: Economically Active Persons 1971 to 2001[1] – Limavady

Limavady	1971	1981	1991	2001
Population 16+*	16,394	17,289	20,815	22,761
Economically Inactive	7,169 (44%)	7,149 (41%)	8,148 (39%)	8,604 (38%)
Economically Active	9,225 (56%)	10,140 (59%)	12,667 (61%)	14,157 (62%)
Out of Employment	893 (10%)	2,345 (23%)	2,567 (20%)	1,156 (8%)
In Employment	8,332 (90%)	7,798 (77%)	10,100 (80%)	13,001 (92%)

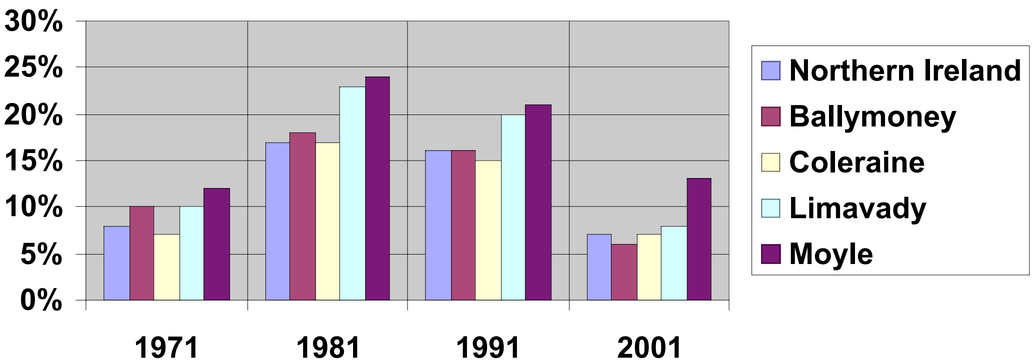
Table 5: Economically Active Persons 1971 to 2001[1] – Moyle

Moyle	1971	1981	1991	2001
Population 16+*	7,567	9,978	10,804	11,073
Economically Inactive	3,694 (49%)	4,535 (45%)	5,058 (47%)	4,575 (41%)
Economically Active	3,873 (51%)	5,443 (55%)	5,746 (53%)	6,498 (59%)
Out of Employment	476 (12%)	1,295 (24%)	1,233 (21%)	866 (13%)
In Employment	3,397 (88%)	4,148 (76%)	4,513 (79%)	5,632 (87%)

* 1971 Census information is for 15+
[1] Source : 1971, 1981, 1991 and 2001 Census Reports.
% In Employment / Out of Employment is expressed as a % of Economically Active.

3.1.2 In Northern Ireland the level of unemployment more than doubled from 8% to 17% between 1971 and 1981 and remained at a high level (16%) in 1991. Unemployment in the four districts also rose significantly between 1971 and 1981. After 1981, all areas experienced a drop in unemployment figures, and the percentages for 2001 reached levels similar to those of 1971. Figure 1 demonstrates how the unemployment figures for each of the four districts compare with the Northern Ireland trend. It shows that the situation is more acute in Limavady and Moyle.

Fig 1: Rate of unemployment 1971 to 2001



Source: NISRA Census Reports 1971 to 2001

3.1.3 For the four districts, more detailed information for the years 1991 to 2002 is provided in Tables 6 to 9.

Table 6: Trends in Unemployment 1991 to 2002* – Ballymoney Borough

Year	Total unemployed	% unemployed	N.I. average %
1991	1,516	16	16
1992	1,494	Not available	14
1993	1,459		14
1994	1,297		13
1995	1,187		11
1996	1,180	11	11
1997	848	8	8
1998	809	8	7
1999	755	7	6
2000	513	5	5
2001	518	5	5
2002	414	4	5

* DETI Claimant Count

Table 7: Trends in Unemployment 1991 to 2002* – Coleraine Borough

Year	Total unemployed	% unemployed	N.I. average %
1991	3,058	15	16
1992	3,293	Not available	14
1993	3,417		14
1994	3,319		13
1995	2,890		11
1996	2,837	11	12
1997	2,243	8	8
1998	2,012	8	7
1999	1,835	7	6
2000	1,429	6	5
2001	1,414	6	5
2002	1,208	5	5

* DETI Claimant Count
Source : DETI Claimant Count.[2]

Table 8: Trends Unemployment 1991 to 2002* – Limavady Borough

Year	Total unemployed	% unemployed	N.I. average %
1991	2,126	20	16
1992	2,304	Not available	14
1993	2,267		14
1994	2,151		13
1995	1,932		11
1996	1,906	17	12
1997	1,332	12	8
1998	1,249	11	7
1999	1,053	9	6
2000	840	7	5
2001	879	7	5
2002	739	6	5

* DETI Claimant Count.[3]

Table 9: Trends in Unemployment 1991 to 2002* – Moyle District

Year	Total unemployed	% unemployed	N.I. average %
1991*	1,233	21	16
1992	1,130	Not available	14
1993	1,118		14
1994	1,075		13
1995	970		11
1996	994	20	12
1997	728	14	8
1998	680	13	7
1999	609	13	6
2000	471	10	5
2001	449	10	5
2002	425	9	5

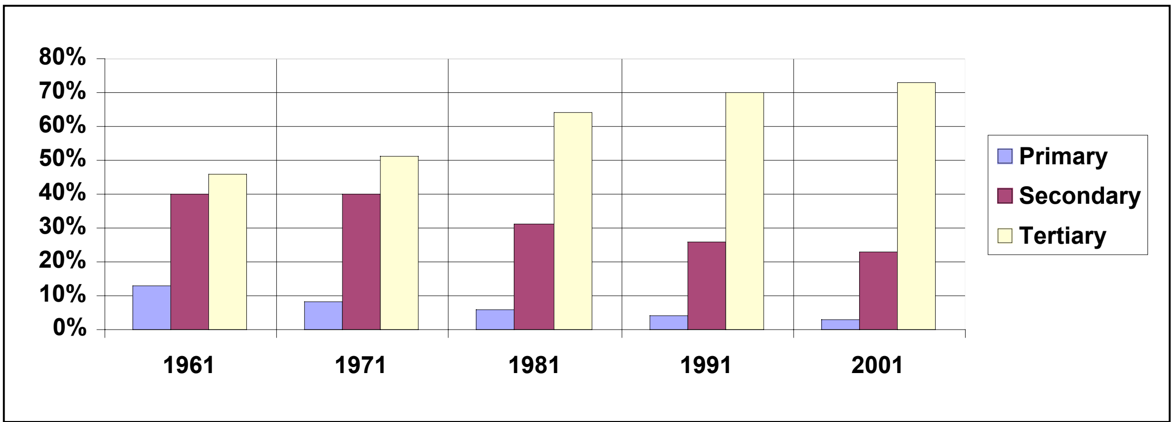
• DETI Claimant Count

3.1.4 From the information available, the percentage of unemployed persons has steadily reduced on an annual basis since 1991. This reduction in unemployment is true for all four areas, though the drop is a little less marked in Moyle District. By 2002 the Northern Ireland average had fallen to 5% from 16% in 1991. The four districts reflected this downward trend and the levels were, Ballymoney 16% to 4%; Coleraine 15% to 5%; Limavady 20% to 6% and Moyle 21% to 9%.

3.2 Employment by Sector: Northern Ireland.

3.2.1 Since 1961, the general trend in Northern Ireland has been a reduction in the numbers employed in the primary and secondary sectors. Figure 2 below graphically illustrates how the tertiary employment sector, though always the largest, has grown further again to absorb an even greater percentage of the workforce at the expense of the primary and secondary sectors.

Figure 2: Employment by Sector: Northern Ireland 1961 to 2001



Source: Census Economic Activity Reports.

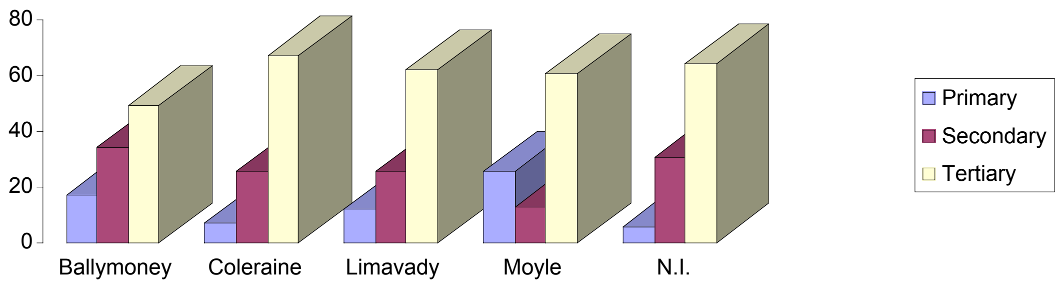
3.2.2 The actual numbers and percentages for employment sector breakdown in Northern Ireland appear below in Table 10.

Table 10: Employment by Sector 1961 to 2001 – Northern Ireland

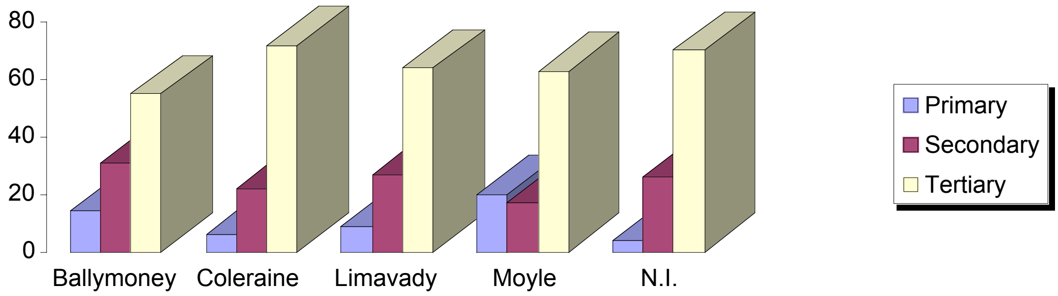
Northern Ireland	1961	1971	% + / - 1961-71	1981	% + / - 1971-81	1991	% + / - 1981-91	2001	% + / - 1991-2001
Primary Employment	71,925 (13%)	47,210 (8%)	- 34%	28,869 (6%)	- 39%	24,151 (4%)	- 16%	82,397 (12%)	+241%
Secondary Employment	220,064 (40%)	228,772 (40%)	+ 4%	157,613 (31%)	- 31%	143,319 (26%)	- 9%	96,131 (14%)	-33%
Tertiary Employment	252,815 (46%)	289,652 (51%)	+ 13%	327,091 (64%)	+ 11%	384,982 (70%)	+ 18%	508,116 (74%)	+32%

Source : Census Economic Activity Reports.

1981: Figure 3 - Employment Sector Percentages: Area Comparisons



1991: Figure 4 - Employment Sector Percentages: Area Comparisons



3.2.3 The actual numbers and percentages relating to employment sector breakdown in the four council areas appear in the Tables, 11 to 14 (pages 14+15).

Table 11 : Employment by Sector 1981 to 2001 – Ballymoney

Sector	1961	1971	1981	(NI)	1991	(NI)	% + / - 1981-91	(NI)
Primary Employment			1,066 (17%)	28,869 (6%)	835 (13%)	24,151 (4%)	-16%	- 16%
Secondary Employment	Not available		2,130 (33%)	157,613 (31%)	1,932 (31%)	143,319 (26%)	-9%	- 9%
Tertiary Employment			3,210 (50%)	327,091 (64%)	3,482 (56%)	384,982 (70%)	+18%	+ 18%

Table 12 : Employment by Sector 1961 to 1991 – Coleraine

Sector	1961	1971	1981	(NI)	1991	(NI)	% + / - 1981-91	(NI)
Primary Employment			1,143 (7%)	28,869 (6%)	949 (6%)	24,151 (4%)	- 17%	- 16%
Secondary Employment	Not available		4,086 (26%)	157,613 (31%)	3,411 (22%)	143,319 (26%)	- 17%	- 9%
Tertiary Employment			10,471 (67%)	327,091 (64%)	10,973 (72%)	384,982 (70%)	+ 7%	+ 18%

Table 13: Employment by Sector 1961 to 1991 – Limavady

Sector	1961	1971	1981	(NI)	1991	(NI)	% + / - 1981-91	(NI)
Primary Employment	Not available		804 (12%)	28,869 (6%)	584 (9%)	24,151 (4%)	- 27%	- 16%
Secondary Employment			1,758 (25%)	157,613 (31%)	1,636 (27%)	143,319 (26%)	- 7%	- 9%
Tertiary Employment			4,335 (63%)	327,091 (64%)	3,949 (64%)	384,982 (70%)	- 6%	+ 18%

Table 14: Employment by Sector 1961 to 1991 – Moyle

Sector	1961	1971	1981	(NI)	1991	(NI)	% + / - 1981-91	(NI)
Primary Employment	Not available		727 (22%)	28,869 (6%)	551 (20%)	24,151 (4%)	- 24%	- 16%
Secondary Employment			684 (21%)	157,613 (31%)	463 (17%)	143,319 (26%)	+ 23%	- 9%
Tertiary Employment			1,845 (57%)	327,091 (64%)	1,787 (63%)	384,982 (70%)	+ 2%	+ 18%

Source : Tables 11 to 14, Census Economic Activity Reports.

3.3 Employment by Sector: Ballymoney, Coleraine, Limavady and Moyle (1981)

3.3.1 In the period 1981 to 1991, Northern Ireland experienced a decrease in both primary and secondary sector employment, and a reciprocal increase in tertiary employment.

3.3.2 It can be seen from Tables 11 to 14 that between the years 1981 and 1991 Ballymoney and Coleraine employment sector patterns generally reflected the Northern Ireland trend of a fall in primary sector and an increase in tertiary sector. Limavady demonstrated a decline in all sectors whereas Moyle showed an increase in both secondary and tertiary levels.

3.4 Implications for the Northern Area Plan

3.4.1 Tables 15 and 16 show that the population of those aged 16 years and over has steadily risen since 1971, and that the unemployment rate has declined.

Table 15: Population 1971- 2001: Persons 16 years and over, Area Comparison.

Area / year	1971	1981	1991	2001
Ballymoney.	17,898	16,226	17,861	20,524
Coleraine.	30,346	33,325	38,923	43,732
Limavady.	16,394	17,289	20,815	24,138
Moyle.	7,567	9,978	10,804	12,157
Total / year	**72,205**	**76,818**	**88,403**	**100,551**

Table 16: Percentage Unemployed 1971 to 2001.

Area	1971	1981	1991	2001
Northern Ireland	8	17	16	7
Ballymoney	10	18	16	6
Coleraine	7	17	15	7
Limavady	10	23	20	8
Moyle	12	24	21	13

3.4.2 The main features of the employment situation in the Northern Area can be summarised as follows:

a) Unemployment levels reflected the general Northern Ireland pattern, and there is indication of a downward trend. The table above shows the comparison.
b) Primary sector employment in the four areas remains higher than the Northern Ireland average, indication of a reliance on agricultural based activitie
c) The secondary sector showed the greatest range of change, and remains an important area of employment in the area.

4.0 An Assessment and Analysis of Industrial Land Provision Within the Northern Plan Area

4.1 Current Industrial Zonings

4.1.1 Currently, land for industrial purposes is zoned in Ballymoney, Coleraine and Moyle under the North East Area Plan 2002; and for Limavady, under the Limavady Area Plan 1984 – 1999. Table 17 gives the breakdown of the current status.

Table 17: Land Zoned for Industry: North East Area Plan 2002 and Limavady Area Plan 1984 – 1999.

Area	Location	Area Zoned (approx. ha)	Area Developed (approx. ha)	Area Remaining (approx. ha)
Ballymoney	Knock Road	3.22	-	3.22
	Ballymena Road (rear)	1.90	1.90	-
	Garryduff Road	15.50	3.41	12.09
	Ballymoney total	**20.62**	**5.31**	**15.31**
Coleraine	Wattstown, Newbridge Road.	28.03	5.38	22.65
	Lower Newmills, Hillman's Way	11.51	5.91	5.6
	Harbour Estate.	1.29	1.29	-
	Cloyfin Road.	6.34	-	6.34
	Coleraine total	**47.17**	**12.58**	**34.59**
Limavady	Aghanloo.	91.86	30.62	61.24
	Limavady total	**91.86**	**30.62**	**61.24**
Moyle	Leyland Road West (Ballycastle)	3.29	1.01	2.28
	Moyle total	**3.29**	**1.01**	**2.28**
	Four areas total	**162.94**	**49.52**	**113.42**

Source: site surveys 2004.

4.1.2 It can be seen that there is a substantial proportion of zoned industrial land remaining undeveloped across all four districts.

Table 18: Industrial Provision – Draft Plan: Northern Area Plan 2016

Area	Settlement	Ref	Location / Name	Existing Area	Industrial Zoning
Ballymoney	Ballymoney	BYI 01	Ballybrakes Industrial Estate	9.58	
		BYI 02	Ballymena Industrial Estate	14.28	
		BYI 03	Riada Avenue Industrial Estate		12.09
	Balnamore	BNI 01	Balnamore Mill	2.89	
	Cloghmills	CSI 01	Ballycregagh Road Industrial Site	1.45	
	Rasharkin	RNI 01	Glebe Road Industrial Site	0.89	
				29.09	12.09
Coleraine	Coleraine	CEI 01	Ballycastle Road Industrial Estate	29.4	
		CEI 02	Northbrook Industrial Estate	7.8	
		CEI 03	Bushmills Road	5.6	
		CEI 04	Wattstown Industrial Estate	5.4	
		CEI 05	Loughan Hill Industrial Estate	15.3	
		CEI 06	Millburn Road	4.9	
		CEI 07	Bushmills Rd South of Spittal Hill Quarry	0.8	
		CEI 08	Bushmills Rd West of Spittal Hill Quarry	1.9	
		CEI 09	Science Research Park University of Ulster	2.5	
		CEI 10	Ballycastle Road		5.6
		CEI 11	Northbrook Industrial Site		7.9
		CEI 12	Bushmills Road Industrial Site		0.4
		CEI 13	Wattstown Industrial Site		22.6
		CEI 14	Loughan Hill Industrial Site		6.3
		CEI 15	University Business Cluster		8.4
		CEI 16	Riverside Business Park		8.3
	Castleroe	CRI 01	Wood processing works at Curragh Rd	6.95	
	Garvagh	GHI 01	TBF Thompson complex at Kellyrally Rd	3.57	
		GHI 02	Mullen Plant Hire – East of Cahill Road	1.26	
		GHI 03	Industrial Units and adjoining land at Mettican Rd	0.47	
	Kilrea	KAI 01	Drumagarner Road	2.80	
		KAI 02	Existing workshop units and enterprises at Horse Fair Green	1.23	
		KAI 03	Printing Works at Mill Road	0.76	
		KAI 04	Industrial unit at Craiglea Gardens	0.24	
				90.88	59.4
Limavady	Limavady	LYI 01	Church street, former Daintyfit Site.	1.43	
		LYI 02	Ballyquinn Road Whitehall Business Park	0.40	
		LYI 03	Mill Place	1.14	
		LYI 04	Catherine Street, Limivady Printing Works	0.24	
		LYI 05	Broad Road, Rathbaun Business Park	0.34	
	Aghanloo	LYI 06	Aghanloo Industrial Estate	30.58	
	Aghanloo	LYI 07	Aghanloo Industrial Land		61.25
	Ballykelly	BKI 01	Loughermore Road, Bob Millar's Car Sales Complex	2.70	
	Dungiven	DGI 01	Adjacent Railway Lane,Ballyquin Road, former Dessmonds factory Site	3.01	
		DGI 02	Legavallom Road Glenshave Business Park	0.85	
	Greysteel	GLI 01	Foyle Avenue West Nicolls Oil Depot	1.37	
				42.06	61.24

Area	Settlement	Ref	Location / Name	Existing Area	Industrial Zoning
Moyle	Ballycastle	BEI 01	Moyle Enterprise Centre	0.73	
		BEI 02	Leyland Road Industrial Estate		2.27
	Bushmills	BSI 01	Old Bushmills distillery	15.95	
		BSI 02	Old Bushmills Distillery – Extension – North		4.98
		BSI 03	Old Bushmills Distillery – Extension - South		0.77
	Cushendall	CLI 01	Red Bay Boats	0.62	
				17.3	8.02

5.0 Ballymoney District

5.1 Location and Take-Up of Zoned Industrial Land. (Refer to table 17).

a) Ballymena Road, Garryduff Road and Riada Avenue. (See Draft Northern Area Plan 2016: Ballymoney - Map No: 2/01a. Site Ref: BYI 02).

5.1.1 This area has now been developed to the extent that there is little space left except for some to the north of the TYCO medical factory. There are no recent Planning Applications in the zoned area and further development is unlikely.

b) Garryduff Road. (See Draft Northern Area Plan 2016: Ballymoney - Map No: 2/01a. Site Ref: BYI 03).

5.1.2 The only industrial building currently under construction upon this site is the Ballymoney Enterprise Centre which consists of 29 units and covers 0.72 hectares. Due to the success of this development, the management committee is looking to expand upon the number of units currently under their control. Negotiations are under way with INI which owns all industrial zoned land to the west of Riada Avenue. However, if this is not successful they will be prepared to look to the privately owned land to the east of Riada Avenue.

5.1.3 It should be noted that the PAC's Report on the Public Inquiry into objections to the North East Area Plan 1987 – 2002, supported an objector's contention that insufficient land had been zoned for industry. The Commission recommended the inclusion of this portion (east of Riada Avenue on. See Northern Area Plan - Draft Plan: Map No:2/01a. Site Ref: BYI 03) into industrial zoning for the NEAP.

5.1.4 JMF Engineering has purchased the vacant Canning Plant, located to the north of Ballymoney Enterprise Centre. It is not clear at this point what the intended use will be.

5.1.5 Ballymoney Foods Ltd has expanded the perimeter of its factory to the south and east to accommodate a new boiler, chimney and storage tanks. They are negotiating with Invest Northern Ireland (INI) to purchase additional ground to the south of the factory. Riada Avenue will be extended until it reaches the rear of Ballymoney Foods Ltd.

5.2 Location of Existing Industrial Properties

c) Ballybrakes and Milltown Road (See Draft Northern Area Plan 2016: Ballymoney - Map No: 2/01a. Site Ref: BYI 01).

1. Current use: 2 No occupiers. McIlhatton & Co Ltd., UPVC windows/doors and conservatories. North Antrim Fencing & Pallets.

5.2.1 Former factory, now known as Ballybrakes Business Park. It has been sub-divided and taken up by various smaller commercial and recreational interests. The greater part of the commercial uses has been approved for retail and distribution. The approved recreational uses include indoor go-kart track and indoor bowling. There are a number of vacant units in this area.

2. Current use: light engineering. Groundsman Industries.
3. Current use: store.
4. Current use: builder's supplier. McCorriston.
5. Current use: sales and repair. Northern Forklift.
6. Current use: workshop for timber product company.
7. Current use: retail by Calor Gas.
8. Current use: fireplace manufacture and sales.

d. Seymore Street / Railway Station. (Map No.1: Appendix 1).

5.2.2 This is a collection of buildings most of which had at one time been an engineering works. The use has been fragmented and is now on a much smaller scale.

1. Current use: engineering workshop.
2. Current use: RF Mechanical Services.
3. Current use: PC Paints & Components (Ballymoney) Ltd., and a wholesale motor factor premises. Approval in 1978 for storage.
4. Current use: Snooker Hall at first floor, otherwise vacant. A former mill building there is a 1991 Approval for 2 No manufacturing units.
5. As above.
6. Current use: cabinet making. Formerly Murray Fabrications Ltd., Approval granted in 2000 for motor factor.
7. Current use: vacant. Approval in 1994 for extension to store for engineering works. Not built.
8. Bus wash.
9. Demolished.

e. Ballymena Road, Garryduff Road and Riada Avenue. (See Draft Plan Northern Area Plan 2016: Ballymoney - Map No: 2/01a. Site Ref: BYI 02).

1. *Current use: factory with Planning history pre 1974.*
2. Current use: textile factory with Planning history pre 1978.
3. Current use: poultry processing factory with extension approved 1998.
4. Current use: soft drinks factory with extension approved 1996.
5. Current use: food processing factory with extension approved 2001.

6. Current use: factory (vacant) with 1986 Crown Development Approval for extension.
7. Current use: various. Ballymoney Enterprise Co. Ltd. No recent Applications.

f) Frosses Road Industrial Park (Map No.2: Appendix 1).

5.2.3 A 0.42 hectare site located two miles outside Ballymoney containing a variety of uses. Most recent Approval is for c/u (1995) to fuel oil depot.

5.2.4 Accordingly there are 14.12 hectares used for industry related purposes on unzoned land.

5.3 Summary of Land Take-Up for Industry in Ballymoney District

5.3.1 There has been very little take-up of land for industrial purposes with 74% of the land remaining undeveloped. Most of the existing industry is outside the zoned areas and much of the zoned area remains undeveloped, including land recommended by the PAC to be included into the zoned area. It is significant that a factory granted Crown Development Approval for an extension in 1986, now lies vacant.

6.0 Coleraine District

6.1 Location and Take-Up of Zoned Industrial Land (Refer to table 17).

a) Newmills Road and Hillmans Way. (See Draft Plan: Northern Area Plan 2016: Coleraine - Map No: 3/01a. Site Ref: CEI 01).

6.1.2 An 11.62 ha site located to the east of Coleraine on land to both sides of the Ring Road. Only 1.35 hectares have been taken up, and this by Aikens Timber Yard. There is substantial industrial usage of unzoned land adjacent. The NEAP stated that direct access on to the Ring Road would not be permitted.

b) Wattstown Industrial Estate. Newbridge Road. (See Draft Plan: Northern Area Plan 2016: Coleraine - Map No: 3/01a. Site Ref: CEI 11).

6.1.3 This is Invest Northern Ireland's (INI) main industrial holding in the north east area and is located to the south east of Coleraine. It has direct access to all main routes and is capable of being developed to a modern standard. The zoning under the NEAP ran along the Newbridge Road to the Ring Road, but has been retracted due to the development of the new Causeway Hospital. There are some 25.96 ha, of which only 2.66 ha have been taken up.

6.1.4 Current occupier: Lamont Fireplaces; R Beverage Engineering Ltd; WH McNeill Auto Electrics and Armstrong Medical Services.

6.1.5 Armstrong Medical Services factory first approved in 1996, with an extension approved 2002. A new warehouse for the same company was approved also in 2002.

6.1.6 An area of 0.54 hectares adjacent to, but outside, the zoned area has also been taken up for industrial use.

c) The Harbour Estate. (Map No.3: Appendix 1)

6.1.7 Located on the east side of the River Bann with direct access from the Millburn Road, this site was identified in the NEAP as having potential for development in conjunction with port improvements. An area of 1.3 ha has not been developed.

d) Cloyfin Road. (Loughan Hill Industrial Estate) (See Draft Plan: Northern Area Plan 2016: Coleraine - Map No: 3/01a. Site Ref: CEI 05).

6.1.8 This is a well established industrial estate situated to the north east of Coleraine. On the Cloyfin Road frontage of the site, an area of 5.91 hectares remains undeveloped.

6.2 Location and Take-Up of Land for Industry Not Zoned in the NEAP

a) Newmills Road and Hillmans Way. (See Draft Plan: Northern Area Plan 2016: Coleraine - Map No: 3/01a. Site Ref: CEI 01).

6.2.1 Land adjacent to the zoned site amounts to 25.52 hectares.

1 & 2 Approval in 1989 for light industrial development. DoE Roads Service Depot approved in 1992 and a warehouse approved 1997. Current occupier: DoE Roads Service. Cawoods Coal.

3. *Current occupier: WD Meats. Series of approved extensions Throughout 1990's.*
4. *Current occupier: DoE water Service and a car sales business. There is a 1992 approval for lawnmower service.*
5. *Current occupier: NIE.*
6. *Current occupier: Ambulance Service; an auto repairs business; bingo club. An indoor karting stadium was given approval in 1992.*
7. *Vacant. 1982 approval for extension to abattoir.*
8. *Current occupier: Fireplace manufacture and sales. Approved 1987 with a number of extensions approved since then.*
9. *Current occupier: Lidl.*
10. *Social club.*
11. *Vacant.*
12. *Current occupier: Spanboard Distribution; Exorna Kitchens; BCM Electrics and McKennedy Fabrications. Planning approval in 2000 for a church.*
13. *1985 approval for extension to shirt factory, but now occupied by a printing company, upholstery company, plastics business a motor factor, and accountant and surveyors.*

14. 1988 approval for c/u from warehouse to garage workshop. The site is currently occupied by various interests including a garden centre, a garage and a NIHE depot.
15. 1975 approval for industrial development. Now occupied by Aikens Timber.
16. Currently occupied by an engineering company, there is a 2000 approval for an extension to mill room.
17. BP Fuel Services, there is a 2002 approval for an industrial unit.

b) Riverside Regional Centre. (See Draft Northern Area Plan 2016: Coleraine - Map No: 3/01a. Site Ref: CEI 16).

6.2.3 Situated to the south west of Coleraine, bordered by the Castleroe and Dunhill Roads, this area has seen significant retail development during the present plan period. Despite not being zoned in the NEAP 2002, the area has attracted 18.34ha of development. The vast majority of this is for retail of bulky goods.

c) Wattstown Industrial Estate. (See Draft Plan: Northern Area Plan 2016: Coleraine Map No: 3/01a. Site Ref: CEI 04).

6.2.4 Adjacent to, but outside the zoned area, there is an additional 0.54 hectares developed at the southern end. (Part of Area 1). It is occupied by a fireplace business.

d) Castleroe, Coleraine. (See Draft Plan: Northern Area Plan 2016: Castleroe - Map No: 3/08. Site Ref: CRI 01).

6.2.5 A 6.95 hectare site adjacent to the Bann, it is occupied by a wood processing works known as “Spanboard.” 1978 Crown Development approval for extension to factory. No recent applications for industry.

e) Research Park, University of Ulster. (See Draft Plan: Northern Area Plan 2016: Coleraine - Map No: 3/01a. Site Ref: CEI 09).

6.2.6 Only developed within the last decade, three buildings on site occupy an area of 1.825 hectares.

f) Bushmills Road and Loguestown Industrial Estates. (See Draft Plan: Northern Area Plan 2016: Coleraine - Map No: 3/01a. Site Ref: CEI 03).

6.2.7 24.82 hectares of land used by a variety of activites. However, 18.3 hectares comprise a quarry. Significant developments on this site are:

1: Current occupier: Sunblest Bread
1986 Approval for c/u of part of industrial unit to storage and sales.
1988 Approval for extension to tyre depot.
1992 Approval for business park.
2001 Approval for new warehouse unit.

2. Current occupier: vacant; ATS Garage; vacant.
1990 Approval for extension to existing workshop.
1992 Approval for business park.
2002 Approval for c/u from garage to warehouse.

3. Current occupier: vacant unit; Hutchinson Floor Supplies.
1974 Approval for petrol storage tanks.
1975 Approval for store.
1977 Approval for extension to workshop.
1980 Approval for office.
1986 Approval for conversion of office to showroom.
1989 Approval for warehouse extension.
1992 Approval for business park.

4. Holmes Cash & Carry.
1992 Approval for business park.

5. Current occupier: Haire Bros. Rubber specialists.
1977 Approval for workshop extension.

6. Current occupier: McCandless Plumbing & Heating Showrooms.
1974 Approval for store offices and showroom.

7. Current occupier: Fruit & vegetable wholesaler.
1998 Approval for extension to warehouse.

8. Current occupier: Dennison Commercials, Service and repair.
1990 Approval for continuation of mineral extraction.
2002 Current application for 4 No industrial units.

9. Current occupier: Maxwell's quarry.
1974 Approval for a quarry.1989 Approval for builder's store and workshop.
1989 Approval for c/u of garage to car showroom.
1993 Approval for continuation of mineral extraction.
1996 Approval for 5 No industrial units.
1997 Approval for 2 No industrial units.
2002 Current application for 4 No industrial units.

10. Current occupier: Carpet & furniture sales; fabric & paint sales; builder's merchant.
1987 Approval for retail warehouse.
2001 Approval for warehouse.

11. Current occupier: Plant hire; car wash; windscreen fitting; car Sales.
1989 Approval for business unit.
1995 Approval for c/u to car sales.
1998 Approval for industrial warehouse unit.
2001 Approval c/u from industrial unit to car wash.
2002 Approval for car wash.

12. Current occupier: offices; retail; plant hire; filling station; veterinary clinic; microelectronics.
1989 Approval for builder's store and workshop.
1996 Approval for 5 No industrial units.
1997 Approval for 2 No industrial units.

g) Loughan Hill Industrial Estate, Cloyfin Road. (See Draft Plan: Northern Area Plan 2016: Coleraine - Map No: 3/01a. Site Ref: CEI 05).

1. Presently occupied by various interests including wholesalers, building products, retail, storage and distribution and a kitchen manufacturer. April 1989 saw an approval for cold storage warehouses and offices. Further industrial approvals followed in

1989 and 1990. The most recent planning approval was December 1997 for extension to an existing cold store.

2. *Frozen Foods processor. Approval for cold store and offices in 1989 with a 2001 approval for extension to cold store. In the intervening years there was a number of approvals including industrial units, extensions to car showrooms and cooking oil packaging plant.*
3. *Presently occupied as a car show room. Approvals in 1990 and 1991 for extensions.*
4. *Wholesalers. Previous planning history similar to Site 3.*
5. *Wholesalers. October 1996 saw approval for extension of offices and store building.*
6. *Coleraine Enterprise Centre. Approved July 1987 for industrial enterprise centre comprising of 29 No units. There is a number of different activities going on in the centre.* [10]
7. *Zing Design. (Printing works). A factory unit was approved in June 1989.*
8. *MoT Car Testing Centre.*
9. *Civic Amenity Site. Approved April 1999.*
10. *Currently used for uPVC window manufacture, storage and distribution and as a motorcycle test centre. Approval was granted April 2002 for 4 No commercial units.*
11. *Currently used for installation of car radios and radiators as well as an engineering activity.*
12. *Factory approved in June 1985. It is presently used for distribution by a company called BCO.*
13. *Poultry factory. 1998 approval for extension and loading bay to factory. Since then there have been a number of approvals for extensions.*
14. *Various uses including car valeting; windscreen fitting; car audio and security and a construction company's registered office. In April 1995, approval was granted for industrial units. In November 2000, Council agreed to a recommendation of approval for 4 No work units.*
15. *Vacant. No histories.*

h) Harbour Estate. (See Draft Plan Northern Area Plan 2016: Coleraine - Map No: 3/01a. Site Ref: CEI 06).

1. *Dairy produce factory. Various approvals for extensions to same from 1992 onwards.*
2. *Timber yard and builders' merchant. Current application for "Covered and open space storage of timber, processing of timber, office, display and sales." Recommended for approval, but deferred at March 2003 Council meeting.*
3. *Coal storage and distribution. 1988 approval for LPG storage compound. Approval in January 1991 for commercial, retail, residential and leisure use. During 1990 and 1991 two approvals for extension to coal storage shed and silo.*

Coleraine Harbour Commissioners got an approval in 1993 for crusher/baler for scrap metal re-cycling. A textiles and food retail store was approved in April 1996.

i) Coleraine Town Centre. (Map No.4: Appendix 1).
Various locations totalling to 0.74 hectares.
1. *Former shirt factory. Current occupier: Shower tray and spa bath manufacturer.*
2. *Former factory. Current occupier: vacant.*
3. *Current occupier: Newspaper production.*
4. *Former engineering works. Current occupier: vacant, but there is a 1994 approval for change of use for foundry to motor vehicle showroom*

6.2.8 Accordingly, there are 60.40 hectares used for industry related purposes on unzoned land.

6.3 Summary of Land Take-Up for Industry in Coleraine District

6.3.1 There has not been a substantial take up of zoned industrial land in Coleraine, as some 73% remain undeveloped. A few of the industrial activities, namely W D Meats and Aiken's Timber have enjoyed expansion over the past decade, but reciprocally, a decline in the clothing industry is manifested by the closure of shirt factories. Also, various leisure interests now occupy some former industrial premises, and planning permission has been granted for an indoor kart track. There have been no major industrial developments in the unzoned areas either.

7.0 Limavady

Note: Limavady is within the scope of Invest Northern Ireland's New Targeting Social Need.

7.1 Location and Take-Up of Zoned Industrial Land (Refer to table 17).

a) Aghnaloo. (See Draft Plan: Northern Area Plan 2016: Aghanloo Industrial Estate - Map No: 4/17. Site Ref: LYI 06).

7.1.1 Of the 91 hectares of this former airfield and zoned for industry under the Limavady Area Plan 1984 to 1999, 44 No units occupy 29.04 hectares (including 8.58 ha of the now vacant Hoechst site).

7.2 Land Used for Industry But Not Zoned in the NEAP

7.2.1 Within the Limavady footprint there is a number of sites that have evolved to industrial uses.

a) Church Street. (See Draft Plan: Northern Area Plan 2016: Limavady - Map No: 4/01a. Site Ref: LYI 01).

7.2.2 Planning permission granted for a factory pre 1990.
Current occupier Daintifyt – clothing factory.

b) Catherine Street. (See Draft Plan: Northern Area Plan 2016: Limavady - Map No: 4/01a. Site Ref: LYI 04).

7.2.3 Renewal of outline planning permission for a commercial garage granted in 1975 and again in 1975 permission was granted for an extension to shop. In 1983 permission was granted for an extension to a printing works and erection of a loading bay.

c) Mill Place (See Draft Plan: Northern Area Plan 2016: Limavady - Map No: 4/01a. Site Ref: LYI 03).

1*. In 1979 renewal of outline permission for a warehouse and offices was granted permission. In 1991 permission was granted for a tyre factory.*
2. In 1993 permission for a car wash facility was granted.
3 - 5. no planner history.
6. In 1980 approval for garage workshop. In 1988 approval for C/U from light industrial to carpet sales.
7. Approval granted in 1996 for a two storey plant hire showroom and workshop.

d) Whitehill Business Park. – Ballyquin Road (See Draft Plan: Northern Area Plan 2016: Limavady - Map No: 4/01a. Site Ref: LYI 02).

1-6. Recorded planning history commenced in 1980 with the conversion of barn to showroom and stores.
Approval in 1984 for replacement machinery store.
Approval in 1990 for an agriculture showroom.

e) Rathbuan Business Park. (See Draft Plan: Northern Area Plan 2016: Limavady - Map No: 4/01a. Site Ref: LYI 05).

7.2.4 In 1994 approval was granted for a light industrial business park and again in 2001 within a different footprint.
1 & 2 Change of use approved from industrial to builders suppliers/merchants.
4. current C/U from ironing service to veterinary centre.

f) Drenagh Sawmills (Map No. 5: Appendix 1)

7.2.5 This sawmill is pre 1997. Approval granted in 1997 for the erection of a machinery shed.

g) Dungiven. (See Draft Plan: Northern Area Plan 2016: Dungiven - Map No: 4/02. Site Ref: DGI 01).

7.2.6 The Desmond’s clothing factory at Site 3 has recently ceased to operate and the Glenshane Enterprise Centre at Site 5 was granted approval in 1997 for the erection of 18 industrial workshop units. These are currently occupied by a range of commercial interests including offices, light industrial, wholesale and retail.

7.3 Summary of Land Take-Up for Industry in Limavady District

7.3.1 Aghnaloo is the only area of land that was zoned for industrial use by the Limavady Area Plan, of which only 33% has been developed. Some of the more recent developments include the Seagate Factory on the Downland Road and the new Huco Factory at Aghnaloo Industrial Estate (See Northern Area Plan 2016 - Draft Plan: Map No: 4/17. Site Ref: LYI 06).

7.3.2 However, there has also been the closure of the Hoechst Factory. It lies vacant, but does provide a redevelopment opportunity. Drenagh Sawmills have recently moved to the land to the rear of Hoechst and are in the process of relocation from their current site.

7.3.3 Aghnaloo Industrial Estate (See Northern Area Plan 2016 - Draft Plan: Map No: 4/17. Site Ref: LYI 07) has undergone recent expansion with the development of the second phase of the park providing an additional 7 units. This brings the total number of units in the estate to 29. The majority of the units are retail or retail service based and currently only two of the units are vacant.

7.3.4 Other industrial areas at Aghnaloo include the Tradewinds Centre and the Windyhill Retail Park.

7.3.5 It is also important to consider the positive effect of the new Limavady by-pass will have on this overall area by approving accessibility.

Limavady Town

7.3.6 There is no industrial zoned land within the urban fabric of Limavady. However, there are a substantial amount of industrial type sites that have evolved during the last plan period. Firstly, there are a number of individual well-established factories that provid considerable economic and employment opportunities for the local population. These factories include Daintifyt Clothing Factory situated on Church Street, the Huco Lightronic Factory on Scroggy Road and Limavady Printing Company works, which is situated on Catherine Street within the town centre.

7.3.7 During the past few years there has been development of a number of business parks that contain a variety of industrial type units. The first is Rathbuan Business Park which contains 6 units and is situated to the north east edge of the town, just off the main Limavady to Coleraine Road. Whitehill Business Park is to the southern edge of the town and has 7 units. Both of these parks contain a mixture of the retail / retail service / service industry / business office uses and are quite successful. This is reflected by the fact that all of the available units in the two Business Parks are occupied.

7.3.8 Finally, the last area of industrial activity in Limavady has formed in a cluster at Ballyclose Street. This site consists of 6 different units and includes one vacant building. Another industrial site off Ballyclose Street lies adjacent to a new feeder road from the Limavady by-pass. This will improve accessibility for existing properties and open up new opportunities for this area of the town which contains a significant amount of under used and undeveloped land.

7.3.9 In total, there are 4.56 hectares of land utilised for industrial type use in Limavady town. One final industrial area that is important to consider is that of Drenagh Sawmills. This large 3.15 hectare site is located off the Drumsurn Road, just outside the eastern development limit boundary of the town. It is also situated on the other side of the Castle River from the new housing developments of the South East lands. This industry (class 5) causes noise and other pollution that is detrimental to its surrounding environment that will include existing and future housing. The site is currently subject to the discussion of relocation and Drenagh Sawmills have recently developed a site at Aghnaloo Industrial Estate.

7.3.10 In conclusion, around 62 hectares of zoned land are available in Aghnaloo, including an additional 8 hectares of land from the vacant Hoechst site. The development of this land should become more viable and attractive with the completion of the Limavady by- pass. Limavady town has also experienced considerable industrial development, particularly in the form of business parks and the improved road infrastructure of the by-pass will help build on this success, particularly for the land to the north of the town.

8.0 Moyle District

Note:Moyle is within the scope of Invest Northern Ireland's New Targeting Social Need.

8.1 Location and Take-Up of Zoned Industrial Land (Refer to table 17).

8.1.1 Under the North East Area Plan, 3.34 ha of land at Leyland Road. Moyle Enterprise Centre occupies 0.73 ha of the site (See Draft Plan: Northern Area Plan 2016: Ballycastle - Map No: 5/01a. Site Ref: BEI 01).

8.2 Summary of Land Take-Up for Industry in Moyle District

8.2.1 Take up has been very slow with some 69% of zoned land remaining undeveloped. In 1992, 19 industrial units were approved at Moyle Enterprise Park, but in November 1996, Units 1 to 5 were granted permission for change of use from workspace units to a care nursery. The former garment factory at Fairhill Street, Ballycastle was granted approval in February 2000 for change of use to bingo hall.

9.0 Implications for Future Industrial Provision

9.1 The comments contained in this section represent the views as submitted by Invest Northern Ireland.

9.2 Through the 1990's Northern Ireland's economy was buoyant and performed well. It is one of the fastest improving regions in the United

Kingdom, measured against a range of economic indicators. The improvement was highlighted by:

a) Strong growth in gross domestic product per head, though still lagging behind the UK and EU average;
b) The strongest growth in jobs of all UK regions;
c) A significant increase in the total number of hours worked;
d) An improving employment rate; and
e) A falling employment rate, including reductions in long term unemployment.

9.3 The creation of new jobs is a top priority of the *Regional Development Strategy* to meet the needs of a growing work force and to deal with long term unemployment.

9.4 Economic development is to be focused at the hub / clusters located on the key transport corridors, and to be facilitated at the most disadvantaged urban areas. Long term unemployment is to be tackled through the New Targeting Social Need initiative.

9.5 It is an objective of INI to facilitate the availability of land suitable for industrial development in appropriate locations across Northern Ireland. This means locations that can offer the optimum mix of assets likely to attract investors – ready access to a range of services, good transportation linkages and an adequate labour supply.

9.6 INI has a target for locating 75% of all first time inward investment projects in or adjacent to New TSN areas – in this case, Limavady and Moyle. Enhanced financial assistance packages can be offered to projects meeting this location criterion.

9.7 In future, INI will have regard to the strategic planning framework provided by the Regional Development Strategy in establishing priorities for strategic sites.

9.8 In line with sustainable development principles, appropriate brownfield sites ought to be identified for industrial land provision. Current trends appear to indicate a preference in the Information, Communications Technology (ICT) business sector for town centre locations where such opportunity sites are likely to be concentrated. At the same time, the economic viability of brownfield development can act as a major constraint, particularly for potential private sector regeneration projects. INI recognises that the majority of new industrial land provision is likely to come from 'out of town' greenfield sites. In the case of the latter, it is important that sites are readily accessible by public transport.

9.9 The location of land proposed for industry should be conducive to development, requiring minimum investment on infrastructure in terms of access provision, site development (INI experience shows that the optimum topography for development consists of gently undulating / flat terrain), utilities etc. This is particularly important in the context of INI /

government encouraging the private sector to become involved in the historically less lucrative industrial sector of the property market.

9.10 Furthermore, experience indicates that zoned land in multiple ownership could be an obstacle to site assembly and acquisition. The zoning of single owner sites, where possible, has the potential to assist in streamlining the development process.

9.11 By facilitating increased involvement of the private sector in the provision of serviced industrial sites, INI seeks a reduced role in direct property provision in the medium term. INI recognises that mixed use development is a more attractive investment option to the private sector than the traditional, single purpose industrial development. The Use Classes Order 2004 introduces a new class, Class B: Industrial and Business Uses. This provides greater flexibility and includes light industry, general industry and storage and distribution within the same use class.

9.12 The requirements of non INI supported sectors, eg storage and distribution should be taken into account, as should those of non client companies from supported sectors such as manufacturing, ICT etc. Particular consideration should be given to the future needs of the distribution / logistics sector.

9.13 There is a changing nature in the demands of INI client companies, both indigenous and inward investment sectors. New knowledge based industries, for example, software development and customer contact operations favour locations close to population centres and seats of learning. Choice of location may also be influenced by quality of available infrastructure, eg. energy or telecommunication. The nature of these businesses is such that it is possible to locate in relatively close proximity to residential areas without undue impact on amenity. At the same time it remains the case that much of the demand for sites on INI estates continues to emanate from indigenous companies, the majority of which engage in the more traditional manufacturing or assembly processes.

9.14 Proposals for industrial land provision should be sufficient to cater for the duration of the Northern Area Plan and should be located to ensure equality of opportunity and accessibility for all.

10.0 Council Comments

10.1 Ballymoney Borough Council.

10.1.2 The commercial opportunities which exist on the other side of the by-pass for non town centre activities ought to be investigated, and there is a need for zoning land for development of retail / trade parks.

10.2 Coleraine Borough Council.

10.2.1 The provision of a science park tied in with the university campus is something that should be explored. There is a need to look at a different approach to industrial development in the area to counter the attractions of Londonderry and Ballymena.

10.2.2 The council also recommended the re-use of the port area for more attractive uses, but was unspecific.

10.3 Limavady Borough Council.

10.3.1 No Industry issues raised.

10.4 Moyle District Council.

10.4.1 The District Council advised there is a need for more space for new small businesses and commercial areas. The Glens area relies on Belfast and Ballymena in terms of employment. There are few family businesses, with public houses being the largest local employers. Red Bay Boats and agricultural contracting are two other sources of local employment. However, overall, revenue is leaving the area.

10.4.2 Ballycastle's strong retail sector is in decline because of a declining population.

10.4.3 Invest Northern Ireland will not locate in the Glens, therefore it is important that the Plan should cater for the development of small industrial units in Cushendall, Armoy, Ballycastle and Bushmills.

11.0 General Conclusion

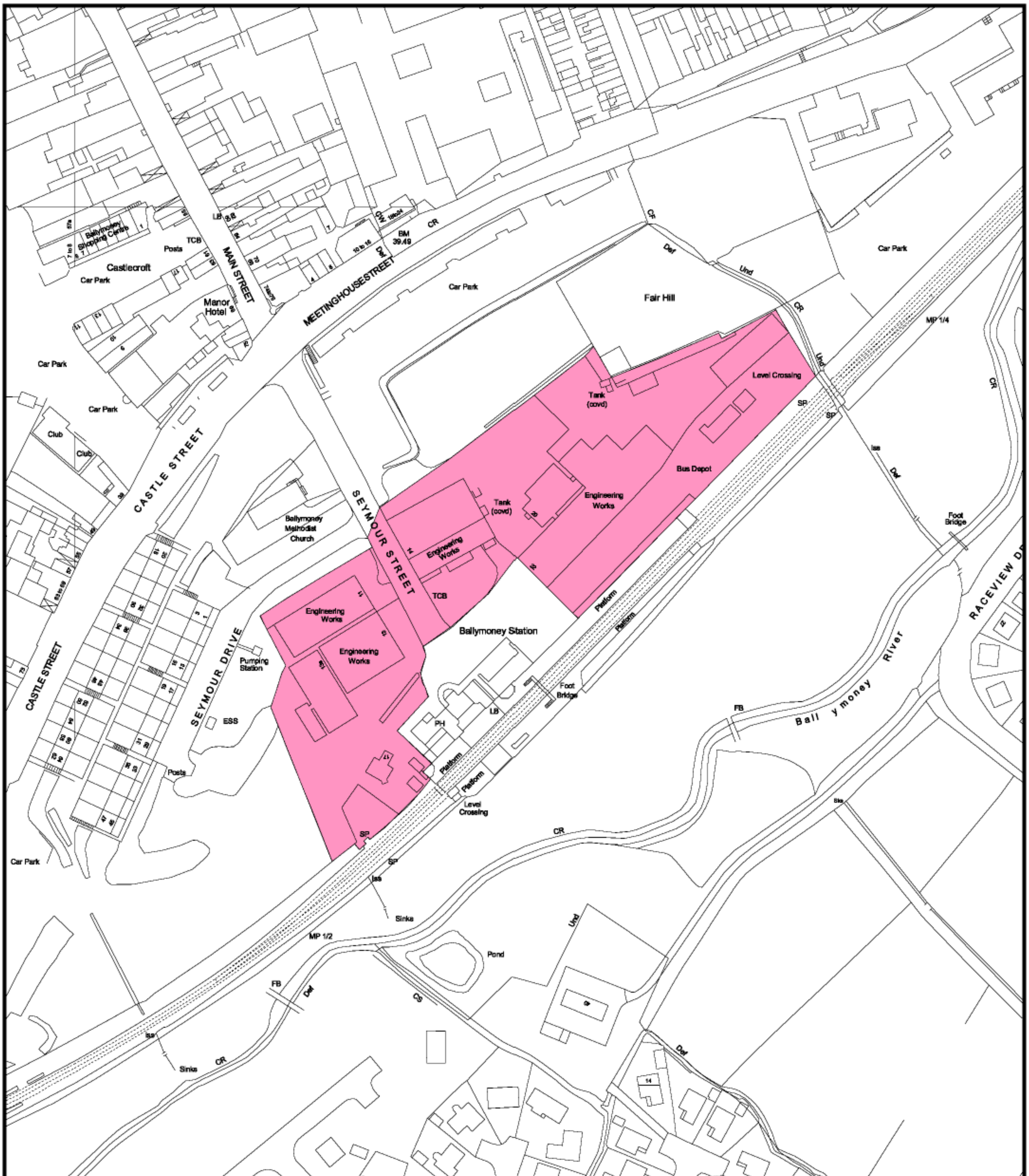
11.1 Within the Northern Plan Area, there was 162.94 hectares of land zoned for industry under the North East Area Plan and the Limavady Area Plan. (See table 17).

11.2 There remains 113.42 hectares of undeveloped land, that is only 30% of the zoned land has been developed for industry. Land take up has therefore been slow, and the percentages by district are as follows;

Ballymoney.	74% remaining.
Coleraine.	73% remaining.
Limavady.	67% remaining.
Moyle.	69% remaining.

11.3 However, a further 78.69 hectares of land not zoned has been developed for industry in the areas. Coleraine has the greatest percentage (72%) of unzoned land given over to industry.

APPENDIX 1



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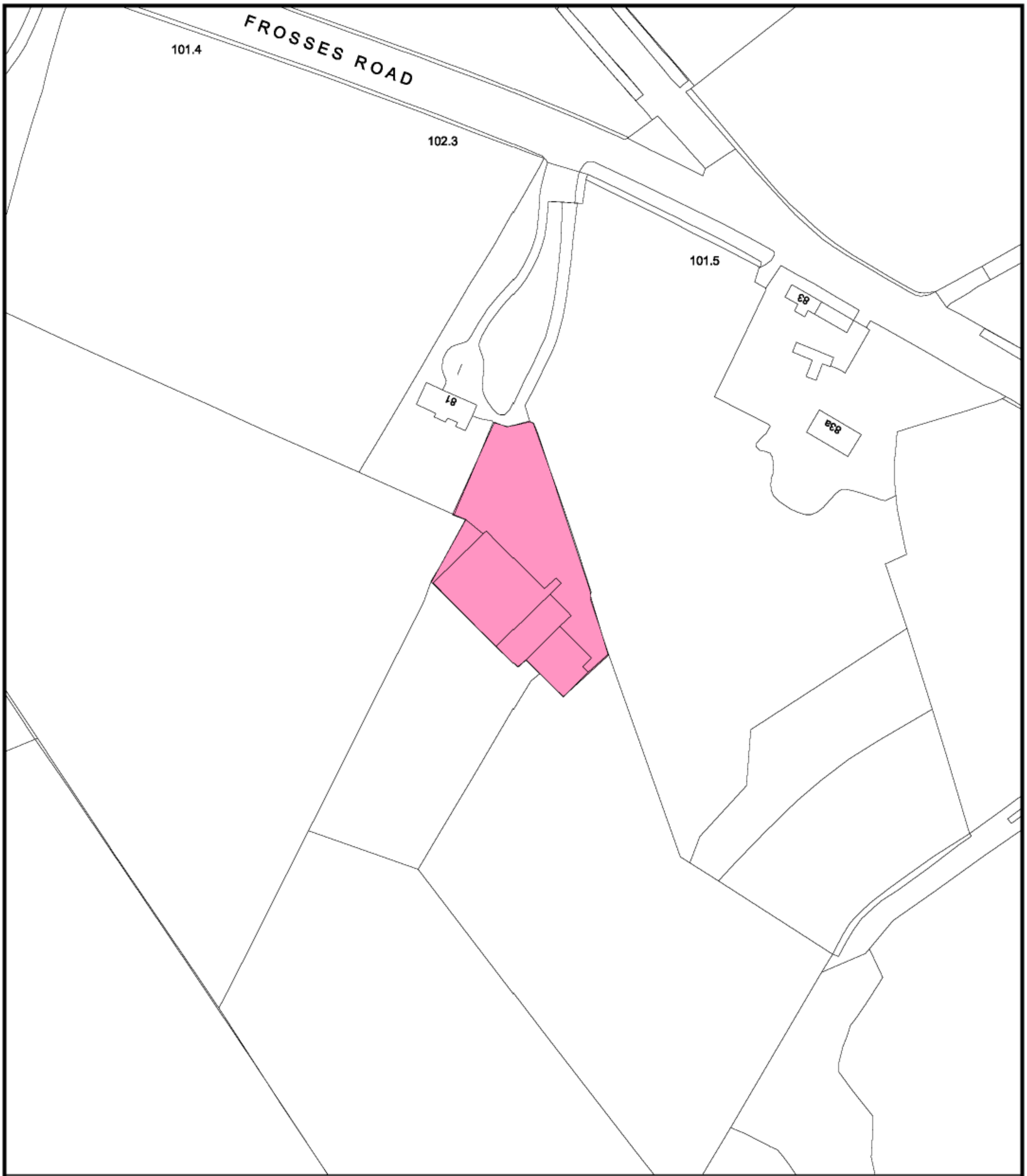
Map No. 1 - Seymore Street/Railway Station, Ballymoney

Existing Industry

0 40 80 Metres

N

OSNI Permit No. 30010



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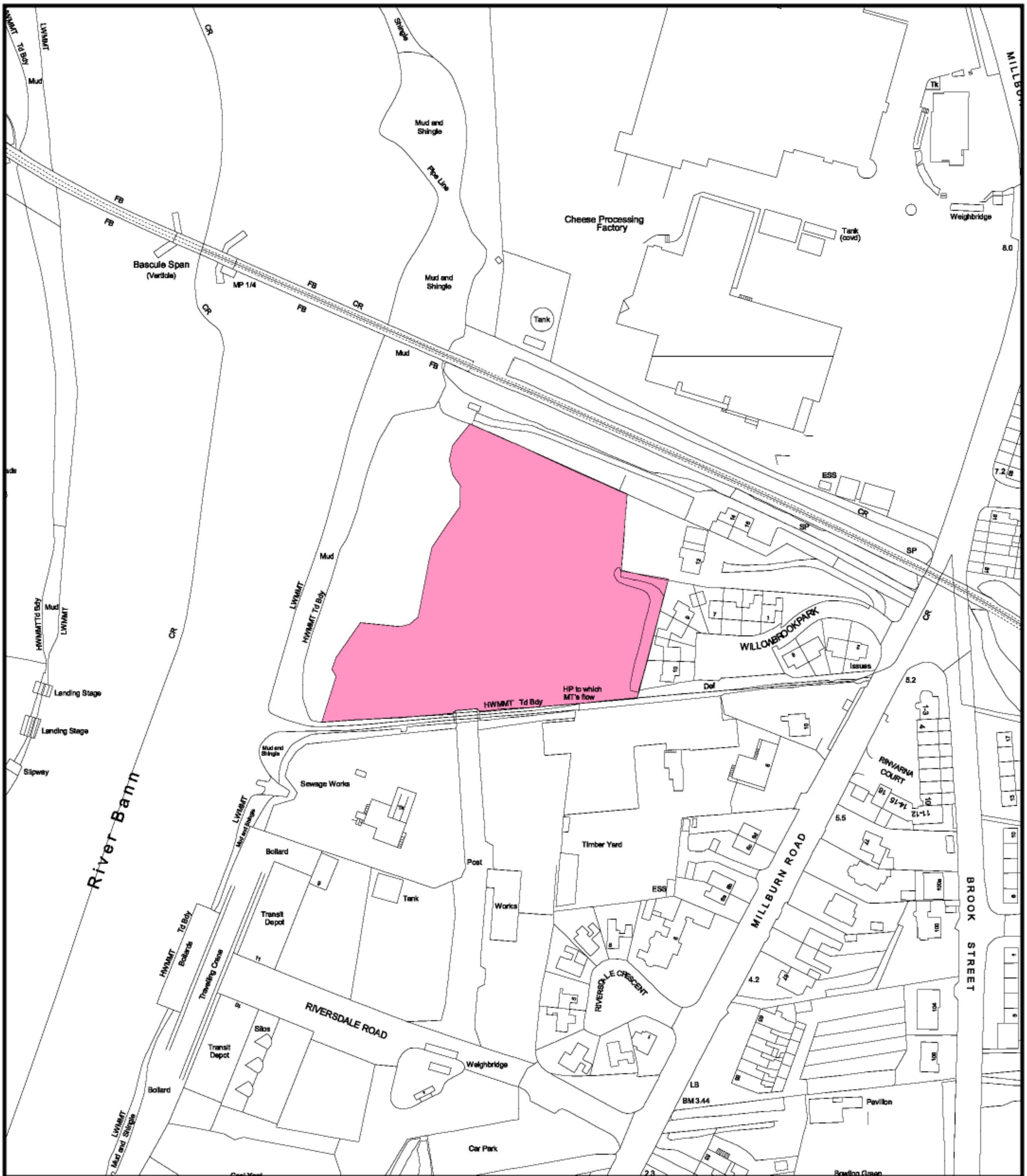
Map No. 2 - Frosses Road Industrial Park, Ballymoney Borough

Existing Industry

0 40 80 Metres

N



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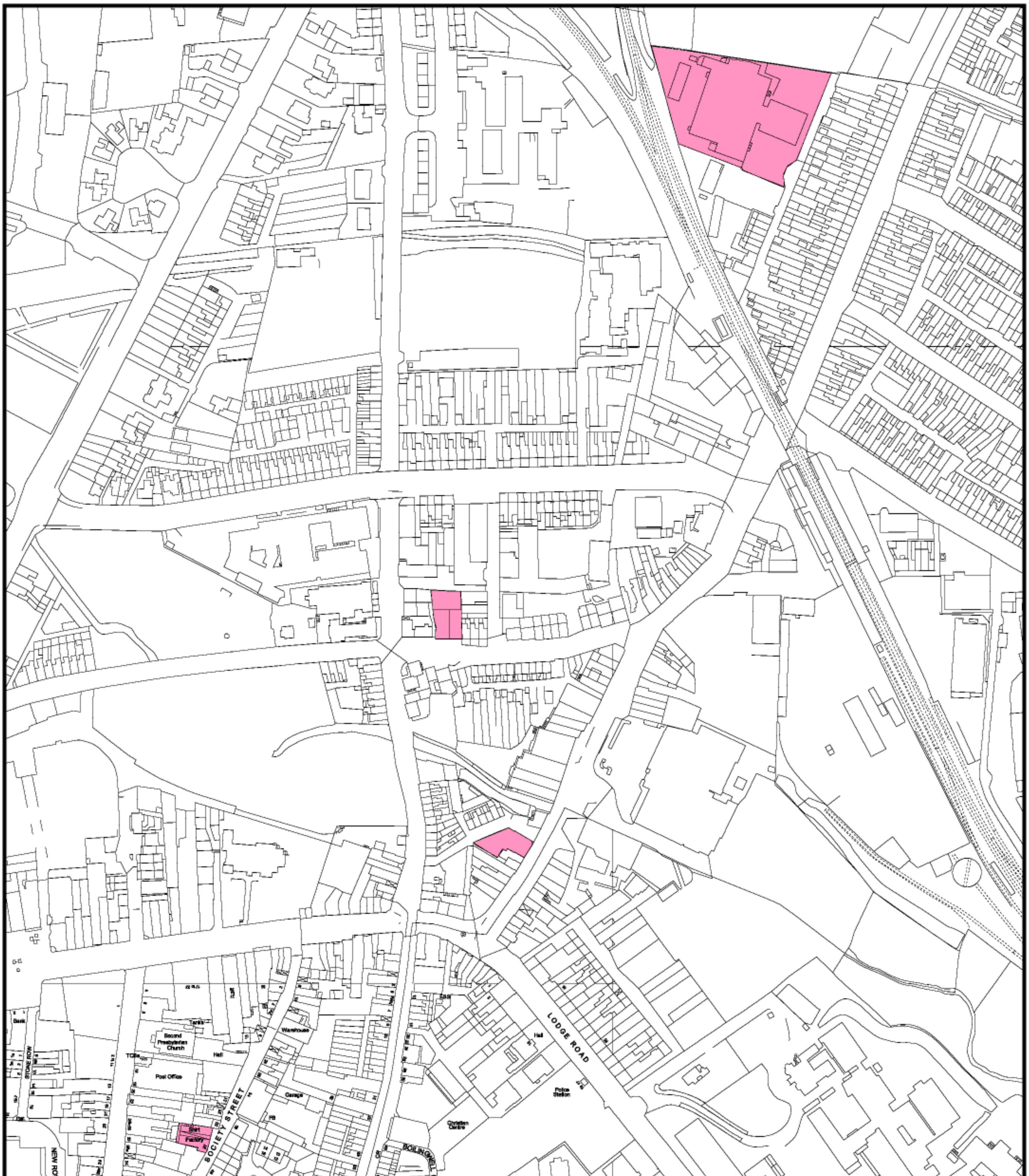
Map No. 3 - Harbour Estate, Coleraine

Existing Industry

0 40 80 Metres

N

OSNI Permit No. 30010



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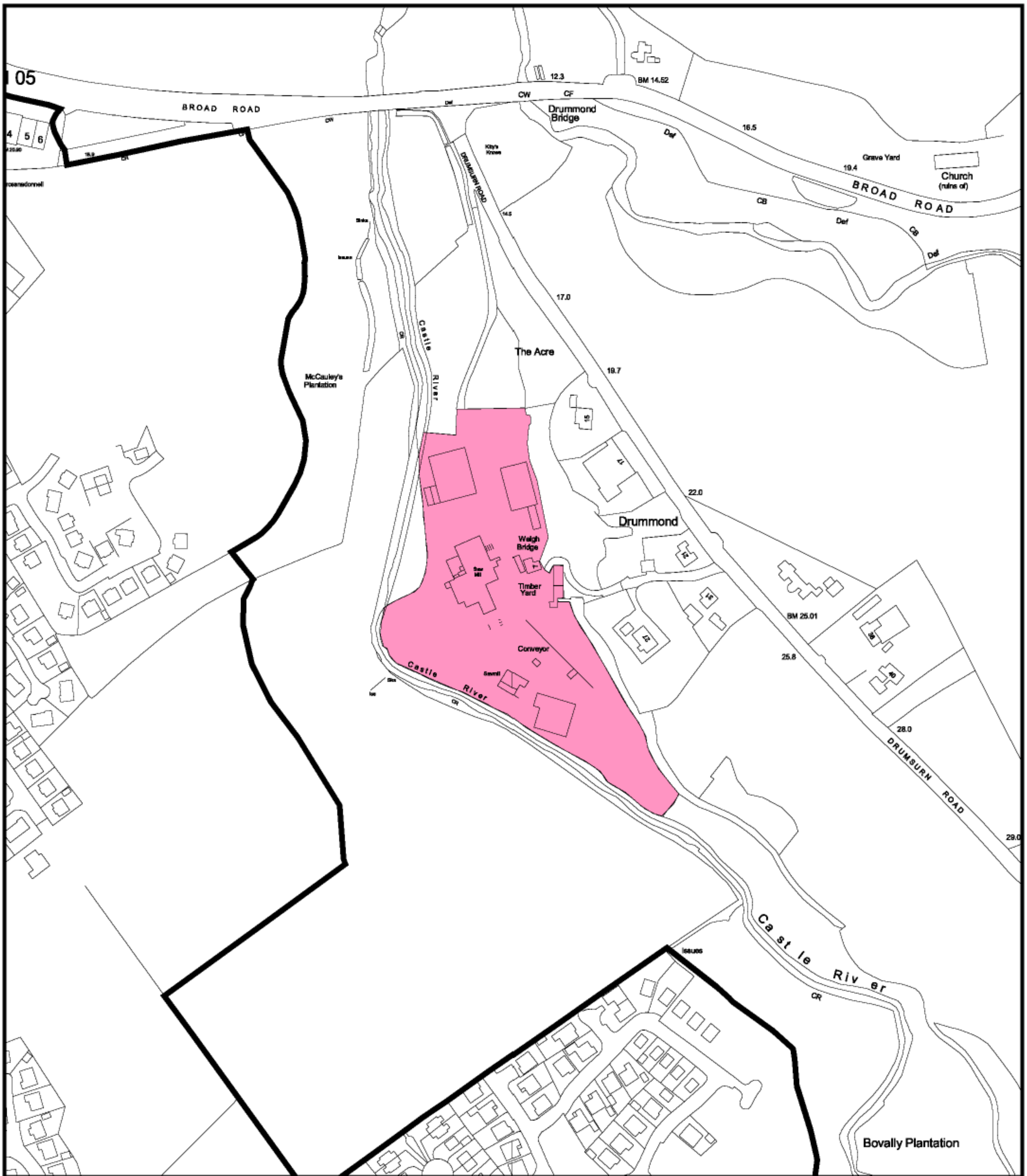
Map No. 4 - Town Centre, Coleraine

Existing Industry

0 50 100 Metres

N



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Map No. 5 - Drenagh Saw Mill, Limavady

Settlement Development Limit

Existing Industry

OSNI Permit No. 30010