

<b>Title of Report:</b>	<b>Progress Update on Town Centre Masterplans</b>
<b>Committee Report Submitted To:</b>	<b>Leisure and Development Committee</b>
<b>Date of Meeting:</b>	<b>18<sup>th</sup> February 2025</b>
<b>For Decision or For Information</b>	<b>For Information</b>
<b>To be discussed In Committee YES/NO</b>	<b>No</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Improvement and Innovation
Outcome	The Council facilitates towns and villages in the Borough to continue to provide quality environments which evolve to meet the needs of their citizens, businesses and visitors to them.
Lead Officer	Head of Prosperity & Place

<b>Estimated Timescale for Completion</b>	
Date to be Completed	Long-term

<b>Budgetary Considerations</b>	
Cost of Proposal	N/A
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

<b>Legal Considerations</b>	
Input of Legal Services Required	<b>NO</b>
Legal Opinion Obtained	<b>N/A</b>

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	No	Date:
	EQIA Required and Completed:	No	Date:
Rural Needs Assessment (RNA)	Screening Completed	No	Date:
	RNA Required and Completed:	No	Date:
Data Protection Impact Assessment	Screening Completed:	No	Date:
	DPIA Required and Completed:	No	Date:

## 1.0 Purpose of Report

- 1.1 The purpose of this report is to update Members on the progress of DfC's Coleraine, Ballymoney and Ballycastle Town Centre Masterplans, which were reviewed in 2020, 2020 and 2021 respectively.

## 2.0 Overview

Coleraine Town Centre Masterplan review identified seven priority areas in 2020. A summary of progress is set out below.

Priority	Key Interventions	Progress	Lead organisation(s)
1	<b>Bus and Railway Station:</b> Gateway public realm New Station Square Mixed-Use Development New Pedestrian Links Road Network Rationalisation Segregated Cycle Lane Extended Park & Ride facility Junction Improvements Formalised Collection area	<ul style="list-style-type: none"> <li>• Refurbishment of the bus and railway station has already been undertaken by Translink.</li> <li>• Translink currently upgrading to carbon neutral transport.</li> <li>• Little progress on other interventions – much will be linked with the forthcoming redevelopment of the leisure centre site (see (2) below)</li> </ul>	Translink DfC DfI CCGBC
2	<b>Coleraine Leisure Centre</b> Enhance public realm Renewed Public Space Redevelopment of Leisure Centre Railway Place Development Ancillary uses (Units) New Pedestrian Link New Vehicular Link (Lodge Road) New Multi-Storey Car Park	<ul style="list-style-type: none"> <li>• The Master Plan for the town identifies the leisure centre as a key project and a catalyst for the regeneration of the town. This project, alongside other projects close by, such as a new £50m NWRC College, the UK Government 10 year, £20m investment in the regeneration of the town and the new digital co-worker space in the refurbished Chronicle building, will help achieve a regenerative tipping point where the private sector sees economic opportunity in further investment. The planning for the redevelopment of CLC commenced in 2016, however, more recently, the NHSCT and the</li> </ul>	DfC CCGBC UK Gov Private Sector NHSCT

		Council have agreed a Memorandum of Understanding to redefine the project from a pure leisure facility into a Leisure and Wellbeing hub. It is estimated the current proposal will cost circa £33m. A Outline business case is being prepared with an estimated submission date for July 2025.	
3	<b>The Diamond Mile</b> Public Realm Diamond Regeneration Regenerated Civic Space Improved Pedestrian Crossings Improved Wayfinding Systems Interpretive Installations Bespoke Feature lighting Laneways & Linkages Project	<ul style="list-style-type: none"> <li>• Coleraine Revitalise 2021-23 including shop front enhancement grants and a series of public art installations</li> <li>• TVM are working on Wayfinding systems throughout the town.</li> <li>• Many other interventions are contingent on other priorities such as works at the leisure centre and progressing proposed links to the new NRC.</li> </ul>	DfC CCGBC
4	<b>Linkages to the Redeveloped NRC</b> Public Realm Informal Gathering Space Anderson Park Redevelopment New Pedestrian Crossing Improved Wayfinding Systems Segregated Cycle Lane NRC Drop Off & Pick Up Point Feature Lighting Scheme	<ul style="list-style-type: none"> <li>• Coleraine Revitalise 21-23 project area included links to the new NRC</li> <li>• TVM are working on Wayfinding systems for this area.</li> <li>• Works to the rear of the new campus have been completed by NRC</li> <li>• NRC Drop-Off &amp; Pick up points in place.</li> <li>• Improvements to Anderson Park are under consideration and options are being explored.</li> </ul>	DfC CCGBC NRC
5	<b>Town Centre Sites</b> Abbey Street Car Park Mall Car Park Waterside Car Park Mall Square Improve Pedestrian/ Cycle links Active Frontages and Massing	<ul style="list-style-type: none"> <li>• Abbey Street and the Mall were resurfaced circa 2016. Plans are in process for the resurfacing of the Waterside Car Park in the near future (pending Council approval)</li> <li>• No progress on other interventions – very much contingent on delivery of</li> </ul>	

		central government urban regeneration priorities.	
6	<b>Harbour Lands</b> New Mixed-Use Development New Landmark Hotel New Marina & facilities Residential Accommodation Consolidation of Existing uses Flexible Event Space Walking & Cycling Boardwalk New Pedestrian Linkages Multi-Story Car Park (MSCP)	<ul style="list-style-type: none"> <li>Coleraine Harbour Commissioners currently in the process of developing a new long-term strategy for the area.</li> </ul>	Private Sector
7.	<b>Waterfront &amp; Wider Connections</b>	<ul style="list-style-type: none"> <li>See Harbour Lands above.</li> </ul>	
8.	<b>Other significant interventions include:</b> <b>(a) Business Innovation &amp; Incubation Hub</b>	<ul style="list-style-type: none"> <li>Although not situated in Coleraine Town Centre, there is expected to be indirect benefits to the town from the proposed Business Innovation &amp; Incubation Hub, located at the Atlantic Link Enterprise Campus. This £16.5m project will provide much needed wet labs and food grade units as well as services offices. By providing these facilities, supported by tailored business mentoring and technical support through Strategic partnerships at the Atlantic Link site, the hub will help support business growth and job creation. It is anticipated that the increased activity at the Atlantic Link site will drive more business into the town Centre.</li> </ul>	

Ballymoney Town Centre Masterplan review identified six priority areas in 2020. A summary of progress is set out below.

Priority	Key Interventions	Progress	Lead organisation(s)
1	<p><b>Public Realm: Re-animating the Town Centre</b>            High Street public realm.            Main Street public realm.            Charlotte and Church Street public realm.            Linenhall Street as tertiary priority.</p>	<ul style="list-style-type: none"> <li>• A new public realm scheme on High Street was completed in November 2024</li> <li>• Consideration for funding of other public realm initiatives dependent on funding opportunities going forward.</li> </ul>	DfC DfI CCGBC
2	<p><b>NRC Site: Re-utilising a Key Asset</b></p>	<ul style="list-style-type: none"> <li>• Site closure took place in 2024. Re-utilisation under consideration by relevant government agencies.</li> </ul>	DfC LPS NRC
3	<p><b>New Linkages</b></p>	<ul style="list-style-type: none"> <li>• Clean up of Tiger's Mews, provision of bins and removal of fence. New lighting via private sector business owner.</li> <li>• Post Covid Street art project allowed for several murals to be installed.</li> <li>• No other known interventions</li> </ul>	DfC CCGBC
4	<p><b>Linenhall Site Redevelopment</b>            Temporary uses of cleared site until permanent solution is found.</p>	<ul style="list-style-type: none"> <li>• New business occupier to south side of Street has alleviated the derelict vacant properties issue there with plans to develop the property further (upper floors)</li> <li>• Cleared site on north side recently used by contractor working on High Street Regeneration scheme. After many years delay plans are with a local architect and owner to develop site in the foreseeable future.</li> </ul>	Private sector
5	<p><b>Castlecroft Scheme</b>            Creation of a high quality public space supported by a calendar of events.            Create an inviting corridor linking Tesco, Home Bargains and Main Street.</p>	<ul style="list-style-type: none"> <li>• Council supported events, e.g. Ballymoney Country Market and other themed events throughout the year utilise Castlecroft. Consideration has been</li> </ul>	DFC CCGBC Private sector

		<p>given to upgrading the area but nothing proposed at present.</p> <ul style="list-style-type: none"> <li>• Already serves as regular corridor link for Tesco and Home Bargains and Main Street</li> </ul>	
6	<p><b>Train Station</b> Rethink of nature and space around train station as a gateway to and from Ballymoney Town. Create a high quality, well-lit and activated route along the length of Seymour Street to make it attractive to walk, cycle or take the bus.</p>	<ul style="list-style-type: none"> <li>• No known progress on these interventions.</li> <li>• The 'Cow' mural installed during the Post-Covid funding has provided a 'place of interest' in the area.</li> </ul>	<p>NIR DfI CCGBC</p>

Ballycastle Town Centre Masterplan review identified eight priority areas in 2021. A summary of progress is set out below.

Priority	Key Interventions	Progress	Lead organisation(s)
1	<p><b>Diamond Public Realm</b> Repaving/repair of the Diamond, Ann Street, Castle Street. Increased public space at the Diamond, new lighting and street furniture and traffic calming measures</p>	<ul style="list-style-type: none"> <li>• Proposal for a public realm scheme now completed and an application for £1.75m funding submitted to DfC to cover construction phase.</li> </ul>	<p>DfC DfI CCGBC</p>
2	<p><b>Adventure Activity Hub</b> Adventure activity centre Bike Wash and Storage Showers, changing and Toilet Facilities. Accommodation, Education and Training Courses, Ancillary Uses.</p>	<ul style="list-style-type: none"> <li>• Largely private/ community sector led has led to the development of an Adventure Activity Hub and many of the interventions, including an Irish School and Cookery classes, Bike Wash and Storage, occupying the old Danske Bank as a community arts hub. Post Covid funding has allowed the installation of bike stands.</li> </ul>	<p>Private Sector Community Sector CCGBC DfC</p>
3	<p><b>Adaptive Re-Use</b> Business incubator/co-working hub Community Hub Pop-up Exhibitions</p>	<ul style="list-style-type: none"> <li>• Former Danske Bank taken over as a community arts hub; an Irish Centre now occupies former</li> </ul>	<p>DfC UK Government CCGBC Lottery Fund</p>

	Town Centre Living Short Stay Accommodation	Haughey's in Ann Street. <ul style="list-style-type: none"> <li>• Museums renovation has been funded by Lottery.</li> </ul>	Community Sector
4	<b>Seafront Improvement Project</b> Public Realm Waterfront Boardwalk Softening the Marina Public Space and Event Infrastructure Pan's Rock Swimming Infrastructure Sea Hub Ballycastle Upgrading Goat's Path Maritime	<ul style="list-style-type: none"> <li>• No known progress. CCGBC continue to maintain area and many events already held at the seafront including the Lammas Fair, Rathlin Sound Festival and regular artisan market events.</li> </ul>	DfC CCGBC NRC
5	<b>Water Adventure Hub</b> Water Adventure Hub New Public Toilets & Changing Facilities Potential Ancillary Uses Outdoor Storage Facility Maximise the Visitor Information Centre	<ul style="list-style-type: none"> <li>• Private Sector Water sports operational</li> <li>• Visitor Centre remains the best performing Centre in CCGBC.</li> </ul>	Private Sector CCGBC
6	<b>Sheskburn House</b> Creating a Shared Vision Retain / Enhance / Explore? Connect the Tow River Path Digital Co-Working & Community Space Coach, Campervan and Car Overnight Parking	<ul style="list-style-type: none"> <li>• Consideration on plans for Sheskburn House cannot be progressed until the construction of the new Leisure Facility – which is due to commence shortly.</li> </ul>	CCGBC
7.	<b>Extension of Tow River Path</b> Upgrade the existing path Fix the 'missing link' Community-led spaces Wayfinding End Trip Facilities	<ul style="list-style-type: none"> <li>• Discussions among stakeholders ongoing on this intervention with Ballycastle Town Forum taking a significant role.</li> </ul>	CCGBC Ballycastle Town Forum DfC
8.	<b>Gateways and Linkages</b> Gateway Creative interventions Ann Street Car Park linkage Quay Road Linkage Castle Street Linkage Quay Road Open Street Project Advanced Direction Signage	<ul style="list-style-type: none"> <li>• These interventions are under consideration.</li> <li>• Wayfinding prioritised by TVM</li> </ul>	Ballycastle Town Forum CCGBC DfC

	Pedestrian Wayfinding System		
	<p><b>Other interventions include:</b></p> <ul style="list-style-type: none"> <li>(a) Transport enhancing Services and facilities</li> <li>(b) Harbour Enhancements</li> <li>(c) Levelling Up – Indoor leisure facility</li> <li>(d) Events and Animation</li> </ul> <p>(e) Ballycastle Town Partnership</p>	<ul style="list-style-type: none"> <li>• (a) No progress</li> <li>• (b) No progress</li> <li>• (c) Under way</li> <li>• (d) Well served by events, e.g. Lammas Fair, Rathlin Sound, Artisan Markets, Marconi Festival, (this year) Red Bull Cliff Diving, etc.</li> <li>• (e) Meets regularly and is at the forefront of a number of decisions</li> </ul>	