

BANBRIDGE RETAIL PARK

Proposed extension of mezzanine floor in Unit 4 and new stand alone drive thru and coffee pod with associated car parking, access and site works at Unit 4 (including car parking in front of Unit 4), Bridgewater Park, Banbridge, BT23 4LF.

PRE-APPLICATION PUBLIC CONSULTATION EVENT

HELLO AND WELCOME

INTRODUCTION

Welcome to our Pre-Application Community Consultation (PACC) relating to our proposals for the proposed extension of the mezzanine floor in Unit 4 and new stand alone drive thru and coffee pod with associated car parking, access and site works at Unit 4 (including area of car parking in front of Unit 4), Bridgewater Park, Banbridge, BT32 4LF. *(Banbridge Retail Park)*

PURPOSE OF CONSULTATION AND NEXT STEPS

The purpose of this consultation is to share our indicative proposals with the community and other interested parties, prior to the submission of a Full Planning Application to Armagh City, Banbridge & Craigavon Borough Council.

We are committed to engaging with members of the wider community and are now undertaking a period of pre-application community consultation (PACC) on our proposals.

The feedback received will be shared with the design team and will help to shape our proposals prior to the submission of a planning application. We will prepare a Pre-Application Community Consultation Report which will provide a summary of all feedback, our response and how we have incorporated any appropriate feedback into the final proposals for the scheme. This report will be submitted as part of the Full Planning Application to Armagh City, Banbridge & Craigavon Borough Council.

HOW TO PROVIDE FEEDBACK AND FIND OUT MORE

COMMENT CARDS

Complete a comment card and return to a member of the project team.

WEBSITE

Our virtual consultation website (www.BanbridgeRetailPark.com) is a one-stop-shop for all information on our proposals. You can browse our plans and view information documents relating to our proposals. An online feedback form can also be completed on the homepage.

SPEAK TO US

Our project team is available Monday-Friday 9am-5pm to discuss the proposals or respond to any queries you may have.

Contact: MCE

Tel: 02890267099

Email: info@mcecomms.com

DOWNLOAD THE PROPOSAL PACK

You can download an electronic copy of the proposals pack on our website, all you have to do is click on the link within the homepage. If you have any issues downloading the pdf then please call MCE on 028 9026 7099, or alternatively email comments@mcecomms.com.

Closing date for feedback – **Friday 16th September 2022, 5pm**

EZ LIVING INTERIORS

The proposed extension of the mezzanine floor is to accommodate an EZ Living Interiors Warehouse.

EZ Living Interiors has been operating for over thirty years as front-runners in the Irish furniture market. EZ Living Interiors offers 5 star customer service, superb quality, and masterfully designed showrooms across Northern Ireland and Ireland.

EZ *Living*
INTERIORS

Each of EZ Living Interiors' bespoke showrooms is designed with every lifestyle in mind, striving to inspire our customers to get the very best out of their homes, whether living in a city studio or suburban home.

EZ Living Interiors' talented team of Visual Merchandisers create settings that appeal to every aesthetic, from classic to contemporary, seamlessly blending the timeless with the trendy for a look that is uniquely EZ Living Interiors. Each showroom has its very own Visual Merchandiser who makes sure that every cushion is always plumped to perfection. We don't believe in ordinary; no two showrooms are the same, and we make sure that each is bursting with personality.



STRATEGIC CONTEXT AND SITE LOCATION

Banbridge is a principal town in the Armagh, Banbridge and Craigavon area. It has a population of over 17,000.

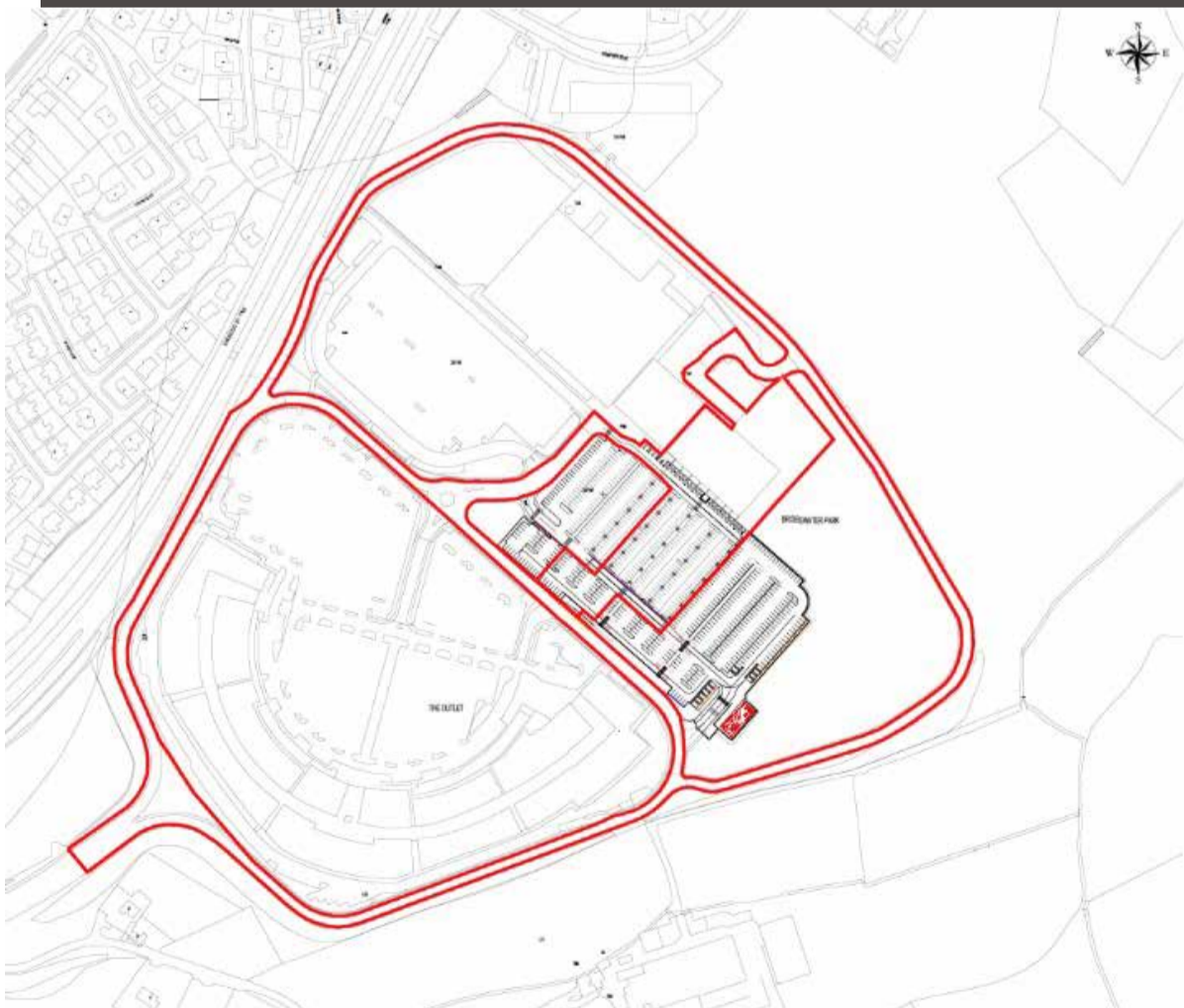
Banbridge is an attractive town in which to live and sits on the banks of the River Bann. It has a distinct and unique historical town centre with the "Cutting" running through the town centre.

Banbridge has a vibrant town centre with local shops and services as well as places of entertainment, recreation and worship. The town has good schools and is strategically located beside the A1 dual carriageway with good road access to Belfast, Lisburn, Newry and Dublin.



Banbridge has plentiful places of employment and is the location of a new Game of Thrones tourist attraction, which is close to this proposed development. Banbridge is an attractive place to live and work.

The proposal site is located at Unit 4 (including area of car parking in front of Unit 4), Bridgewater Retail Park, Banbridge, BT32 4LF. (*Banbridge Retail Park*)



Banbridge Retail Park is situated on the main A1 road linking Belfast and Dublin, 13 miles north of Newry and 26 miles south of Belfast. Dublin is approximately an hours drive, making Banbridge Retail Park ideal for shoppers from both sides of the border. Over 1 million people live within 45 minutes, and 3 million people are less than 90 minutes away.

Banbridge Retail Park is home to Tesco, M&S Simply Food, Home Bargains, The Range and the official park and ride for the Game of Thrones Studio Tour.

Directly opposite is The Boulevard Outlet Centre.

The scheme benefits from over 1,000 free car parking spaces.

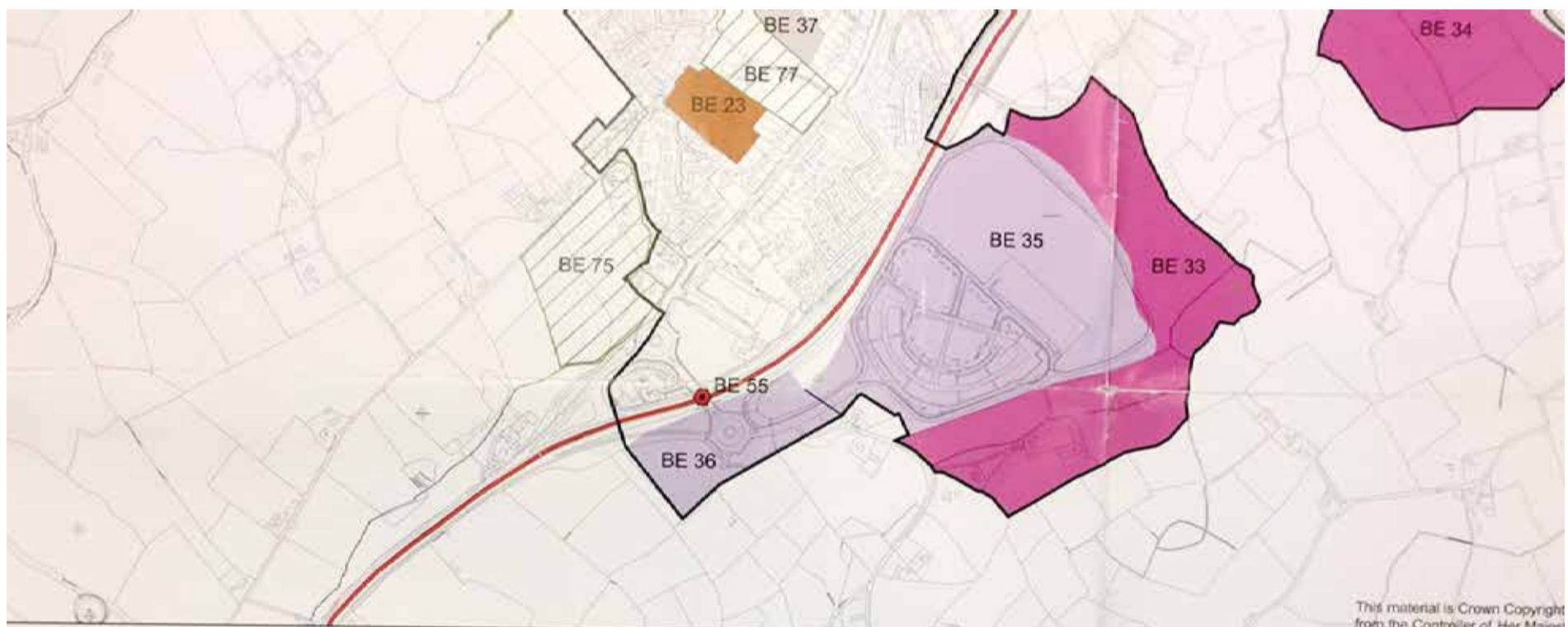
Site Location – Site outlined in red

AREA PLAN AND POLICY CONTEXT

The proposal seeks to extend an already approved retail warehouse with a mezzanine floor and introduce a drive thru. Both uses are also ready permitted in principle on the Bridgewater Park and the surrounding retail area.

The adopted local development plan for Banbridge is the Banbridge Newry and Mourne Area Plan. The Banbridge District proposals (Volume 2) sets out the most up to date policy context for the proposal. It zones the site as BE 35 (i.e. land zoned for mixed use). This designation includes Key Site Requirements that states that development within the zoning shall not include Class A1 shops (except for FOC or Retail Warehouse Park) or dwelling houses. The supporting text confirms that the site has been developed in part as a FOC and retail warehouse park.

The planning application for this proposal will be submitted with supporting information to demonstrate that it is in compliance with the local development plan and the strategic planning policy statement dealing with retailing and the sequential approach. Information will also be submitted showing compliance with roads and drainage considerations.

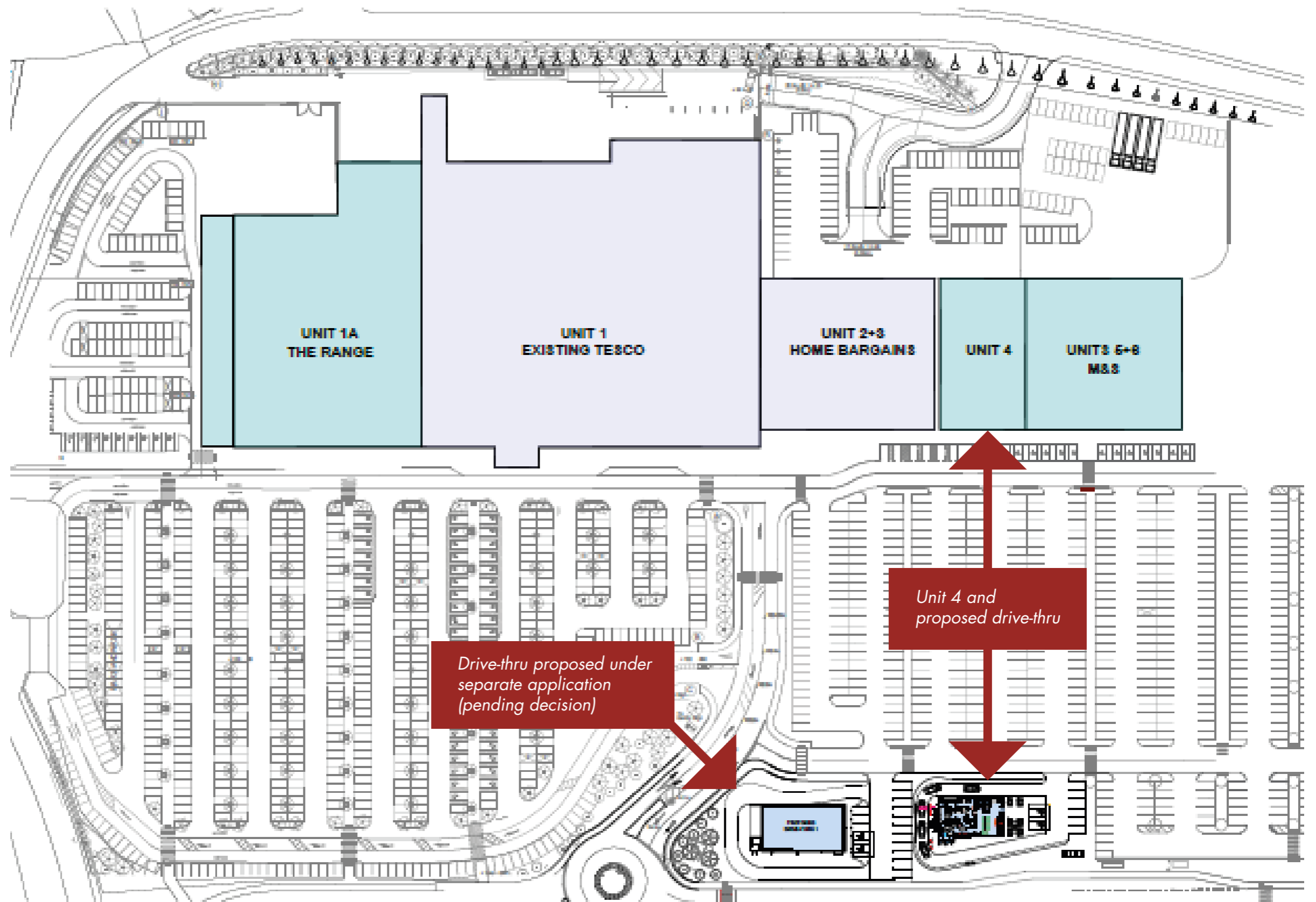


Banbridge / Newry & Mourne Area Plan 2015
Map No. 2/02a - Banbridge

		For Information Only	
	Settlement Development Limit		Existing Area of Economic Development
	Land zoned for Housing		Major Area of Existing Open Space
	Land zoned for Economic Development		Protected Route
	Land zoned for Mixed Use		Disused Transport Route
	Land zoned for Cemetery		Area of Archaeological Potential
	Land zoned for Open Space		Archaeological Site and Monument (Scheduled)
	Local Landscape Policy Area		
	Area of Townscape Character (See Inset Map)		
	Site of Local Nature Conservation Importance		
	Town Centre (See Map No.2/02b)		
	Historic Park, Garden and Demesne		
	Road Proposal		
	Road Proposal		
	Park and Ride/Share		

SITE PROPOSALS

The proposal is for the extension of the mezzanine floor in Unit 4 and new stand alone drive thru and coffee pod with associated car parking, access and site works at Unit 4



Layout of Banbridge Retail Park

BENEFITTING THE COMMUNITY

The development proposals will deliver a number of community and economic benefits as outlined below:

- The introduction of two new businesses to the area
- Bringing a new major household retailer to Banbridge in EZ Living Interiors
- Provision of circa 15 construction jobs
- Investment of £750,000 in the local economy
- The creation of c. 25 new jobs once operational

HAVE YOUR SAY

GET IN TOUCH

GIVE US A CALL

If you would like a member of the team to discuss our proposals over the phone with you, you can call us on 02890267099

WRITE TO US

If you wish to make comments on the proposals, you can also do so in writing by sending a letter to:

**MCE
Urban HQ
Eagle Star House
5-7 Upper Queen Street
Belfast
BT1 6FB**

COMPLETE A COMMENT CARD

Comment cards can be completed in-person and returned to a member of our project team.

Comment Cards, along with a self-addressed envelope, have been delivered to dwellings and businesses within the vicinity of the proposal site. These can be filled in and returned as directed.

Alternatively, electronic comment cards can be completed on the homepage of our website.

Closing date for feedback – **Friday 16th September, 5pm**