

# KINTYRE ROAD

— larne —

Proposed residential development comprising circa 82 dwellings with associated landscaping, open space, access roads and site works at Kintyre Road and Lealies Drive to the rear of Nos 1-21 Bardic Drive, 77-119 Linn Road, 2-88 Fairway and 1-2 Kintyre Road, Larne.

**PRE-APPLICATION PUBLIC CONSULTATION EVENT**

# HELLO AND WELCOME

## introduction

Welcome to our Pre-Application Community Consultation (PACC) relating to our proposals for a residential development comprising circa 82 dwellings with associated landscaping, open space, access roads and site works, located at lands at Kintyre Road and Lealies Drive to the rear of Nos 1-21 Bardic Drive, 77-119 Linn Road, 2-88 Fairway and 1-2 Kintyre Road, Larne.

## 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 Mid & East Antrim 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 Mid & East Antrim 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.KintyreRoadHousing.com](http://www.KintyreRoadHousing.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: [comments@mcecomms.com](mailto:comments@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](mailto:comments@mcecomms.com).

Closing date for feedback – **Monday 31st October 2022, 5pm**

# STRATEGIC CONTEXT AND SITE LOCATION

## general location

Larne is a principal town in the Mid and East Antrim Council. The proposal site is located within the settlement of Larne; within the Antiville area.

The site is located about 1 mile northwest of Larne town centre and about 0.6 miles north of the A8 Larne Road and 0.4 miles north of the Linn Road / Antiville Road junction.

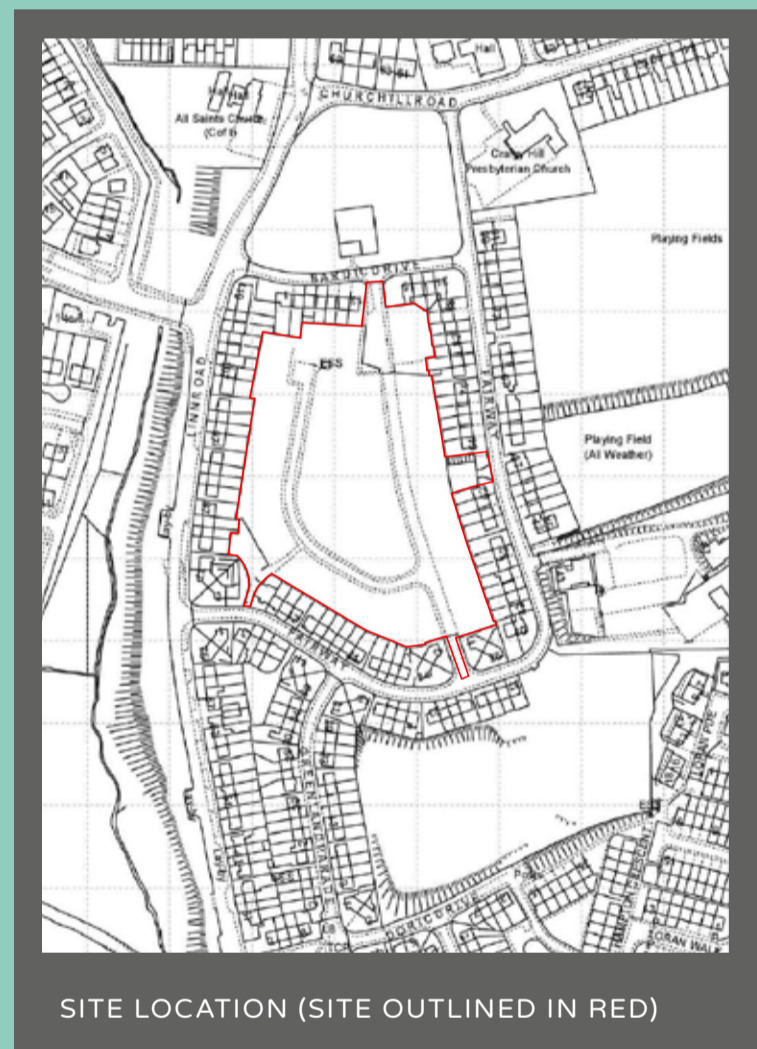
## the site

The site irregularly shaped and extends to about 2.38ha (5.8 acres). The adopted Local Development Plan, being the Larne Area Plan 2010, shows the site as containing housing on both Lealies Drive and Kintyre Road. This housing has been demolished and the site is unkept overgrown grassland. The road layout of the Lealies Drive and Kintyre Road remains in place.

Access to the site is from Linn Road via Fairway to the south of the site and Bardic Drive to the north of the site.

## surrounding area

The site is within a large residential area with associated services. Residential development bounds all sides of the site. Beyond these dwellings is open space, playing fields and a school building. Shops and services are located along Linn Road. A variety of other services such as places of worship and community halls are within the wider area.



## planning history

The site benefits from a positive planning history with planning application F/2012/0284/O granting outline planning permission for residential development in September 2013.

## the proposal

The proposal is for 82 dwellings of a mix mainly of semi detached house types. There are some terraces of 3 and 4 dwellings proposed. Most dwellings front onto either Kintyre Road or Lealies Drive. In addition, there are two infill dwellings fronting on to Fairway. A mixture of in curtilage and on street parking is proposed. All dwellings will have front and rear private amenity space.

# AREA PLAN AND POLICY CONTEXT

## planning policy context

The statutory plan for consideration of this application is the Larne Area Plan 2010. This leaves the site as unzoned. The key relevant policy for the assessment of this application is Planning Policy Statement 7 Quality Residential Environment. Creating Places also provides guidance on the design of residential developments.

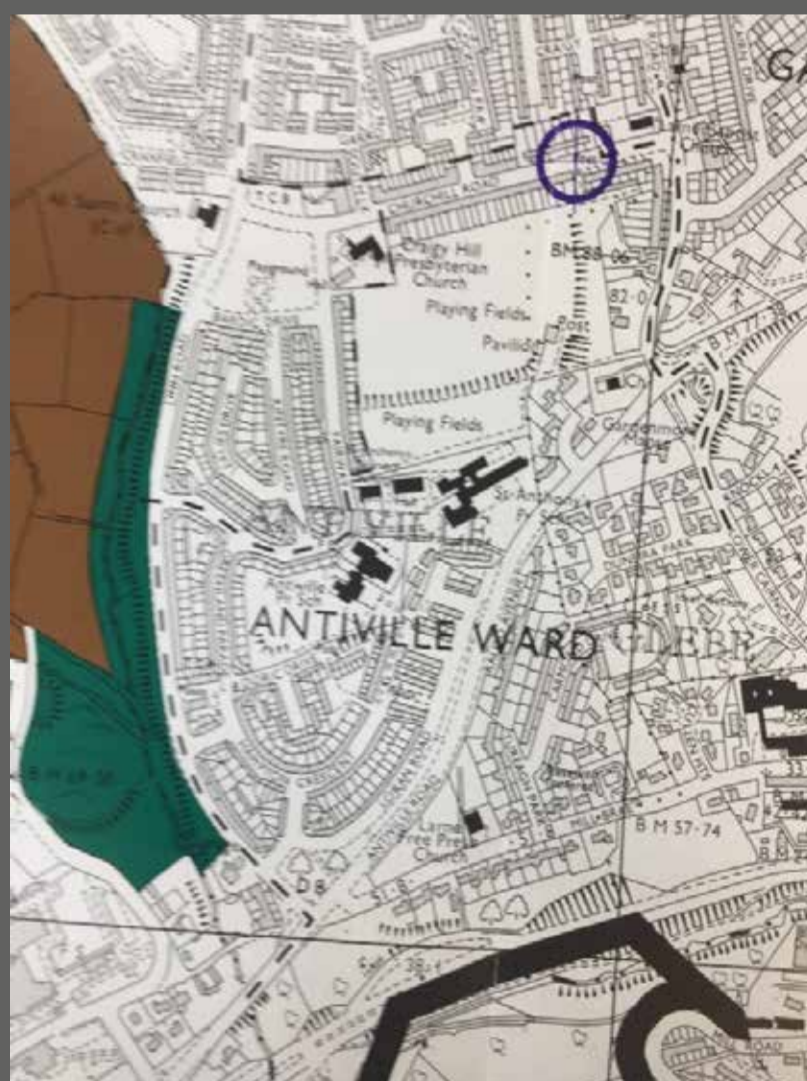
The proposal has paid close regard to the original street layout of the former residential development and adopts this as a baseline to provide the layout. The proposal will be designed to seek to comply with good residential design providing adequate private and public amenity space, parking spaces and quality living accommodation.

As part of the application it will be necessary to demonstrate compliance with:-

- Planning Policy Statement 2 Natural Heritage
- Planning Policy Statement 3 Access Movement and Parking
- Planning Policy Statement 7 Quality Residential Developments and Addendum to PPS 7 Safeguarding the Character of Established Residential Areas
- Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation
- Planning Policy Statement 15 Planning and Flood Risk

A fully resourced application is being prepared that will provide technical information relating to ecology and biodiversity, traffic and drainage will be provided to assist in the determination of the application.

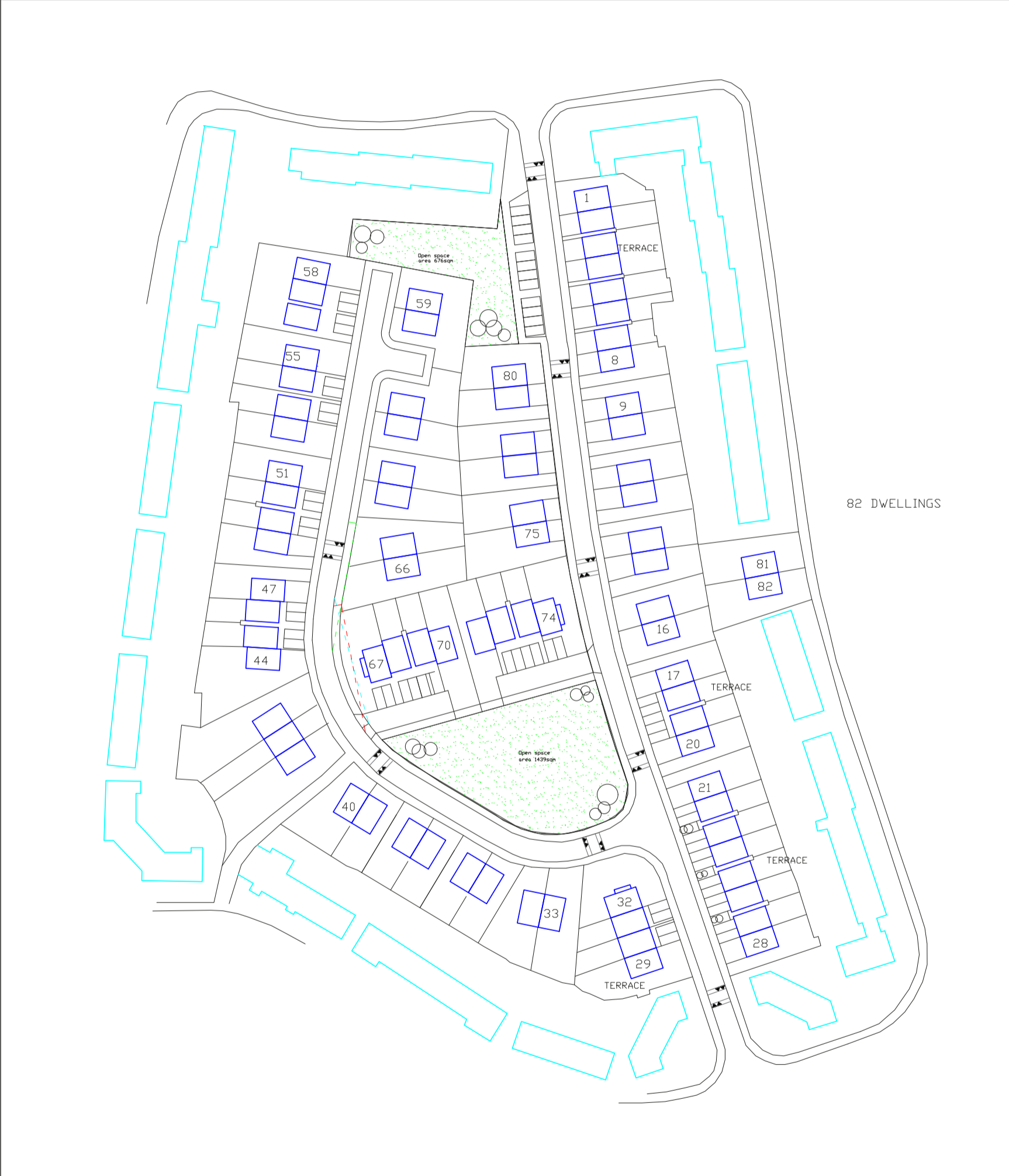
Overall, in policy terms this is brownfield land, well placed to be redeveloped for residential use. It is a sustainable location. The application will be presented to demonstrate full compliance with policy.



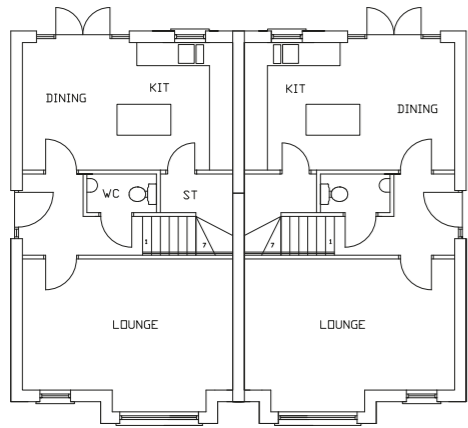
SITE SHOWN IN AREA PLAN MAP

# SITE PROPOSALS

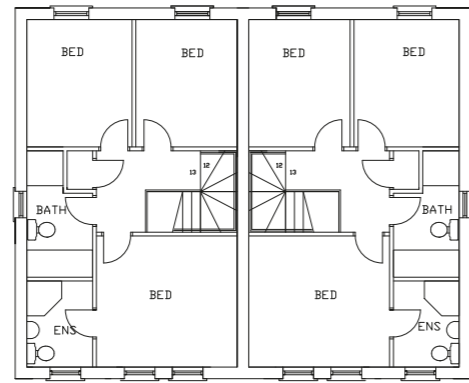
The proposal is for a residential development comprising circa 82 dwellings with associated landscaping, open space, access roads and site works.



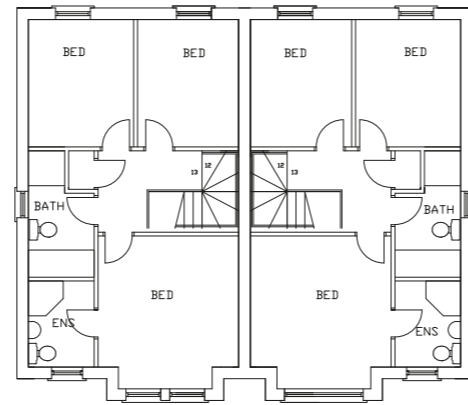
SITE PLAN



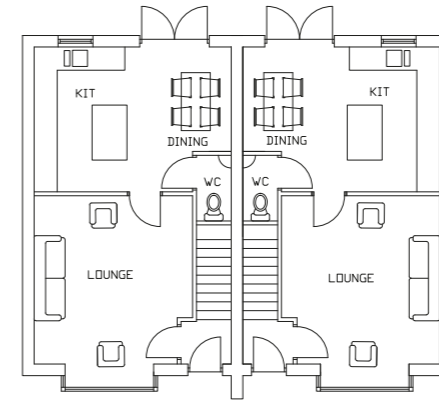
GROUND FLOOR PLAN  
890sqft



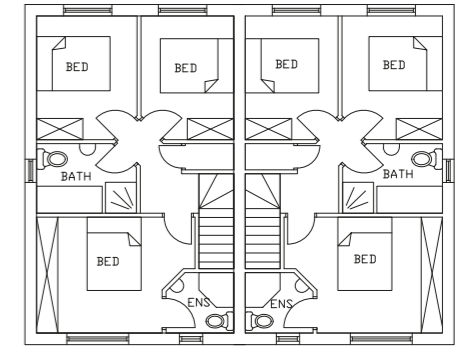
FIRST FLOOR PLAN  
option 1



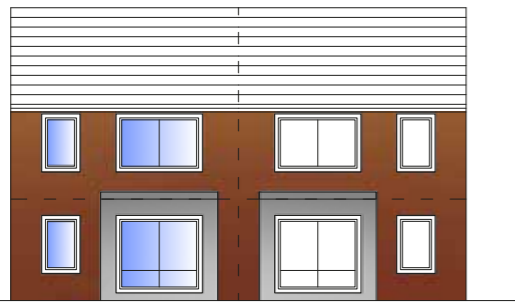
FIRST FLOOR PLAN  
option 2



Ground Floor Plan  
870sqft



First Floor Plan



FRONT ELEVATION  
option 1  
HOUSE TYPE 1



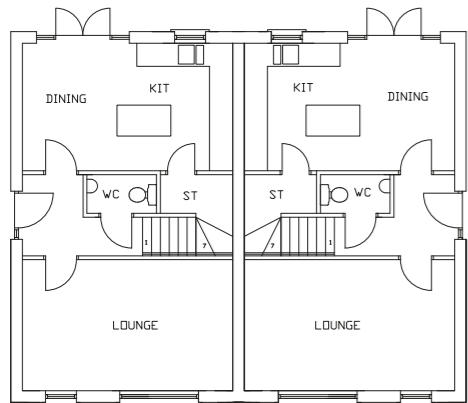
FRONT ELEVATION  
option 2  
HOUSE TYPE 1A



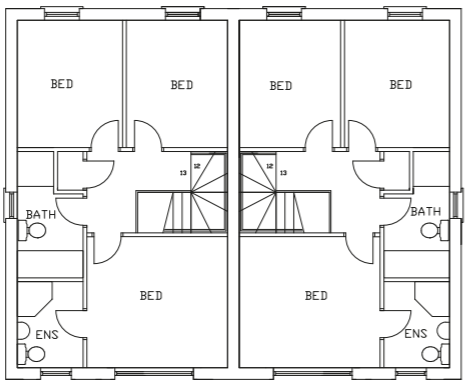
FRONT ELEVATION  
option 1  
HOUSE TYPE 2



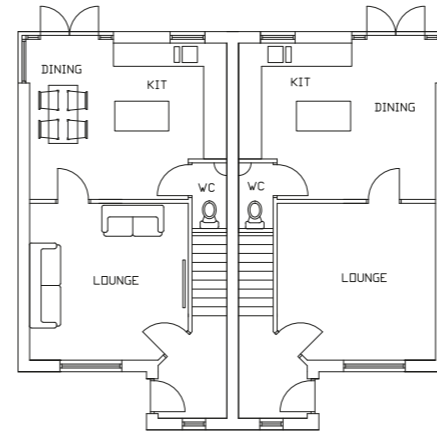
FRONT ELEVATION  
option 2



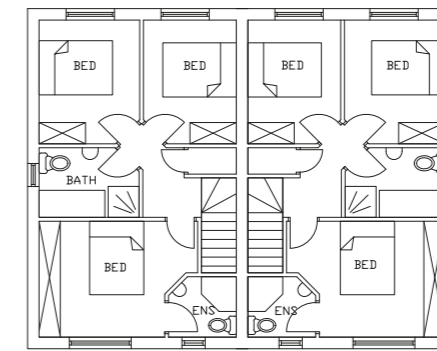
GROUND FLOOR PLAN  
850sqft



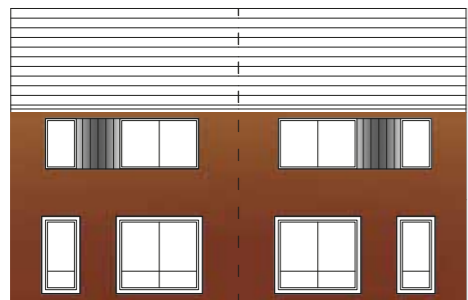
FIRST FLOOR PLAN



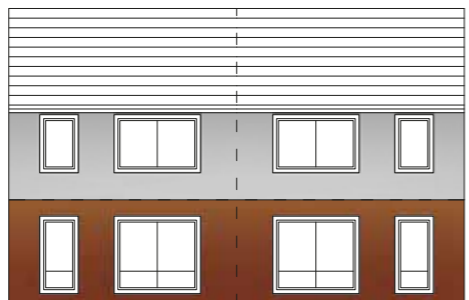
Ground Floor Plan  
890sqft



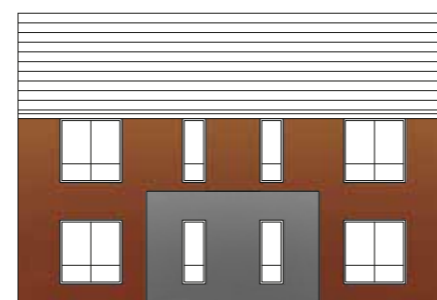
First Floor Plan



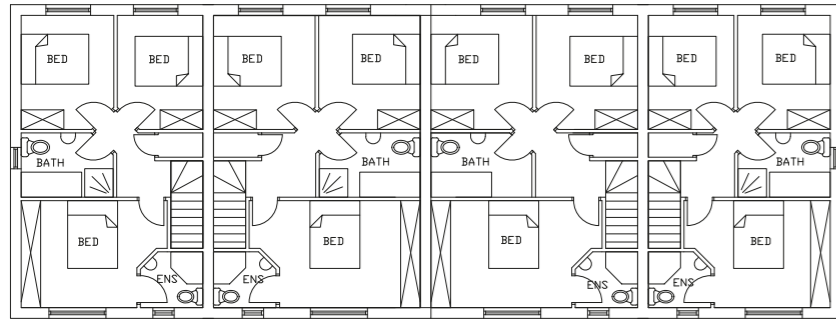
FRONT ELEVATION  
option 1  
HOUSE TYPE 3



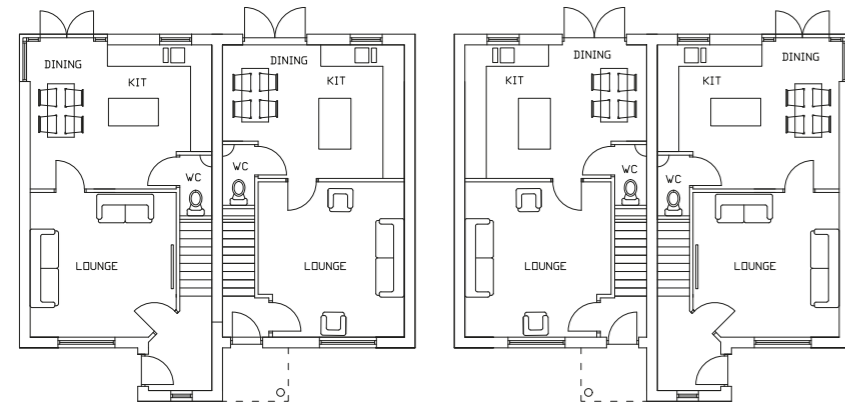
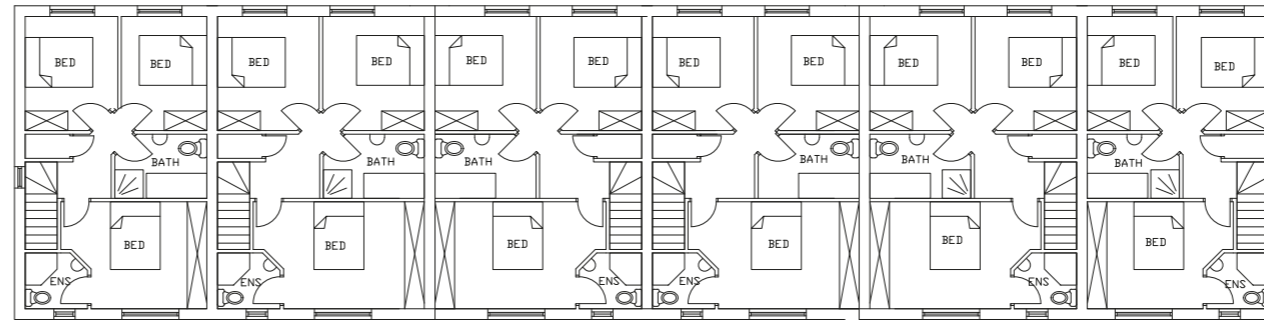
FRONT ELEVATION  
option 2



# HOUSE TYPES & ELEVATIONS

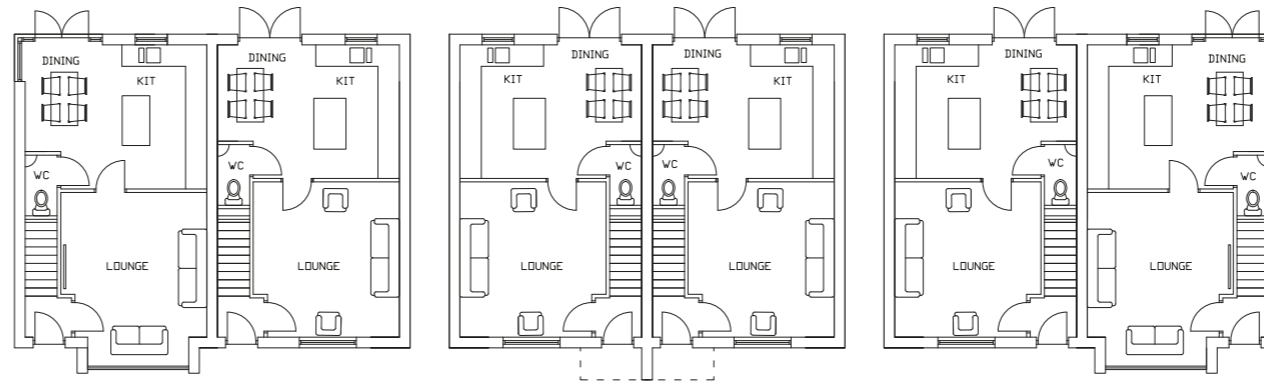


First Floor Plan



Ground Floor Plan 890sqft 930sqft 930sqft Ground Floor Plan 890sqft

HOUSE TYPE 4



Ground Floor Plan 890sqft 930sqft 930sqft 930sqft 930sqft

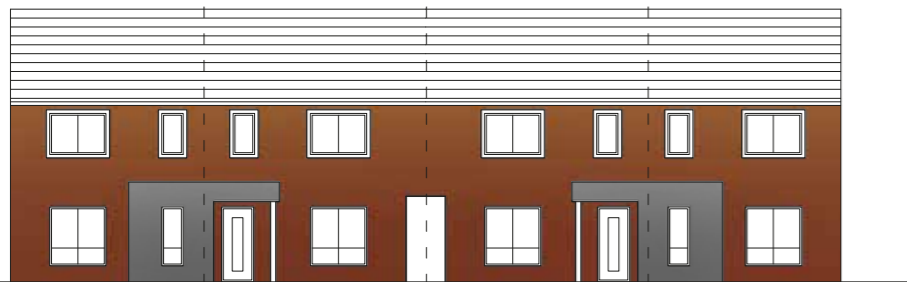
HOUSE TYPE 5



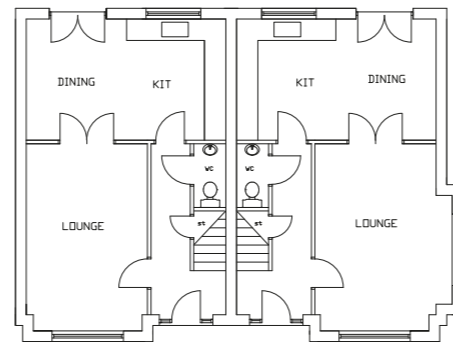
FRONT ELEVATION option 1



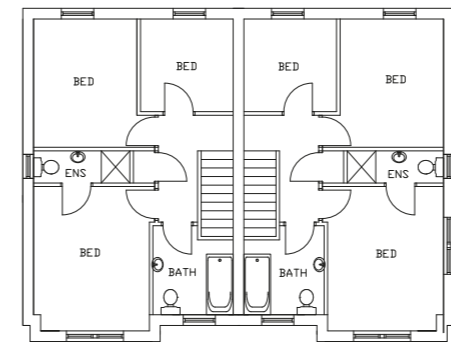
FRONT ELEVATION



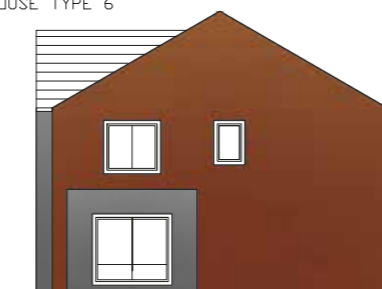
FRONT ELEVATION option 2



GROUND FLOOR HOUSE TYPE 6



FIRST FLOOR



SIDE ELEVATION



FRONT ELEVATION

# HOUSE TYPES & ELEVATIONS

# BENEFITTING THE COMMUNITY

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

- The creation of circa 82 new homes
- Provision of c. 60-100 construction jobs
- Investment of c. £10 million in the local economy

## 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 – **Monday 31st October, 5pm**