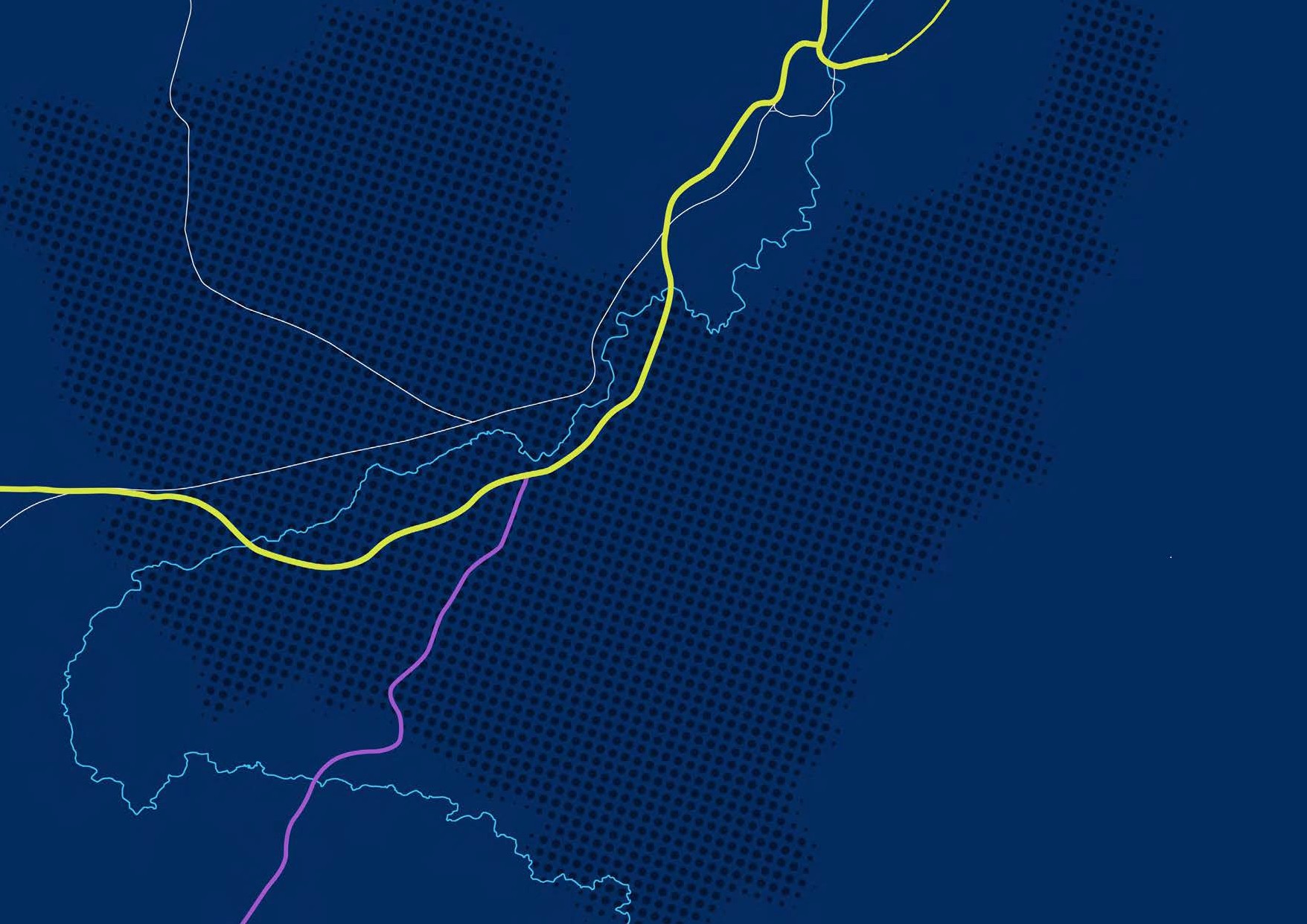
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Annual Employment & Industry Monitor Report

**2022-2023**

[www.lisburncastlereagh.gov.uk](http://www.lisburncastlereagh.gov.uk/)

# 1.0 Introduction

The Employment & Industry Monitor Report [the Employment Monitor] has been prepared in support of the Lisburn & Castlereagh City Council Local Development Plan (LDP) 2032. The first stage of the LDP is the draft Plan Strategy (dPS), published in October 2019 which is to be the subject of independent examination by the Planning Appeals Commission in 2022. The dPS contains strategic and operational planning policies which, in the case of economic development primarily directs proposals to locate on the most suitable sites, including the thirty sites designated as zoned employment land across the Council area[[1]](#footnote-1).

The sources of information used in the Employment Monitor are considered to be the most up to date at the time of its publication to inform its conclusions.

**1.1 Background**

Formulation of the dPS strategies and policies has evolved from regional strategic policy, Department development plans, the Council’s Community Plan and the Council’s non-statutory frameworks or strategies. Further, and in specific relation to employment land provision a series of evidence gathering papers were published that took stock of the employment zonings transposed from the Department development plans, including remaining land availability, land quality and their locations in the Council area. Further evidence gathered detail on the quantity of employment land uptake, or loss over previous years, future forecasting, and likely scenarios of economic activity over the lifetime of the LDP to 2032.

These published evidence papers, which should be read in conjunction with all other papers supporting the dPS include;

* Position Paper 3: [Employment and Economic Development, September 2015](https://www.lisburncastlereagh.gov.uk/uploads/planning/SUBDOC-053%20Position%20Paper%203%20Employment%20and%20Economic%20Development.pdf)
* Technical Supplement 3: [Employment Land Review, October 2019](https://www.lisburncastlereagh.gov.uk/uploads/planning/SUBDOC-022%20Technical%20Supplement%203%20Employment%20Land%20Review.pdf)
* Topic Paper: [Housing and Employment, January 2021](https://www.lisburncastlereagh.gov.uk/uploads/planning/SUBDOC-031%20Topic%20Paper%20Housing%20and%20Employment.pdf)
* Oxford Economics: [Socio-Economic Profile and Forecast LCCC, September 2018](https://www.lisburncastlereagh.gov.uk/uploads/planning/SUBDOC-080%20Oxford%20Economics%20Socio-Economic%20Profile%20and%20Forecast%20LCCC%20Sept%202018.pdf)

The following strategic policies in the dPS are relevant to the thirty sites designated as zoned employment land across the Council;

* Strategic Policy 01: Sustainable Development (page 42);
* Strategic Policy 04: Supporting Sustainable Economic Growth without compromising on environmental standards (page 43);
* Strategic Policy 11: Economic Development in Settlements, (page 76); and,
* Strategic Policy 12: Economic Development in the Countryside (page 87).

**1.2 Legislative and Policy Context**

**Legislative Context**

In accordance with Section 21 of the **Planning Act (Northern Ireland) 2011** and the **Planning (Local Development Plan) Regulations (Northern Ireland) 2015** following adoption of the Council’s Plan Strategy and Local Policies Plan, the Council is required to publish an annual monitoring report[[2]](#footnote-2) and keep under review its LDP which, for the purposes of this Employment Monitor is by the following prescribed actions of the Regulations;

* The annual monitoring report must cover the twelve month period commencing on 1st April in each year and ending on 31st March in the following year (Regulation 25(1)(a));
* the report must be published within 6 months following the end of the monitoring period (Regulation 25(1)(b)); and,
* the report must specify the supply of land for economic development purposes in the council’s district (Regulation 25(2)(c)).

An important element of the annual monitoring report is to provide such information as necessary for the Council to;

* carry out a review of its local development plan every five years and no later than five years from the date that the local policies plan was first adopted or approved (Regulation 26(1)(a)).

**The Regional Development Strategy (RDS) 2035**

The RDS provides the overarching strategic planning framework to facilitate and guide the public and private sectors. It is a legislative requirement that the Council must ‘take account’ of the RDS in the preparation of its LDP[[3]](#footnote-3).

The RDS highlights key driving forces for the economy such as population growth and movement, demographic change, an increasing number of households, transportation needs, economic changes, climate change and the spatial implications of divisions that still exist in our society. It seeks to inform and guide the whole community in the drive to create a dynamic, prosperous, and progressive Northern Ireland in the third millennium.

The RDS influences the future distribution of development throughout the Region with two levels of guidance; Regional Guidance (RG) to be applied to all of Northern Ireland, and Spatial Framework Guidance (SFG) that applies to defined sub regions.

**Regional Guidance (RG) 1:** **Ensure adequate supply of land to facilitate sustainable economic growth**; to ensure that Northern Ireland is well placed to accommodate growth in jobs and businesses. Such lands should be accessible and located to make best use of available services. As such the locational aspect of zoned sites is focused on larger urban centres in the Council area, taking advantage of the regional transport network.

To achieve RG1 requirements the Council needed to assess the quality and viability of sites zoned within its LDP for economic development. The evidence papers were the starting point to meet RG1 and this Employment Monitor continues this, being the mechanism to evaluate the take-up, or loss of employment land to inform and, if necessary to aid modification in accordance with the legislative requirement of keeping the LDP under review. The Employment Monitor is also a tool to inform those with interests in planning and investment decisions and actions to facilitate spatial and sustainable economic growth.

**Spatial Framework Guidance (SFG) 1:** **Promote urban economic development at key locations throughout the Belfast Metropolitan Urban Area (BMUA) and ensure sufficient land is available for jobs**; this guidance seeks to identify and protect key locations for economic growth and, if policy compliant directing mixed use development towards sites which will enhance local regeneration initiatives. The zoned employment sites in the Council area accord with SFG1 requirements.

**Spatial Framework Guidance (SFG) 4:** **Manage the movement of people and goods within the BMUA**; this guidance seeks to manage travel demand, improve public transport, integrate Land Use and Transportation and manage the efficient movement of freight. These combined elements reinforce the guidance of SFG1 and as such the zoned employment sites provided throughout the Council area are at key locations to aid sustainability of movement.

**The Strategic Planning Policy Statement for Northern Ireland (SPPS)**

Paragraph 6.82 of the SPPS sets out the regional strategic objectives for economic development, industry and commerce, as follows:

* Promote sustainable economic development in an environmentally sensitive manner;
* Tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development and a choice and range in terms of quality;
* Sustain a vibrant rural community by supporting rural economic development of an appropriate nature and scale;
* Support the re-use of previously developed economic development sites and buildings where they meet the needs of particular economic sectors;
* Promote mixed-use development and improve integration between transport, economic development and other land uses, including housing; and,
* Ensure a high standard of quality and design for new economic development.

**1.3 Departmental Development Plans**

The Plan Strategy derives its Employment Land baseline from thirty zoned employment sites[[4]](#footnote-4) identified in and subsequently carried forward from the former Department for the Environment’s draft Belfast Metropolitan Area Plan (dBMAP) 2015, when planning powers passed to Council under transitional arrangements in April 2015. Whilst this is an emerging Development Plan this is considered to be the most up-to-date evidential baseline.

The baseline identified there were approximately 583 hectares contained in these employment zonings of which approximately 287 hectares had already been developed. Of the remaining 296 hectares, approximately 60 hectares are located in the proposed Strategic Mixed Use Site (SMU01) West Lisburn/Blaris with the remainder of that zoning (approximately 60 hectares) re-designated for development as Class C1 dwelling houses.

Taking this into account, approximately 236 hectares of undeveloped employment land exists throughout the remainder of the Council area, of which approximately 221 hectares are considered to be developable.

Part 1, Pages 80 to 85 and Table 5 of the dPS provides detail of these figures.

**1.4 Council’s Corporate Plan, Community Plan and other Frameworks/Strategies**

The Employment Monitor also acts as an aid to measure the effectiveness of the Council’s Corporate Plan 2018/2022, the theme of which is ‘**Working together to deliver better lives for all**’. A key outcome of that Corporate Plan relates to economic success where ‘**We benefit from a growing and vibrant economy**’ (Strategic Theme 2).

The Employment Monitor has direct linkages with the Council’s Community Plan which contains a similar theme, the outcome of which is that ‘**Everyone benefits from a vibrant economy**’ (Theme 2 the Economy).

Other Council departments have strategies to which the Employment Monitor is a key aid, most specifically the Economic Development Unit that seeks to promote the district by supporting existing industries and attracting new industrial investments through its Business Growth Programmes and the Belfast Region City Deal.

**1.5 Purpose of the LDP and Employment Monitor**

The purpose of the LDP is to spatially interpret how the Council area has developed to the present day and, through its strategic policy framework how it will direct and guide where future development proposals are considered beneficial to the Council and the wider regional context.

Technical Supplement 3, Employment Land Review identifies that the thirty sites designated as zoned employment land are spatially distributed throughout the Council area, primarily in its largest urban settlements as these contain the greatest concentration of the working population.

These key employment areas, in addition to the Strategic Mixed Use locations at West Lisburn/Blaris (SMU01) and Purdysburn/Knockbracken (SMU02), are identified at the following locations:

A. Lisburn City – Knockmore

B. Lisburn Greater Urban Area – Derriaghy

C. Dundonald

D. Carryduff

E. Newtownbreda

These areas are strategically well placed to transport networks for ease of regional and national connectivity.

The purpose of the Employment Monitor is to provide an assessment of the zoned employment sites by quantifying how they have developed over the 2021/22 reporting period and how they are being utilised. The Employment Monitor also forecasts possible growth in the zoned employment sites by providing a list of extant planning permissions that may come to fruition in coming years.

In addition to keeping the effectiveness of employment strategies and policies of the LDP under review, the Employment Monitor, in conjunction with Technical Supplement 3, Employment Land Review and the Housing and Employment Topic Paper are sources of information which may be useful to other key stakeholders, including neighbouring councils in terms of having regard to other relevant plans, policies and strategies[[5]](#footnote-5).

**1.6 Methodology**

The Employment Monitor builds upon previous findings of Technical Supplement 3, Employment Land Review (October 2019) and the Housing and Employment Topic Paper (January 2021).

The findings of the Employment Monitor are primarily sourced from desk-based analysis of data held by, or available to the Council. Data sources include;

* histories of Building Regulation Completion Certificates in any of the zoned employment sites issued by Council’s Building Control department in the period 2021/22. These confirm developments have been completed;
* histories of planning permissions granted in any of the zoned employment sites either during the period 2021/22, or prior to that period which remain extant, or ‘live’ and therefore capable of implementation; and,
* available Geographic Information Systems (GIS) and Geospatial Information, such as Ordnance Survey of Northern Ireland (OSNI) Spatial NI data, used to identify new development on the zoned employment sites.

Where development of new buildings, or extensions to existing buildings has been carried out in any of the zoned employment sites these have been plotted to OSNI largescale mapping provided under the Local Government Mapping Agreement (LGMA). This has enabled the publication of accurate, up-to-date maps displaying the quantum of developed and undeveloped land within the zoned employment sites at the end of the reporting period covered by this Monitoring Report.

Whilst all of these sources of information are an aid to effective monitoring, some field work has been undertaken to confirm land uptake within the zoned employment sites.

Currently, acceptable uses on employment and mixed use zonings, except where otherwise specified in individual zonings (based on the [Planning (Use Classes) Order](https://www.legislation.gov.uk/nisr/2015/40/made) (Northern Ireland) 2015), include:

* Class B1: Business (b) as a call centre
* Class B1: Business (c) for research and development
* Class B2: Light Industrial
* Class B3: General Industrial
* Class B4: Storage or Distribution

In addition the dPS allows further flexibility for Class B1 (a) Business (offices, call centres and R&D) within zoned employment sites where no suitable alternative exists in a designated city or town centre or in other locations identified in the LDP such as a district or local centre or business park; or elsewhere within the settlement limits of cities or towns (see Operational Policy ED1 Economic Development in Cities and Towns, Part 2, Page 44)[[6]](#footnote-6).

**2.0****Completed Development on Zoned Employment Land**

Table 1 below details development carried out to erect new buildings or alter existing buildings within any of the zoned employment sites during this monitoring period. This data has been obtained from Building Control completions and observations made during field work. Where applicable building control completions have been matched to corresponding planning approvals. It should be noted however that not all Building Control completions require planning permission, some may be deemed permitted development in accordance with the Planning (General Permitted Development) Order (NI) 2015.

Table 1 describes the developments completed, the relevant use class for each completion; location by employment zoning; and the amount of land and/or floorspace created, if such data is available. Table 1A summarises the developed hectares and floorspace by use class listed in Table 1 and it can be seen that Class B development on employment zonings in this monitoring period equates to 8.96 hectares of land, the creation of 5130 square metres of new floorspace and extensions of 5041square metres to Class B1(a) floorspace.

It is worth comparing this quantum of development with the findings contained in Section 5 of Technical Supplement 3, Employment Land Review (October 2019). Table 4.3 on Page 33 of that Review summarises completed development for industry and employment uses over the years 2015 – 2019 and found that on zoned sites completions ranged between 0.00 ha and 1.26 ha per annum. The 8.96 hectares of completions recorded in this reporting year is well above that data range however, this can be explained by the inclusion of 6.19 hectares of land, outside of employment zoning LN07 Glenavy Road, which represents an extension of an existing business within that zoning. Were that not included completions on zoned employment land would be 2.77 hectares, well within the historical data range. Whether the extension to zoning LN07 is included or not the figures for this reporting period still confirms

the zoned employment sites continue to function and offer the opportunities for which they have been designated in the LDP and that, post pandemic, completion figures are rising again.

Tables 1 and 1A record two Class D (medical use) completions on zoning SMU02, these are deemed acceptable and allowed for within the policy stipulations of SMU02 of the LDP Plan Strategy. There have been two Sui Generis completions in this reporting period, one at LN07 Glenavy Road for a fuel depot (0.4 hectares) is considered an appropriate use for an employment zoning. The other completion sees a change of use from Class B of 592 square metres of floorspace (approximately 0.06 hectares) at zoned employment site LC09 – Ballinderry/Knockmore, Lisburn.

Technical Supplement 3, Employment Land Review (October 2019) notes at Section 5, Paragraph 4.33 (Page 35) that in the years 2015 to 2019 there was an average loss of 0.5 hectares to Sui Generis uses per annum. The loss to 2 Sui Generis alternatives amounts to approximately 0.46 hectares and therefore remains squarely within this past trend data range.

In accordance with the findings of Technical Supplement 3 and the Housing and Employment Topic Paper the employment zonings have also been colour coded to signify whether they are Good (Green), Average (Yellow) or Poor (Orange) site. See Part 3 below for further detail on this matter.

It is worth noting from Table 1 that all these completions, whether Class B or otherwise, are evenly balanced between zones that have been either Good or Average sites for their employment suitability. This confirms that the best located employment zonings are seeing completions and are attracting potential future development proposals. However, it is of note that non-Class B completions also compete for these best located employment zonings and as such are a threat to the purpose of zoning lands for employment use. This is a matter that requires continual monitoring to ensure sufficient land, in the most appropriate locations, remains to attract future Class B development.

**Table 1: Completed Developments on Zoned Employment Land**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Site Reference** | **Location** | **Description of works** | **Use Class** | **Planning (LA) and Building Control (FP) Reference Numbers** | **Land Uptake Hectares (ha) and Floorspace (sqm)** |
| SMU02  (MCH13) | Knockbracken Healthcare Park | Office building | D1 | LA05/2021/0128/F | 394 sqm |
| Office building | D1 | LA05/2021/0239/F | 200 sqm |
| LC09 | Unit D1-D2, 9 Ferguson Drive Lisburn | Retrospective change of use from vacant units to gym | Sui Generis | LA05/2021/0792/F | 592 sqm |
| Unit D11, 9 Ferguson Drive Lisburn | Erection of first floor storage area | B4 | FP/2021/1090 | 202 sqm |
| 50m south west of 4 Ferguson Drive, Lisburn | 1 no. general industrial building, 1 no. industrial/office building | B1(a), B3 | LA05/2022/0749/F | 1.26 hectares  440 sqm B1(a)  2865 sqm B3 |
| LC10 | 6 Altona Road, Lisburn | Extension to provide storage building | B4 | LA05/2021/1262/F | 613 sqm |
| LC11 | 17a Enterprise Crescent | Light Industrial/Business Unit | B4 | FP/2021/2609/1 | 105 sqm |
| 17f Enterprise Crescent | Light Industrial/Business Unit | B4 | FP/2021/2609/6 | 116 sqm |
| 17g Enterprise Crescent | Light Industrial/Business Unit | B1(a), B2, B4 | FP/2021/2609/7 | 128 sqm B1(a)  162 sqm B2  234 sqm B4 |
| LC15 | 12 Lissue Road Lisburn | 2 storey extension for production area, warehouse and covered loading canopy. Single storey extension for storage and cold-room | B2, B4 | LA05/2022/0547/F | 2595 sqm B2  1540 sqm B4 |
| LN07 | Glenavy Road, Moira | Fuel depot, site office, HGV wash bay | Sui Generis | LA05/2018/0967 | 0.4 hectares |
| Fertiliser storage compound extension\*\* | B4 | LA05/2019/0529/F | 6.19 hectares |
| Industrial storage building and retention of extension to existing building | B2, B4 | LA05/2021/0988/F | 0.56 hectares  91 sqm B2  1080 sqm B4 |

\*\* denotes outward extension beyond the defined employment zoning

**Table 1A: Use Class Totals by Completions on Industrial/Employment Zoned Land**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Use Class** | **New Build (Hectares)** | **New Build Floorspace (Square Metres)** | **Extensions Floorspace (Square Metres)** | **Change of Use (Square Metres)** | **Total Floorspace (Square Metres)** |
| Class B (business) | 8.96 | 5130 | 5041 |  | 10,171 |
| Class D (community) |  | 594 |  |  | 594 |
| Sui Generis | 0.4 |  |  | 592 | 592 |
| **Total** | **9.36** | **5724** | **5041** | **592** | **11,357** |

**2.1 Development outside Zoned Employment Land**

Table 2 below details development carried out to erect new buildings or alter existing buildings to Class B uses on land outside any of the zoned employment sites during this monitoring period. This information has been obtained from Planning and Building Control data and observations made during field work.

Table 2 provides the location, description of development, the relevant Class B use associated with the completion; Building Control and Planning reference numbers, where available; and the amount of land and/or floorspace created, where available. This data does not include information on Class B1(a) Offices within defined centres as these are considered through Office Capacity Studies to accompany the LDP.

The amount of Class B development that has occurred outside employment zonings in this monitoring period equates to 2.28 hectares of land and the provision of 8662 square metres (0.87 hectares) of floorspace (combined total, approximately 3.15 hectares).

It is worth comparing this figure with the findings contained in Section 5 of Technical Supplement 3, Employment Land Review (October 2019). Table 4.3, Page 33, of that review summarises

completed development for industry and employment uses over the years 2015 – 2019 and found that outside zoned

employment sites completions ranged between 0.9 ha and 3.76 ha per annum. Completions on non-zoned sites in this monitoring period are therefore firmly within that data range for those years.

Table 2 records there have been eight new developments or extensions to existing premises for Class B uses, seven of which are in rural locations, beyond urban settlements.

It is noted again that these total completions, outside of employment zonings, has not taken account of the 6.19 hectares of land adjacent to zoning LN07. This has been accounted for in Tables 1 and 1A as it represents an extension to an existing business operating in that zoning and it is therefore appropriate to deal with it as part of that zoning.

**Table 2: Completed Developments outside Zoned Employment Land**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Location** | **Description of works** | **Use Class** | **Planning (LA) and Building Control (FP) Reference Numbers** | **Land Uptake Hectares (ha) and Floorspace (sqm)** |
| Aghnatrisk Business Complex Aghnatrisk Road Culcavy | Warehouse storage and distribution and ancillary development (retrospective) | B4 | LA05/2021/1140/F | 3055 sqm |
| Lands at 18 Aghnatrisk Road Culcavy | Use of land as an Industrial Estate, comprising of 9 no. industrial and storage units, as a haulage yard with an associated hard-cored yard for parking vehicles and storage | B1(a), B2, B3, B4 | LA05/2021/1174/LDE | 2.10 hectares  3735 sqm |
| 265 metres north of Killaney Lodge, 19 Carryduff Road Lisburn | Maturation building, dry storage unit, gas storage unit | B4 | LA05/2021/1349/F  FP/2020/1823 | 1165 sqm |
| Rear of 28 Bachelors Walk Lisburn | Replacement store | B4 | LA05/2022/0316/F | 240 sqm |
| 19 Mullaghcarton Road Lisburn | Change of use of land for car body repair business | B2 | LA05/2022/0385/LDE | 0.07 hectares |
| 17a Derriaghy Road Lisburn | Change of use to offices | B1(a) | LA05/2022/0438/LDE | 142 sqm |
| 20 Ballymaglaff Road, Comber | Existing storage facility for existing business | B4 | LA05/2022/0507/LDE | 200 sqm |
| 13b Lisburn Road Moira | Existing office building and associated hard and soft landscaping | B1(a) | LA05/2022/0829/LDE | 0.11 hectares  125 sqm |

**2.2 Zoned Employment Land – Extant Planning Permissions**

Tables 3 and 3A below detail extant planning approvals during this monitoring period for proposals to erect new buildings, alter existing buildings and the amount of floorspace to be created within the employment zonings.

This data has been extrapolated from the Council’s Planning Development Management database, supplemented by field

work confirming none have been completed. This information provides a snapshot of what potential development may occur on zoned employment lands in forthcoming years; the amount of land essentially ‘reserved’ for these proposals; and, what uses may be envisaged, be they Class B or otherwise.

Table 3 details each permission, their location in the relevant zoned site (site reference number and name); a description of proposed development; the use class upon which the permission has been approved; planning reference number; and, the amount of land and/or floorspace to be created were the development completed.

There are twenty-two extant planning permissions across eleven of the zoned employment sites. Of these the majority, twelve permissions, seek new buildings or extensions to existing buildings exclusively for Class B uses. Three of the other permissions seek Class B and/or Class C (residential) development on two zoned employment sites. The first, an outline permission at DA05 Rathfriland Road, Dromara proposes Class B industrial units on 1.77 hectares of the zoning (46%), providing 2605 square metres of floorspace whilst on a further 1.77 hectares of the zoning (46%) 48 dwellings are sought. The remainder of the zoning (8%) will remain as open space. This permission complies with the key site requirements set out in dBMAP for zoning DA05 that, as a mixed-use site it should be split on a 50/50 basis between Class B and Class C uses.

The second extant planning permission, at MCH05 Millmount/Comber Road proposes Class B industrial units on approximately 1.7 hectares of the zoning with the creation of 2736 square metres of floorspace. This permission also grants approximately 6.5 hectares for Class C (residential) development which will result in the majority of this zoning being removed from the employment land reserve.

The third extant permission, also at MCH05 Millmount/Comber Road, proposes 0.87 hectares for Class C (residential) development alone. This, in combination with that permission mentioned above, further dilutes this employment zoning.

One extant planning permission seeks Class D (community) use at MCH06, Carrowreagh as a community garden. Class D uses (approved as D1(a)) are permissible on zoning SMU02 in accordance with the masterplan for this zoning, as set out in Part One of the Plan Strategy 2032, page 75.

If all of the fourteen Class B permissions were to come to fruition they represent an additional 14.08 hectares of land uptake in employment zonings and the creation of an additional 20,411 square metres of floorspace (See Table 3A below). 9.14 hectares would be lost to Class C residential use which, along with lands lost to other non-Class B uses is a matter for continued monitoring in future review years.

The remaining six extant planning permissions, on four zoned employment sites, seek development of lands or change of use of buildings to Sui Generis or A1 retailing uses. These account for approximately 0.46 hectares within zoned employment sites.

In accordance with the findings of Technical Supplement 3 and the Housing and Employment Topic Paper the employment zonings have been colour coded to signify whether they are a Good (Green), Average (Yellow) or Poor (Orange) site. See Part 3 below for further detail on this matter.

There are several points worth noting on the location of these extant planning permissions, which is apparent from the colour coding on Table 3. These permissions are evenly balanced between zonings that have been considered either Good or Average sites. SMU01, West Lisburn/Blaris and DA05, Dromara are the exceptions.

As set out in Part 3 below, SMU01 is classified as a Poor site only by the fact that the Knockmore Link Road remains to be implemented. When built, this road will open up the potential of SMU01 and will change its classification to that of a Good site. The DA05 zoning in Dromara, whilst classified as a Poor site, is justifiably given mixed use status in dBMAP and it is welcomed that it could be developed to provide sustainable employment and residential uses to serve the local population.

Also, and importantly the extant permissions that propose Sui Generis/A1 uses are located on employment zonings considered as Good or Average sites. Non-Class B uses that affect employment zonings across the Council district is a matter for continued monitoring in forthcoming reports.

**Table 3: Extant Planning Permissions on Employment Zoned Land**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Site Reference** | **Location** | **Description of works** | **Use Class** | **Planning Reference** | **Potential Uptake Hectares (ha) and Floorspace (sqm)** |
| SMU01 (LC05) | 67 Blaris Road | Land for display and sale of motor vehicles | Sui Generis | LA05/2019/1079/F | 0.15 ha |
| DA05 | Rathfriland Road | Mixed-use development, Residential and Industrial/Business Units | B and C1 | LA05/2019/0533/O | Class B 1.77 ha  Class B 2605 sqm  Class C 1.77 ha |
| LC09 | Ballinderry/ Knockmore Lisburn | Erection of light industrial units | B2 | LA05/2018/0554/F | 0.53 ha  665 sqm |
| Extension to factory | B2 | LA05/2019/1177/F | 450 sqm |
| LC10 | Blaris Industrial Estate | Warehouse/distribution building, associated ancillary offices and hardstanding | B4 | LA05/2019/0057/F | 0.83 ha  2261 sqm |
| Extension to cold storage building | B4 | LA05/2020/1045/F | 1530 sqm |
| Small scale buildings associated with Biomass Plant | B4 | LA05/2021/0935/F | 0.38 ha |
| Demolition of existing light industrial unit, erection of 4 no. light industrial units | B2 | LA05/2021/0819/F | 836 sqm |
| LC12 | Ballinderry Road | Extension for storage and distribution | B4 | LA05/2018/0693/F | 565 sqm |
| LC14 | Lissue Industrial Estate | New car showroom, workshop, office building and site works replacing existing building | Sui Generis | LA05/2018/1164/F | 350 sqm (gross additional over existing floorspace) |
| Extension to existing car park | Sui Generis | LA05/2020/0592/F | 0.24 ha |
| 9 no. light industrial units | B2 | LA05/2017/0255/F | 0.99 ha  1671 sqm |
| ML06 | City Business Park, Derriaghy | Petrol filling station, retail unit, car parking and site works | Sui Generis & A1 | LA05/2018/1032/F | 0.31 ha  419 sqm |
| MCH05 | Millmount/ Comber Road | 7 no. detached dwellings | C1 | LA05/2016/0985/F | 0.87 ha |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Site Reference** | **Location** | **Description of works** | **Use Class** | **Planning Reference** | **Potential Uptake Hectares (ha) and Floorspace (sqm)** |
| MCH05 | Millmount/ Comber Road | Mixed use, housing (119 units) and 18 no. industrial units | C1, B1b, B1c and B2 | LA05/2017/1153/F | 6.5 ha Class C (approx)  1.7 ha Class B (approx)  2736 sqm Class B floorspace |
| MCH06 | Upper Newtownards Rd/Carrowreagh | Office/storage unit with car parking | B1a & B4 | LA05/2019/0592/F | 0.06 ha  188 sqm |
| Change of use from open space to a community garden. | D2 | LA05/2019/1176/F | 0.03 ha  300 sqm |
| CF08 | Carryduff Business Park | 1 industrial unit and an extension to 1 existing industrial unit | B2 and B4 | LA05/2019/1294/F | 954 sqm (369 sqm new build, 585 sqm extension) |
| Back up electricity compound including components of plant and machinery | Sui Generis | LA05/2020/0962/F | 287 sqm |
| Building to accommodate switch room and control room | Sui Generis | LA05/2021/1282/F | 48 sqm |
| LN07 | Glenavy Road, Moira | 20 no industrial units | B1 and B2 | LA05/2016/1239/F  LA05/2022/0362/LDP | 7.15 ha  8000 Sqm |
| Industrial storage and distribution building | B4 | LA05/2022/0654/F | 0.67 hectares  1080 sqm |

**Table 3A: Use Class Totals by Extant Planning Permissions on Industrial/Employment Zoned Land**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Use Class** | **New Build (Hectares)** | **New Build Floorspace (Square Metres)** | **Extensions Floorspace (Square Metres)** | **Total Floorspace/Use (Square Metres)** |
| Class A (retail) |  | 419 |  | 419 |
| Class B (business) | 14.08 | 20,411 | 3130 | 23,541 |
| Class C (residential) | 9.14 |  |  |  |
| Class D (community) | 0.03 |  |  |  |
| Sui Generis | 0.46 | 685 |  | 685 |
| **Total** | **23.71** | **21,515** | **3130** | **2,645** |

# 3.0 Quantum of Developed/Undeveloped Zoned Employment Land

Table 4 below is a summary of the thirty employment zonings recording those completions set out in Table 1 and noting the extant permissions shown in Table 3. As a result of the completions in this reporting year Table 4 provides a revised tally of remaining lands capable of development within the zonings. The purpose of this is to provide ongoing consideration on the ‘health’ of each zoning.

This monitoring report and the Table 4 tallies are an ongoing ‘health check’ of employment lands which build upon and should be read in conjunction with the previous assessments of these zonings contained in Appendix 4 of [Technical Supplement 3: Employment Land Review, October 2019](https://www.lisburncastlereagh.gov.uk/documents/d/guest/SUBDOC-022%20Technical%20Supplement%203%20Employment%20Land%20Review) and Appendix 2 of [Housing and Employment Topic Paper, January 2021.](https://www.lisburncastlereagh.gov.uk/documents/d/guest/SUBDOC-031%20Topic%20Paper%20Housing%20and%20Employment)

A list of information on a computer

Description automatically generatedThe assessments were based on a scoring matrix that classified each site as being either Good, Average or Poor, when considered against the criteria as set out in Figure 1.

**Figure 1 Site Assessment Criteria**

The assessments established scorings for each zoning and determined by way of colour coding that 14 of them were considered Good (Green) sites, 10 were Average (Yellow) sites and 6 were Poor (Orange) sites. This colour coding is replicated in Table 4.

|  |
| --- |
| Good |
| LC09, LC11, LC12, LC13, LC15, ML06, MCH12, CF05, CF07, CF08, CF09, CF10, CF11, LN07 |
| Average |
| SMU02 (MCH13), LC06, LC10, LC14, MCH05, MCH06, MCH07, MCH08, CF06, CR01 |
| Poor |
| SMU01 (LC05), LC08, DA05, LC07, ML05, GY05 |

**West Lisburn/Blaris**

It is important to note that LC05, the proposed Strategic Mixed Used Site (SMU) 01 West Lisburn/Blaris in the dPS, whilst presently scored as Poor, is dependent on the construction of the Knockmore Link Road to realise its potential.

Technical Supplement 3 refers to this (Section 5, Appendix 4, Page 72 – 73) however, the Housing and Employment Topic Paper is more robust in its narrative on LC05 (Section 4, Pages 55 – 67). It considers a number of points which resulted in the poor scoring but re-emphasises that Technical Supplement 3 highlighted the Knockmore Link Road as being *‘critical to unlocking the site and for its delivery’* and that the site, when the road is constructed *‘could become a “prime location” for access to the M1 and A3’*. As such the Knockmore Link Road when constructed and operational will elevate the status of SMU01 to that of a ‘Good’ site. See Table 4.1, Page 57 of the Housing and Employment Topic Paper for further detail.

**Table 4: Zoned Employment Lands**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Zoning** | **Activity up to and including current year (19/20)** | **Developed Area 2022/23** | **Developed Area** | **Developable Area** |
| SMU01 (LC05)  West Lisburn/Blaris | 1 extant planning permission (Table 3) |  | 0.35 | 52.14 |
| SMU02 (MCH13)  Knockbracken Healthcare Park | 2 implemented planning permissions (Table 1) |  | 41.53 | 44.01 |
| LC08  Barbour Threads |  |  | 5.53 | 2.83 |
| DA05  Rathfriland Road | 1 extant planning permission (Table 3) |  | 0.00 | 3.28 |
| LC06  Knockmore/Lissue Road |  |  | 0.00 | 3.09 |
| LC07  Lissue Road |  |  | 0.00 | 10.86 |
| LC09  Ballinderry/Knockmore Road | 2 implemented planning permissions and 1 Building Control completion, internal works only (Table 1)  2 extant planning permissions (Table 3) | 1.26 | 25.88 | 15.49 |
| LC10  Blaris Industrial Estate | 1 implemented planning permission (Table 1)  4 extant planning permissions (Table 3) |  | 24.46 | 0.77 |
| LC11  Enterprise Crescent | 3 Building Control completions, internal works only (Table 1) |  | 13.19 | 0.00 |
| LC12  Ballinderry Road | 1 extant planning permission (Table 3) |  | 7.43 | 0.00 |
| LC13  Flush Park Industrial Estate |  |  | 4.91 | 3.55 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Zoning** | **Activity up to and including current year (19/20)** | **Developed Area 2022/23** | **Developed Area** | **Developable Area** |
| LC14  Lissue Industrial Estate | 3 extant planning permissions (Table 3) |  | 50.07 | 2.75 |
| LC15  Coca Cola, Lissue Road | 1 implemented planning permission (Table 1) | 0.95 | 18.50 | 0.00 |
| ML05  Seymour Hill Industrial Estate |  |  | 6.07 | 3.81 |
| ML06  Derriaghy Industrial Estate | 1 extant planning permission (Table 3) |  | 39.77 | 4.77 |
| MCH05  Millmount/ Comber Road | 2 extant planning permissions (Table 3) |  | 0.68 | 8.56 |
| MCH06  Upper Newtownards Road/ Carrowreagh | 2 extant planning permissions (Table 3) |  | 11.56 | 23.08 |
| MCH07  Newtownbreda Factory Estate, Cedarhurst Road |  |  | 2.00 | 0.00 |
| MCH08  Cedarhill Industrial Estate, Beechill Road |  |  | 1.705 | 0.315 |
| MCH12  Forster Green, Saintfield Road |  |  | 2.34 | 0.20 |
| CF05  Ballynahinch Road, Carryduff |  |  | 0.44 | 9.04 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Zoning** | **Activity up to and including current year (19/20)** | **Developed Area 2022/23** | **Developed Area** | **Developable Area** |
| CF06  Comber Road, Carryduff |  |  | 0.27 | 5.28 |
| CF07  Cyril Johnston & Co, Carryduff |  |  | 2.19 | 0.00 |
| CF08  Carryduff Business Park | 3 extant planning permissions (Table 3) |  | 4.97 | 0.09 |
| CF09  Saintfield Road, Carryduff |  |  | 3.33 | 0.47 |
| CF10  Eastbank Road  Carryduff |  |  | 0.79 | 1.10 |
| CF11  Edgar Industrial Estate, Carryduff |  |  | 6.05 | 0.76 |
| GY05  Gobrana Road, Glenavy |  |  | 0.00 | 6.27 |
| LN07  Glenavy Road, Moira | 3 implemented planning permissions (Table 3) \*  2 extant planning permissions (Table 3) | 7.15\* | 13.22 | 10.84 |
| CR01  Maryland Industrial Estate, Crossnacreevy |  |  | 5.58 | 0.00 |
|  | **Totals For Employment Monitoring Report (22/23)** | **9.36** | **292.815** | **213.355** |

**\* 6.19 hectares of completions extend beyond the zone boundary of LN07**

**4.0 Conclusions**

It is clear from the above analysis that there is sufficient allocated employment land within the area to meet the overall needs of the forthcoming Local Development Plan.

The draft Plan Strategy recognises the range and distribution of supply at five key locations:

A. Lisburn – Knockmore

B. Lisburn Greater Urban Area – Derriaghy

C. Dundonald

D. Carryduff

E. Newtownbreda

Some sites (including lands at West Lisburn/Blaris) are proposed in the draft Plan Strategy to accommodate mixed use development.

The findings of Technical Supplement 3: Employment Land Review and the Topic Paper: Housing and Employment provide the rationale for retaining future Class B land are succinctly detailed in Part One, Page 77 of the dPS as follows;

‘*Overall, the Employment Land Review identified that there remains 220 hectares of developable land for economic uses within industrial zoned sites. The Employment Land Review sought to qualify future employment land requirements over the plan period by consideration of 5 scenarios, derived from both UK economic forecasts and past completion trends on employment sites in the district. None of the scenarios can be given certainty as their subsequent outcomes are merely forecasts.*

*Scenario 5: Past Completions is considered the most appropriate as it builds upon the quantifiable completion figures of previous years and is therefore the most likely forecast outcome for the council area. Scenario 5 forecasts a need for 44.85 ha of developable land need over the plan period. This equates to approximately 2,250 new Class B jobs on the basis of 50 jobs per*

*hectare of new build. This figure aligns very closely with Scenario 3: Past Employment Trends that records 2,230 Class B employment jobs in the period 1993 to 2017.*’

Retaining an oversupply of 213 hectares (rounded down revised figure of this Employment Monitor Report) against a scenario need of 44.85 hectares, based on past completions is justifiable given the comparable level of completed development on employment sites to those recorded in Technical Supplement 3 for the previous four years. In addition, if all extant planning permissions shown on Table 3 were to be developed (23.71 ha – Table 3A) the retained oversupply would reduce further to 190 hectares (rounded up figure).

It is however emphasised that a further Employment Land Review will be carried out at the Local Policies Plan Stage and could address any market changes such as more demand for mixed use, owing to the lighter nature of modern industry. The review of each zoned employment site will therefore be an ongoing and essential component of the LPP.

1. Refer to Technical Supplement 3 Employment Land Review and the Housing and Employment Topic Paper , January 2021 [↑](#footnote-ref-1)
2. See DPPN1 Introduction: Context for Local Development Plans, Figure 3 [↑](#footnote-ref-2)
3. DPPN 6 Soundness, Consistency Test C1 [↑](#footnote-ref-3)
4. Comprised of developed and undeveloped employment sites of 0.5 hectares and over (dBMAP Page 60 Volume 1, Plan Strategy & Framework) [↑](#footnote-ref-4)
5. Soundness Test C4, Development Plan Practice Note 6 Soundness [↑](#footnote-ref-5)
6. These policies come into effect on adoption of the Plan Strategy [↑](#footnote-ref-6)