

Sprucefield — Park —

Proposed extension to Sprucefield Park

**PRE-APPLICATION PUBLIC
CONSULTATION**

Hello & Welcome

INTRODUCTION

Welcome to our Pre-Application Community Consultation (PACC) relating to our proposals for an extension to Sprucefield Park comprising of new retail warehouse units, 1 no. hotel, 1 no. restaurant and 1 no. café/restaurant pod. Development includes car parking, site accesses, landscaping and all associated site works at Sprucefield Park, 100m south west of Sprucefield Roundabout, to the south west of Sainsbury's Petrol Station, 120m north east and 20 metres south east of Sainsbury's Supermarket, Sprucefield Park, Lisburn, BT21 5UJ.

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 an Outline Planning Application to Lisburn and Castlereagh City 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 Outline Planning Application to Lisburn and Castlereagh City Council.

HOW TO PROVIDE FEEDBACK AND FIND OUT MORE

Consultation Event

An in-person consultation event is taking place on Wednesday 4th October 2023 from 1.00pm to 7.00pm at the entrance of B&Q, Sprucefield Park, Sprucefield Roundabout, BT27 5UJ. Information on the proposals, as included on the website, will be on display and members of the design team will be in attendance to answer any queries. Comment cards will be available to provide any feedback.

Website

Our virtual consultation website (www.sprucefieldparkconsultation.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.

Leaflets

Information leaflets have been delivered to properties within 500 metres of the proposal site. This leaflet included information on the development, details of the consultation website and in-person event as well as contact information for the consultation manager. A comment card was also included in this leaflet to allow interested parties to provide feedback.

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

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 20th October, 5pm**

NewRiver is a leading Real Estate Investment Trust specialising in buying, managing and developing resilient retail assets throughout the UK. Every day, our shopping centres and retail parks provide essential goods and services and support the development of thriving communities across the UK.

As the leading UK retail real estate company we understand what makes a resilient retail asset and we know how to protect and enhance resilience over the longer term.

As part of the refinement of our strategy in 2021 we identified ten key characteristics of resilient retail assets, based on our significant retail real estate experience and proprietary data sources.

These characteristics, ranging from location, online compatibility and rental affordability to asset management intensity can be quantitatively measured to form an assessment of an asset's long-term resilience, guiding our acquisition screening and ultimately our capital allocation decisions. By focusing on the fundamentals we are confident we will deliver stable income, capital growth and premium total accounting returns.

Sprucefield Retail Park is an ideal location, which exudes all of the characteristics listed above.

**NEW
RIVER**

Strategic Context & Site Location

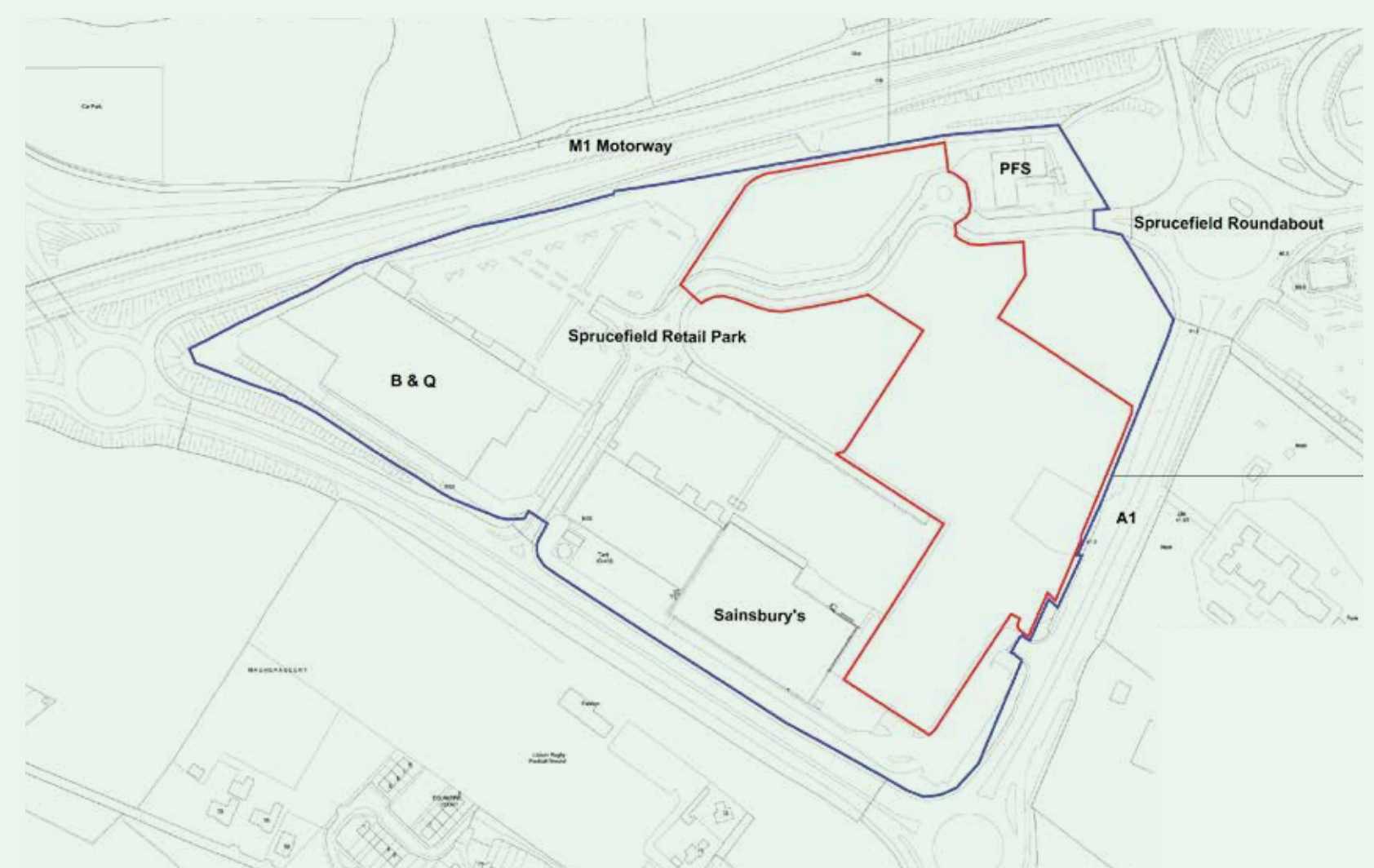
The subject site is located at Sprucefield Park, Lisburn, approximately 2km south west of Lisburn City Centre. Strategically positioned at the junction of the M1 and A1, on the Belfast to Dublin Corridor, Sprucefield Park benefits from transport connections to the wider province. Sprucefield Centre is situated to the east of Sprucefield Park, separated from the Park by the A1. On the eastern side of the A1, Sprucefield Centre includes M&S; Next; Boots; Pets at Home; and Currys. There is a Costa Pod and McDonalds Drive-Thru situated within the car parking area which comprises of 1,500 spaces.

Sprucefield Park, to the west of the A1, currently comprises a range of large warehouse style retail units including B&Q; Sainsburys; Next Home; B&M Bargains; Argos; and The Range. There is a Sainsbury's PFS situated at the entrance to the Retail Park, to the north and east of the subject site. The Park benefits from two access points from the A1 via M1 Junction 7 and from the A101 via M1 Junction 8. There are 1,250 car parking spaces provided as part of Sprucefield Park.

The subject lands comprise a large area of vacant scrub land to the north-east and east of the existing retail units as shown in the image below. There are separate planning applications associated with adjacent lands to the proposal which are detailed on the next board.



SITE CONTEXT PLAN



SITE LOCATION PLAN

Site History

The proposal site previously formed part of the following Outline planning application, which was subsequently withdrawn:

Reference: LA05/2018/1061/O
Location: Sprucefield Park, Lisburn, BT27 5UQ
Proposal: Erection of new buildings for retail use (Class A1) and restaurant and hotel uses (Both Sui Generis). Alteration of existing vehicular access and egress arrangements. Reconfiguration of existing, and provision of new internal vehicle, pedestrian and cycle routes, Landscaping and Public Realm. Reconfiguration of publish and staff car parking area, servicing arrangements and other ancillary works and operations. (Updated Retail Impact Assessment) (Amended Plans and Further Environmental Information received).
Status: Application Withdrawn 12th December 2019

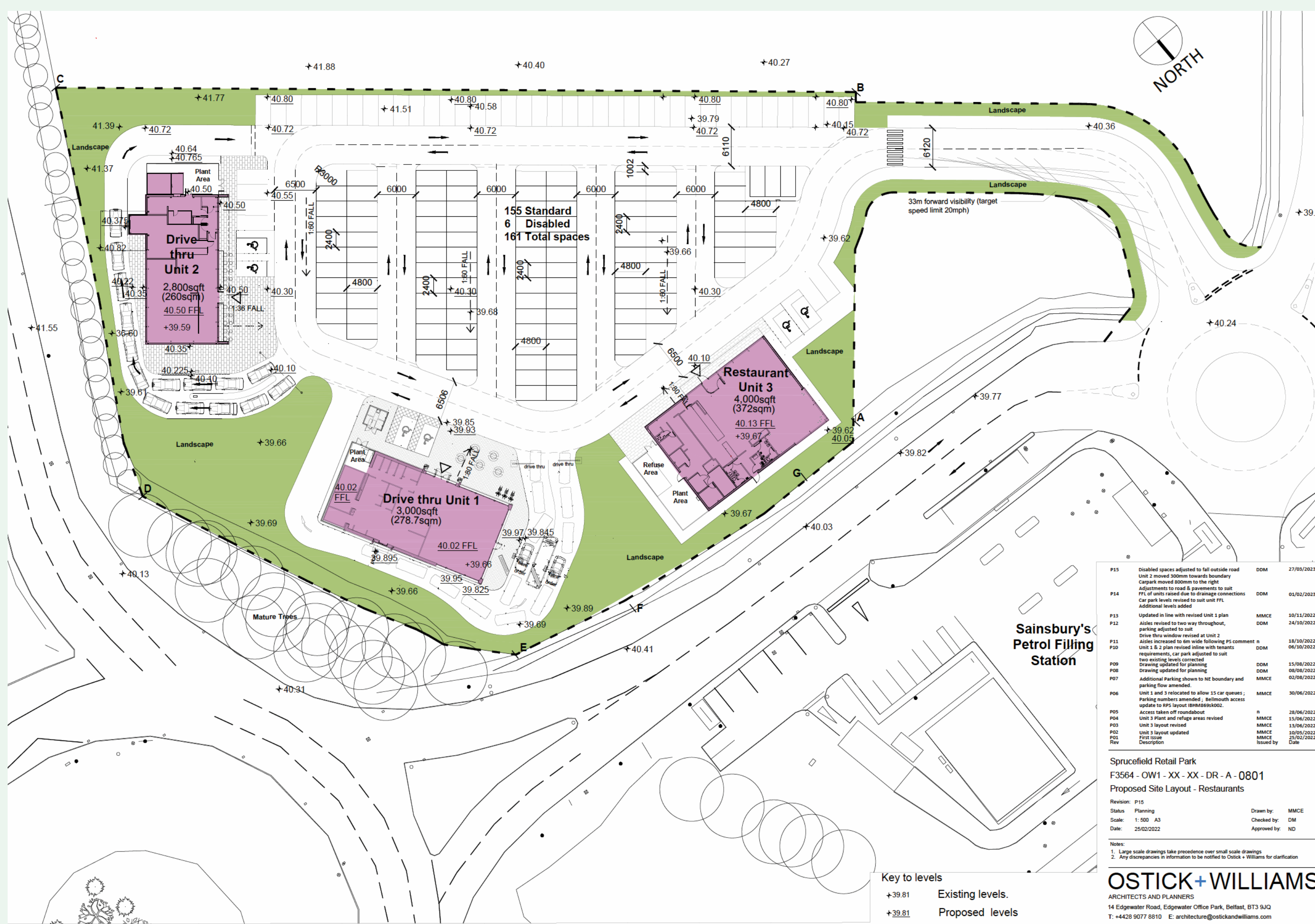
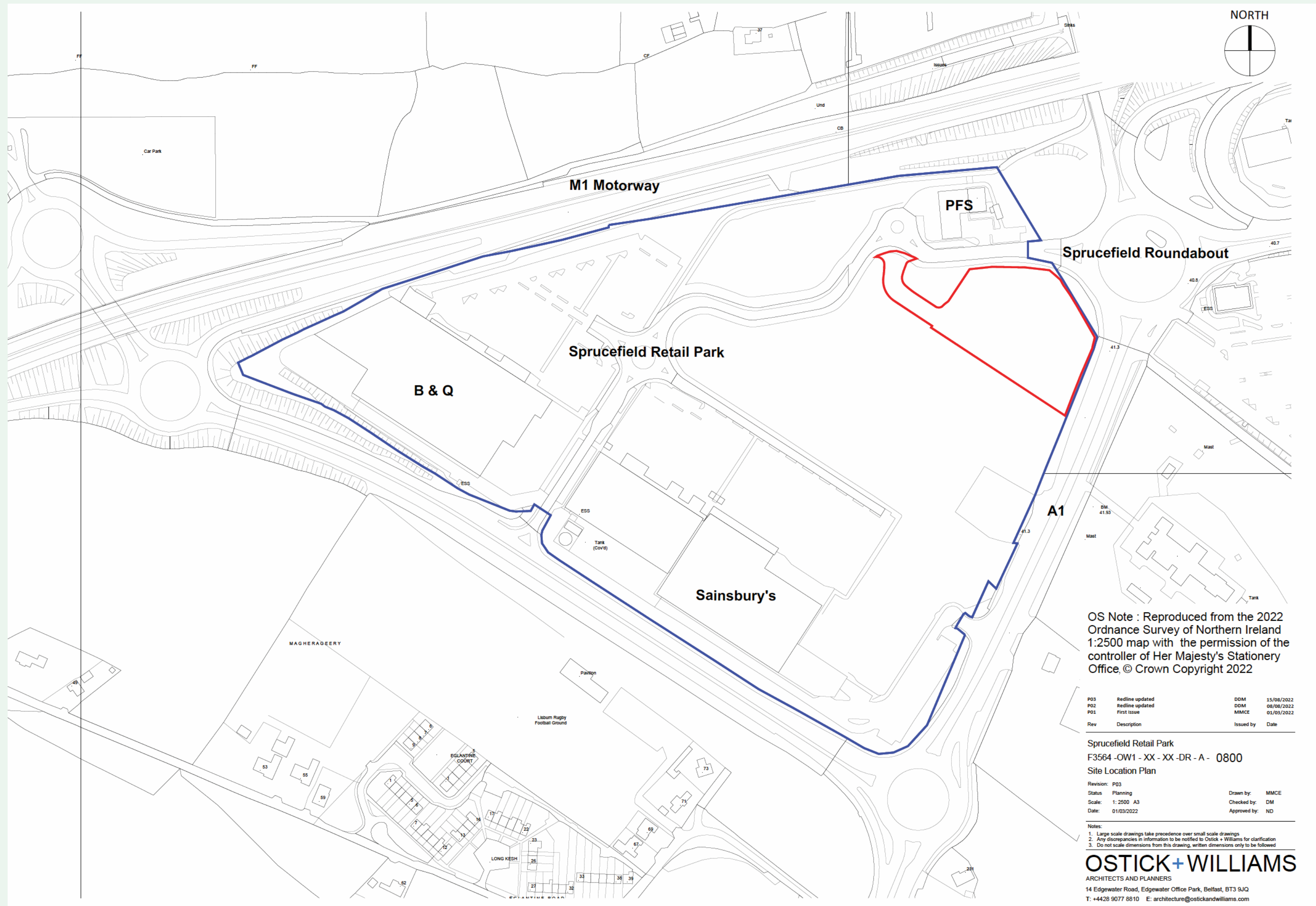
As highlighted on the previous board, the following applications are currently being processed or have recently been approved adjacent to the subject site. The location of these applications are detailed on the Site Layout Board.

Reference: LA05/2023/0344/F
Location: Lands 140 metres north of Unit 5 (Sainsbury's), Sprucefield Park, Lisburn, BT27 5UQ
Proposal: Erection of discount food store (with solar panels on roof) provision of accesses, car parking, landscaping and associated site works
Status: Consultations Open

Reference: LA05/2022/0858/F
Location: Lands 30m south east of Sainbury's Filling Station Sprucefield Retail Park, Lisburn
Proposal: Proposed development of 2no. drive-thru restaurant/cafes and 1 no. restaurant pod, new site access, parking, landscaping and all other associated site works
Status: Permission Granted

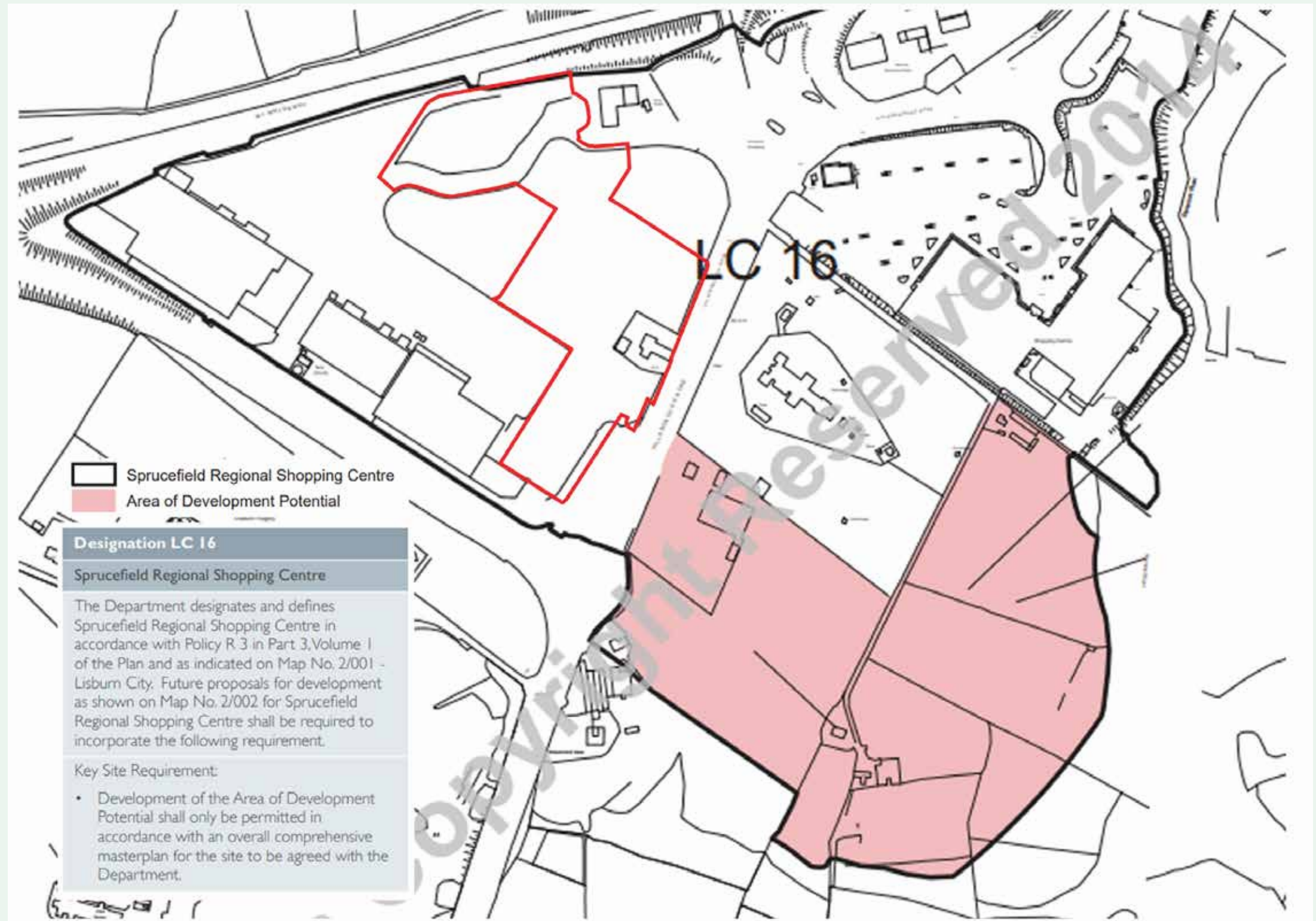
LA05/2022/0858/F

The above permission granted 2 no. Drive-Thru units and 1 no. Restaurant Pod adjacent to the subject lands, with construction starting on site soon.



Planning Policy Context

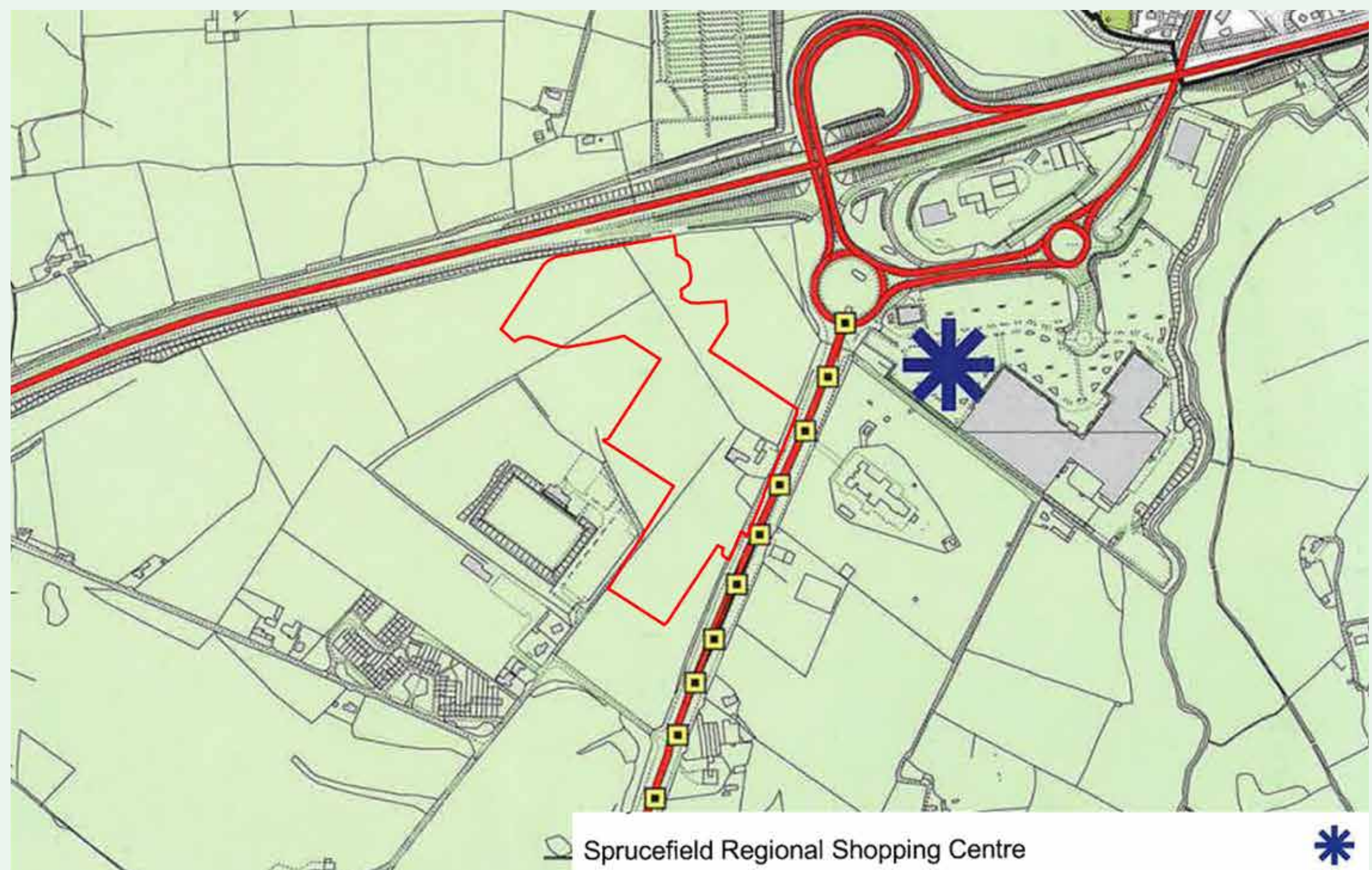
Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan as far as material to the application and to any other material considerations. As a result of the decision taken by the Court of Appeal on 18th May 2017, the adoption of BMAP was found to be unlawful. The Area Plan consideration reverts back to the last lawful adopted plan (in this case the Lisburn Area Plan) along with the Draft BMAP. The PAC Report in to the Plan is also given consideration.



DRAFT BMAP (V.2014)

LISBURN AREA PLAN 2001

Within the Lisburn Area Plan 2001, the lands which would become Sprucefield Park lie outside of the Settlement Development Limit for Lisburn. The blue star on the plan below identifies “Sprucefield Regional Shopping Centre”.



LISBURN AREA PLAN 2001

The Lisburn Area Plan does not provide any policy text in respect of Sprucefield and as such the application will be assessed against the Retail Policy provisions set out within the Strategic Planning Policy Statement (SPPS).

The SPPS requires the following in respect of retail or town centre type development outside of a town centre location:

- Sequential Assessment;
- Assessment of Need proportionate to support the application; and
- Assessment of Retail Impact for development above a threshold of 1,000sqm Gross External Area

Proposed Site Layout

LEGEND

TOTAL MASTERPLAN SITE AREA
(Indicated in red dashed Line) - Area 17.19 acres

	HOTEL	(site area 2.42 acres)
	Hotel Area	30,000sqft (2,788sqm)
	Total beds	87
	Hotel Height	4 Storey approx. 14m height
	Parking Spaces	
		109 standard 4 special needs = 113 Spaces
	4 Motorbike Spaces	↕
	4 Bicycle Spaces	↕

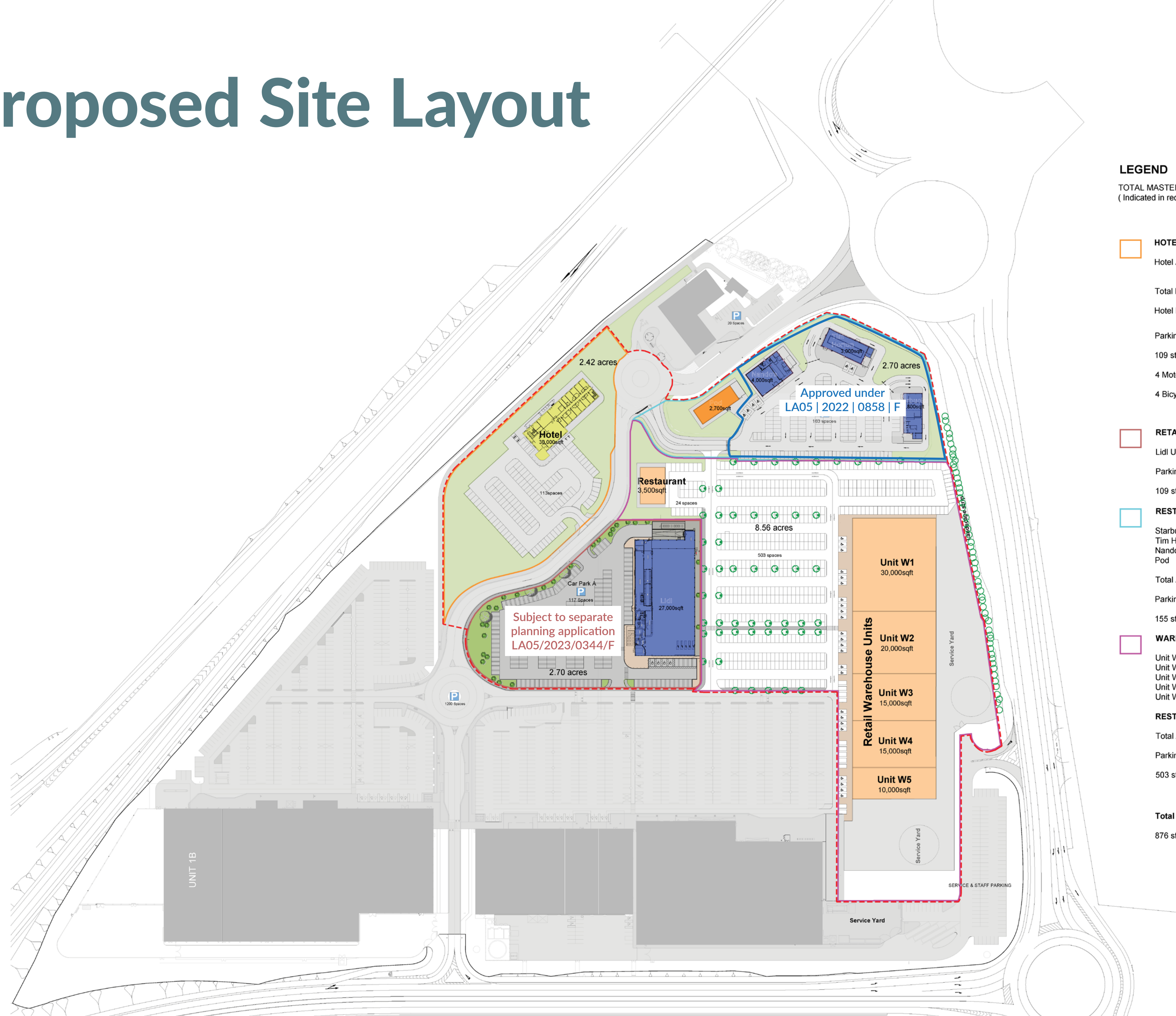
	RETAIL	(site area 2.70 acres)
	Lidl Unit	27,000sqft (2,508sqm)
	Parking Spaces	
		109 standard 8 special needs = 117 Spaces

	RESTAURANTS	(site area 2.70 acres)
	Starbucks	2,800sqft (260sqm)
	Tim Horton	3,000sqft (279sqm)
	Nandos	4,000sqft (372sqm)
	Pod	2,700sqft (250sqm)
	Total Area	12,500sqft (1,161sqm)
	Parking Spaces	
		155 standard 8 special needs = 163 Spaces

	WAREHOUSE UNITS	(site area 8.56 acres)
	Unit W1	30,000sqft (2,787sqm)
	Unit W2	20,000sqft (1,858sqm)
	Unit W3	15,000sqft (1,394sqm)
	Unit W4	15,000sqft (1,394sqm)
	Unit W5	10,000sqft (929sqm)

	RESTAURANT UNIT	3,500sqft (324sqm)
	Total Area	93,500sqft (8,687sqm)
	Parking Spaces	
		503 standard 24 special needs = 527 Spaces

Total Parking Spaces
876 standard 44 special needs = 920 Spaces



Site Proposals

The subject proposals represent an Outline Masterplan for the extension of Sprucefield Park. The indicative proposals include for the following elements:

New Retail Warehousing

- c. 8,500sqm across several units
- Associated service yard to the rear, accessed from A1
- c. 500 new car parking spaces

Hotel

- c. 90 beds
- 4 Storeys (c. 14metres in height)
- c. 113 new car parking spaces
- Motorbike and cycle spaces

Restaurant

- c. 325sqm
- c. 24 new car parking spaces

Café/Restaurant Pod

- c. 250sqm
- Shared car parking with the three units approved under LA05/2022/0858/F and provision of 2 no. additional disabled car parking spaces (163 no. spaces total)

It is envisaged that the proposals will complement the existing offering at Sprucefield Park and utilise an area of existing vacant lands within the Park.

The application will be supported by a range of technical reports, including:

- Retail Impact Assessment (Including Sequential Assessment and Assessment of Need)
- Transport Assessment Form
- Drainage Assessment
- Biodiversity Checklist

CGIs



Benefits of the Proposal

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

- Creation of new retail warehouse units, a restaurant and a café/restaurant pod at a popular shopping destination
- Creation of a new hotel in an area in need of additional hotel beds
- Provision of c. 80 - 100 construction jobs
- Provision of c. 200 - 225 new retail and hospitality jobs upon completion
- Investment of c. £20 million in the local economy
- Rates income of c. £750,000 pa for the council area once complete

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 have also 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 20th October 2023, 5pm**