

Welcome

Welcome to our pre-application community consultation on our plans for Ballydugan Retail Park.

Purpose of consultation and next steps

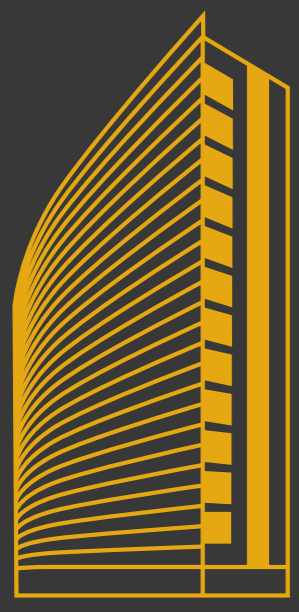
The purpose of this consultation is to share our proposals with the community and other interested parties, prior to the submission of a planning application to Newry, Mourne and Down District Council.

Following this 12-week period of consultation, the feedback we receive will be shared with our 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 received, 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 our planning application to Newry, Mourne & Down District Council.





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Ballydugan Retail Park Downpatrick



The Developer

Celpark Limited is part of Comer Group Ireland, a family owned global real estate investment and development company. Founded in 1982, it has a significant presence in some of Europe's major cities and a portfolio worth in excess of €7 billion.

Comer Group is unique in today's built environment sector. Its hands-on management team have a vast experience of delivering all types of property development on time and to budget, irrespective of the challenges that may arise.

A pioneering multi-disciplined real estate company, they have the expertise and experience to deliver a state-of-the-art retail development for Downpatrick.



Number One Ballsbridge Dublin

Comer Group Ireland used the pioneering 'top-down' construction method to deliver this 6,7640 square metre mixed use scheme – the largest to be built like this.



Beckett Building Dublin

Comer Group Ireland fitted out the 20,439 square metre Beckett Building in just 20-weeks as Facebook required large scale space quickly in Dublin or it was going to source accommodation in Hyderabad, India.



Princess Park Manor London

Comer Group undertook one of the finest restoration projects ever undertaken in the UK, converting a former Victorian psychiatric hospital into 500 premium residential units.

Background

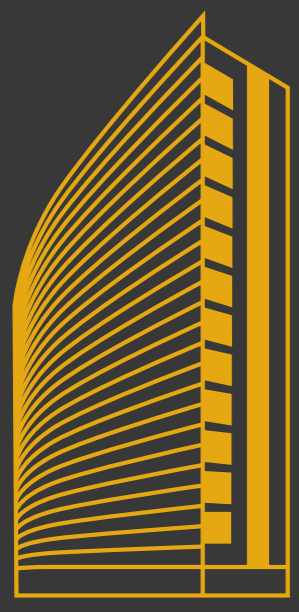
Severe flooding in late October 2023 caused substantial damage to the Asda store and adjacent retail units.

Following a detailed assessment of the damage, structural issues were identified that were deemed to be a hazard to human health and safety. A decision was therefore made to permanently close the existing superstore and retail units and replace them with new buildings.

On 25 January 2024 Asda opened a temporary store in the carpark of Ballydugan Retail Park. The 1,639 square metre temporary building, built in just eight weeks, provides the key everyday essentials across produce, meat and fish, frozen, grocery and beers, wines & spirits, offering a short-term solution for Asda's regular customers.



Site aerial view



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Ballydugan Retail Park Downpatrick

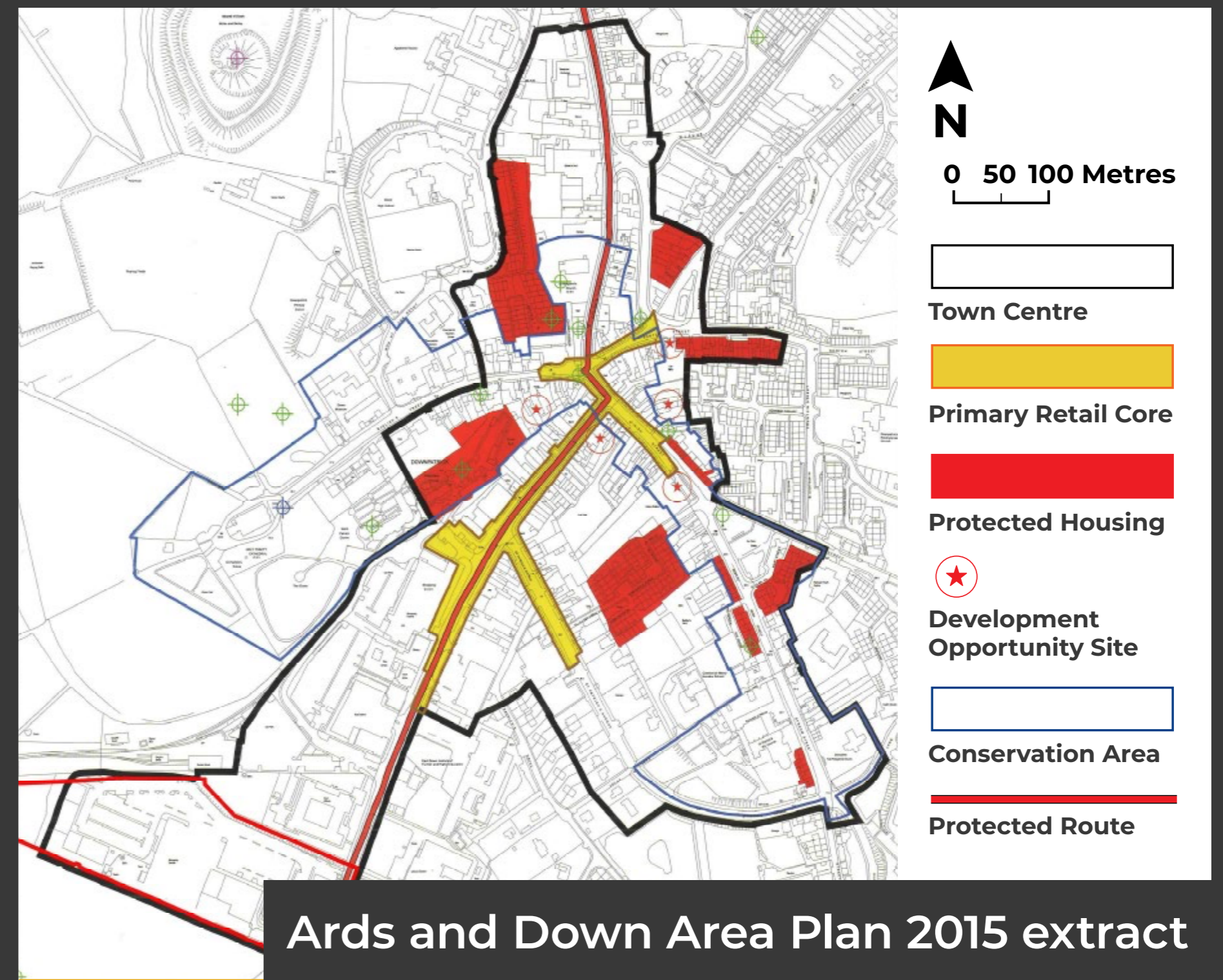


About the existing site

The application site is located at Ballydugan Retail Park within the settlement limit and town centre of Downpatrick. Irregular in shape with an approximate area of 5.1 hectares, the site comprises the existing Asda store, McDonalds and smaller retail units. The lands at the entrance to the site has planning permission for a replacement Petrol Filling Station.

Ards and Down Area Plan 2015

The Area Plan relative to the subject site is the Ards and Down Area Plan 2015, Map No. 3/002h Downpatrick Town Centre. It was adopted on 30 March 2009. The area plan map illustrates that the site lies within Downpatrick Town Centre on 'white or unzoned lands'.



Our Plans

We will shortly be submitting plans for a replacement Asda superstore and adjacent retail units at the Ballydugan Retail Park.

We propose to slightly change the layout of the retail park, with the Asda store located closer to the McDonalds unit and the non-food retail units situated adjacent to the undamaged non-food retail units to the north-west of the site.

Access to the retail park will remain unchanged.

Our proposals also include a new petrol filling station with shop on the site.

The table below sets out the existing and proposed floor space associated with the affected units. There are four non-food retail units and one drive through unit within the retail park that are not impacted by our proposals.

Units	Existing Sqm	Proposed Sqm
Asda superstore	4,680.8	5,447
Petrol filling station inc. shop	178	371
Non Food Retail Units	1,872	1,710
Total	6,730	7,528

Key facts

- Replacement Asda superstore
- Three replacement non-food retail units
- Petrol filling station and shop
- Approx. 465 car parking spaces
- £22 million investment in Downpatrick



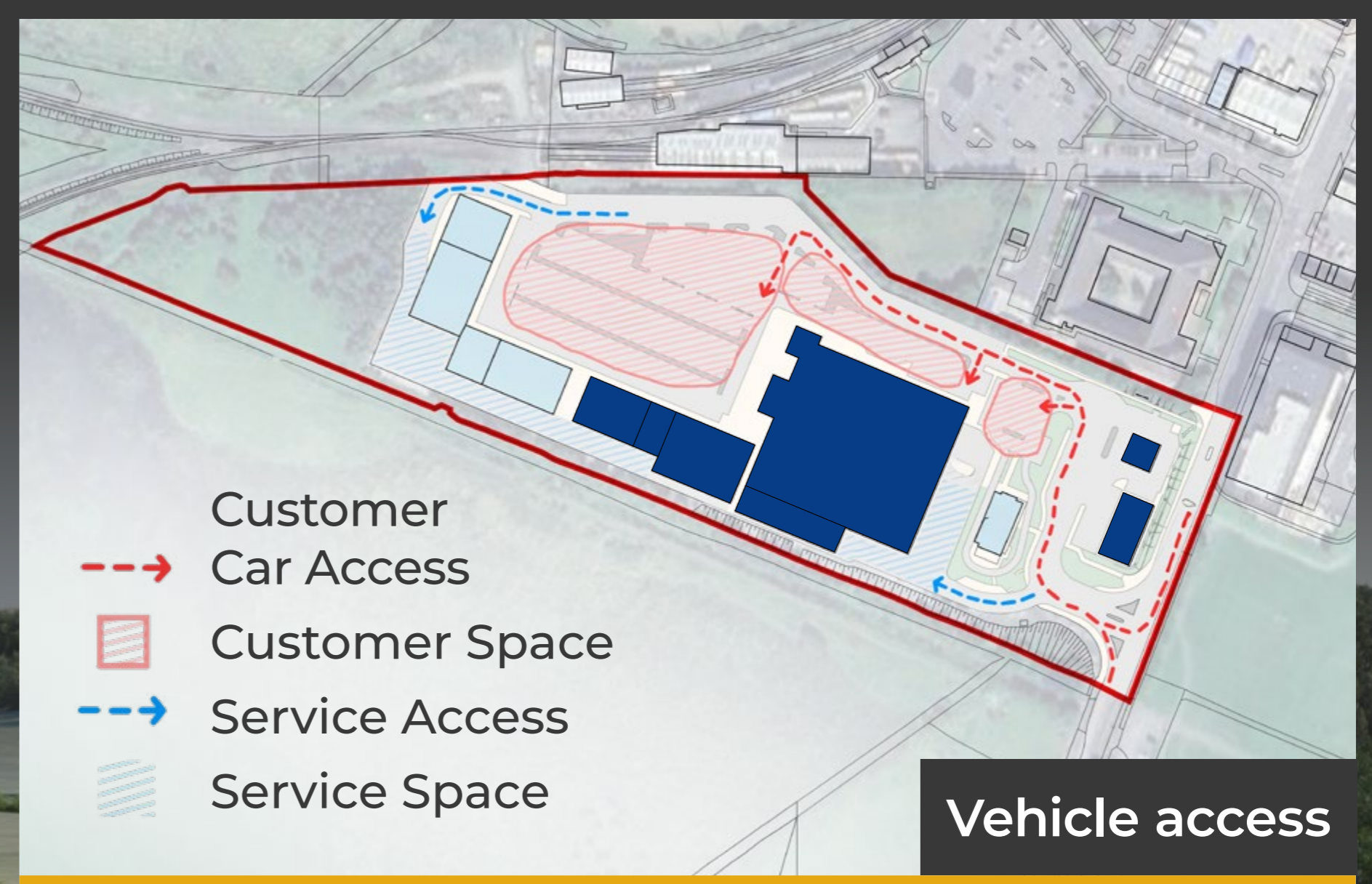
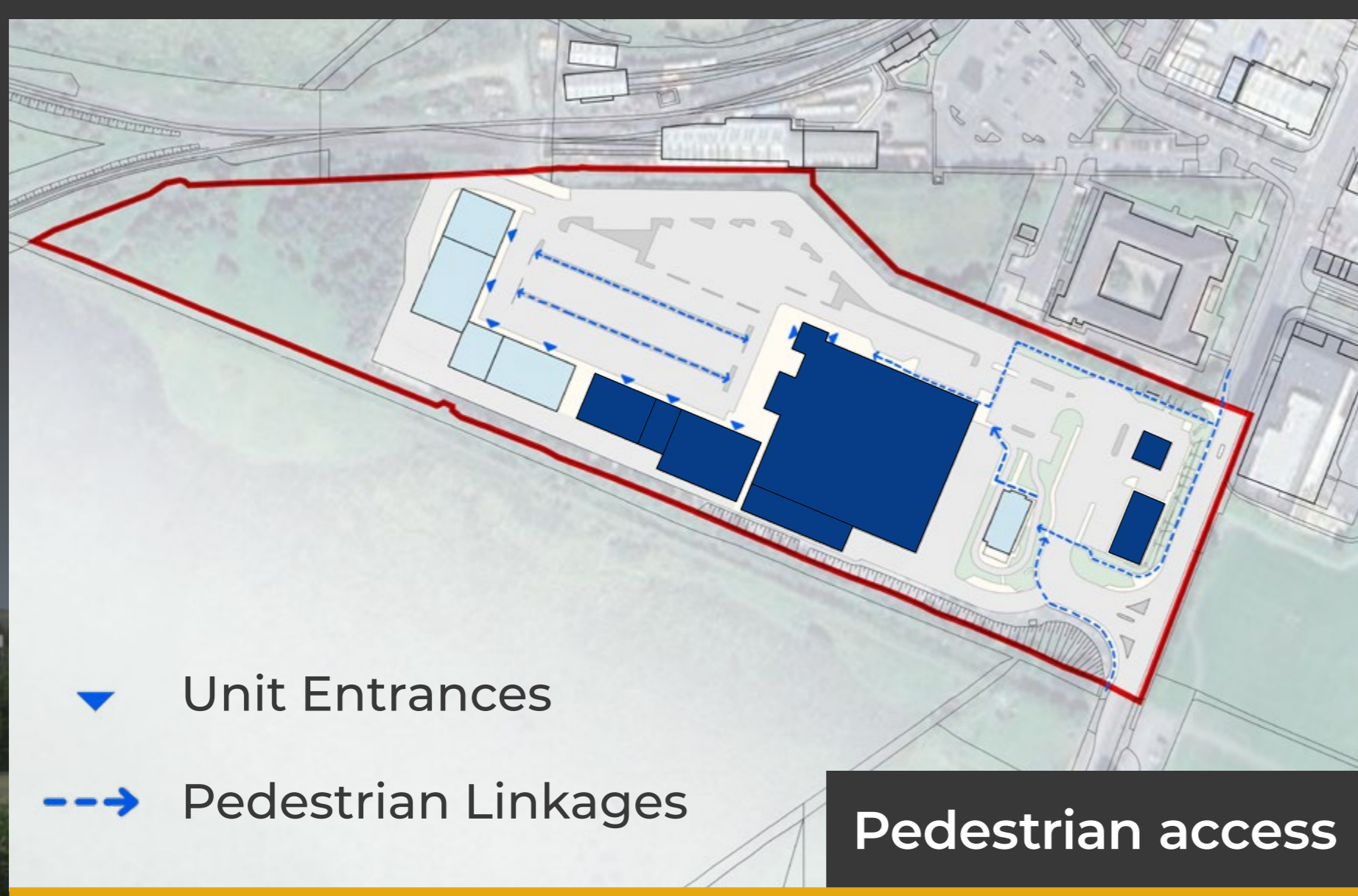
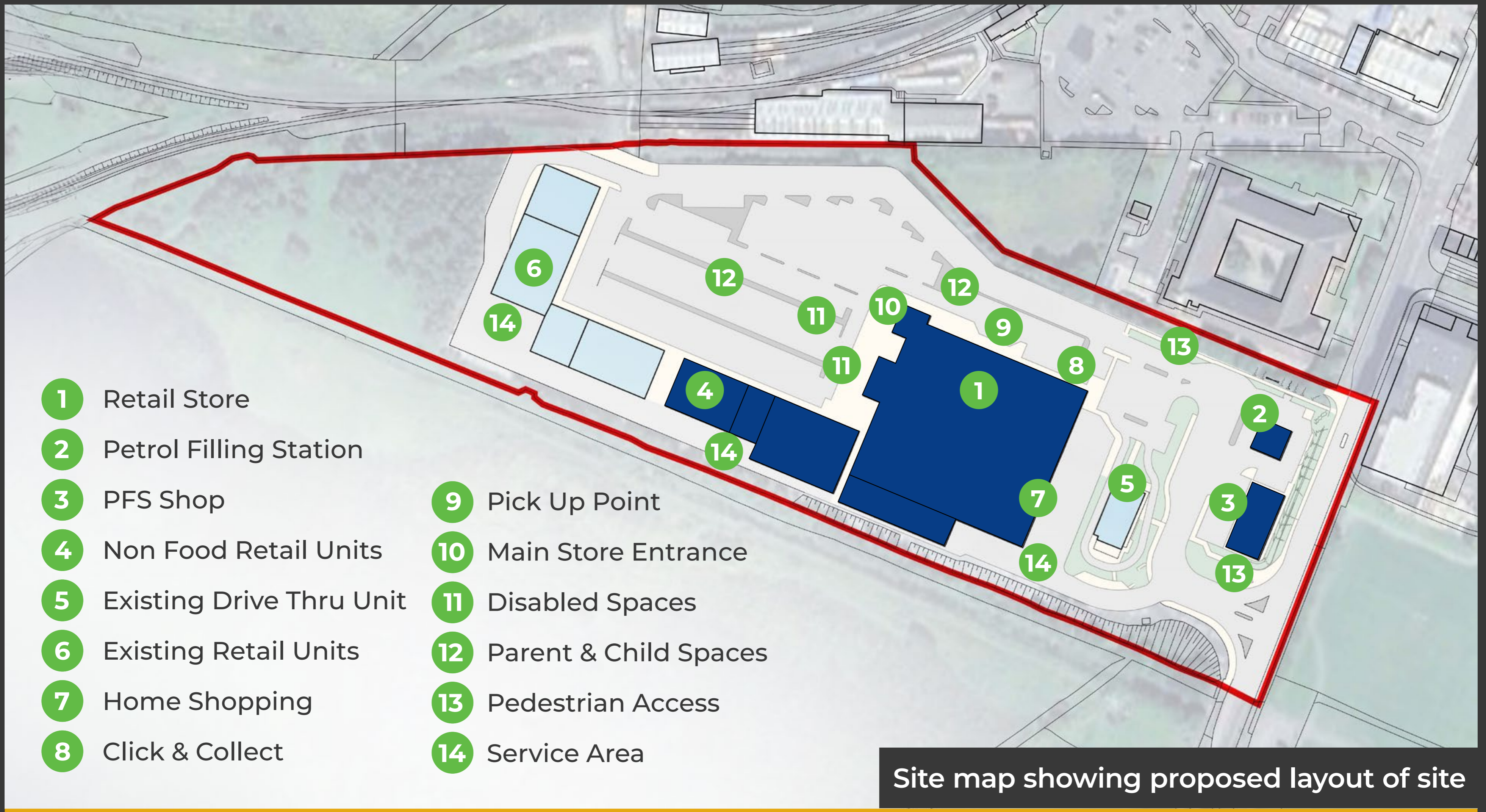


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Ballydugan Retail Park Downpatrick



Site and Location Plans



ASDA

- Asda employs over 3,500 colleagues in Northern Ireland, including 150 colleagues in Asda Downpatrick where it is currently trading in a 1,639 square metre store at Ballydugan Retail Park - constructed in just 8 weeks to provide a temporary home for Asda in the town following the devastating flooding in November 2023.
- Asda is a growing business, recently opening an Asda Express in Ballymena and securing full planning permission for a new 3,700 square metre store in Newtownabbey.
- Currently Asda NI has 16 superstores, an Asda Living, an Asda Express and a Regional Distribution Centre in Larne.
- Asda's award winning Community Programme has been supporting good causes across Northern Ireland for over a decade, with a dedicated Community Champion based in each store.
- The Asda Foundation donates over £4 million each year to good causes, including £2,500 to the Downpatrick Town Committee to help businesses with the flooding and by 2026 we will have raised £100 million for breast cancer charities.
- Asda's Local Sourcing team based in NI work directly with suppliers to ensure a leading range of local produce in store, including a major supply contract for Asda UK with Finnebrogue.
- Asda is committed to achieving Net Zero by 2040. Our scope 1 & 2 emissions are down 40% since 2015.



Our commitment to Downpatrick

Our plans demonstrate our commitment to Downpatrick, as the town recovers from November's devastating floods and will deliver:

- A replacement Asda superstore
- Three replacement non-food retail units
- A petrol filling station and shop
- Approx. 465 car parking spaces
- £22 million investment in Downpatrick

Have your say Get in touch...

Give us a call

If you would like to discuss our plans over the phone, please phone Chambré on

028 9091 2880

Send us an email

If you would like to comment on our proposal in writings, you can email us at

feedback@chambrepa.com

Or write to:

Chambré Scottish Provident Building
7 Donegall Square West, Belfast, BT1 6JH

Complete a feedback card

Feedback cards can be found in the information leaflets and returned to a member of our consultation team.

Alternatively, you can leave the feedback cards with Customer Services at the Asda Downpatrick store or complete the electronic feedback form on the homepage of our website.

www.BallyduganConsultation.com

Closing date for feedback

Friday, 26 April 2024

