

# PENINSULA MULTI USE 3G

## INTRODUCTION

The Ards and North Down Sports Facilities Strategy 2016 - 2026 identified the need to consider the provision of a 3G pitch to support the needs of GAA sports and the residual needs of football on the Ards Peninsula.

Following a detailed site selection exercise, the lands behind Portaferry Leisure Centre and adjacent St Columba's College was selected as the preferred location.



Site Location Plan

## PORTAFERRY LEISURE CENTRE

Portaferry Leisure Centre is located at 3 Cloughey Rd, Portaferry, Newtownards, BT22 1ND. An existing carpark, leisure centre, tennis court, basketball court, football pitch, and leisure centre sports hall are situated on-site. There are two neighbouring schools, St Columba's College, and Portaferry Integrated Primary School. The site is owned by St Columba's College Portaferry (Department for Education) however is occupied by Ards & North Down Borough Council (ANDBC) through contractual agreements. The facility is used by the school for sports activities during daytime slots, however the council provides membership packages for admittance of the public in the evening. The council holds fitness classes regularly for all ages; classes such as yoga and circuits can be pre-booked by members.

## ABOUT THE P3G PROJECT

The P3G project aims to add to the multi-purpose sports facilities with a third generational 3G pitch (i.e a pitch made with artificial turf & organic performance infill material) with a new changing room pavilion building, car parking, floodlights and all ancillary development. Local sports groups, community groups and wider public will be able to book the 3G pitches for football and training.

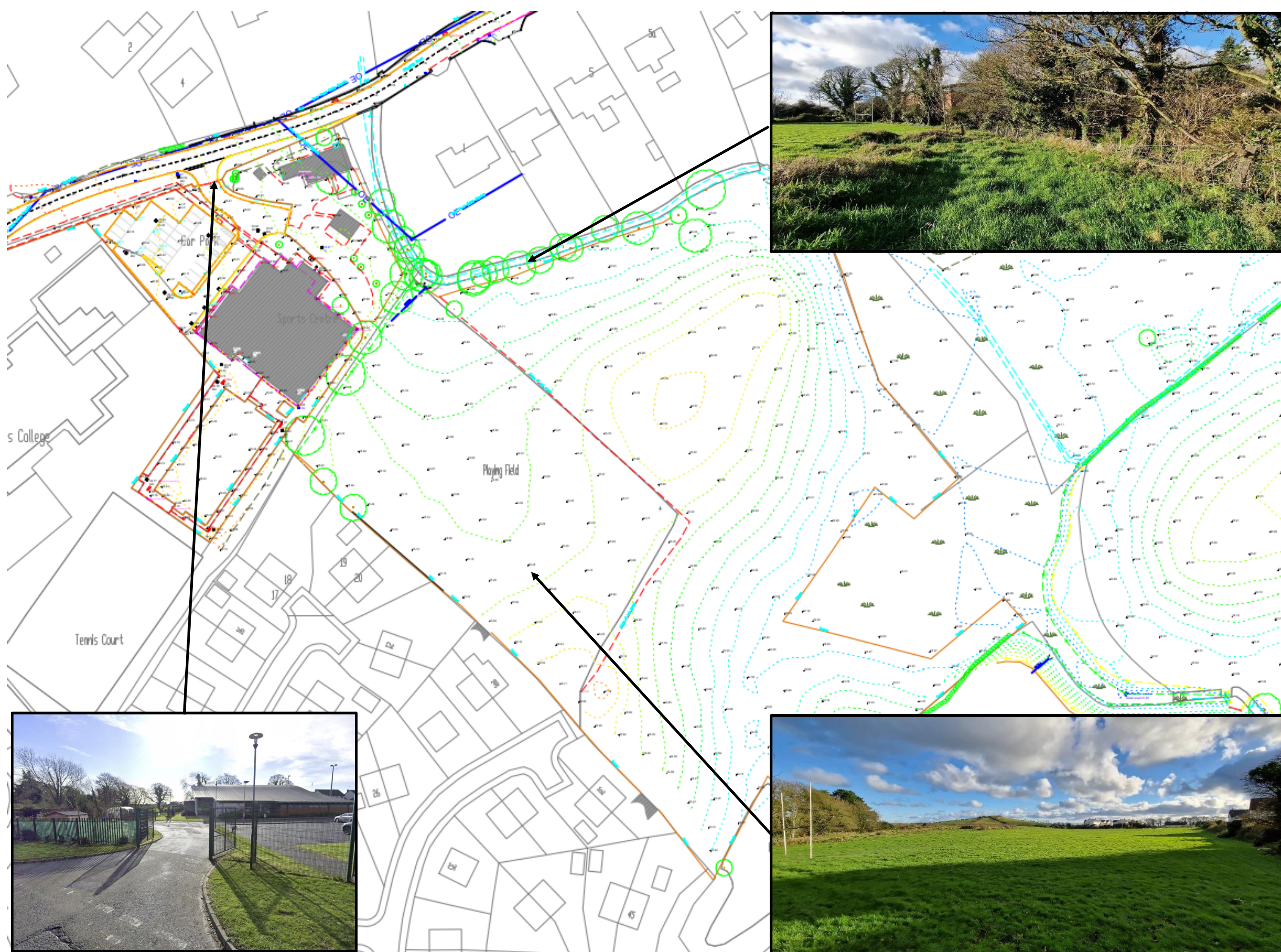




# SITE ANALYSIS & EVOLUTION OF DESIGN

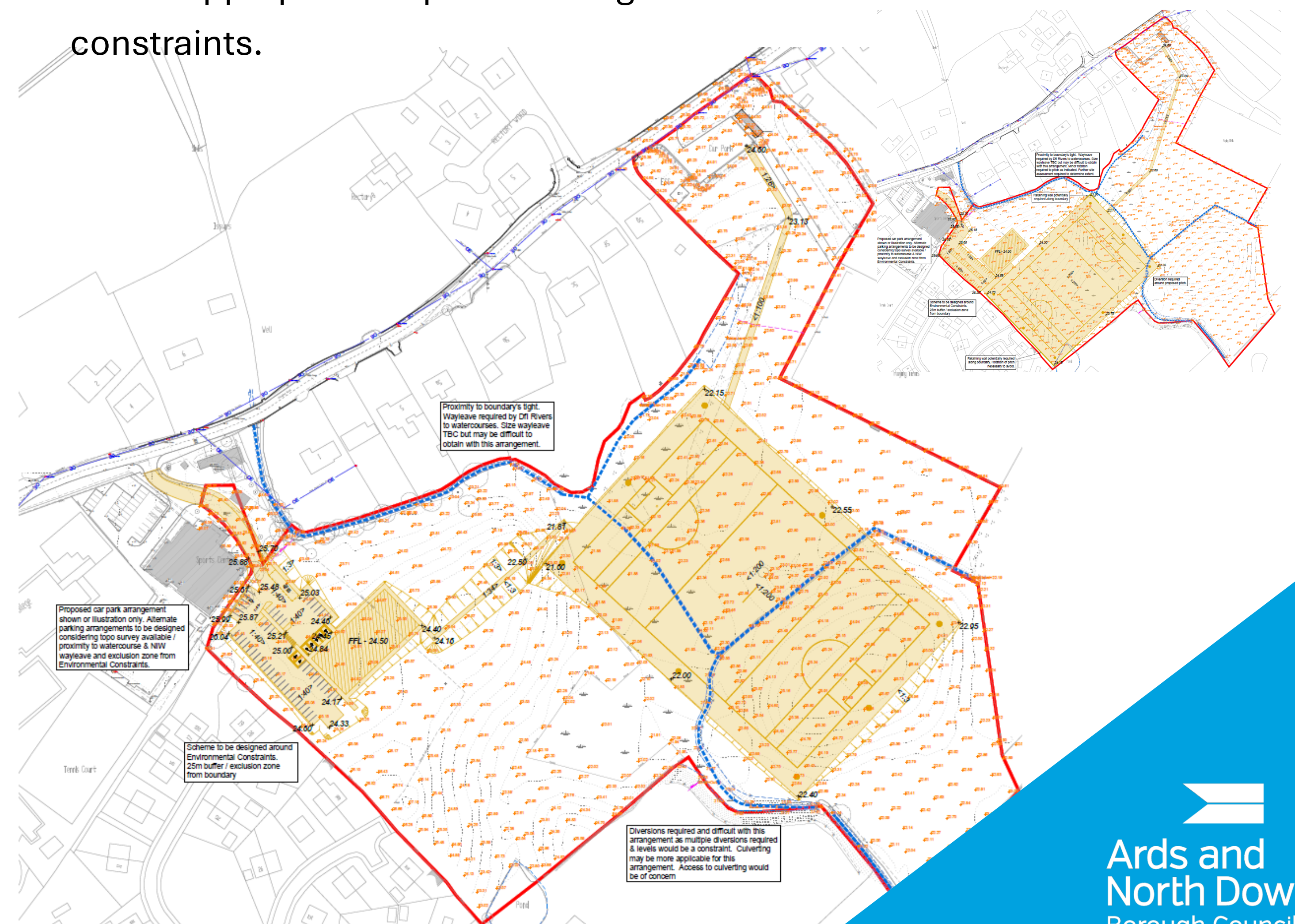
## EXISTING SITE CONDITIONS

- Topography of the site varies in level and will require earthworks to create surfaces which are sufficiently flat for the pitch, building and carpark.
- The proposed levels will be developed to minimise cut and fill requirements while staying within the existing site constraints (levels of boundaries, existing building and flood freeboard).
- A watercourse cuts through the site and influenced the location and layout of the 3G pitch.
- Trees are generally located around the northern portion of the site.
- The Preliminary Ecological Appraisal identified an area of Priority Habitat in the form of reedbed 'swamp' habitat. Therefore, habitat translocation and compensation is proposed.



## DESIGN EVOLUTION

- Several potential site layouts were explored and assessed during early design development (see example below).
- The location of the existing watercourse was an important consideration, with some options requiring the culverting of the watercourse (i.e. building over it).
- Taking into consideration a wide range of technical and environmental aspects, it was considered that options developed during RIBA Stage 1 (example below) below should be discounted.
- The preferred option was developed further and presented on the next exhibition board. It was determined by the project team that this is the most appropriate option taking account of the site context and constraints.





# SITE CONTEXT & EVOLUTION OF DESIGN

## PLANNING & ENVIRONMENTAL DESIGNATIONS

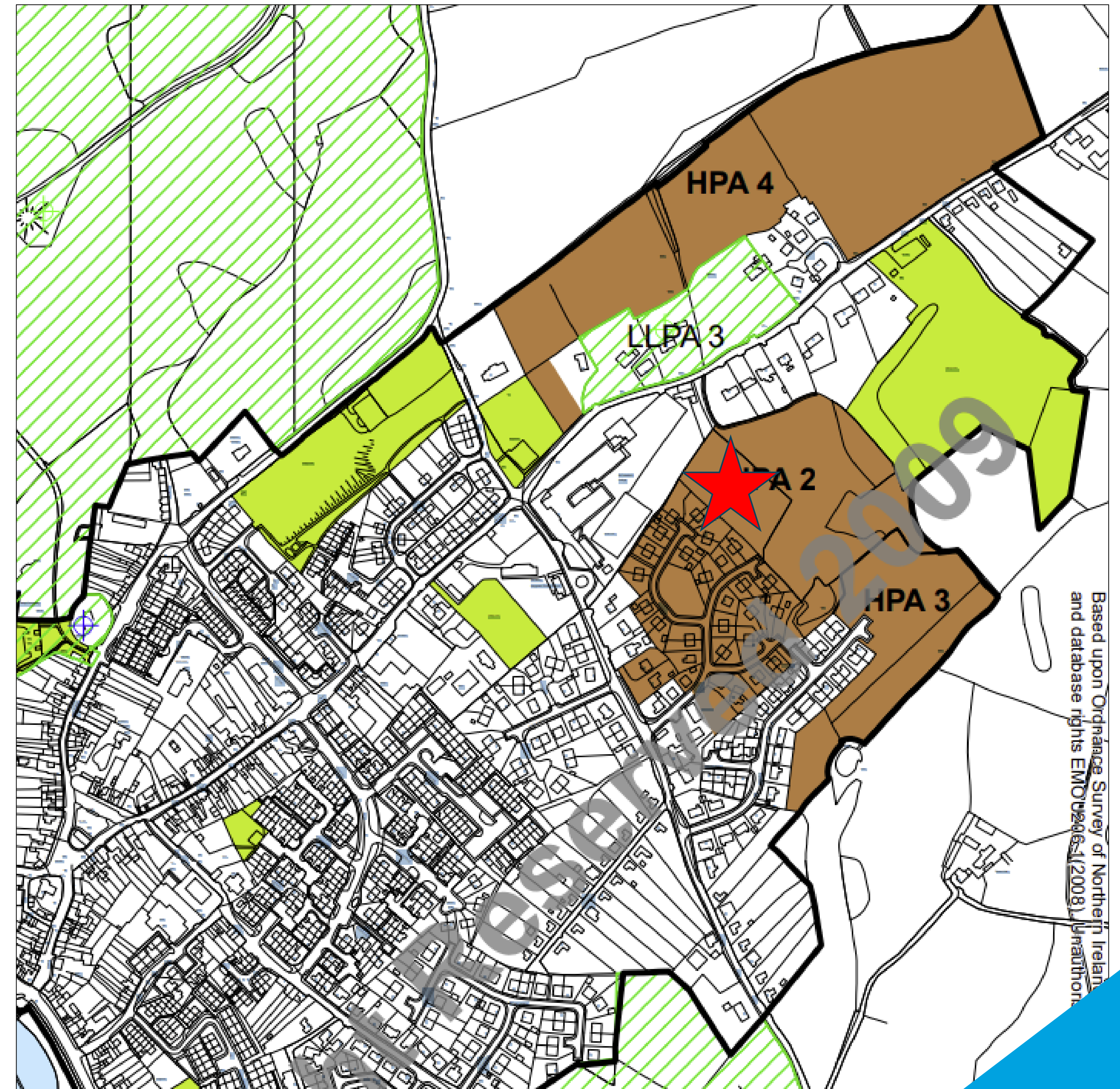
- Located within the Strangford and Lecale Area of Outstanding Natural Beauty (AONB).
- Circa 850m east of Strangford Lough Strangford Lough Special Area of Conservation (SAC) & Special Protection Area (SPA).
- No built or historic environment features identified within or adjacent to the site.
- Not located within a floodplain, however, some areas of surface water within the site (source: NI Strategic Flood Maps).

## PLANNING POLICY CONTEXT

The Ards and North Down Area Plan 2015 identifies the site as sitting within the settlement limits for Portaferry and within a designated Housing Policy Area (HPA) 2. Planning permission will only be granted for alternative types of development in a land use policy area where the development proposals will:

- Be subordinate to the preferred use and occupy a small portion of the Land Use Policy Area
- Exist near the preferred use without adverse environmental consequences
- Not prejudice accessibility to the remainder of the Land Use Policy Area
- Not prejudice potential in the settlement to meet overall development needs.

The proposals occupy only a small part of the HPA and will enhance the area's sports and recreation facilities, safeguarding valuable open space and providing significant community benefits for current and future residents. The scheme has also been designed to align with all other relevant planning policies, including PPS 2 (Natural Heritage), PPS 3 (Access, Movement and Parking) and PPS 8 (Open Space, Sport and Outdoor Recreation).



Map extract from the Ards and Down Area Plan (site marked with red star)

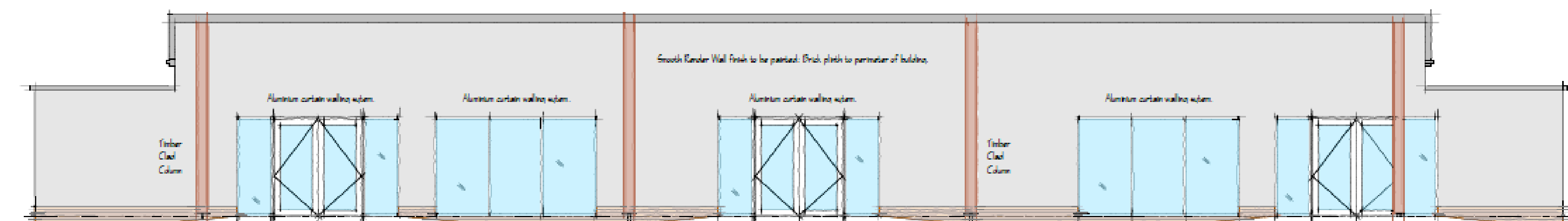


# PROPOSED SITE LAYOUT

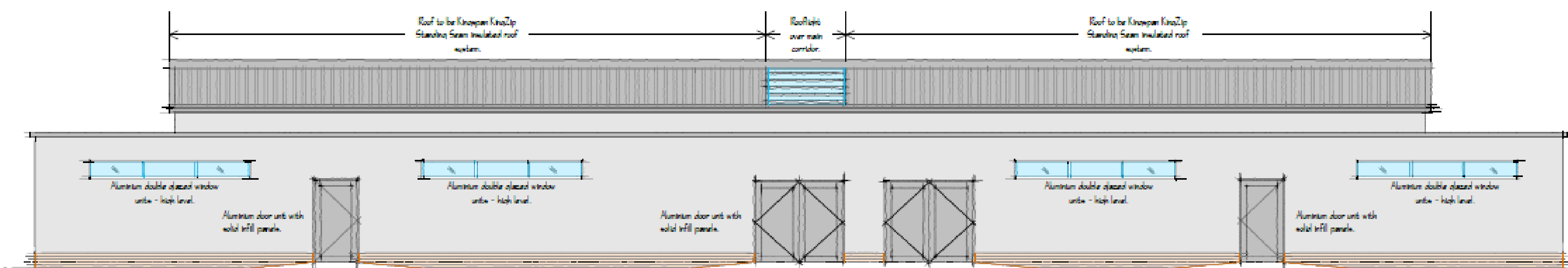




# CHANGING PAVILLION

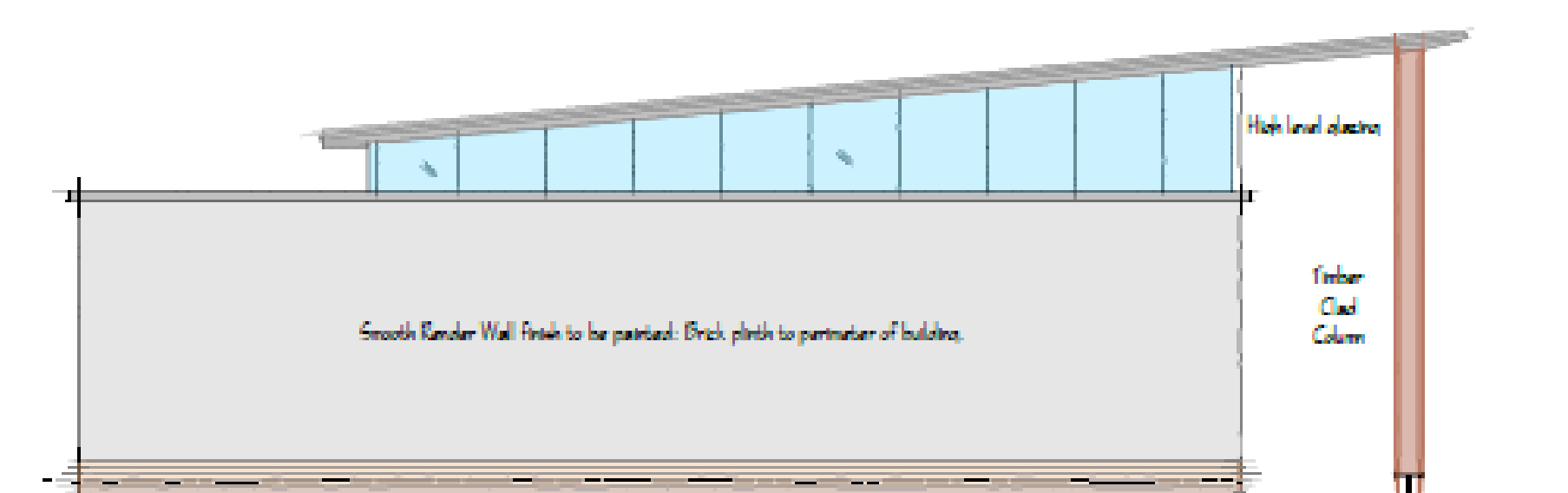


Proposed Front Elevation

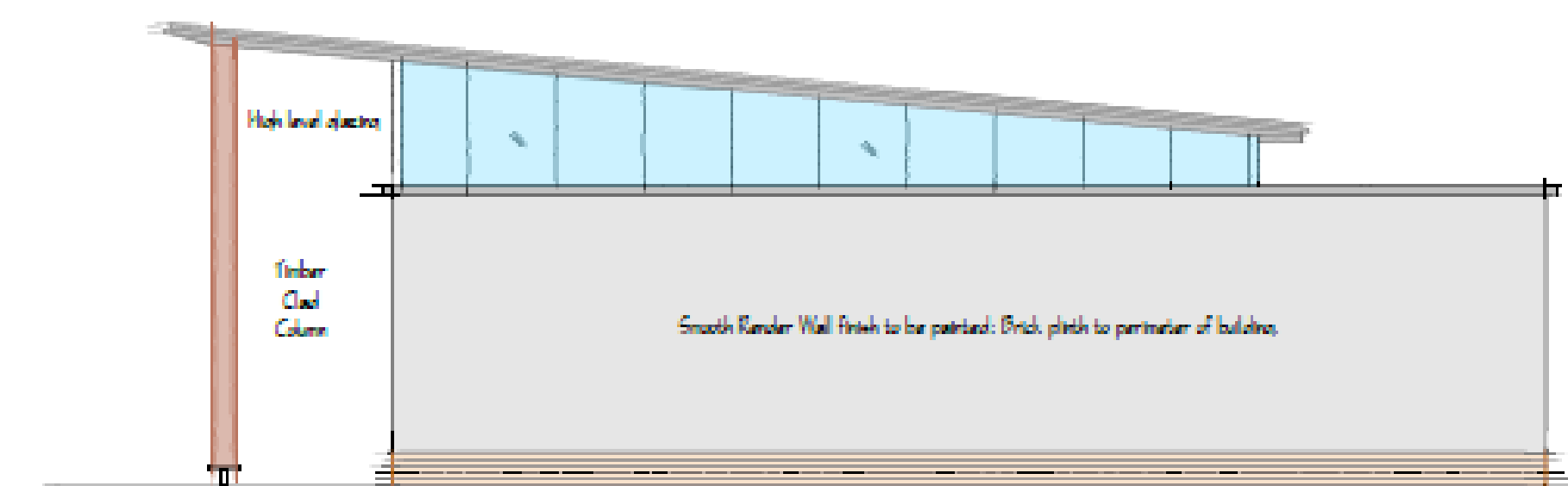


Proposed Rear Elevation

Proposed Site Plan



Proposed Side Elevation



Proposed Side Elevation



## Have your say!

Further information relating to these proposals can be viewed at <https://www.ardsandnorthdown.gov.uk/>.



We welcome your comments on the proposal using the online feedback (via the website or using QR Code) no later than 23<sup>rd</sup> January 2026.