

BELFAST REGION CITY DEAL

i4C

PRE-APPLICATION COMMUNITY CONSULTATION

The i4C project is a proposal by Mid and East Antrim Borough Council for an Innovation and CleanTech Centre located within the St Patrick's Regeneration site close to Ballymena Town Centre.

The proposed centre will provide a state-of-the-art hub for innovation, enterprise, and collaboration. In practical terms, the i4C will be a four-storey building providing a dedicated space where businesses, entrepreneurs and innovators can access specialist facilities, equipment and support to develop innovative ideas, products and technologies.

The i4C will complement the long-term regeneration of the former St Patrick's Barracks which is being led by the Department for Communities (DfC) and is aimed at transforming the area through the comprehensive mixed-use development of this strategically important 15-hectare site.

As a new facility it will bring together specialist labs, flexible workspaces, workshops, office accommodation, and collaboration space, which will support businesses to innovate, grow and work together. With a particular focus on Advanced Manufacturing and CleanTech, it will help businesses develop new and innovative products and processes and respond to opportunities associated with sustainability, low-carbon technologies and the transition to net zero.

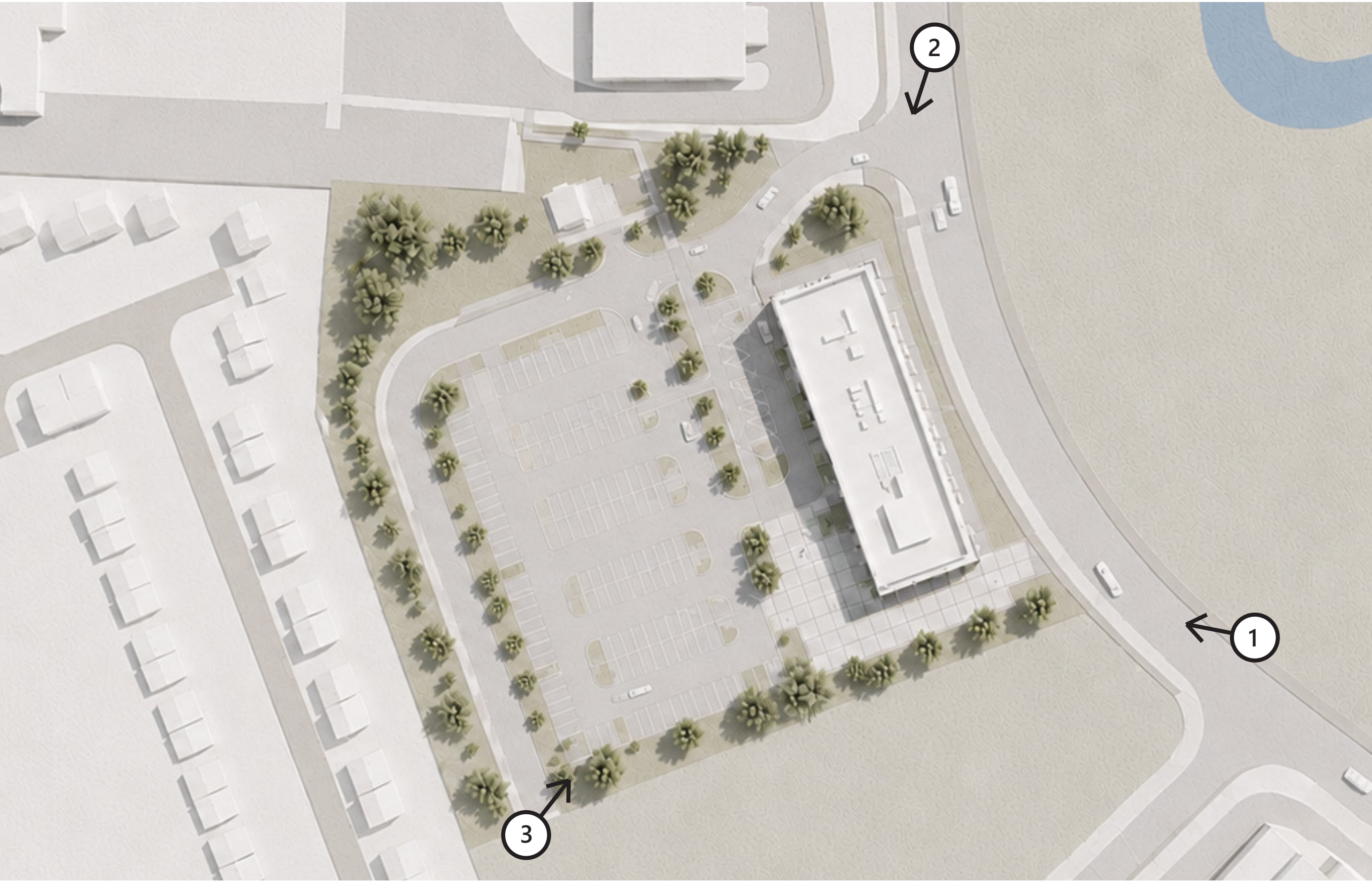
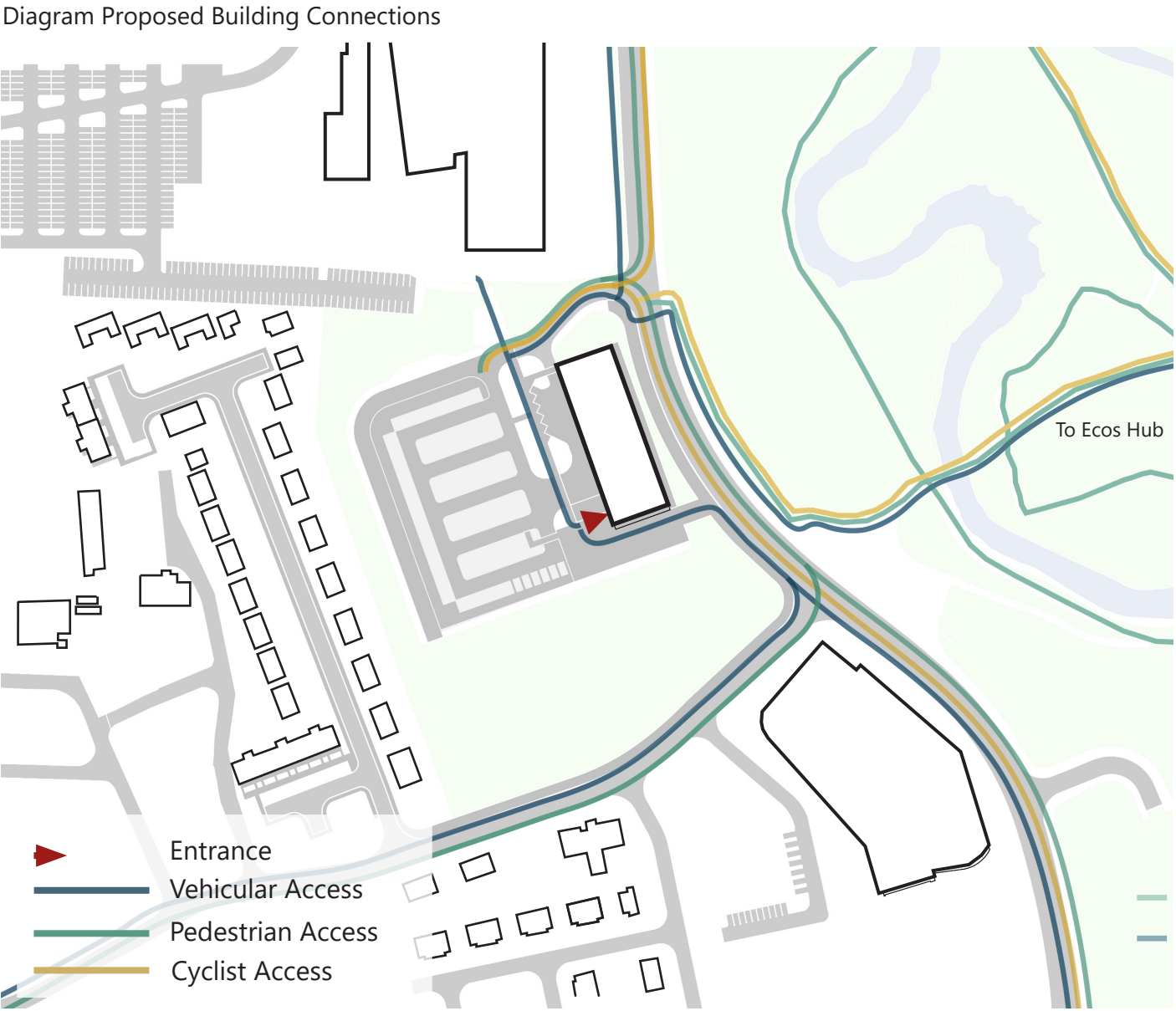
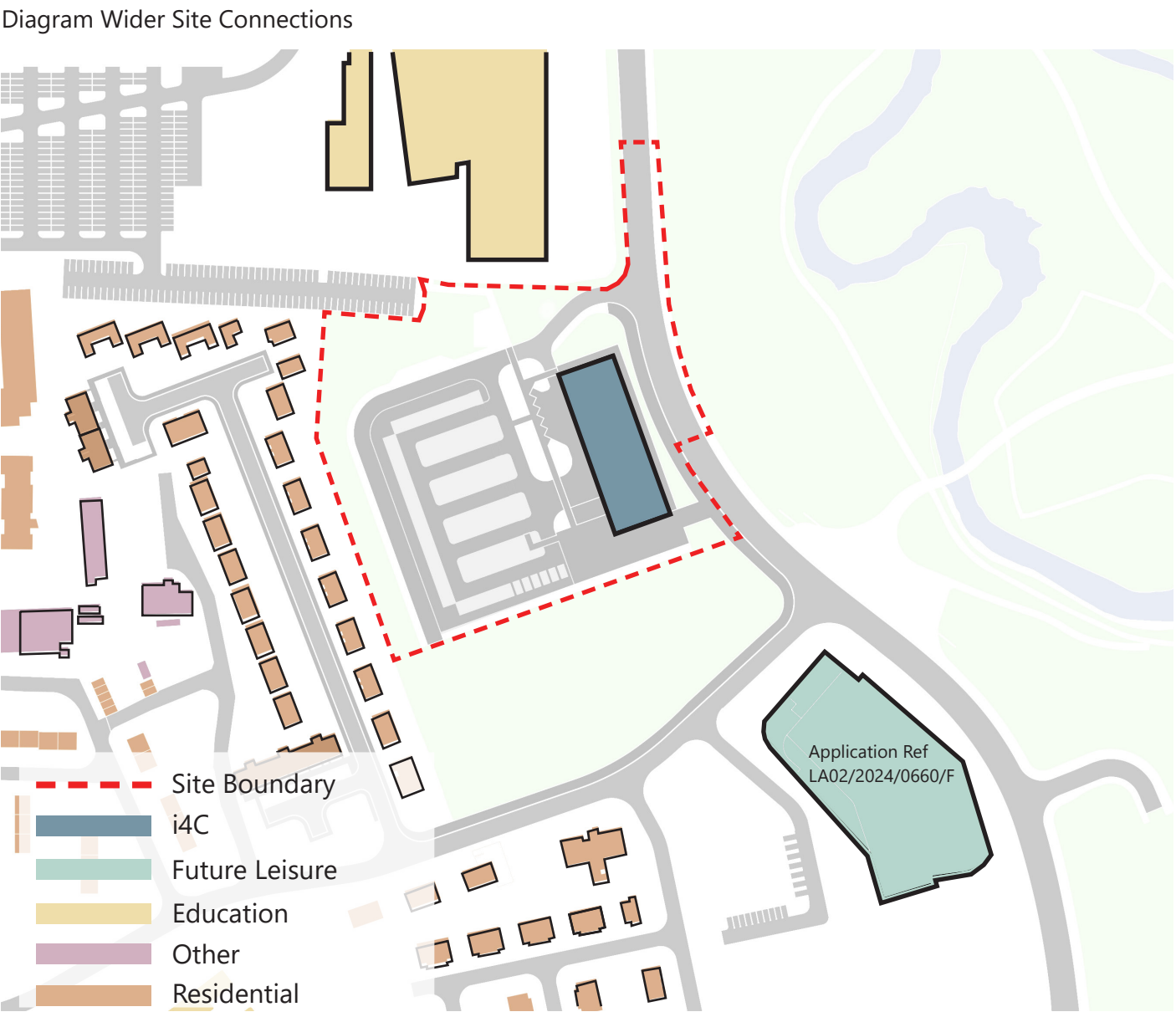
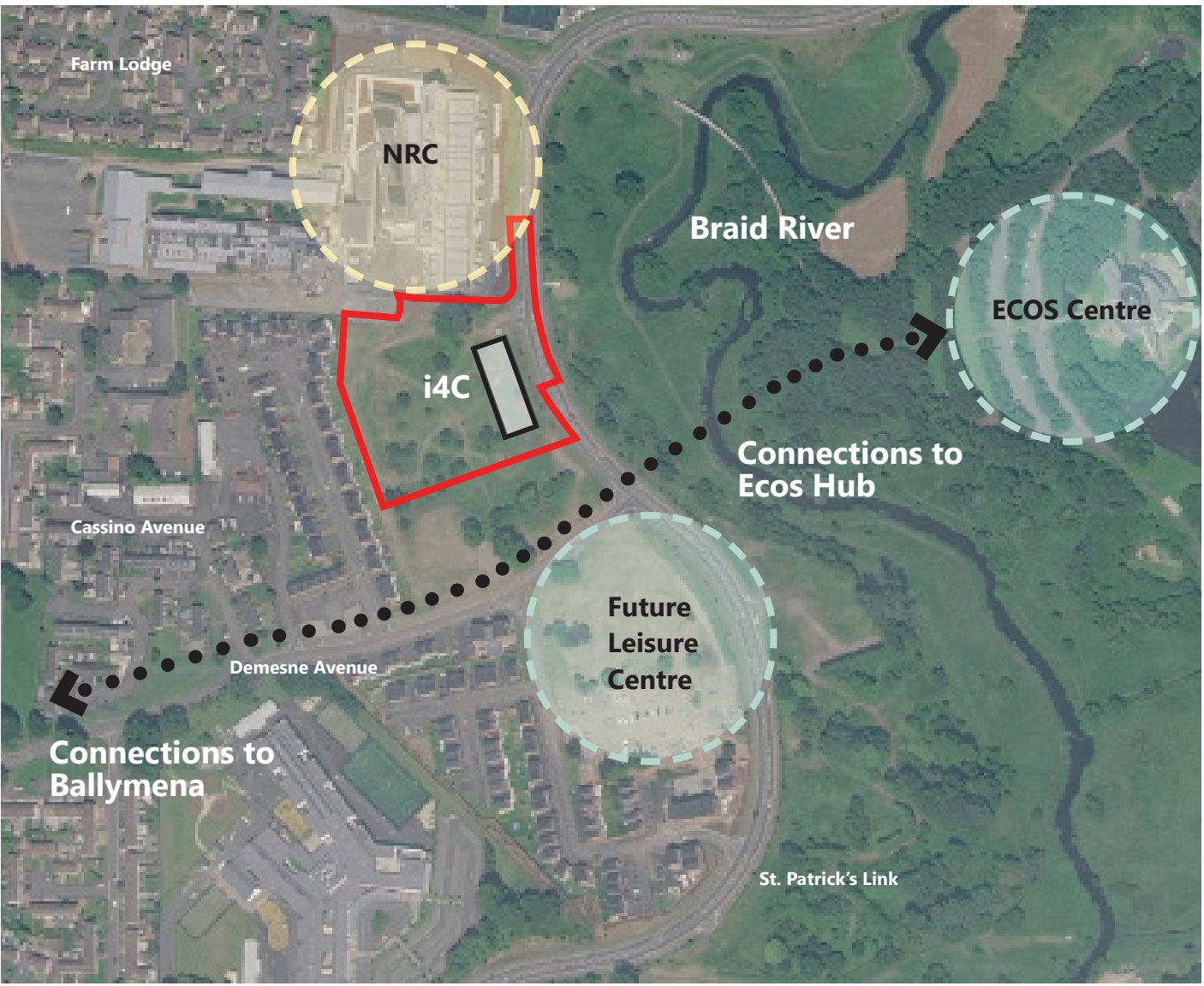
This flagship project is funded through the Belfast Region City Deal (BRCD). The Belfast Region City Deal is a landmark investment programme designed to support innovation, regeneration, tourism, infrastructure and skills development across the region. Supported by investment from the UK Government, the Northern Ireland Executive and regional partners, the programme represents more than £1 billion of investment and aims to create new opportunities for businesses, communities and workers while driving inclusive economic growth.



Site Photo Site from St. Patrick's Link, NRC/Radius housing to background



Site Photo Site with existing residential housing in background



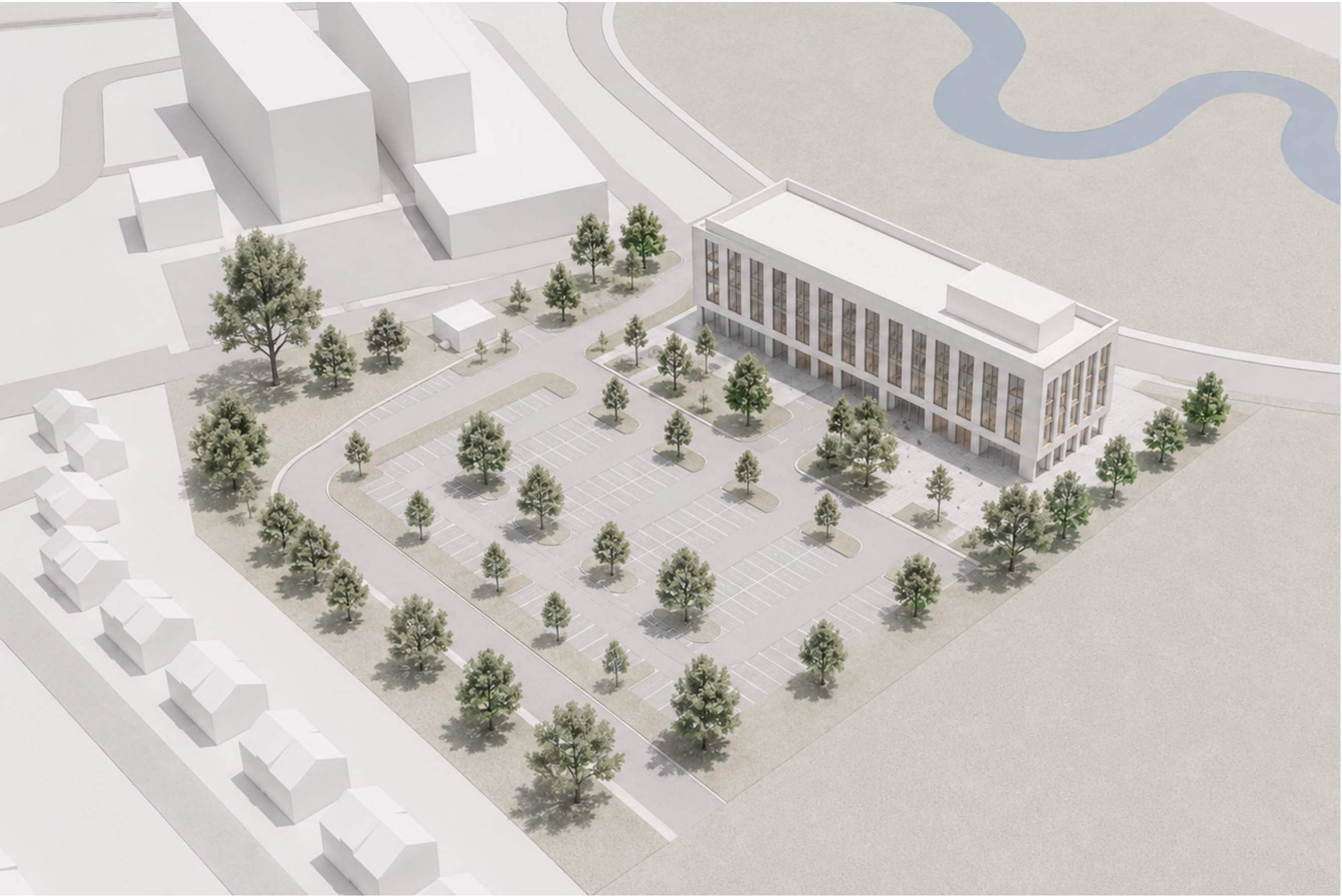
Proposed Site Plan



1. Rendered Image South-East View from St. Patrick's Link



2. Rendered Image Vehicular Entrance to i4C from St. Patrick's Link



3. Aerial View Proposed Site Plan



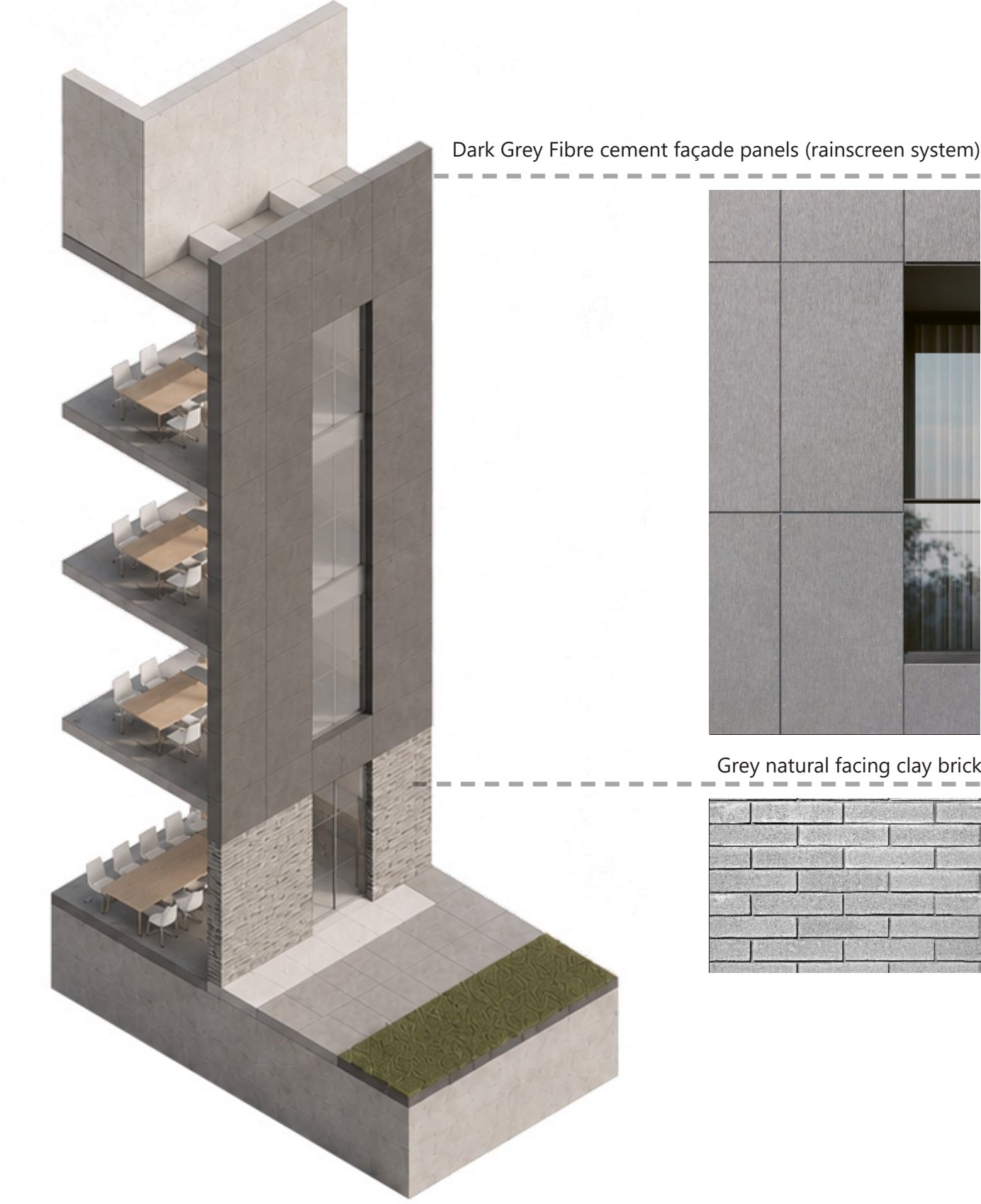
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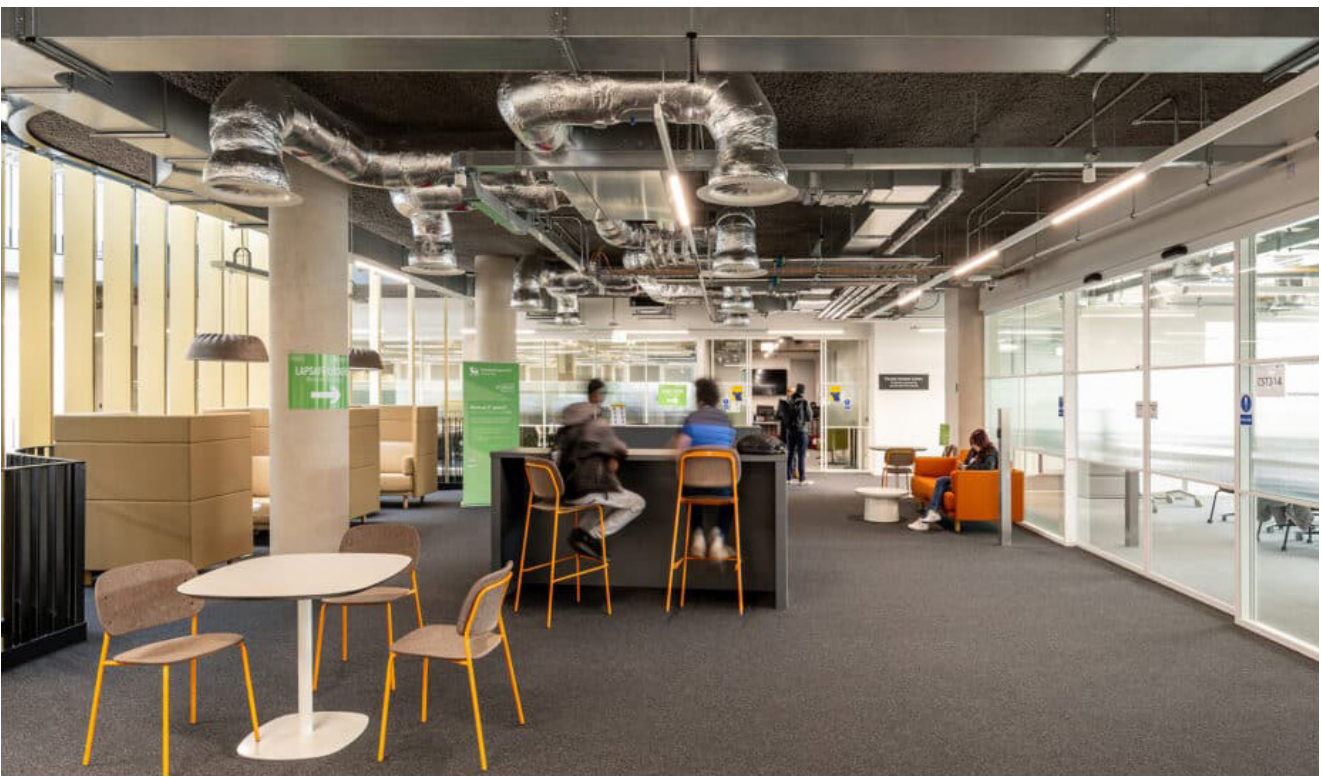
Rendered Image Landscaped Pedestrian Entrance to I4C



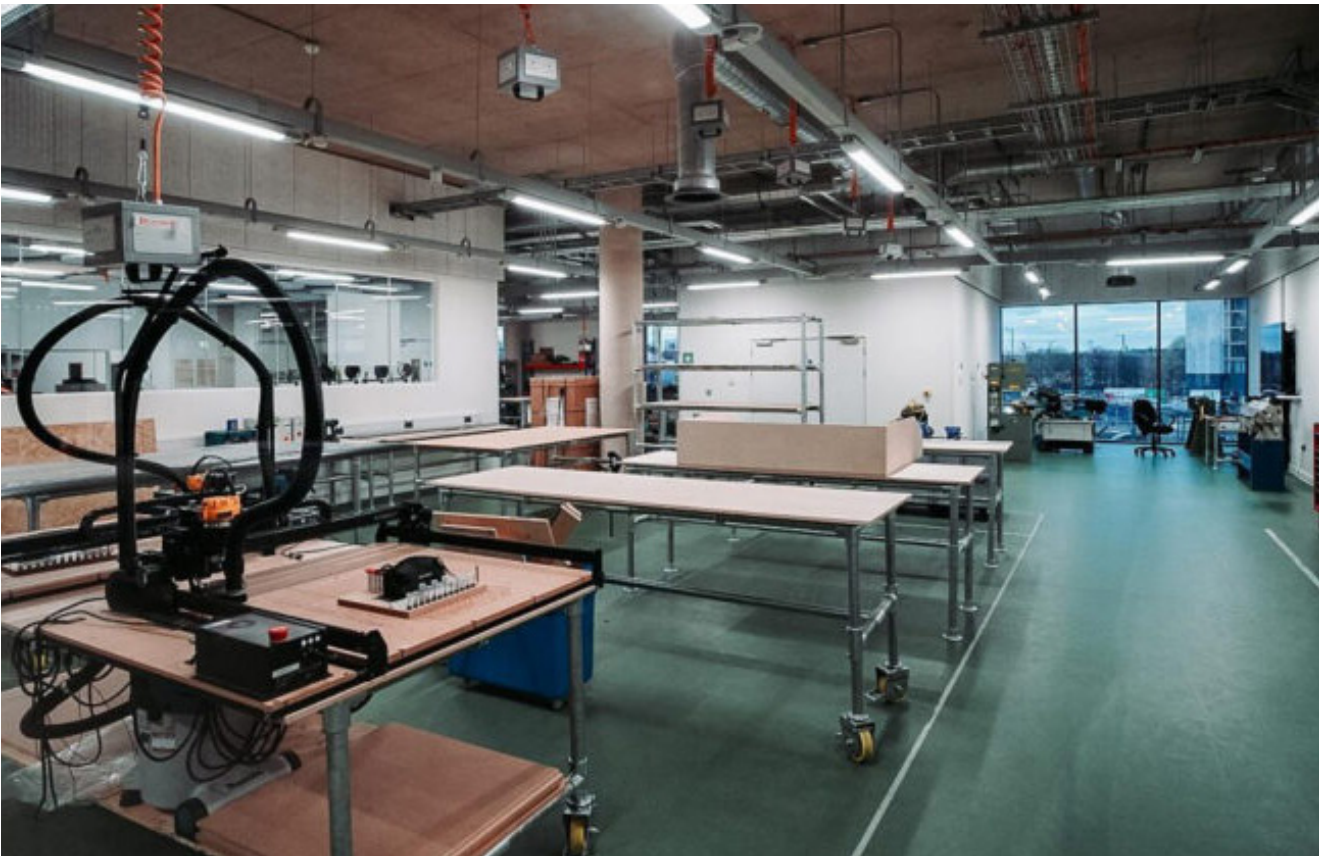
Material Study Elevation Bay



Atrium Precedent STEAMhouse Birmingham



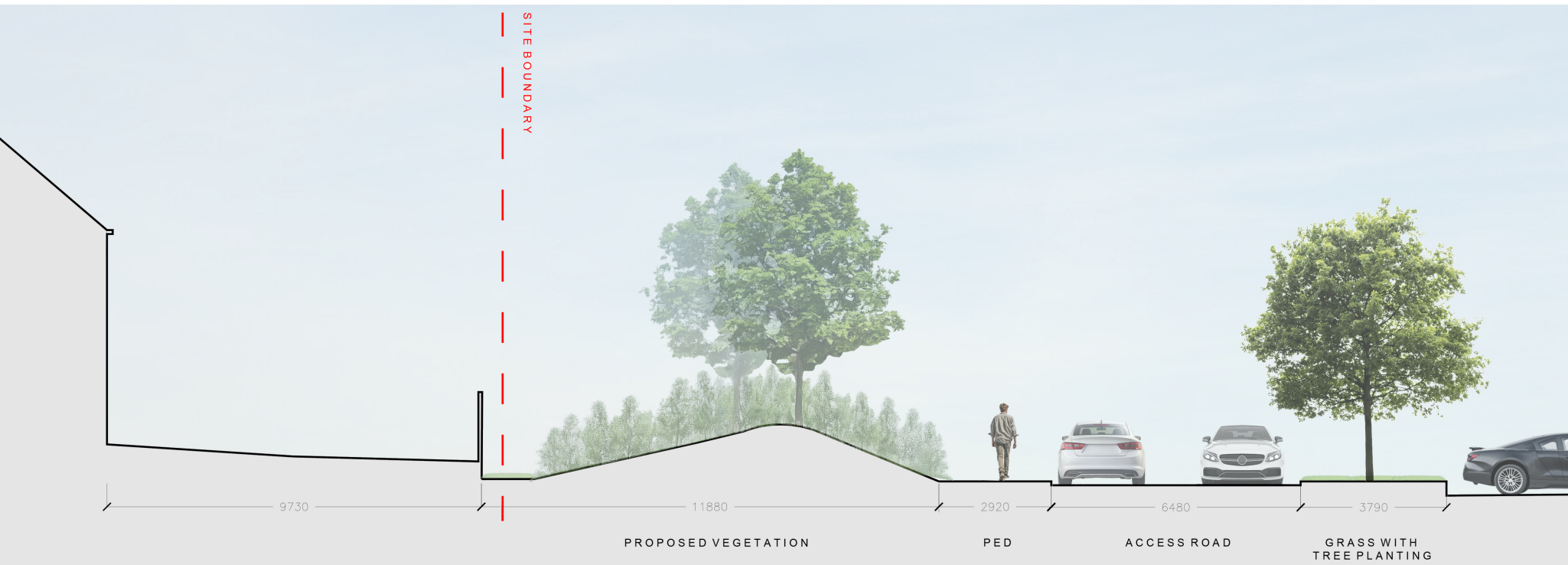
Office/ Workplace (SME) Precedent STEAMhouse Birmingham



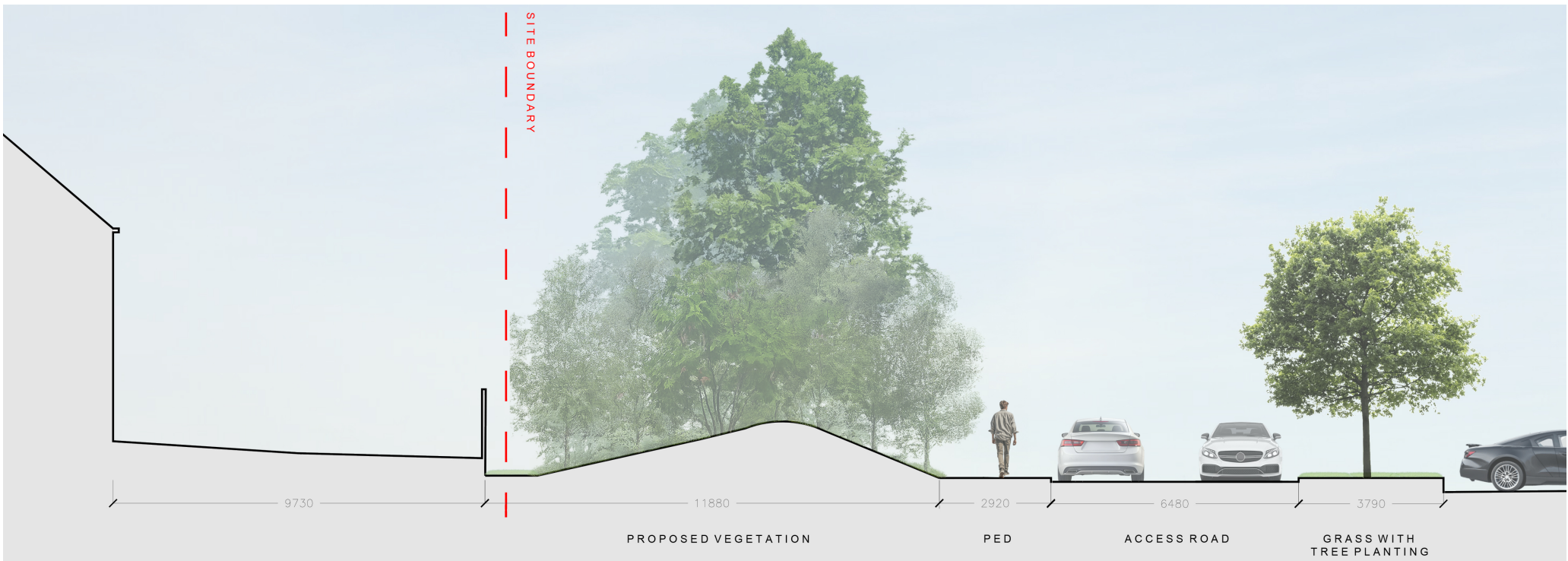
Workshop (iLab) Precedent STEAMhouse Birmingham



Site Section



Site Section Boundary Treatment, Day 1 Planting



Site Section Boundary Treatment, Year 5 Planting

What is the purpose of this Consultation Event?

As part of the planning application process for 'major developments', we are required to undertake formal pre-application community consultation with the public before the submission of the planning application to MEABC. The purpose of the consultation is to provide members of the public with the opportunity to review the draft project proposals. Members of the public can provide feedback on the draft project proposals, and the project team will consider the feedback provided. The consultation period will run from 12th August 2026 until 9th September 2026.

Feedback on the Draft Proposals can be provided as follows:

1. At the Public Consultation Event, held on 12th August 2026 from 4.30pm – 8pm at ECOS Hub, Kernohans Lane, Ballymena BT43 7QA
2. Via the dedicated project website at https://junoplanning.com/public_consultations/i4c/
3. Via the project email address at Consultations@junoplanning.com or by post at JUNO Planning & Environmental Ltd, 409 Lisburn Rd, Belfast BT9 7EW

What Stage is the Project at?

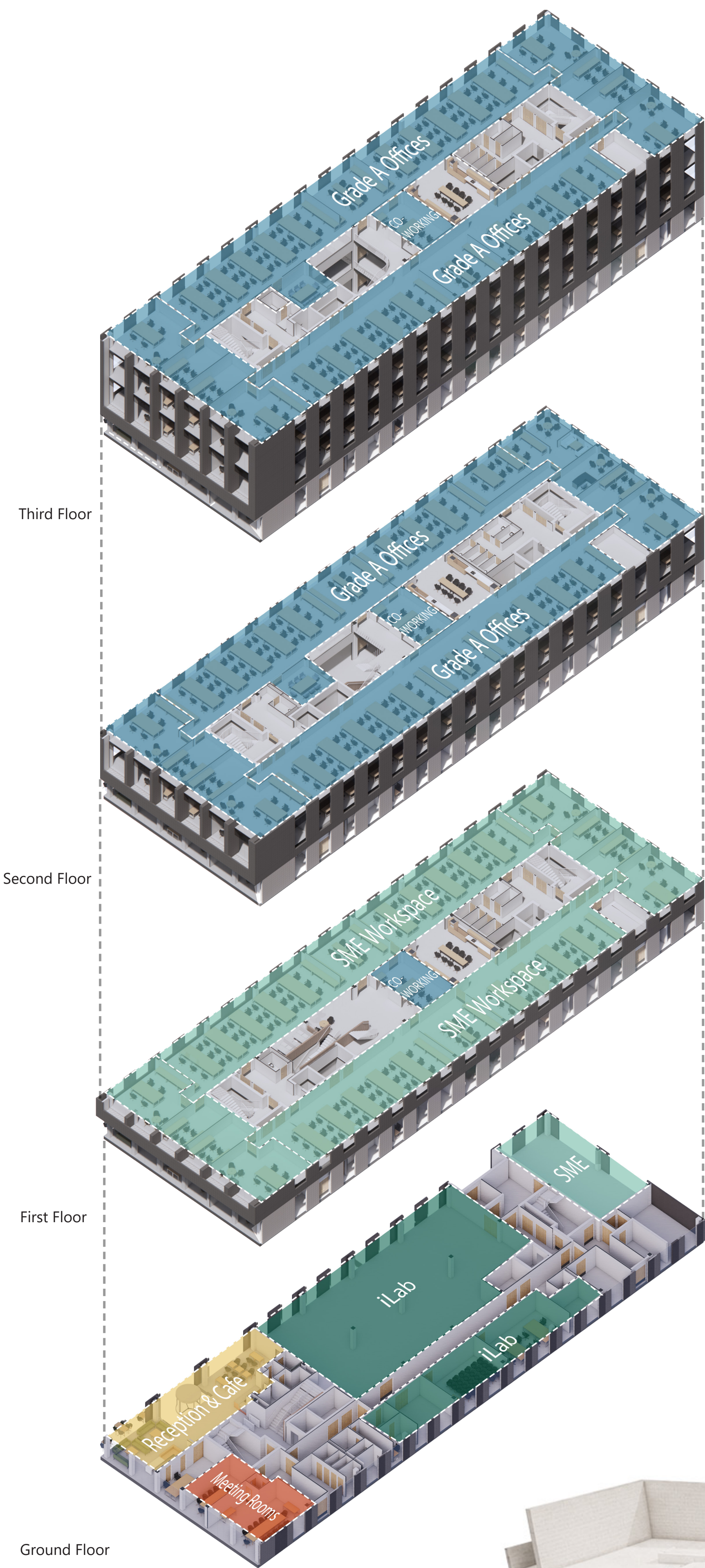
The project is currently at the pre-planning application stage. The project team has prepared a draft design, and we are consulting with the Council and their statutory consultees on a range of planning and environmental matters. We anticipate that the planning application will be submitted to the Council in September 2026.

What will happen when the Planning Application is submitted to the Council?

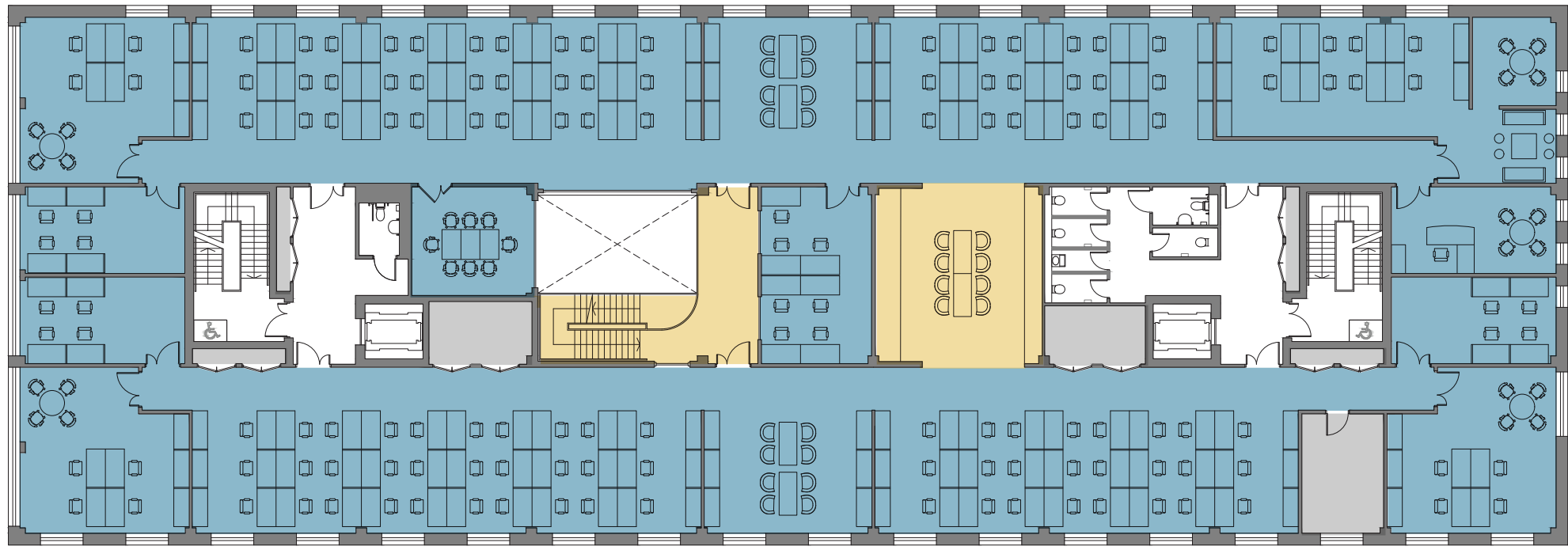
Upon receipt of the planning application, the Council will start the formal planning application determination process. The Council will consult with their statutory consultees, notify neighbours and advertise the planning application and assess the development proposal against the provisions of the Mid East Antrim Borough Council Local Development Plan - Plan Strategy. The final decision on the planning application will be made by the Council planning committee. We anticipate that this process may take up to 6 months. Members of the public can make submissions directly to the Council in respect of the planning application. Submissions by the public will also be considered by the Council as part of the decision-making process.



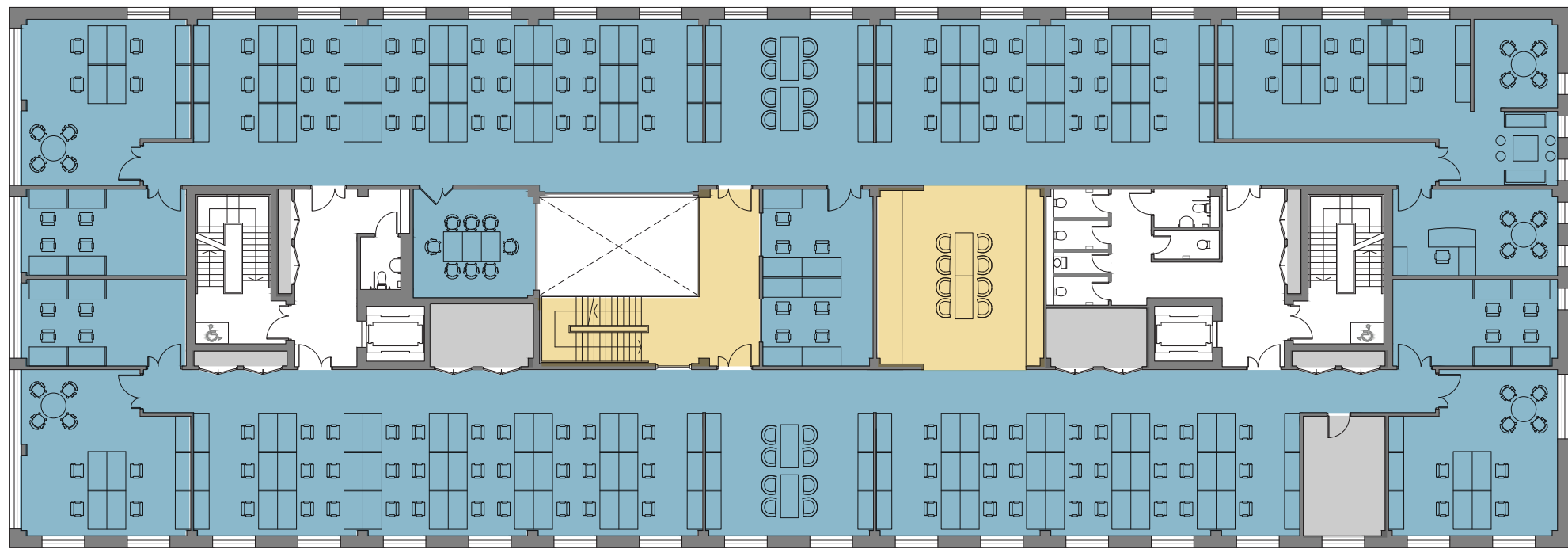
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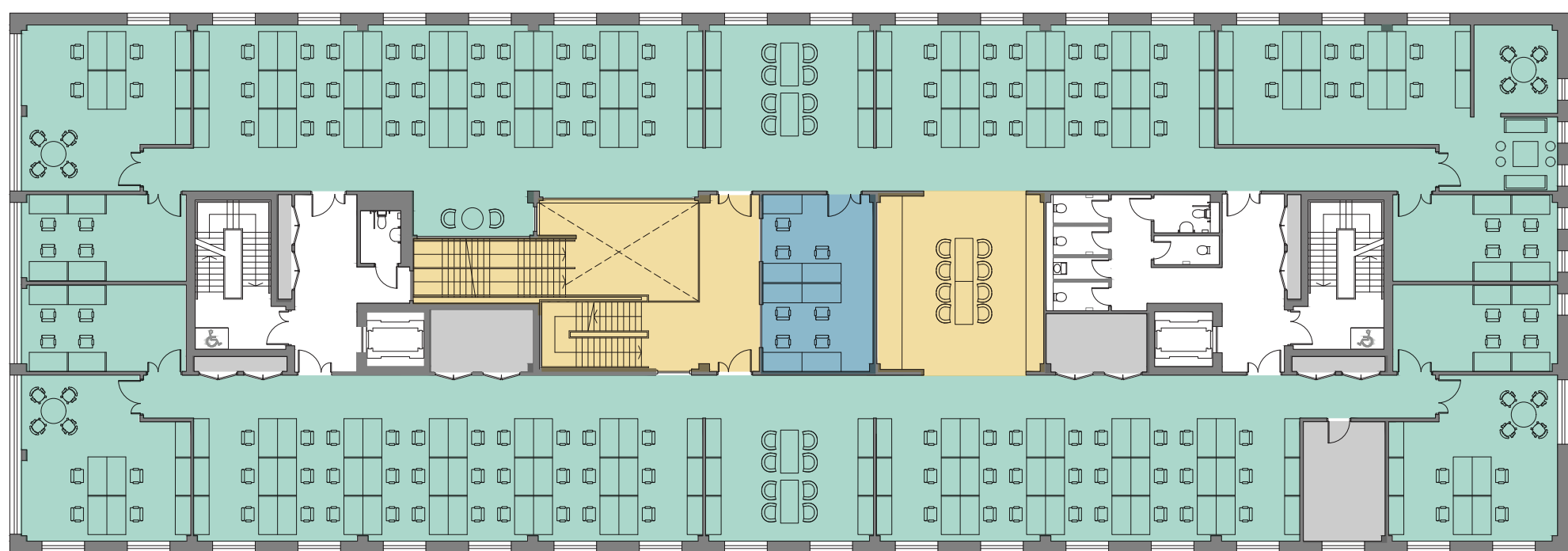
- Proposed Section
1. iLab
 2. SME
 3. Office Space
 4. Co-Working
 5. Atrium
 6. Reception/ Cafe
 7. Breakout
 8. Plant



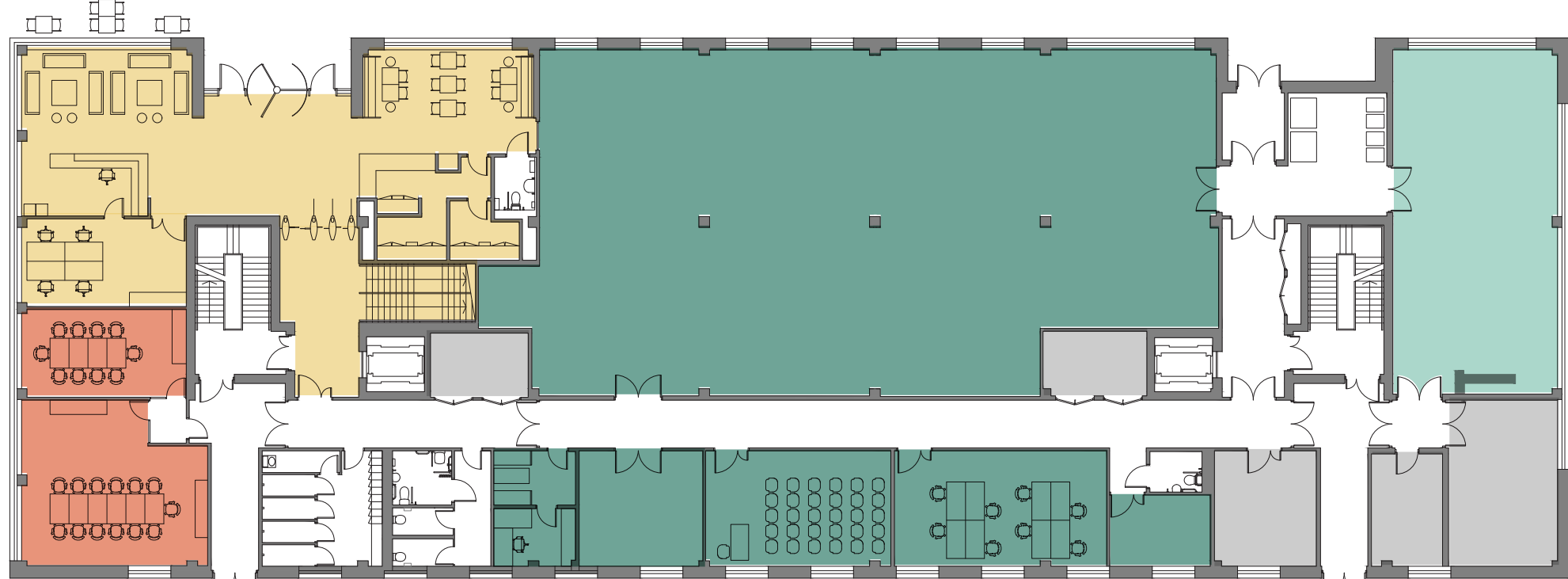
Third Floor



Second Floor



First Floor



Ground Floor

